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 6, 2007

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 5 – AGREEMENTS 2553 AND 2554
(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chairman to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the City of Glendale (public agency) 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 Chairman 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 one public agency. These agreements are with the City of Glendale, which intends to utilize these properties for open space 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 2006/2007 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 agency's purchases. These attachments indicate the affected Supervisorial Districts and the public uses 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 location 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 property 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 this and all Chapter 8 Agreements.

Respectfully submitted,

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:gh
X: Glendale2553&2554-020607

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. OSTLY
TAX COLLECTOR

W. T. KIDWELL
CHIEF DEPUTY

November 17, 1970

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,

ORIGINAL SIGNED

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

173
On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

Attachment "B"

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2553

AGENCY

City of Glendale
Public Agency

Selling price of these parcels
shall be $6,425.00

Public Agency intends to utilize these
properties for open space purposes.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBERS	MINIMUM BID
5th	CITY OF GLENDALE	5630-023-001	$ 1,446.00
5th	CITY OF GLENDALE	5654-024-022	$ 2,492.00
5th	CITY OF GLENDALE	5654-024-023	$ 2,487.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2554

AGENCY

City of Glendale
Public Agency

Selling price of these parcels
shall be $86,675.00

Public Agency intends to utilize these
properties for open space purposes.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER	MINIMUM BID
5th	CITY OF GLENDALE	5607-020-002	$ 1,483.00
5th	CITY OF GLENDALE	5607-024-020	$ 8,243.00
5th	CITY OF GLENDALE	5613-026-004	$25,693.00
5th	CITY OF GLENDALE	5630-029-001	$ 4,098.00
5th	CITY OF GLENDALE	5630-029-013	$ 2,671.00
5th	CITY OF GLENDALE	5654-025-011	$ 6,266.00
5th	CITY OF GLENDALE	5654-026-002	$ 1,318.00
5th	CITY OF GLENDALE	5654-027-015	$10,643.00
5th	CITY OF GLENDALE	5660-022-002	$23,013.00
5th	CITY OF GLENDALE	5662-016-005	$ 3,247.00

AGREEMENT NUMBER 2553

CITY OF GLENDALE

FIFTH SUPERVISORIAL DISTRICT

CITY OF GLENDALE, CALIFORNIA
City Attorney

613 East Broadway, Room 220
Glendale, California 91206-4394
(818) 548-2080 Fax (818) 547-3402
www.ci.glendale.ca.us

November 7, 2006

Agreement	District
2552	5
* 2553	5
2554	5

Sent via Facsimile and U.S. Mail
(213) 680-3648

Mr. Stan Reddins, Tax Service Specialist
County of Los Angeles Treasurer and Tax Collector
225 North Hill Street, Room 130
Los Angeles, CA 90012

Subject: Supplemental to July 31, 2005 Letter of Non-Objection by the City of Glendale; Request to Purchase of Parcels within the City of Glendale, Pursuant to Chapter 8

Dear Mr. Reddins:

This is in response to your letter dated October 13, 2006, received by this office on October 18, 2006. You have requested the City to make corrections to its letter of request dated July 31, 2006. Please accept this letter as a correction of ours dated July 31, 2006.

(1) The subject line has been corrected as instructed.

(2) The City of Glendale ("City") hereby requests to purchase twenty-one (21) tax-defaulted properties listed in former Agreement Nos. 2457, 2488 and 2491. The properties and the reasons for purchase are set forth as follows:

Parcel	Public Purpose
5642-005-066	Open Space
5654-024-015	Open Space
5654-024-037	Open Space
* 5630-023-001	Open Space
* 5654-024-022	Open Space
* 5654-024-023	Open Space
5607-020-002	Open Space
5607-024-020	Open Space
5613-026-004	Open Space
5630-029-001	Open Space
5630-029-013	Open Space
5654-025-011	Open Space
5654-026-002	Open Space

WE RECYCLE

Parcel	Public Purpose
5654-027-015	Open Space
5660-022-002	Open Space
5662-016-005	Open Space

(3) Please accept the enclosed Glendale City Council Agenda dated June 29, 2004 showing the parcels you cited: 5642-005-066, 5654-024-015, 5654-024-037, 5654-027-013, 5660-023-019, 5660-024-014, 5663-009-001. Parcel 5630-023-003 has been omitted as redeemed.

The City's mission with respect to the purchase of the above-referenced properties is to effectively plan for the future by dedicating resources to the protection of the City's hillsides from overdevelopment by preserving open space to ensure an environmentally sensitive quality of life in this community that is safe, healthy and enriching. Our mission will be accomplished by purchasing said properties for open space.

Your attention to this matter is sincerely appreciated. Should you have any questions regarding this letter, please do not hesitate to contact me at (818) 548-2080.

Very truly yours,

SCOTT H. HOWARD, CITY ATTORNEY

By: Christina Sansone
Christina R. Sansone
Senior Assistant City Attorney

Enclosure

CITY OF GLENDALE, CALIFORNIA
City Attorney

613 East Broadway, Room 220
Glendale, California 91206-4394
(818) 548-2080 Fax (818) 547-3402
www.ci.glendale.ca.us

November 27, 2006

Sent via Facsimile and U.S. Mail
(213) 680-3648

County of Los Angeles Treasurer and Tax Collector
Secured Property Tax Division
225 North Hill Street, Room 130
Los Angeles, CA 90012
Attn: Ms. Martha Duran, Assistant Operations Chief

Re: Chapter 8 Agreement Number 2553, Assessor's Identification Numbers: 5630-023-001, 5654-024-022, 5654-024-023.

Dear Ms. Duran:

Enclosed please find an executed Chapter 8 Agreement Number 2553 for the above-referenced three properties from the 2005A Tax Sale.

The City's mission with respect to the purchase of said properties is to effectively plan for the future by dedicating resources to the protection of the City's hillsides from overdevelopment by preserving open space to ensure an environmentally sensitive quality of life in this community that is safe, healthy and enriching. Our mission will be accomplished by purchasing said properties for open space.

Should you have any questions regarding this letter, please contact me immediately at (818) 548-2080.

Very truly yours,

SCOTT H. HOWARD, CITY ATTORNEY

By: _____
Christina R. Sansone
Senior Assistant City Attorney

RECEIVED BY
STAN REDINS
11-29-06

Attachment

cc: Mike Mathias, Real Property Agent

J:\FILES\DOCFILES\LTR\CRS\tax-default 2553 112706.wpd

WE RECYCLE

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 GLENDALE

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

☐ No Purchase – State / county / taxing agency registering objection to preserve lien only

☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien

☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose

☐ Purchase by nonprofit for low-income housing or to preserve open space

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

☒ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district 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 "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: LOS ANGELES

2. List each parcel by Assessor's Parcel Number: 5630-023-001, 5654-024-022, 5654-024-023

3. State the purpose and intended use for *each* parcel: OPEN SPACE

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorized Signature	Title	Date
[signature]	CITY MANAGER	11/27/06

APPROVED AS TO FORM

[signature]

Senior Assistant City Attorney

Date: 11-27-06

AGREEMENT # 2553

2553

– AGENDA –
GLENDALE CITY COUNCIL

COUNCIL CHAMBERS
613 E. Broadway, 2nd Floor
Glendale, CA 91206

REVISED

PLEASE TURN OFF CELLULAR PHONES & PAGERS

DECEMBER 14, 2004

ROLL CALL

1. **CLOSED SESSION – 1:00 p.m.**
   a. Conference with legal counsel - Anticipated Litigation. One case; Gov't Code section 54956.9(c) (collection).
   b. Conference with legal counsel - Pending Litigation (eminent domain). The One Case name is unspecified as same would jeopardize existing settlement negotiations.
   c. Conference with real property negotiators: Property locations: APN 5601-033-021; 5607-020-003 and 004; 5607-021-003, 004,006, 007, 011, 012; 5607-022-008, 021, 022, 023, 034,035, 036, 037, 040, 044, 045, 046, 047, 049, 050, and 051; 5607-023-003, 006, 008, 009, 010, 011, 012, 013, 014, 016, and 017; 5607-024-001, 002, 007, 010, 011, 012, 013, 016, 018, 019, 027, 030, 031, 032, 033, 034, 035, and 036; 5607-025-001, 021, 023, 024, 025, and 026; 5607-026-002, 008, 019 through 035; 5607-027-001, 004, 005, 006, 008, 011 through 013, and 015 through 020; 5630-023-001; 5654-024-022 and 023; 5660-020-031; 5666-023-017. Negotiations are authorized with the County of Los Angeles. Agency negotiators attending the closed session are: Scott Howard, Jim Starbird, Robert McFall, Elaine Wilkerson, George Chapjian, and Hassan Haghani. Instructions to the negotiator(s) will concern the price and terms for purchase of the parcels.

2. **REGULAR BUSINESS AGENDA – 6:00 p.m.**
   Roll Call -
   a. Flag Salute – Council Member Weaver
   b. Invocation – Mrs. Jan Huang, Bahai Faith
   c. Report of City Clerk, re: Posting of Agenda. The Agenda for the December 14, 2004, regular meeting of the Glendale City Council was posted on Thursday, December 9, 2004, on the Bulletin Board outside City Hall.

3. **PRESENTATIONS AND APPOINTMENTS**
   a. **Presentation of Certificates to Participants of the Club Maple Charity Softball Tournament**
   b. **Selection of a Nominating Panel to Replace a Panel on the Arts & Culture Commission – Council Member (Chair) Quintero/Council Member Manoukian**
   c. **Selection of a Nominating Panel for the Arts & Culture Commission – Council Member (Chair) Weaver/Council Member Quintero**
   d. **Reappointment of Mr. Ariel E. Drachenberg to the Audit Committee**

4. **CITY COUNCIL/STAFF COMMENTS**

5. **CONSENT ITEMS (INCLUDING MINUTES)**
The following are routine and may be acted upon by one motion. Any member of Council or the audience requesting separate consideration may do so by making such request before motion is proposed.
   a. **City Clerk, re: Approval of Minutes of the Joint Meeting of the City Council & the Redevelopment Agency, & the Regular City Council Meeting held on Tuesday, November 30, 2004.**
   b. **Director of Parks, Recreation & Community Services, re: Indemnification Agreement to Chikato Brothers Ice Company for the Annual Winter Wonderland Program**
      1. Motion Authorizing Execution of Agreement
   c. **Police Chief, re: FY 2004 State of California, Office of Traffic Safety Grant "You Drink & Drive, You Lose"**
      1. Resol. Authorizing Grant Participation
      2. Resol. of Appropriation
   d. **Director of Planning/Director of Parks, Recreation & Community Services, re: Cedar Mini-Park Environmental Review**
      1. Motion Authorizing Staff to Hire PCR Services Corporation to Prepare the Environmental Impact Report (EIR)

6. **ORAL COMMUNICATIONS**
Discussion is limited to items NOT a part of this agenda. Each Speaker is allowed 5 minutes. Council may question or respond to the speaker but there will be no debate or decision. The City Manager may refer the matter to the proper department for investigation and report.

7. **ADOPTION OF ORDINANCES**

8. **ACTION ITEMS**
   a. **Chief of Police, re: Appropriation of Asset Forfeiture Account Funds to Establish the Comprehensive Wellness Incentive Program for Police Department Employees**
      1. Resol. Appropriating & Transferring Funds to Establish & Fund the First Six Months of a Two-Year Comprehensive Wellness Pilot Program
      2. Motion Authorizing the City Manager to Execute an Agreement for Professional Services with Wellness Solutions Company
   b. **Interim Director of Development Services, re: New Management Agreement & Expansion of the Boundaries for the Adams Square Business Improvement District (BID)**
      1. Motion Authorizing a One-Year Agreement with the Adams Square Merchant's Association to Manage & Administer the Funds Collected on Behalf of the Adams Square BID
      2. Resol. of Intention to Expand the Boundaries of the Adams Square BID
   c. **Director of Administrative Services, re: Memorandum of Understanding (MOU) between the City & the Glendale Police Officers Association (GPOA), Commencing July 1, 2004 through June 30, 2007**
      1. Resol. Approving & Adopting a Three-Year MOU
   d. **Director of Administrative Services, re: Amendments to the City/GCEA & City/GFFA Memoranda of Understanding (MOU)**
      1. Resol. Amending City/GCEA Memorandum of Understanding – Amendment #5
      2. Resol. Amending City/GFFA Memorandum of Understanding – Amendment #2
   e. **Director of Administrative Services, re: Ordinances Amending the Salary Ordinance**
      1. Ordin. for Introduction Amending Salaries for GPOA Classifications
      2. Ordin. for Introduction Amending Salaries for GMA Classifications

8. **ACTION ITEMS (Cont'd)**
   f. **Director of Public Works, re: <u>City Hall Refurbishment Project</u>**
      1. Motion Approving Various Components of the Refurbishment Project and Directing Staff to Prepare Plans and Specifications or Request for Proposals for Council Consideration
      2. Motion Approving the Proposed Renovation & Reconfiguration of the Management Services Division Offices & Authorizing the Director of Public to Initiate the Bidding Process
   g. **Director of Public Works, re: <u>Development of City Property Located at 2448-2468 Honolulu Avenue (Former Paradise Ford Dealership)</u>**
      1. Motion Directing Public Works Staff to Prepare Bid Documents for the Demolition of Structures on the Property and Construction of a Surface Parking Lot
   h. **City Attorney, re: <u>Amendments to City's Conflict of Interest Code</u>**
      1. Motion Approving Amendments
   i. **City Attorney, re: <u>Discussion of Options for a Proposed Charter Amendment to Require Voter Approval of the Sale of City-Owned Open Space Real Property</u>**
      1. Resol. Calling & Giving Notice of the Holding of a Municipal Election on April 5, 2005, for the Submission of certain Proposed Charter Amendments
      2. Resol. Calling for Arguments For & Against Proposed Charter Amendment Twenty-One for the Ballot for the April 5, 2005, General Election
   j. **City Attorney, re: <u>Discussion Regarding Possible Charter Amendment Regarding the Chief Examiner</u>**
      1. Resol. Calling & Giving Notice of the Holding of a Municipal Election on April 5, 2005, for the Submission of certain Proposed Charter Amendments
      2. Resol. Calling for Arguments For & Against Proposed Charter Amendment Twenty-Two, for the Ballot for the April 5, 2005, General Election
   k. **City Attorney Cont'd 12-07-04, re: Discussion of Options to Fill Vacancy on Civil Service Commission**
      1. Motion to Establish New Panel
      2. Nomination of Candidate(s)

9. **HEARINGS**
   a. **Hearing, re: <u>Historic Resources Designations and/or Mills Act Properties for 1300 South Brand Boulevard, 319 East Randolph Street, 1140 North Cedar Street, 1616 Parkridge Drive, & 330 Kempton Road</u>**
      1. Report from Director Planning
      2. Resol. Designating Historic Resources & Authorizing Mills Act Contract for 319 East Randolph Street (GR No. 51)
      3. Resol. Designating Historic Resources & Authorizing Mills Act Contract for 1616 Parkridge Drive (GR No. 52)
      4. Resol. Designating Historic Resources & Authorizing Mills Act Contract for 330 Kempton Road ("Lorelei", GR No. 27)
      5. Motion Not Designating the Property at 1140 North Cedar Street as a Historic Resource
      6. Motion Not Designating the Property at 1300 South Brand Boulevard as a Historic Resource

10. **REPORTS – INFORMATION**
11. **WRITTEN COMMUNICATIONS**
12. **NEW BUSINESS**
13. **ADJOURNMENT**

The official proceedings of the Glendale City Council are recorded on videotape. Videotapes are available for purchase in the City Clerk's Office.

M O T I O N

Moved by Council Member Manoukian, seconded by Council Member Weaver, that the City Manager is hereby authorized to submit to the County of Los Angeles a request to remove tax defaulted properties from the list of properties which have been noticed for sale in the City of Glendale. The list of properties includes those properties more particularly described on the council agenda dated December 14, 2004 as item 1.c. Further, should it be required by the County, or the properties not be redeemed by the owner or owners, the City Manager is authorized to execute any and all documents necessary in preparation of securing title to the properties in the name of the City of Glendale.

Vote as follows:

Ayes: Gomez, Manoukian, Quintero, Weaver, Yousefian

Noes: None

Absent: None

Abstain: None

MOTION ADOPTED BY THE GLENDALE CITY COUNCIL AT ITS REGULAR MEETING HELD ON Tuesday, December 14, 2004.

APPROVED AS TO FORM

CITY ATTORNEY

DATE 12-14-04

J:\FILES\DOCFILES\FACTFIND\Closed session report out authorize tax defaulted properties ltr mtn.wpd

12B

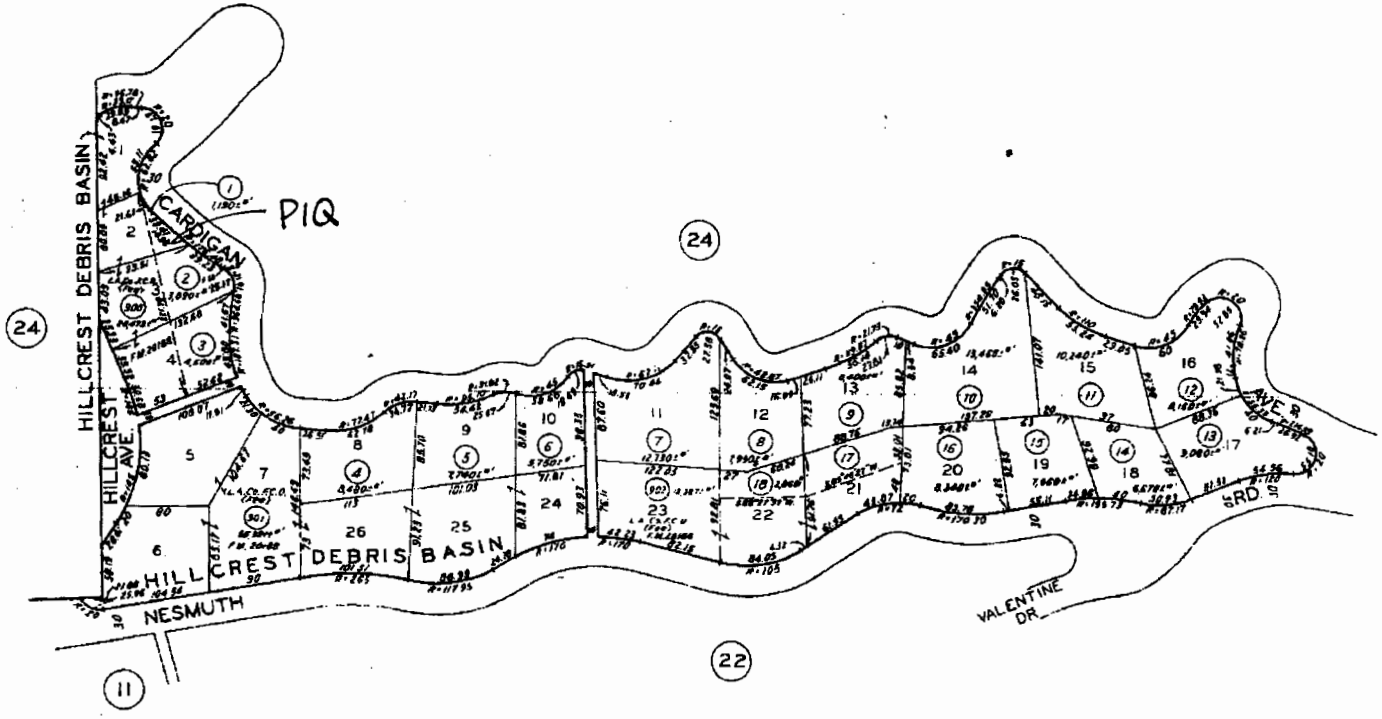
5630-023-001

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

5630	23

SCALE 1" = 100'



CODE
4045

FOR PREV. ASSM'T SEE:
5630 - 5 & 6
5631 - 2

TRACT NO 4881 M.B. 140 - 32 - 35

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

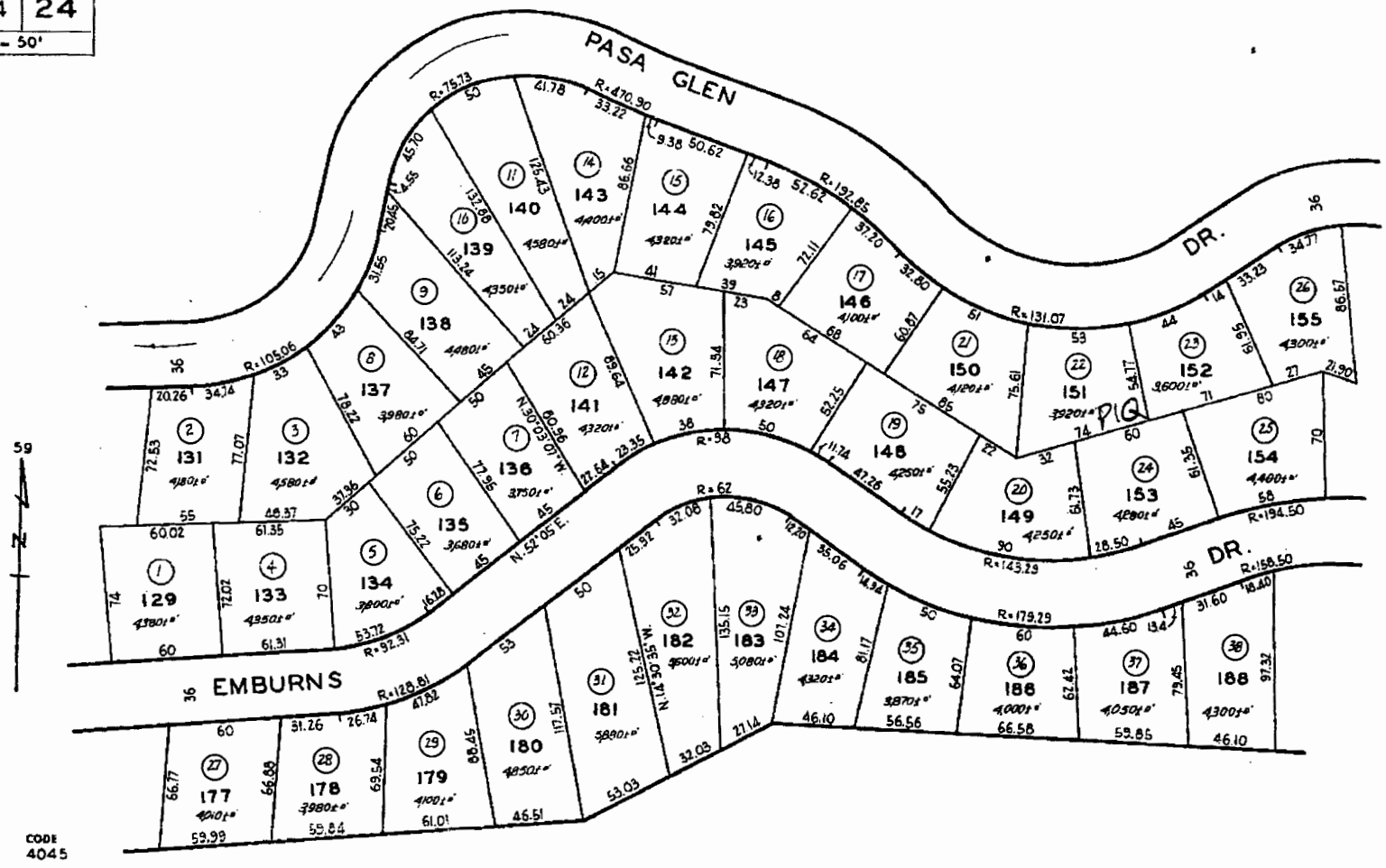
5654-024-022

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

5654 | 24

SCALE 1" = 50'



5654-024-023

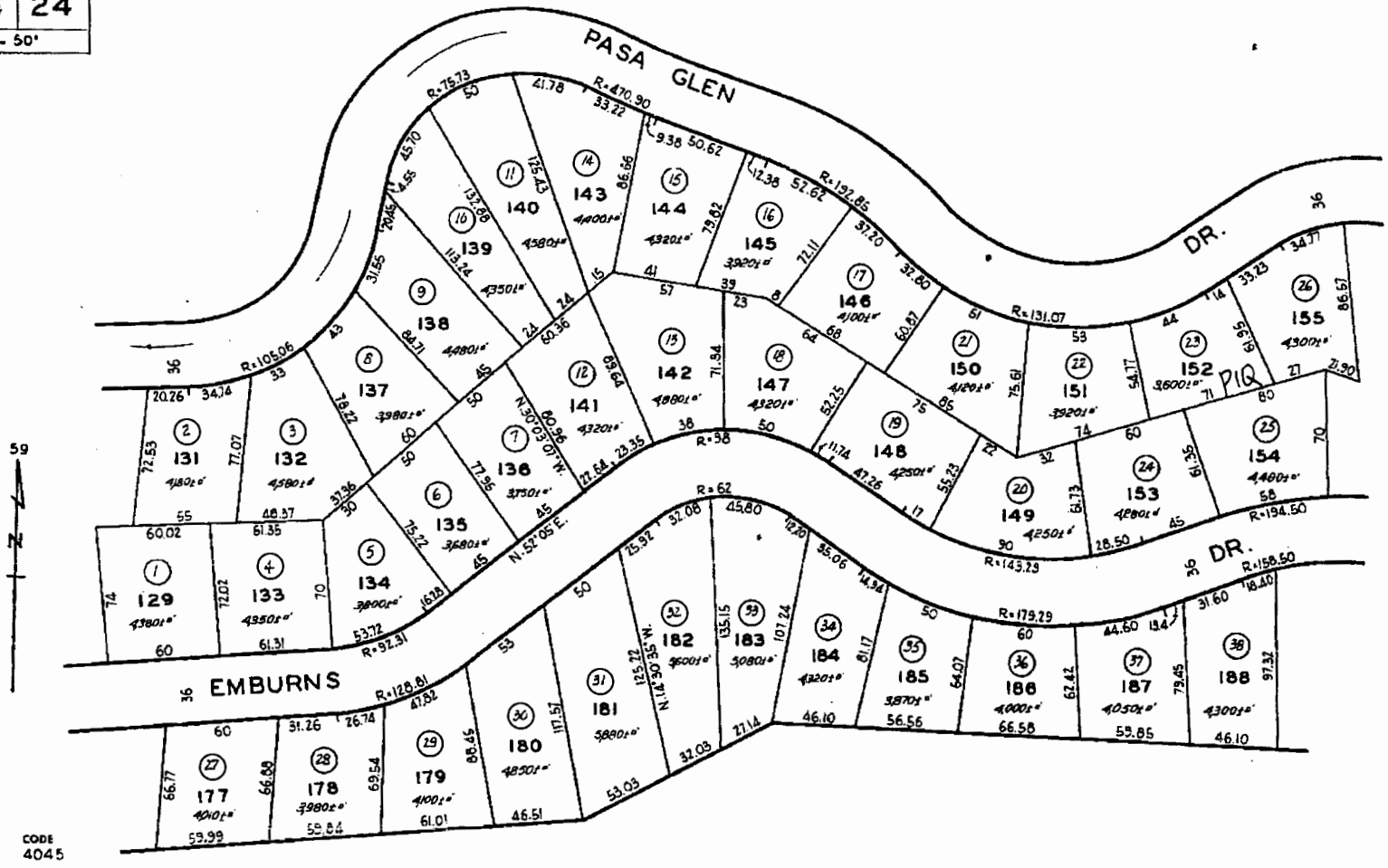
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

5654 | 24

SCALE 1" = 50'

REVISED



CODE
4045

TRACT NO. 9088
M.B. 123 - 65 - 72

FOR PREV. ASSM'T. SEE: 719 - 40 & 41

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 GLENDALE** ("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:

RAYMOND G. FORTNER JR.
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 GLENDALE APPROVED

By_____

DEPUTY CITY MANAGER
(seal)
DATE 11/27/06

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chairman of the Board of Supervisors

APPROVED AS TO FORM
Senior Assistant City Attorney
Date: 11-27-06

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 2553

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF GLENDALE	1998	5630-023-001	$ 1,446.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT NO 4881 LOT COM AT MOST N COR OF LOT 2 TH SE ON NE LINE OF SD LOT TO SE LINE OF SD LOT TH SW THEREON TO A LINE WHICH EXTENDS FROM A PT IN SE LINE OF LOT 4 NE THEREON 53 FT FROM MOST S COR OF SD LOT 4 TO BEG TH N ON SD EXTENDED LINE TO BEG PART OF LOT 2

CITY OF GLENDALE	1998	5654-024-022	$ 2,492.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 151

CITY OF GLENDALE	1998	5654-024-023	$ 2,487.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 152

*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 GLENDALE** ("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:

RAYMOND G. FORTNER JR.
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 GLENDALE APPROVED

By_____

(seal) DEPUTY CITY MANAGER

DATE 11/27/06

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chairman of the Board of Supervisors

APPROVED AS TO FORM

Senior Assistant City Attorney

Date: 11-27-06

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 2553

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF GLENDALE	1998	5630-023-001	$ 1,446.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT NO 4881 LOT COM AT MOST N COR OF LOT 2 TH SE ON NE LINE OF SD LOT TO SE LINE OF SD LOT TH SW THEREON TO A LINE WHICH EXTENDS FROM A PT IN SE LINE OF LOT 4 NE THEREON 53 FT FROM MOST S COR OF SD LOT 4 TO BEG TH N ON SD EXTENDED LINE TO BEG PART OF LOT 2

CITY OF GLENDALE	1998	5654-024-022	$ 2,492.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 151

CITY OF GLENDALE	1998	5654-024-023	$ 2,487.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 152

*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 2554

CITY OF GLENDALE

FIFTH SUPERVISORIAL DISTRICT

CITY OF GLENDALE, CALIFORNIA
City Attorney

613 East Broadway, Room 220
Glendale, California 91206-4394
(818) 548-2080 Fax (818) 547-3402
www.ci.glendale.ca.us

November 7, 2006

Agreement	DIST
2552	5
2553	5
* 2554	5

Sent via Facsimile and U.S. Mail
(213) 680-3648

Mr. Stan Reddins, Tax Service Specialist
County of Los Angeles Treasurer and Tax Collector
225 North Hill Street, Room 130
Los Angeles, CA 90012

Subject: **Supplemental to July 31, 2005 Letter of Non-Objection by the City of Glendale; Request to Purchase of Parcels within the City of Glendale, Pursuant to Chapter 8**

Dear Mr. Reddins:

This is in response to your letter dated October 13, 2006, received by this office on October 18, 2006. You have requested the City to make corrections to its letter of request dated July 31, 2006. Please accept this letter as a correction of ours dated July 31, 2006.

(1) The subject line has been corrected as instructed.

(2) The City of Glendale ("City") hereby requests to purchase twenty-one (21) tax-defaulted properties listed in former Agreement Nos. 2457, 2488 and 2491. The properties and the reasons for purchase are set forth as follows:

Parcel	Public Purpose
5642-005-066	Open Space
5654-024-015	Open Space
5654-024-037	Open Space
5630-023-001	Open Space
5654-024-022	Open Space
5654-024-023	Open Space
* 5607-020-002	Open Space
* 5607-024-020	Open Space
* 5613-026-004	Open Space
* 5630-029-001	Open Space
* 5630-029-013	Open Space
* 5654-025-011	Open Space
* 5654-026-002	Open Space

WE RECYCLE

Parcel	Public Purpose
* 5654-027-015	Open Space
* 5660-022-002	Open Space
* 5662-016-005	Open Space

(3) Please accept the enclosed Glendale City Council Agenda dated June 29, 2004 showing the parcels you cited: 5642-005-066, 5654-024-015, 5654-024-037, 5654-027-013, 5660-023-019, 5660-024-014, 5663-009-001. Parcel 5630-023-003 has been omitted as redeemed.

The City's mission with respect to the purchase of the above-referenced properties is to effectively plan for the future by dedicating resources to the protection of the City's hillsides from overdevelopment by preserving open space to ensure an environmentally sensitive quality of life in this community that is safe, healthy and enriching. Our mission will be accomplished by purchasing said properties for open space.

Your attention to this matter is sincerely appreciated. Should you have any questions regarding this letter, please do not hesitate to contact me at (818) 548-2080.

Very truly yours,

SCOTT H. HOWARD, CITY ATTORNEY

By: Christina Sansone
Christina R. Sansone
Senior Assistant City Attorney

Enclosure

CITY OF GLENDALE, CALIFORNIA
City Attorney

613 East Broadway, Room 220
Glendale, California 91206-4394
(818) 548-2080 Fax (818) 547-3402
www.ci.glendale.ca.us

November 27, 2006

Sent via Facsimile and U.S. Mail
(213) 680-3648

County of Los Angeles Treasurer and Tax Collector
Secured Property Tax Division
225 North Hill Street, Room 130
Los Angeles, CA 90012
Attn: Ms. Martha Duran, Assistant Operations Chief

Re: Chapter 8 Agreement Number 2554, Assessor's Identification Numbers: 5607-020-002, 5607-024-020, 5613-026-004, 5630-029-001, 5630-029-013, 5654-025-011, 5654-026-002, 5654-027-015, 5660-022-002, 5662-016-005.

Dear Ms. Duran:

Enclosed please find an executed Chapter 8 Agreement Number 2554 for the above-referenced ten properties.

The City's mission with respect to the purchase of said properties is to effectively plan for the future by dedicating resources to the protection of the City's hillsides from overdevelopment by preserving open space to ensure an environmentally sensitive quality of life in this community that is safe, healthy and enriching. Our mission will be accomplished by purchasing said properties for open space.

Should you have any questions regarding this letter, please contact me immediately at (818) 548-2080.

Very truly yours,

SCOTT H. HOWARD, CITY ATTORNEY

By: Christina R. Sansone
Christina R. Sansone
Senior Assistant City Attorney

Attachment

cc: Mike Mathias, Real Property Agent

RECEIVED BY
STAN REDINS
11-29-06

J:\FILES\DOCFILES\LTR\CRS\tax-default 2554 112706.wpd

WE RECYCLE

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 GLENDALE

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

☐ No Purchase – State / county / taxing agency registering objection to preserve lien only

☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien

☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose

☐ Purchase by nonprofit for low-income housing or to preserve open space

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

☒ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district 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 "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: LOS ANGELES
2. List each parcel by Assessor's Parcel Number: 5607-020-002, 5607-024-020, 5613-026-004, 5630-029-001, 5630-029-013, 5654-025-011, 5654-026-002, 5654-027-015, 5660-022-002, 5662-016-005
3. State the purpose and intended use for *each* parcel: OPEN SPACE

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorized Signature	Title	Date
[signature]	CITY MANAGER	11/27/06

APPROVED AS TO FORM

[signature]

Senior Assistant City Attorney

Date: 11-27-06

AGREEMENT # 2554

2554

– AGENDA –
GLENDALE CITY COUNCIL

COUNCIL CHAMBERS
613 E. Broadway, 2nd Floor
Glendale, CA 91206

PLEASE TURN OFF CELLULAR PHONES & PAGERS

JUNE 21, 2005

ROLL CALL

1. **CLOSED SESSION – 1:00 p.m.**
   a. Conference with labor negotiators. The Agency designated representatives attending closed session are; James Starbird, Scott Howard, Robert Franz, Matt Doyle, and Robert McFall. The names of the employee organizations are the Glendale City Employees Association, the Glendale Management Association. The name of the unrepresented employees are the Executives.
   b. Conference with real property negotiators: Property location - Tax defaulted properties described as follows: Assessor parcel numbers 5601033023, 5607020002, 5607024020, 5613026004, 5630022002, 5630028002, 5630028003, 5630029001, 5630029013, 5632001006, 5647008011, 5650039011, 5654022011, 5654022012, 5654025011, 5654026002, 5654027015, 5659028023, 5660022002, 5660026027, 5660029052, 5662016005, 5663036069, 5663041066, 5679016005. Discussions are authorized with the County Tax Assessor. City negotiators attending the closed session are: Scott Howard, Jim Starbird, Robert McFall, Robert Franz, Elaine Wilkerson, Laura Stotler, George Chapjian, and Mike Mathias. Instructions to the negotiator(s) will concern direction to purchase or refrain from purchasing or making a bid(s) for the properties.
   c. Conference with real property negotiators. Property locations: parcel numbers 5660-026-019,5660-038-006,5630-028-006, 5630-026-002 and 5630-026-003 (vacant property). The Agency designated representatives attending closed session are; James Starbird, Scott Howard, Robert Franz, Lou LeBlanc, and Robert McFall. Negotiations are authorized with Flint Canyon LLC and Oakmont View LLC. Instructions to the negotiator(s) will concern the price to be paid, and terms for the acquisition of the properties.

2. **REGULAR BUSINESS AGENDA – 6:00 p.m.**
   Roll Call -
   a. Flag Salute – Council Member Yousefian
   b. Invocation – City Clerk Ardashes Kassakhian
   c. Report of City Clerk, re: Posting of Agenda. The Agenda for the June 21, 2005, regular meeting of the Glendale City Council was posted on Thursday, June 16, 2005, on the Bulletin Board outside City Hall.

3. **PRESENTATIONS AND APPOINTMENTS**
   a. Recognition of "I Love My Neighborhood" Grand Prize Winner John Lee, Kindergarten Student from Mountain View School, & Recognition of Sponsors
   b. Proclamation Designating June 19-26, 2005, as "Amateur Radio Week"

4. **CITY COUNCIL/STAFF COMMENTS**

5. **CONSENT ITEMS (INCLUDING MINUTES)**
   The following are routine and may be acted upon by one motion. Any member of Council or the audience requesting separate consideration may do so by making such request before motion is proposed.

5. **CONSENT ITEMS (INCLUDING MINUTES) (Cont'd)**
   a. **City Clerk, re: Approval of Minutes of the Joint Public Hearing of the Glendale City Council & the Redevelopment Agency held on Tuesday, May 31, 2005, the Joint Minutes of the Glendale City Council, the Redevelopment Agency, & the Housing Authority, the Joint Minutes of the Glendale City Council & the Redevelopment Agency, & the Regular City Council Meeting held on Tuesday, June 7, 2005.**
   b. **Director of Glendale Water & Power, re: Annual Authority for the Purchase or Sale of Energy Services**
      1. Resol. Approving Renewal of Annual Authorization for the City Manager or his Designee to Enter into Contracts Not to Exceed Five Years in Duration, & Dispensing with Competitive Bidding
   c. **Director of Public Works, re: Dunsmere Road Storm Drain Culvert Repair Project – Plan No. 4-575, Spec. No. 3115R**
      1. Resol. Adopting the California Environmental Quality Act – Negative Declaration E.I.F. No. 2004-44
      2. Motion Rejecting all Bids, & Directing the City Clerk to Re-Advertise for Bids
   d. **Fire Chief, re; Proposed Appropriation for Fire Department Expenses**
      1. Resol. of Appropriation
   e. **Acting Director of Development Services/Director of Public Works, re: Funds for the Purchase & Installation of Two Additional Bus Shelters on Central Avenue**
      1. Motion Requesting Approval of a Contract Change Order in the Amount of $138,097.70
   f. **Director of Glendale Water & Power, re: Water Engineering Management Services**
      1. Motion Authorizing the City Manager to Enter into a Professional Services Agreement with Camp Dresser McKee (CDM)

6. **ORAL COMMUNICATIONS**
   Discussion is limited to items NOT a part of this agenda. Each Speaker is allowed 5 minutes. Council may question or respond to the speaker but there will be no debate or decision. The City Manager may refer the matter to the proper department for investigation and report.

7. **ADOPTION OF ORDINANCES**

8. **ACTION ITEMS**
   a. **Director of Glendale Water & Power, re: Natural Gas Manager Services Contract**
      1. Resol. Authorizing the City Manager, or his Designee, to Enter into a Contract with Occidental Petroleum
   b. **Director of Glendale Water & Power, re: Amended & Restated Burbank-Glendale Interconnection/ Interchange Agreement; Magnolia Power Project Scheduling Service Agreement between the City of Glendale & the City of Anaheim; & Energy Exchange Agreement between the City of Anaheim & the City of Glendale**
      1. Resol. Authorizing the City Manager, or his Designee, to Negotiate & Enter into the Agreements
   c. **Chief of Police, re: Discussion, Consideration, & Selection of Official Police Tow Services (OPTS) Providers**
      1. Motion Directing Staff to Draft Findings for Selection of Tow Service Providers
   d. **Director of Parks, Recreation & Community Services Report, re: Indigenous Trees (Power Point Presentation)**
      1. Motion Directing Staff

9. HEARINGS

10. REPORTS – INFORMATION\

11. WRITTEN COMMUNICATIONS

12. NEW BUSINESS

13. ADJOURNMENT

The official proceedings of the Glendale City Council are recorded on videotape. Videotapes are available for purchase in the City Clerk's Office.

M O T I O N

Moved by Council Member Quintero, seconded by Council Member Yousefian, that the City Manager is hereby authorized to submit to the County of Los Angeles a request to remove tax defaulted properties from the list of properties which have been noticed for sale in the City of Glendale. The list of properties includes a portion of those properties more particularly described on the council agenda dated June 21, 2005 as item 1.b. Further, should it be required by the County, or the properties not be redeemed by the owner or owners, the City Manager is authorized to execute any and all documents necessary in preparation of securing title to the properties in the name of the City of Glendale.

Vote as follows:

Ayes: Quintero, Yousefian, Weaver

Noes: None

Absent: Manoukian

Abstain: Najarian

MOTION ADOPTED BY THE GLENDALE CITY COUNCIL AT ITS REGULAR MEETING HELD ON Tuesday, June 21, 2005.

APPROVED AS TO FORM

CITY ATTORNEY

DATE 6-21-05

J:\FILES\DOCFILES\FACTFIND\Purchase property report out authorize tax defaulted properties ltr mtn.wpd

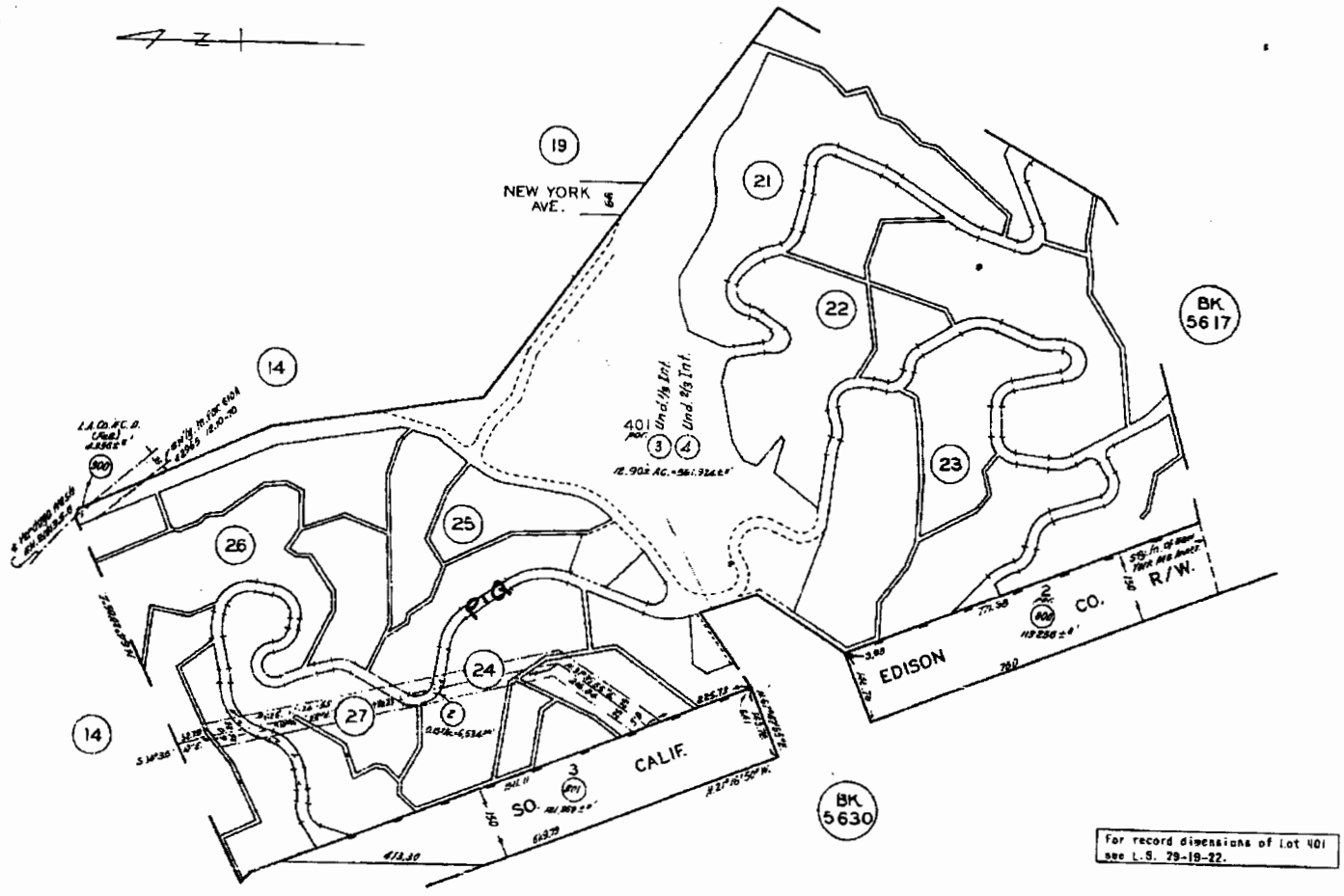
5607-020-002

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

5607 20

200'



4045

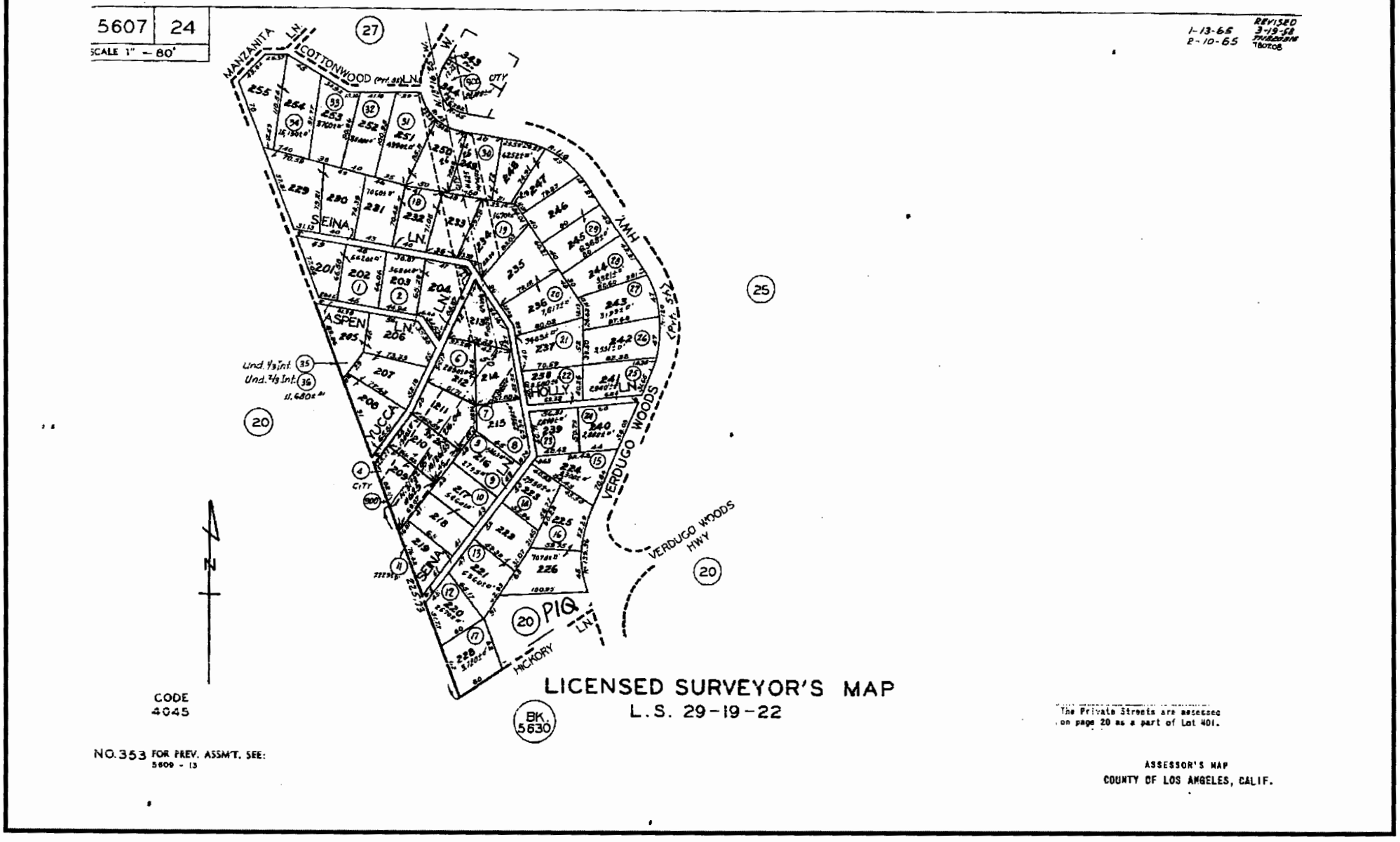
NO. 353
NO. 1597 5609 - 10 & 18

LICENSED SURVEYOR'S MAP L.S. 29-19-22
LICENSED SURVEYOR'S MAP L.S. 31-12-15

5607-024-020

View Enlarged Map | View Printing Instructions

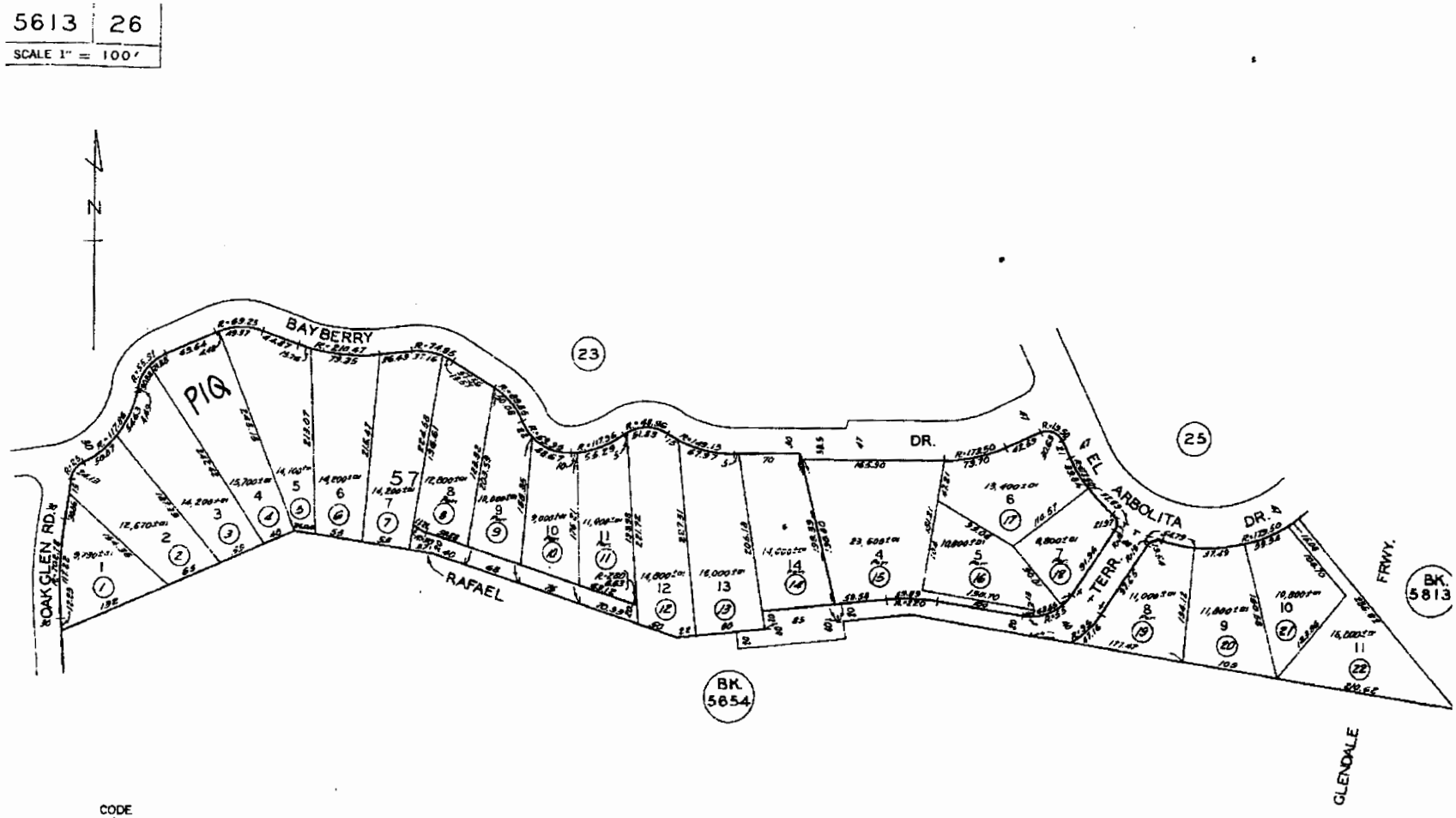
County of Los Angeles: Rick Auerbach, Assessor



5613-026-004

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



CODE
4045

FOR PREV. ASSM'T SEE:
5655-418-48

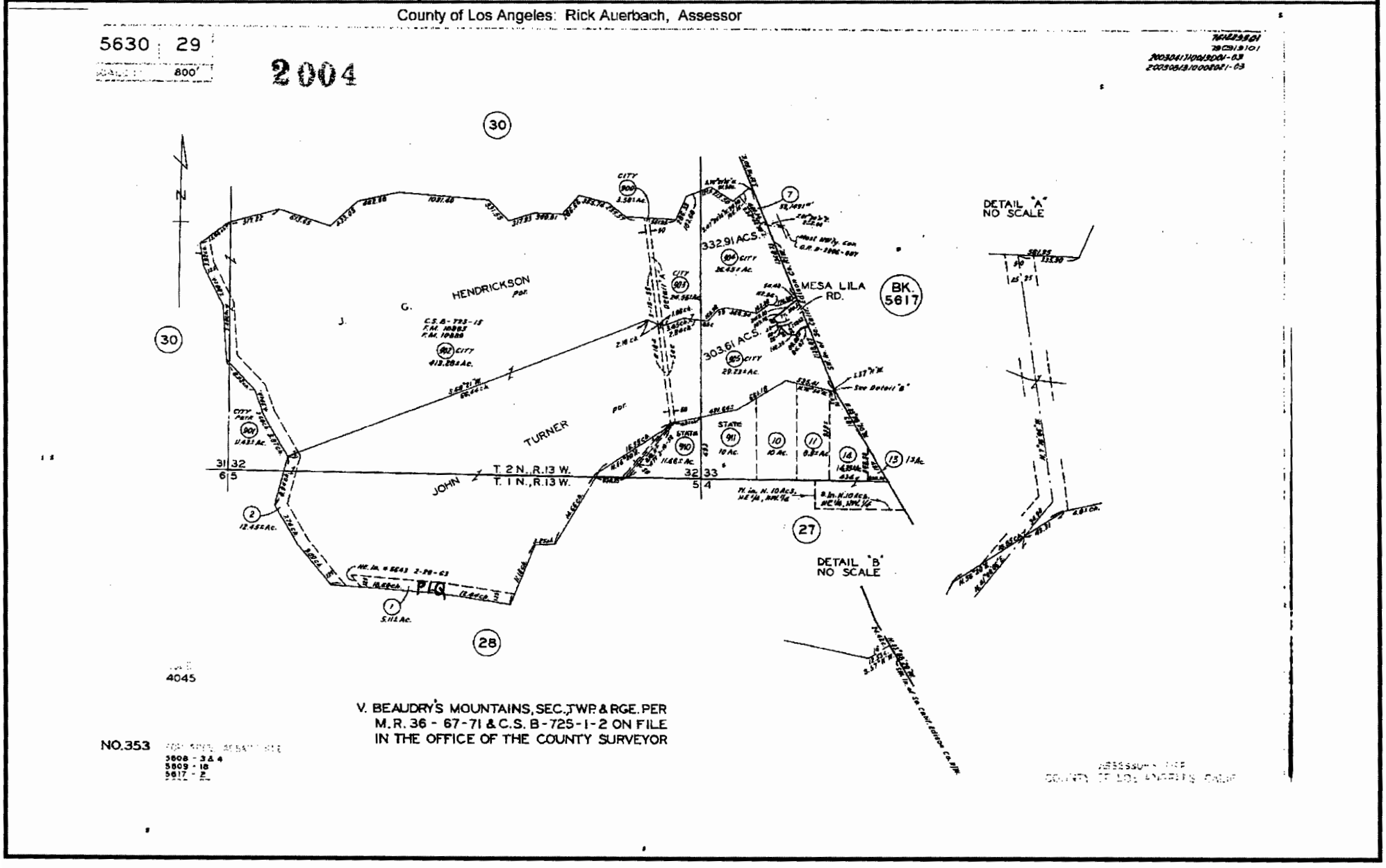
SPARR HEIGHTS - M.B. 77-2-4
TRACT NO. 27265 M.B. 711-29-32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

5630-029-001

View Enlarged Map | View Printing Instructions

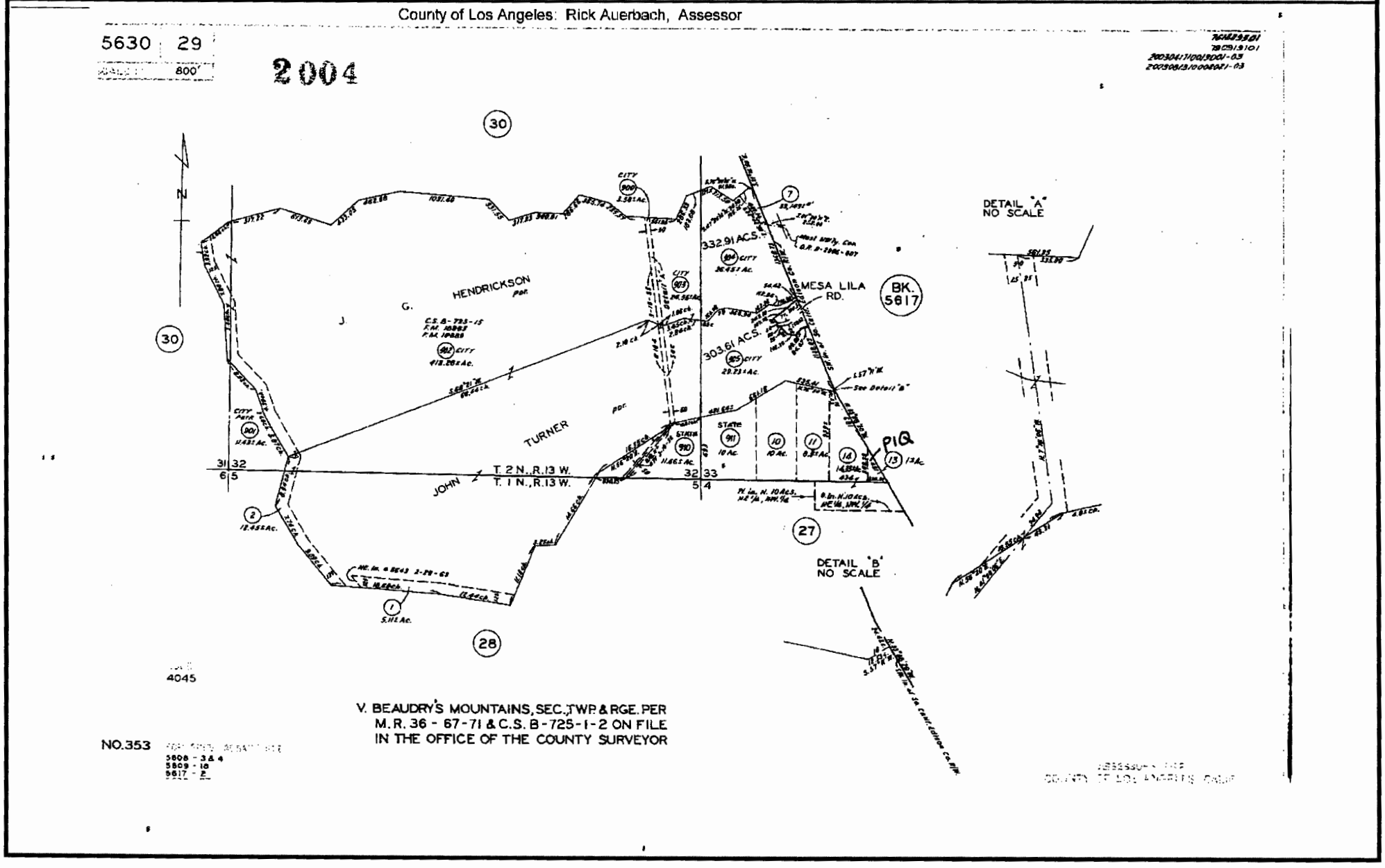
County of Los Angeles: Rick Auerbach, Assessor



5630-029-013

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



5654-025-011

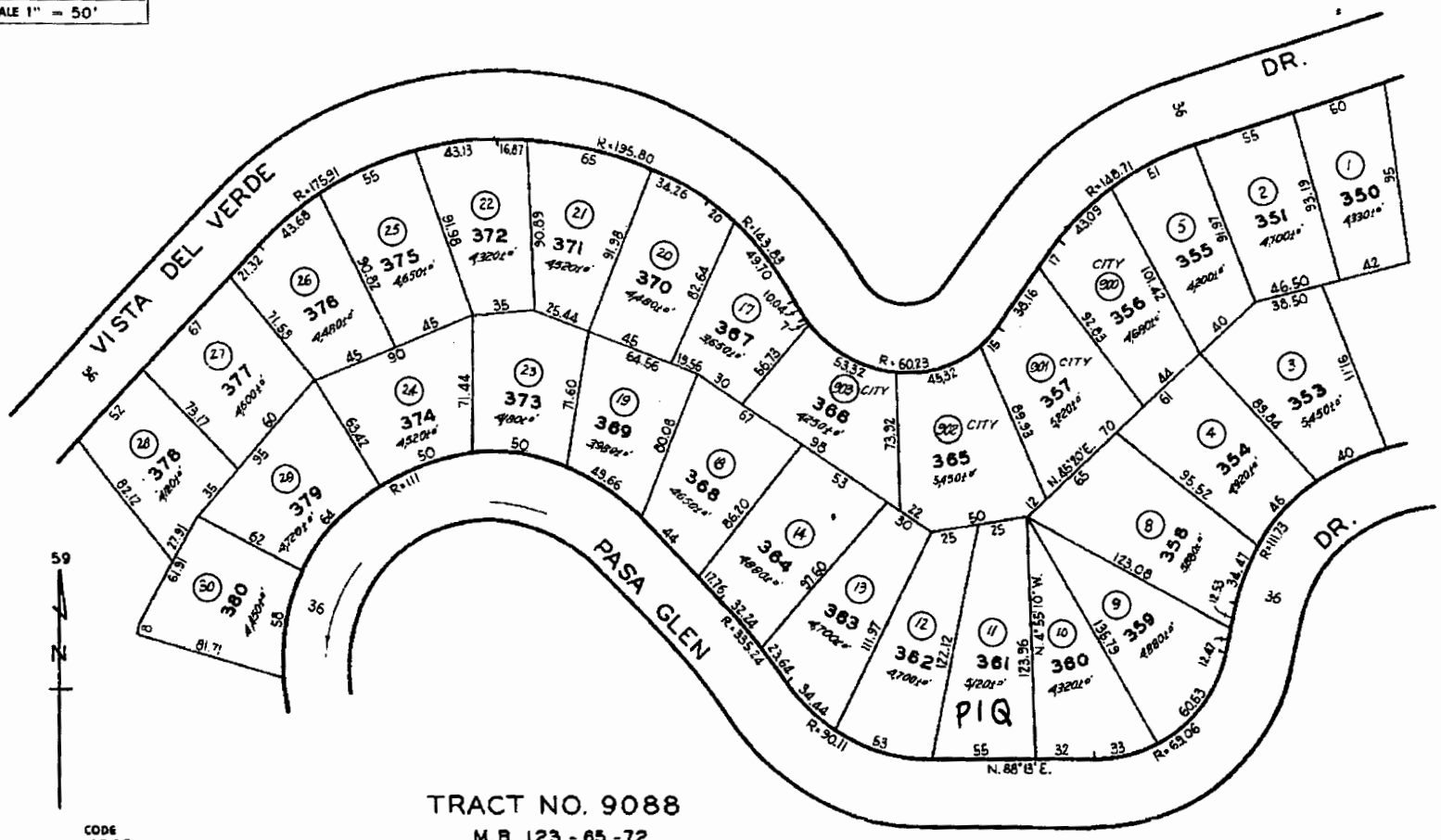
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

5654 | 25

SCALE 1" = 50'

REV 75072



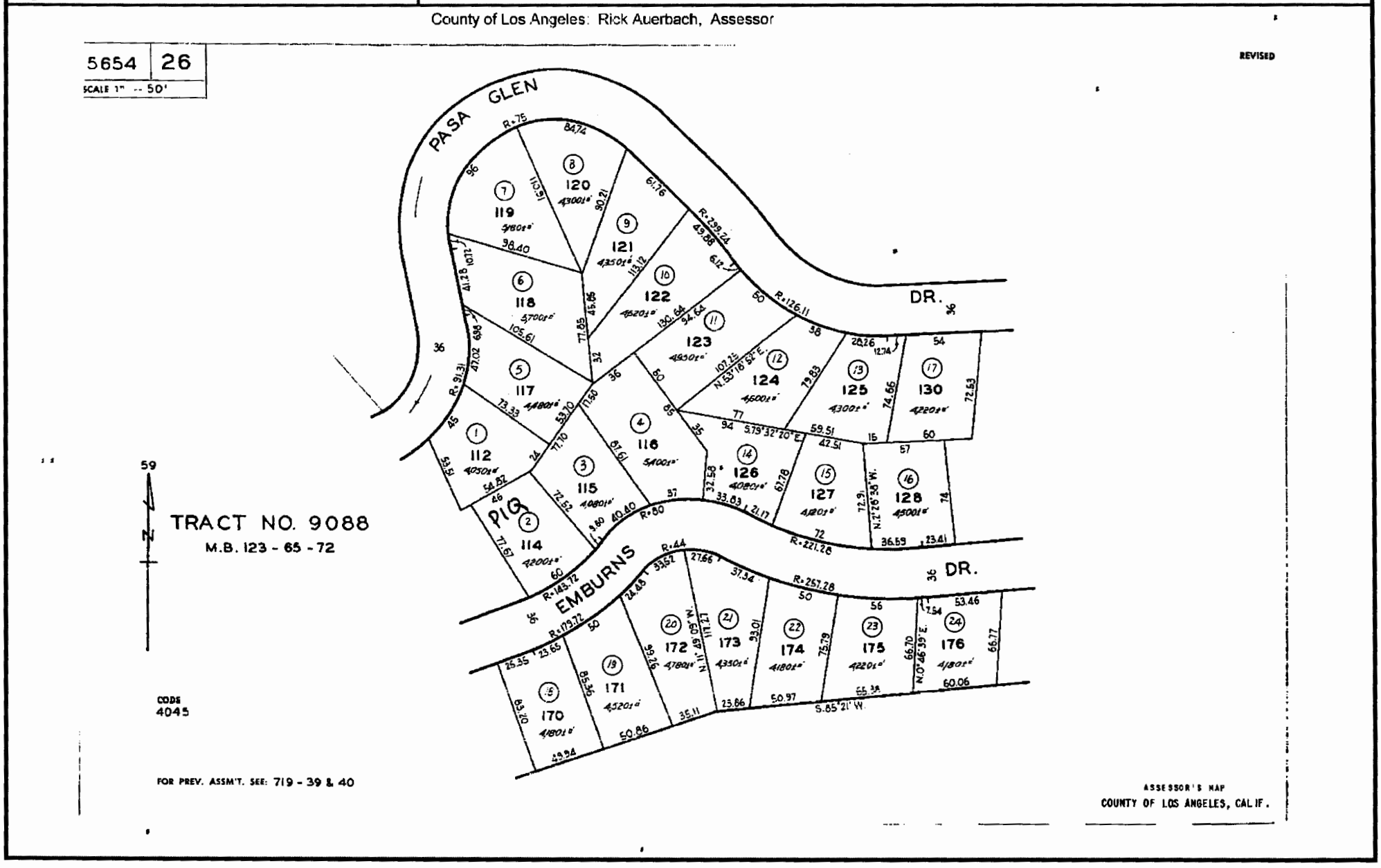
FOR PREV. ASSM'T. SEE: 719 - 36,37,39 & 40

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALI

5654-026-002

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



5654-027-015

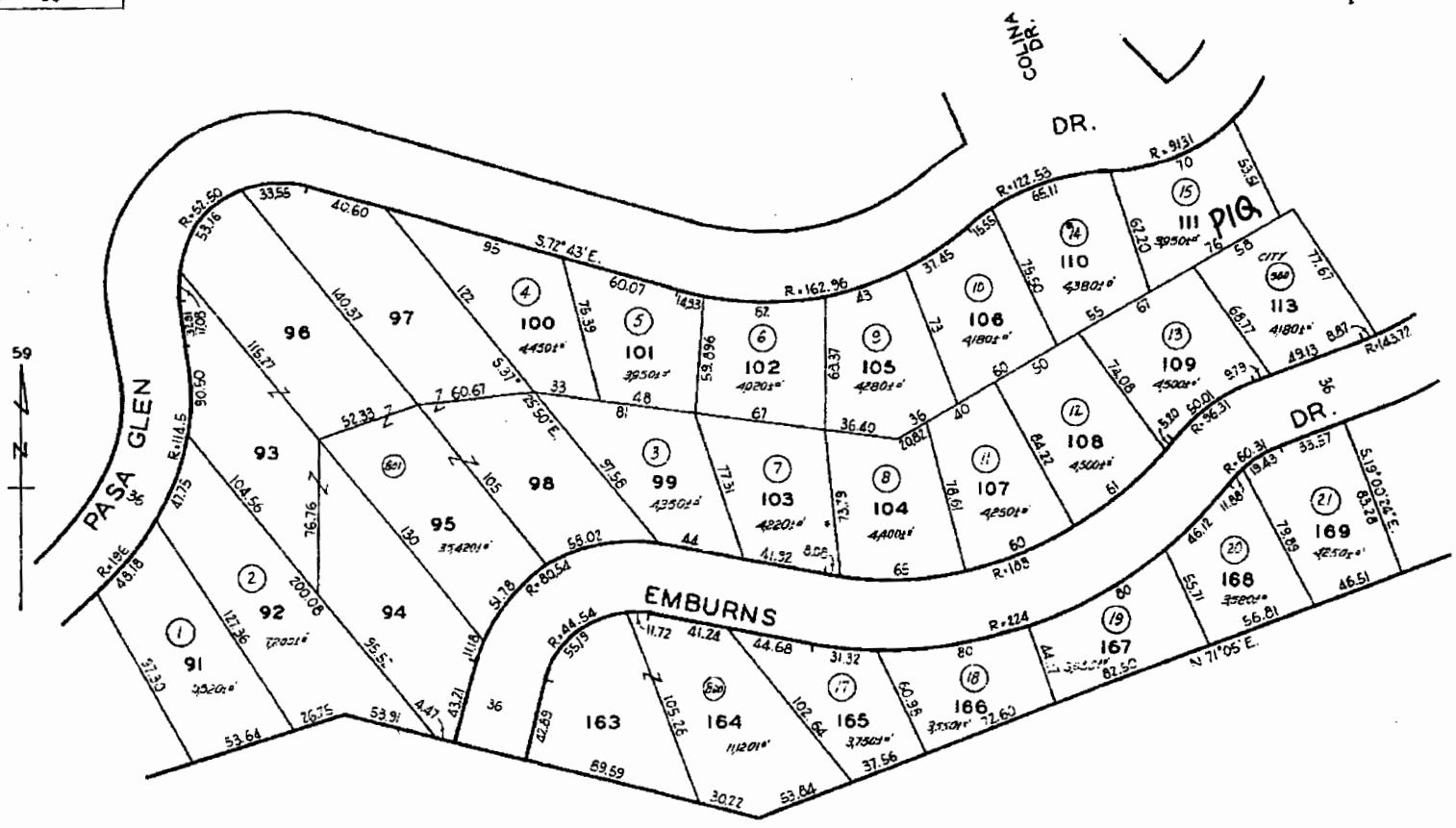
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

5654 | 27

SCALE 1" = 50'

660520



CODE
4045

TRACT NO. 9088

M.B. 123 - 65 - 72

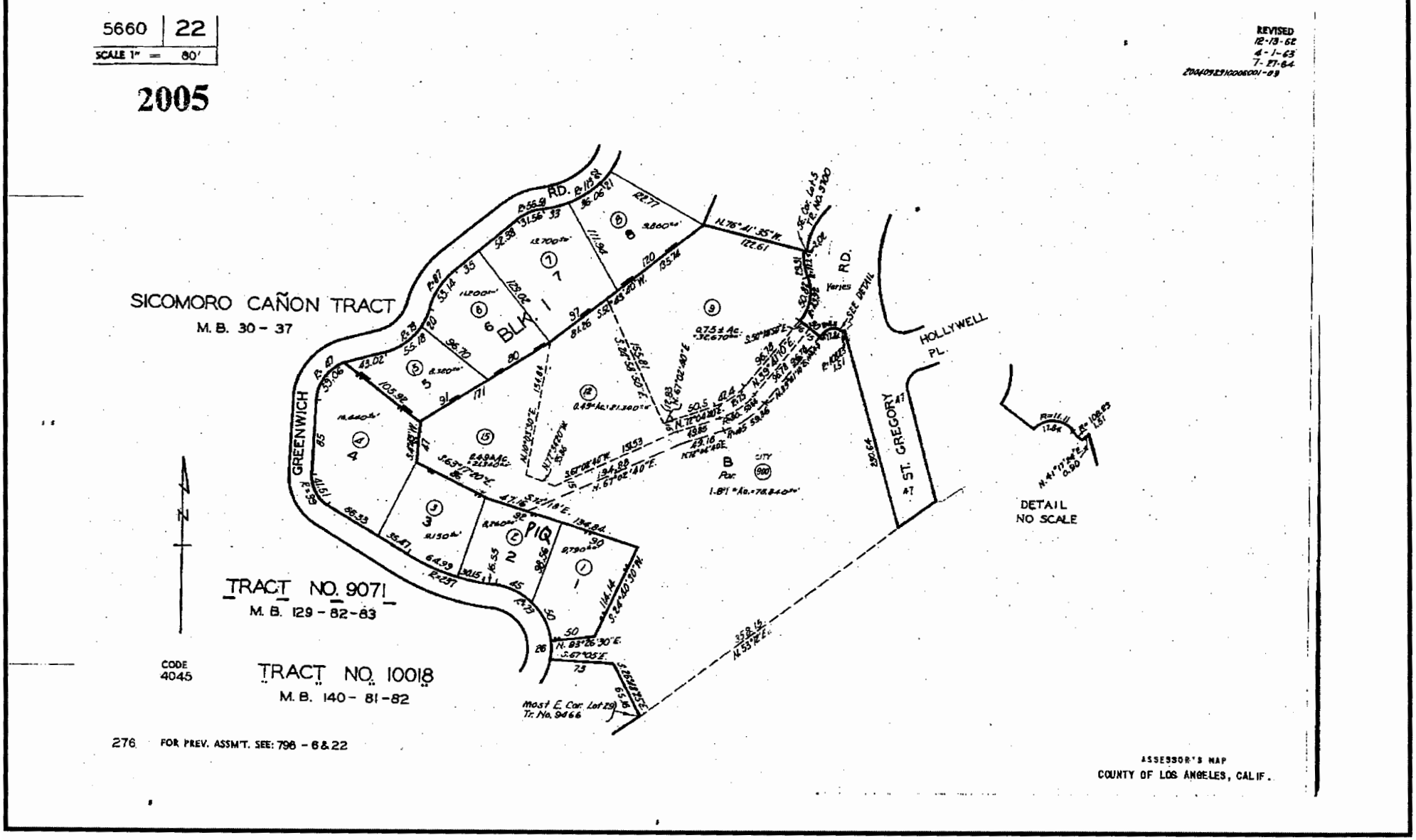
FOR PREV. ASSM'T. SEE. 719 - 38 & 39

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CAL

5660-022-002

View Enlarged Map | View Printing Instructions

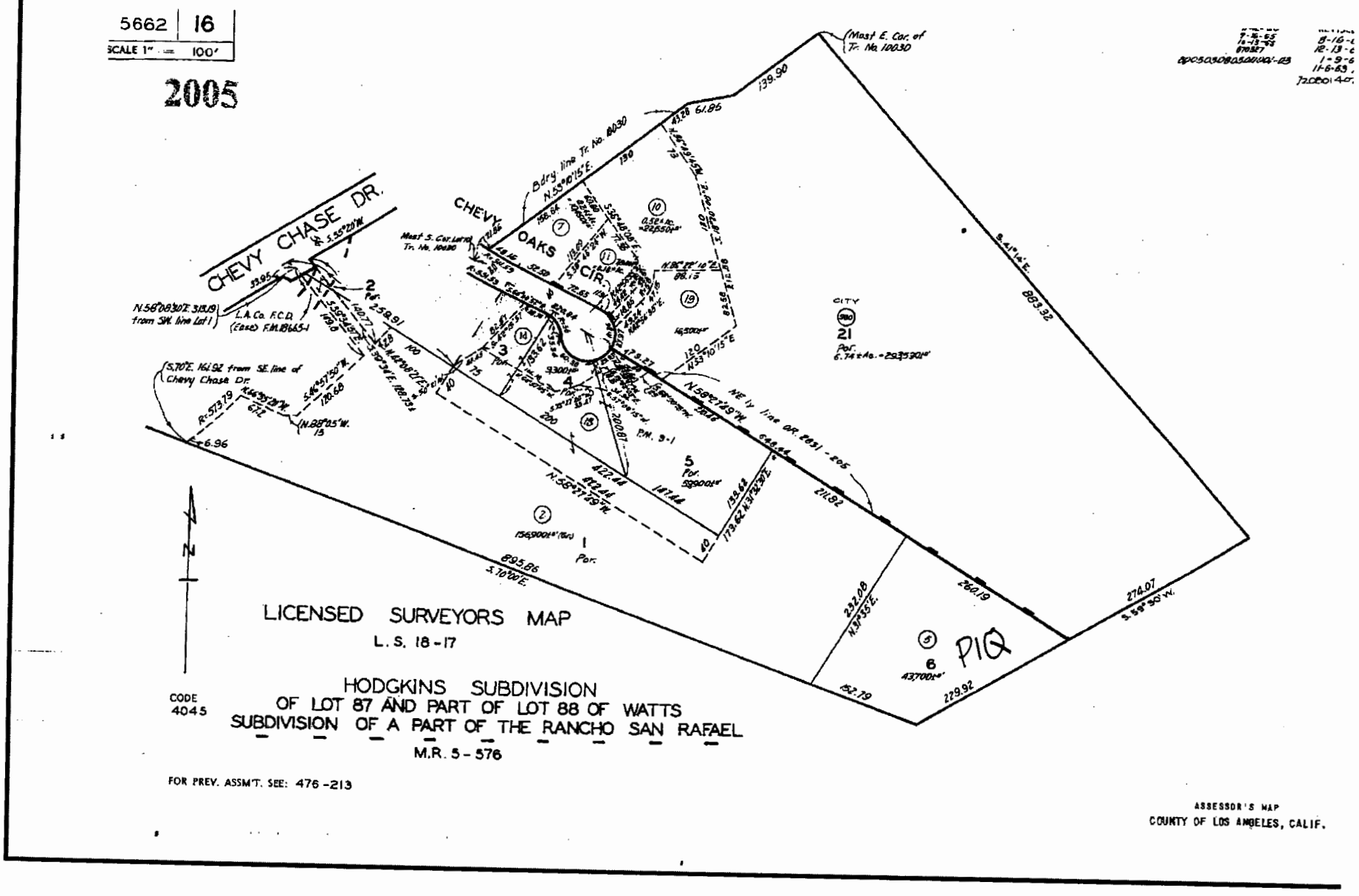
County of Los Angeles: Rick Auerbach, Assessor



5662-016-005

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



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 GLENDALE** ("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 Exhibit "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:

RAYMOND G. FORTNER JR.
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 GLENDALE

APPROVED

By_____

(seal) DEPUTY CITY MANAGER

ATTEST DATE 11/27/06

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chairman of the Board of Supervisors

APPROVED AS TO FORM

Senior Assistant City Attorney

Date: 11-27-06

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 2554

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF GLENDALE	1993	5607-020-002	$ 1,483.00*	OPEN SPACE

LEGAL DESCRIPTION

LICENSED SURVEYORS MAP AS PER BK 29 PG 19 TO 22 OF L S THAT PART SW OF SW LINE AND NW AND SE PROLONGATIONS THEREOF OF LAND DESC IN PAR 609A, DOC NO 2963, 12-10-70 TO L A CO FLOOD CONTROL DIST EXCEPT THAT PART OF LAND DESC IN DOC NO 272, 2-6-69 OF LOT 401

CITY OF GLENDALE	1991	5607-024-020	$ 8,243.00*	OPEN SPACE

LEGAL DESCRIPTION

LICENSED SURVEYOR'S MAP AS PER BK 29
PG 19 TO 22 OF L S LOTS 235 AND LOT 236

CITY OF GLENDALE	1989	5613-026-004	$25,693.00*	OPEN SPACE

LEGAL DESCRIPTION

SPARR HEIGHTS LOT 4 BLK 57

CITY OF GLENDALE	1993	5630-029-001	$ 4,098.00*	OPEN SPACE

LEGAL DESCRIPTION

V BEAUDRY'S MOUNTAINS 5.11 MORE OR LESS ACS COM AT INTERSECTION OF NE LINE OF LAND DESC IN DOC NO 5643 63-2-28 TO MOUNTAIN INV CORP WITH SLY LINE OF JOHN TURNER 303.61 AC ALLOT TH NW ON SD NE LINE TO A LINE PARALLEL WITH AND DIST NLY AT R/A 125 FT FROM SD SLY LINE TH ELY THEREON TO SE LINE OF SD ALLOT TH SW AND FOLLOWING BDRY LINE OF SD ALLOT TO BEG PART OF SEC 5 T 1N 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.

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2554

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF GLENDALE	1992	5630-029-013	$ 2,671.00*	OPEN SPACE

LEGAL DESCRIPTION

V BEAUDRY'S MOUNTAINS LOT COM AT INTERSECTION OF SW LINE OF SO CALIF EDISON CO 150 FT R/W WITH S LINE OF SEC 33 T 2N R 13W TH W 238.5 FT TH N 363.39 FT TO SD SW LINE TH S 33°08'20" E 451 FT TO BEG PART OF SW 1/4 OF SEC 33 T 2N R 13W

CITY OF GLENDALE	1997	5654-025-011	$ 6,266.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 361

CITY OF GLENDALE	1994	5654-026-002	$ 1,318.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 114

CITY OF GLENDALE	1992	5654-027-015	$10,643.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 111

*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.

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2554

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF GLENDALE	1993	5660-022-002	$23,013.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 10018 LOT 2

CITY OF GLENDALE	1989	5662-016-005	$ 3,247.00*	OPEN SPACE

LEGAL DESCRIPTION

L1CENSED SURVEYORS MAP AS PER BK 18 PG 17 PARCEL LOT 6

*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 GLENDALE** ("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 Exhibit "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:

RAYMOND G. FORTNER JR.
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: APPROVED
CITY OF GLENDALE

By_____

CITY MANAGER

(seal) DATE 11/27/06

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chairman of the Board of Supervisors

APPROVED AS TO FORM

Senior Assistant City Attorney

Date: 11-27-06

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 2554

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF GLENDALE	1993	5607-020-002	$ 1,483.00*	OPEN SPACE

LEGAL DESCRIPTION

LICENSED SURVEYORS MAP AS PER BK 29 PG 19 TO 22 OF L S THAT PART SW OF SW LINE AND NW AND SE PROLONGATIONS THEREOF OF LAND DESC IN PAR 609A, DOC NO 2963, 12-10-70 TO L A CO FLOOD CONTROL DIST EXCEPT THAT PART OF LAND DESC IN DOC NO 272, 2-6-69 OF LOT 401

CITY OF GLENDALE	1991	5607-024-020	$ 8,243.00*	OPEN SPACE

LEGAL DESCRIPTION

LICENSED SURVEYOR'S MAP AS PER BK 29
PG 19 TO 22 OF L S LOTS 235 AND LOT 236

CITY OF GLENDALE	1989	5613-026-004	$25,693.00*	OPEN SPACE

LEGAL DESCRIPTION

SPARR HEIGHTS LOT 4 BLK 57

CITY OF GLENDALE	1993	5630-029-001	$ 4,098.00*	OPEN SPACE

LEGAL DESCRIPTION

V BEAUDRY'S MOUNTAINS 5.11 MORE OR LESS ACS COM AT INTERSECTION OF NE LINE OF LAND DESC IN DOC NO 5643 63-2-28 TO MOUNTAIN INV CORP WITH SLY LINE OF JOHN TURNER 303.61 AC ALLOT TH NW ON SD NE LINE TO A LINE PARALLEL WITH AND DIST NLY AT R/A 125 FT FROM SD SLY LINE TH ELY THEREON TO SE LINE OF SD ALLOT TH SW AND FOLLOWING BDRY LINE OF SD ALLOT TO BEG PART OF SEC 5 T 1N 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.

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2554

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF GLENDALE	1992	5630-029-013	$ 2,671.00*	OPEN SPACE

LEGAL DESCRIPTION

V BEAUDRY'S MOUNTAINS LOT COM AT INTERSECTION OF SW LINE OF SO CALIF EDISON CO 150 FT R/W WITH S LINE OF SEC 33 T 2N R 13W TH W 238.5 FT TH N 363.39 FT TO SD SW LINE TH S 33°08'20" E 451 FT TO BEG PART OF SW 1/4 OF SEC 33 T 2N R 13W

CITY OF GLENDALE	1997	5654-025-011	$ 6,266.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 361

CITY OF GLENDALE	1994	5654-026-002	$ 1,318.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 114

CITY OF GLENDALE	1992	5654-027-015	$10,643.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 9088 LOT 111

*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.

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2554

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF GLENDALE	1993	5660-022-002	$23,013.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT # 10018 LOT 2

CITY OF GLENDALE	1989	5662-016-005	$ 3,247.00*	OPEN SPACE

LEGAL DESCRIPTION

L1CENSED SURVEYORS MAP AS PER BK 18 PG 17 PARCEL LOT 6

*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.