COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

February 14, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 1 - AGREEMENT 2506
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2503
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Mayor to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the County of Los Angeles Department of Public Works and the City of Lancaster (public agencies) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE OF RECOMMENDED ACTION

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A". Exhibit "A", attached to each agreement, indicates the legal description and selling price of the parcels.

Upon approval, the enclosed agreements and copies are to be signed by the Mayor and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of these agreements is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by two public agencies. The first agreement is with the County of Los Angeles Department of Public Works, which intends to utilize this property for road and bridge widening purposes for the Beverly Boulevard Bridge Project. The second agreement is with the City of Lancaster, which intends to utilize these properties for future water tank site and future school site purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2005/2006 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agencies' purchases. This attachment indicates the affected Supervisorial Districts and the public use for which the properties

are being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general locations of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

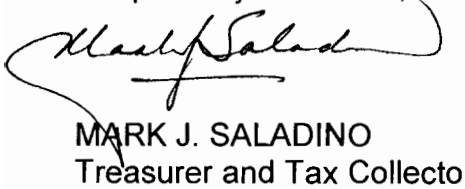
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Upon approval of the enclosed agreement forms, the Department of the Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of these and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:MD:hy
E:\Board letters\Agree2503,2504&2506-02-14-06

Attachments

c: Assessor
Auditor-Controller
Chief Administrative Officer
County Counsel

ATTACHMENT "A"

COUNTY OF LOS ANGELES

OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
225 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

HAROLD J. GATLY
TAX COLLECTOR

W. T. KIRWEL
CHIEF DEPUTY

November 17, 1970

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173 NOV 24 1970

J. J. Montgomery
LARRY J. MONTGOMERY
EXECUTIVE OFFICER

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:
That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:
This office has recently completed a review of the policies currently in use with regard to the acquisi-

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the $1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

Attachment "B"

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIRST SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2506

AGENCY

County of Los Angeles
Department of Public Works
Public Agency

Selling price of this parcel
shall be $5,492.00

Public Agency intends to utilize this
property for road and bridge widening
purposes for the Beverly Boulevard
Bridge Project.

.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER	MINIMUM BID
1ST	CITY OF PICO RIVERA	5272-004-015	$ 5,492.00

SUMMARY OF PUBLIC AGENCY'S PURCHASES

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2503

AGENCY

City of Lancaster
Public Agency

Selling price of these parcels
shall be $235,012.00

Public Agency intends to utilize these
properties for future water tank site
and future school site purposes.

SUPERVISORIAL DISTRICT	LOCATIONS	PARCEL NUMBERS	MINIMUM BID
5th	CITY OF LANCASTER	3248-012-007	$ 53,739.00
5th	CITY OF LANCASTER	3268-025-033	$ 181,273.00

AGREEMENT NUMBER 2506

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

FIRST SUPERVISORIAL DISTRICT

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

DISTRICT # 1
AGREEMENT # 2506

July 5, 2005

IN REPLY PLEASE REFER TO FILE: MP-2
X2100349

TO: Donna J. Doss
Assistant Treasurer & Tax Collector

Attention Stanley Redins
Secured Property Tax Division

FROM: Walter De Santos
Acquisition & Revenue Properties Section
Mapping & Property Management Division

2005B TAX SALE - TAX-DEFAULTED PROPERTY
REQUEST TO PURCHASE VIA CHAPTER 8

We received your list of tax-defaulted properties that are deemed Subject to Power to Sell in August 2005. By this memorandum, Public Works is requesting to purchase Assessor's Parcel No. 5272-004-015. Acquisition of the parcel is required for road and bridge widening purposes for the Beverly Boulevard Bridge Project. A copy of our mission statement is attached.

WDS:bw
D:1928D63095

Attach.

RECEIVED BY
INEZ DUARTE
7/8/05

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: County of Los Angeles on behalf of the Department of Public Works
2. Corporate Structure – check the appropriate box below and provide corresponding information:
   - ☐ Nonprofit – provide Articles of Incorporation
   - ☐ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by tax agency/revenue district to preserve its lien
- ☒ Purchase by tax agency/revenue district to use parcel(s) for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by taxing agency for public purpose
- ☐ Purchase by State, county, revenue district or redevelopment agency for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate document (e.g. Exhibit A) and attach accordingly:

1. County where the parcel(s) is located: Los Angeles County
2. List each parcel by Assessor's Parcel Number: 5272-004-015
3. State the purpose and intended use for *each* parcel: For road and bridge widening purposes

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorizing Signature	Title	Date
Greg Kelley	Assistant Deputy Director	11/14/05

AGREEMENT # 2506

X:Forms:SCO 8-16

Department Overview Homepage

- Engineering
- Construction
- Environment
- Roads
- Water
- Capital Projects
- Other Responsibilities
- Contract Services
- Vision For Tomorrow

Department Overview

THE MISSION...

We provide public works services in a responsive, efficient, and cost effective manner.

AN OVERVIEW...

The Los Angeles County Department of Public Works was formed on January 1, 1985, consolidating the former County Road Department, a portion of the County Engineer-Facilities, and the County Flood Control District. In 1995, Public Works assumed the responsibility for capital projects from the County Internal Services Department.

Divided into 30 divisions and groups, Public Works employs over 3,500 people in approximately 450 separate job classifications, including professional, technical, clerical, and skilled craft workers. Public Works' operating budget is over $1 billion and is funded by restricted revenues, such as gas sales tax, benefit assessment, water and sewer sales, user fees, and contract cities revenues. Headquartered in Alhambra, California, Public Works has 77 field facilities in strategic locations throughout Los Angeles County to better serve its one million residents in the unincorporated County areas, as well as contract cities.

Public Works is responsible for the design, construction, operation, maintenance, and repair of roads, bridges, airports, sewers, water supply, flood control, water quality, and water conservation facilities and for the design and construction of capital projects. Additional responsibilities include regulatory and ministerial programs for the County of Los Angeles, Los Angeles County Flood Control District, other special districts, and contract cities that request services. A 24-hour Emergency Operations Center is maintained to respond to problems reported by the public and other agencies, as well as major emergencies, such as floods, earthquakes, fires, and other disasters. Public Works is dedicated to protecting property and ensuring public safety. By striving to increase productivity and efficiency while continuing to emphasize and provide the highest levels of service, Public Works looks forward to successfully meeting the challenges of the future through new technology and continued high standards.

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Department Overview Homepage
- Engineering
- Construction
- Environment
- Roads
- Water
- Capital Projects
- Other Responsibilities
- Contract Services
- Vision For Tomorrow

ROADS

Roads and Bridges

- Maintain over 3,100 miles of major roads and local streets in the unincorporated areas and over 1,700 miles in 22 incorporated cities. This includes over 1,500 signalized intersections, nearly 4,500 miles of striping, over 170,000 traffic signs, 6,000 street lights, 40,000 street name signs, as well as pavement markings, painted curbs, and raised traffic markers.
- Provide a full range of road services, including slurry seal, street sweeping, pothole repair, tree trimming, and center median landscaping.
- Maintain nearly 500 bridges in the unincorporated areas and inspect and maintain 1,500 more bridges for 67 contract cities.

Buses and Bicycle Trails

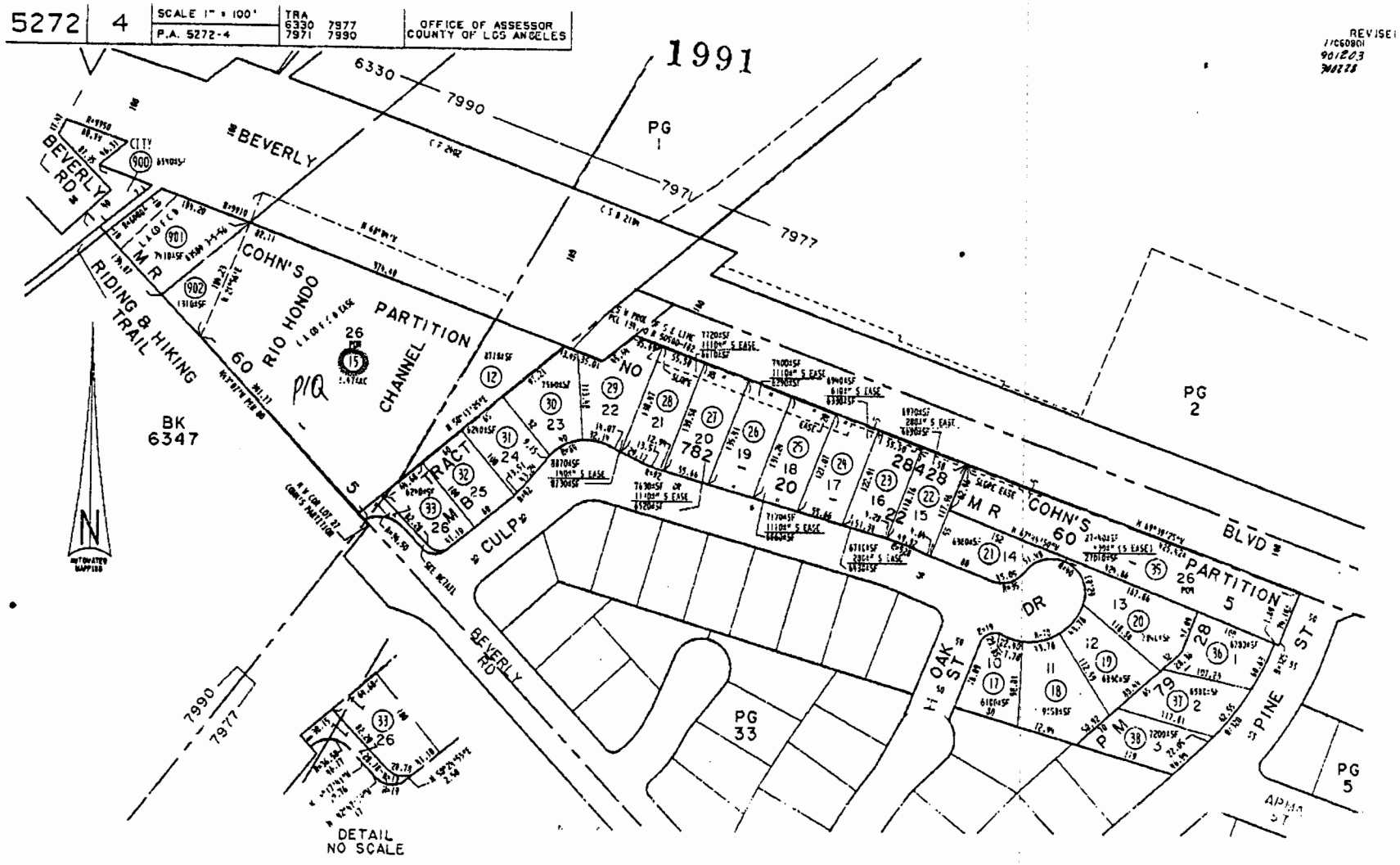
- Provide alternative methods of transportation like dial-a-ride services and administer contracts for fixed-route shuttle services. Administer recreational transportation services, community shuttles, and the Hollywood Bowl Shuttle Program. Also maintain over 90 miles of bicycle trails throughout the County.

Back to top
Feedback

ADA | Terms of Use | Privacy & Security Policy | © 2005 Los Angeles County Public Works

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



AGREEMENT TO PURCHASE NO. 05-937
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this 4th day of October, 2005, by and between the Board of Supervisors of Los Angeles County, State of California, and the **COUNTY OF LOS ANGELES ON THE BEHALF OF THE DEPARTMENT OF PUBLIC WORKS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.

2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.

3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*

4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:
Office of the County Counsel
By
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
COUNTY OF LOS ANGELES
ON THE BEHALF OF THE
DEPARTMENT OF PUBLIC WORKS

By Greg Kelley

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Mayor of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **Pico Rivera** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of Pico Rivera

By Daniel W. Armenta
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Mark J. Salad
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20___.

By:_____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2506

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF PICO RIVERA	1991	5272-004-015	$5,492.00*	ROAD AND BRIDGE WIDENING

LEGAL DESCRIPTION

COHEN'S PARTITION OF LOTS 25, 28 AND 30 AS PER MAPS IN SUP CT CASE 20613 LOT COM AT INTERSECTION OF SE LINE OF LAND DESC IN DOC NO 3509, 3-5-56 TO L A CO FLOOD CONTROL DIST WITH SW LINE OF BEVERLY BLVD (PER CSB 2104) TH SW ON SD SE LINE TO SE PROLONGATION OF C/L OF BEVERLY RD TH SE THEREON TO SW PROLONGATION OF NW LINE OF LOT 26 TR NO 28428 TH NE THEREON TO SE LINE OF MONTEBELLO SCHOOL DIST TH NE THEREON TO SD SW LINE TH NW THEREON TO BEG PART OF LOT 26

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

AGREEMENT TO PURCHASE NO. 05-937
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this 4th day of October, 2005, by and between the Board of Supervisors of Los Angeles County, State of California, and the **COUNTY OF LOS ANGELES ON THE BEHALF OF THE DEPARTMENT OF PUBLIC WORKS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.

2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.

3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*

4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

Office of the County Counsel

By
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
COUNTY OF LOS ANGELES
ON THE BEHALF OF THE
DEPARTMENT OF PUBLIC WORKS

By Greg Kelley

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Mayor of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **Pico Rivera** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of Pico Rivera

By David W Armenta
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20___.

By:_____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2506

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF PICO RIVERA	1991	5272-004-015	$5,492.00*	ROAD AND BRIDGE WIDENING

LEGAL DESCRIPTION

COHEN'S PARTITION OF LOTS 25, 28 AND 30 AS PER MAPS IN SUP CT CASE 20613 LOT COM AT INTERSECTION OF SE LINE OF LAND DESC IN DOC NO 3509, 3-5-56 TO L A CO FLOOD CONTROL DIST WITH SW LINE OF BEVERLY BLVD (PER CSB 2104) TH SW ON SD SE LINE TO SE PROLONGATION OF C/L OF BEVERLY RD TH SE THEREON TO SW PROLONGATION OF NW LINE OF LOT 26 TR NO 28428 TH NE THEREON TO SE LINE OF MONTEBELLO SCHOOL DIST TH NE THEREON TO SD SW LINE TH NW THEREON TO BEG PART OF LOT 26

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

AGREEMENT NUMBER 2503

CITY OF LANCASTER

FIFTH SUPERVISORIAL DISTRICT

City of Lancaster

44933 Fern Avenue
Lancaster, California 93534-2461
661-723-6000

DISTRICT #5
AGREEMENT # 2503

June 29, 2005

Frank C. Roberts
Mayor

Bishop Henry W. Hearns
Vice Mayor

Jim Jeffra
Council Member

Ed Sileo
Council Member

Andrew D. Visokey
Council Member

Robert S. LaSala
City Manager

Ms. Donna J. Doss
Asst. Treasurer and Tax Collector
County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

Dear Ms. Doss,

We received your letter dated June 3, 2005 regarding properties within the County which are tax defaulted, have been deemed subject to power to sell and which will be offered for sale at auction on August 8 and 9, 2005.

We have determined that some of the parcels on the list enclosed with your letter are necessary for public purposes within the boundaries of the City of Lancaster. Specifically, the parcels identified on the attached spreadsheet will be needed for a future park site, right-of-way acquisition, and water tank acquisition. This letter therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, part 6, Chapter 8 of the California Revenue and Taxation Code.

We are requesting that you create a separate contract for property acquisition for the City of Lancaster. This list includes parcels that are not within Redevelopment Project Areas, but are still within the boundaries of the City of Lancaster.

Pursuant to your letter, we have identified the parcels in which the City of Lancaster would be interested and the purposes thereof. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement, please make the Agreement with the City of Lancaster. Our attorney has instructed us to follow this course of action.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. We appreciate this accommodation, as it will help us to proactively plan our cash flow.

Please do not hesitate to contact me at 661.723.6128, or Vern Lawson, the staff member assigned to this project, at 661.723.6108, if you have any additionally questions or need additional information.

Sincerely,

Mark V. Bozigian
Redevelopment Director

Enclosure

received
7-6-05
S. Redini

printed on recycled paper

EXHIBIT A

CITY OF LANCASTER ACQUISITIONS

#	APN	BID	Cross Street	Size	Public Purpose
1	3248-012-007	$51,644	Avenue L & 100th St. West	4.27 acres	Future water tank site
2	3268-025-033	$174,444	Avenue H-8 & 70th St. West	19.24 acres	Future school site

PUBLIC PURPOSE

1. We are acquiring this property to upgrade the existing drainage basin for a future park being located nearby.
2. We have been asked by the Westside School District to assist in acquiring this property for a school site.

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Lancaster

2. Corporate Structure – check the appropriate box below and provide corresponding information:

   ☐ Nonprofit – provide Articles of Incorporation

   ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

☐ Purchase by tax agency/revenue district to preserve its lien

☒ Purchase by tax agency/revenue district to use parcel(s) for public purpose

☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

Category B: Parcel is ***not*** currently scheduled for a Chapter 7 tax sale

☐ Purchase by taxing agency for public purpose

☐ Purchase by State, county, revenue district or redevelopment agency for public purpose

☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate document (e.g. Exhibit A) and attach accordingly:

1. County where the parcel(s) is located: Los Angeles

2. List each parcel by Assessor's Parcel Number: 3248-012-007, 3268-025-033,

3. State the purpose and intended use for *each* parcel: See Exhibit A

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorizing Signature	Title	Date

AGREEMENT # 2503

RESOLUTION NO. 05-211

RESOLUTION OF THE CITY OF LANCASTER, CALIFORNIA APPROVING AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES AND DECLARING THE PUBLIC PURPOSE THEREOF

WHEREAS, the City of Lancaster is a public body corporate and politic organized and existing in accordance with the provisions of the Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF LANCASTER, THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the City Manager is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The City hereby declares that the property is being acquired for purpose of a future school site and water tank site.

PASSED, APPROVED and ADOPTED this 11th day of October, 2005, by the following vote:

AYES: Council Members: Sileo, Visokey, Vice-Mayor Hearns, Mayor Roberts

NOES: None

ABSTAIN: None

ABSENT: Council Member Jeffra

ATTEST:

Geri K. Bryan

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

APPROVED:

Frank C. Roberts

FRANK C. ROBERTS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY OF LANCASTER

I, Britt Avrit, Records & Information Clerk City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 05-211, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this 21st day of October, 2005.

(seal)

Britt Avrit

MISSION STATEMENT

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To Effectively & Efficiently Deliver the Highest Quality of Service to Lancaster Residents with Commitment, Respect, Integrity and Pride.

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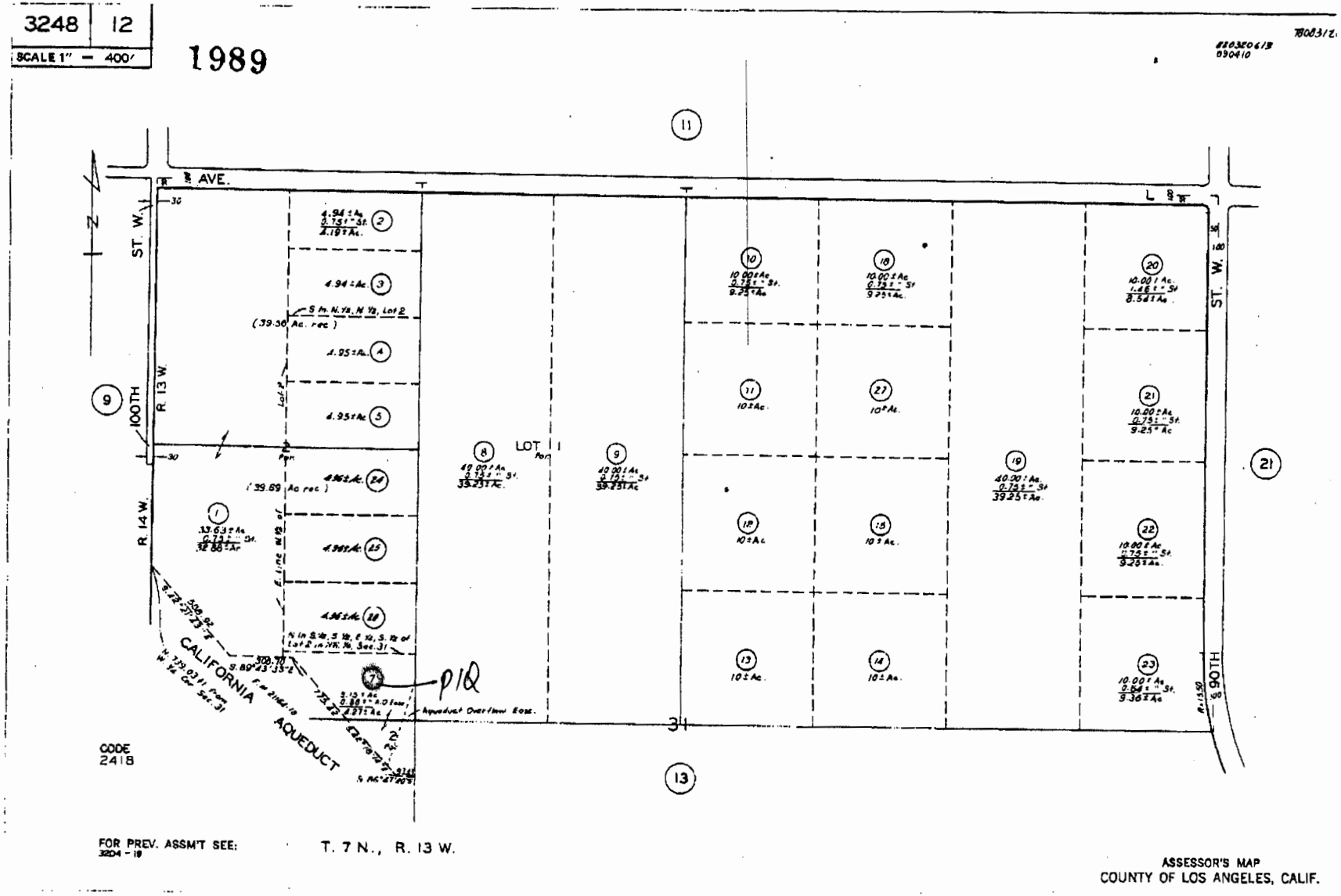
We the employees of City Government are committed to providing our customers with the best service. The City operation is structured with goals and objectives that guide all decisions. Vision, creativity, and innovation are the necessary elements needed for delivering effective service to citizens of the City of Lancaster. Above all, our customers will be treated with the greatest concern, respect, fairness and a caring attitude.

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



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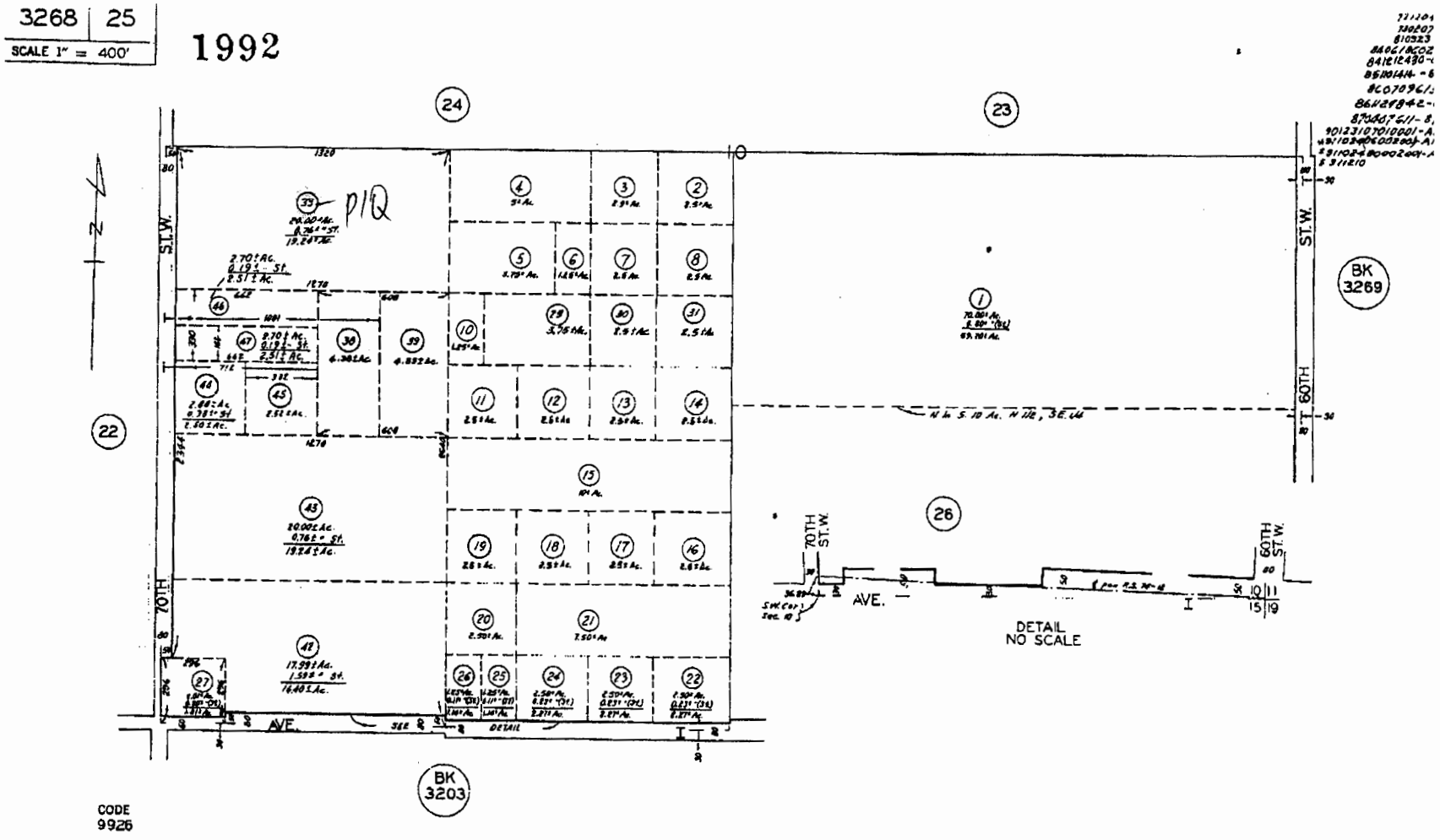
County of Los Angeles: Rick Auerbach, Assessor



FOR PREV. ASSM'T SEE: 3202 - 23

T. 7N., R. 13W.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF LANCASTER** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.

2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.

3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*

4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

Office of the County Counsel

By_____
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF LANCASTER

Geri K. Bryan, CMC, City Clerk
(seal)

By Robert S. LaSala
Robert S. LaSala
City Manager

ATTEST:

By_____
Clerk of the Board of Supervisors

Board of Supervisors
Los Angeles County

By_____
Mayor of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By_____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20___.

By:_____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2503

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LANCASTER	1989	3248-012-007	$53,739.00*	WATER TANK SITE

LEGAL DESCRIPTION

*LOT COM AT INTERSECTION OF N LINE OF S 1/2 OF S 1/2 OF E 1/2 OF S 1/2 OF LOT 2 IN NW 1/4 OF SEC 31 T 7N R 13W WITH W LINE OF LOT 1 IN NW 1/4 OF SD SEC TH S TO N LINE OF CALIF AQUEDUCT (PER F M 21164-109) TH W AND FOLLOWING SD AQUEDUCT TO E LINE OF W 1/2 OF SD LOT 2 TH N TO SD N LINE OF S 1/2 OF S 1/2 OF E 1/2 OF S 1/2 OF SD LOT 2 TH E TO BEG POR OF LOT 2 IN NW 1/4 AND POR OF LOT 2 IN SW 1/4 OF SEC 31 T 7N R 13W

CITY OF LANCASTER	1989	3268-025-033	$181,273.00*	SCHOOL SITE

LEGAL DESCRIPTION

N 1/2 OF NW 1/4 OF SW 1/4 (EX OF ST) OF SEC 10 T 7N R 13W

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this_____day of_____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF LANCASTER** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

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2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within _14_ days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.

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APPROVED AS TO FORM:

Office of the County Counsel

By_____
Principal Deputy County Counsel

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Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF LANCASTER

Geri K. Bryan, CMC, City Clerk
(seal)

By Robert S. LaSala
Robert S. LaSala
City Manager

ATTEST:

By_____
Clerk of the Board of Supervisors

Board of Supervisors
Los Angeles County

By_____
Mayor of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By_____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20___.

By:_____, STATE CONTROLLER

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