

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement is made this day of , by and between the Board of Supervisors of MARIN County, State of California, and MARIN COUNTY OPEN SPACE ("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 this agreement 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 provisions of law.

TERMS AND CONDITIONS

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, and
2. That the PURCHASER agrees to pay the sum of \$1,900 for the real property described in Exhibit "A" within 60 days after the date of 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 to use the parcel for public purpose under the following intent:
Open Space purposes and preservation.

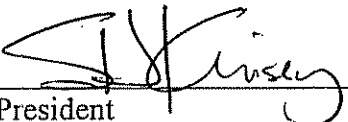
APN: 038-361-15

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 as to that individual parcel. This agreement shall also become null and void and the right to redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement.


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

ATTEST: PURCHASER

MARIN COUNTY OPEN SPACE DISTRICT

By:  Date 1-23-07
President
Marin County Open Space District

ATTEST:


Sharon McNamee, Secretary
Marin County Open Space District
(Seal)

**BOARD OF SUPERVISORS
COUNTY OF MARIN**

By: _____
President
Board of Supervisors

ATTEST:

Clerk, Board of Supervisors
(Seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation code, the Controller agrees to the selling price hereinbefore set forth and pursuant to the provisions of section 3795 approves the foregoing agreement this _____ day of _____, _____.

JOHN CHIANG, CALIFORNIA STATE CONTROLLER

By _____

Exhibit "A"

<u>Description</u>	<u>First Year Delinquent</u>	<u>Default Number</u>	<u>Purchase Price</u>
038-361-15	1998	98-663	\$1,900

REAL PROPERTY SITUATE IN THE COUNTY OF MARIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE: BEG MOST WLY COR LOT 52, REEDLAND WOODS UNIT 2 (14RM22); RG TH S 67° 58' W TO PT ON ELY BDY LDS REED UNION SCHOOL DISTRICT AS DESC IN 2026 O.R. 559, TH ALG SD LN N 27° 47' W TO PT WH BRS N 87° 36' W 69.39 FT FROM P.O.B.; TH NELY DIR LN TO PT WH BRS N 27° 47' W FRM P.O.B. TH S 27° 47' E TO P.O.B. EXCEPT THEREFROM THE ELY 30 FT. REED UNION SCHOOL DISTRICT

PARCEL TWO: BEG MOST WLY COR LOT 52, REEDLANDS WOODS UNIT 2 (14 RM22); RG TH S 67° 58' W TO PT ON ELY BDY LDS REED UNION SCHOOL DISTRICT AS DESC IN 2026 O.R. 559, TH ALG SD LN N 27° 47' W TO PT WH BRS N 87° 36' W 69.39 FT FROM P.O.B.; TH NELY DIR LN TO PT WH BRS N 27° 47' W FR P.O.B. TH S 27° 47' E TO P.O.B. EXCEPT THEREFROM THE WLY 30 FT. REED SCHOOL DISTRICT.

Public Agency

Non-Objection Application Checklist

One copy of each of the following:

- ☒ *Agency mission statement. (RTC§3791 or §3791.3)
- ☒ *If redevelopment agency or district, description/map of survey area/ district boundary (§3791.3)
- ☐ *If district AND parcel is outside district's boundary, statement from district that purchase does not require LAFCo involvement or statement from LAFCo that authority to expand sphere of influence to include parcel has been approved (GC §56133(a))
- ☐ *Resolution and/or Minutes of public agency showing authorization to purchase
- ☒ *Parcel Description(s) – e.g. APN, Lot and Block, Legal Description (RTC §3698)
- ☒ *Plat Map(s) (RTC §3698)
- ☐ **Document showing approval of Chapter 8 sale by Board of Supervisors (Resolution, etc.) (RTC §3694; 3698; 3791)
- ☐ **Notice(s) of Power to Sell (RTC §3691)
- ☐ ***Executed Agreement (form available through SCO) (RTC §3795)

* *Supplied by Purchaser*

** *Supplied by Tax Collector*

** *Completed by Purchaser and Tax Collector*

Application to Purchase Tax-Defaulted Property from County

This application must 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. 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: Marin County Open Space District
2. Corporate Structure – check the appropriate box below and provide the 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: (Note: From the six choices, check only one)

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 you need more space for any of the criteria, consolidate the information into a separate "Exhibit" document and attach it to this application:

1. County where the parcel(s) is located: Marin
2. List each parcel by Assessor's Parcel Number: 038-361-15
3. State the purpose and intended use for *each* parcel: Open Space purposes and preservation.

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Sharon McNamee
Authorized Signature

General Manager
Title

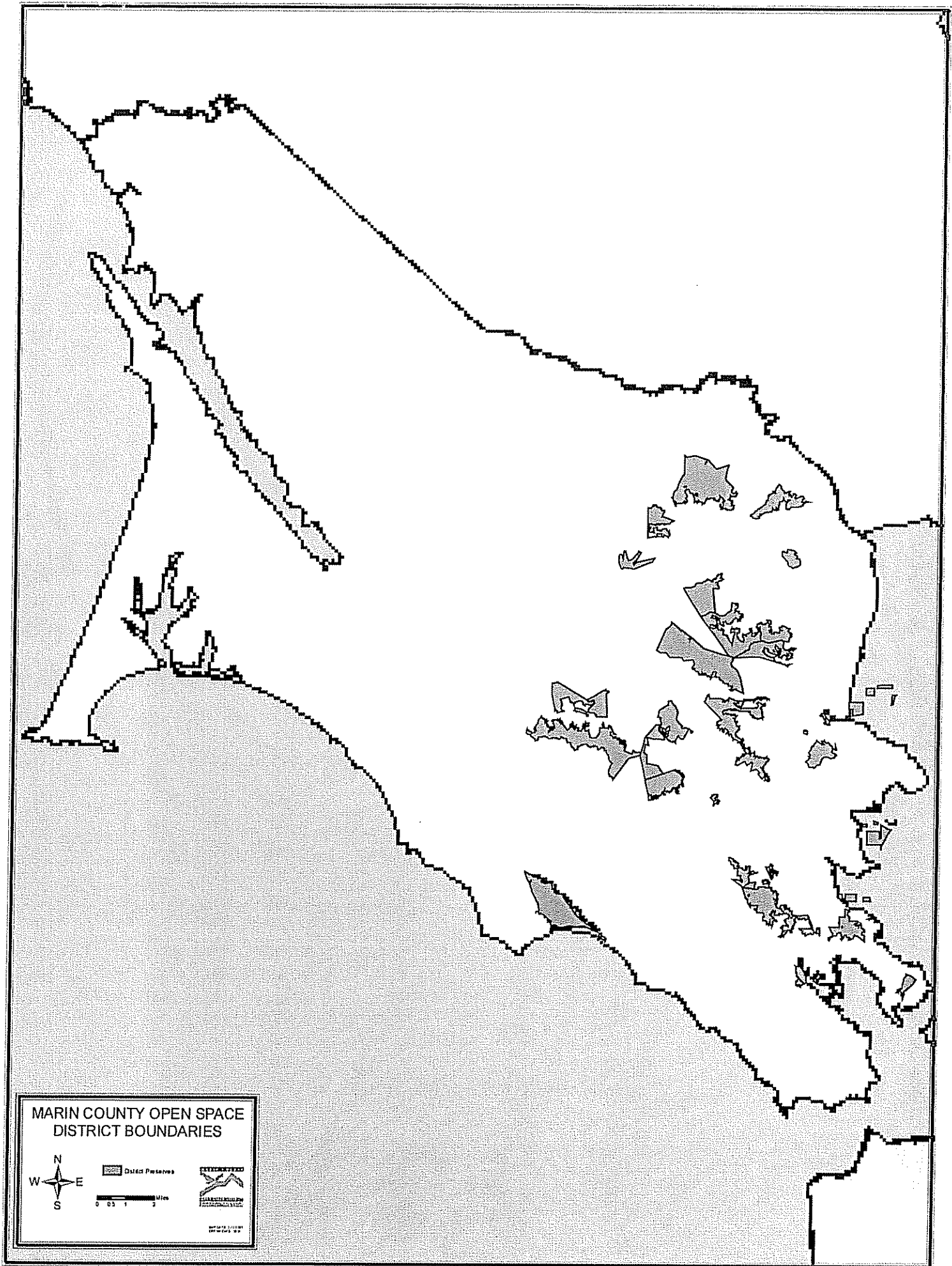
1/5/07
Date

AGF-16 (SCO 8-16)

Mission Statement

Marin County Open Space District

The mission of the Marin County Open Space District is to enhance the quality of life in Marin through the acquisition, protection, and responsible stewardship of ridge lands, bay lands and environmentally sensitive lands targeted for preservation in the Marin Countywide Plan.



MARIN COUNTY OPEN SPACE
DISTRICT BOUNDARIES



MAP DATE: 1/10/01
BY: MCF, WPA

MAP LOCATION



RING MOUNTAIN OSP

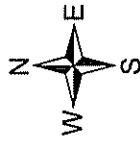
250

300

200

Reedland

TAX DEFAULT PROPERTY



0 45 90 180 Feet



Tax Default Property



Director Kinsey thanked Ms. McNamee for the brevity of her report and assured her an earlier place on the agenda next meeting.

- 14f. FIRST ADDENDUM TO THE MEMORANDUM OF UNDERSTANDING ("MOU") WITH THE COUNTY AND THE MARIN MUNICIPAL WATER DISTRICT ("MMWD") REGARDING THE LAGUNITAS CREEK WATERSHED SEDIMENT REDUCTION AND ENHANCEMENT PROJECT

By letter dated January 23, 2007, Assistant General Manager Ron Miska submitted his report and recommendations regarding the above-captioned matter.

M/s Director Adams - Director Arnold on behalf of Director Kinsey, to authorize the President to execute First Addendum to the Memorandum of Understanding ("MOU") with the County and the Marin Municipal Water District ("MMWD") regarding the Lagunitas Creek Watershed Sediment Reduction and Enhancement Project.

Vote: Motion carried 4-0

AYES: Director Arnold, Director McGlashan, Director Adams, Director Kinsey.

ABSENT: Director Brown

- 14g. AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY (APN 038-361-15) IN TIBURON ADJACENT TO THE RING MOUNTAIN OPEN SPACE PRESERVE

By letter dated January 23, 2007, Assistant General Manager Ron Miska submitted his report and recommendations regarding the above-captioned matter.

M/s Director McGlashan - Director Adams (1) Authorize President to execute agreement; and (2) authorize expenditures and approve related budget actions as detailed in staff report dated January 23, 2007.

Vote: Motion carried 4-0

AYES: Director Arnold, Director McGlashan, Director Adams, Director Kinsey.

ABSENT: Director Brown

The Marin County Open Space District Board of Directors adjourned at 1:04 p.m.

SINE DIE

Susan L. Adams, President
Marin County Open Space District

ATTEST:

Sharon McNamee, Secretary
Marin County Open Space District

Property Description

ASSESSOR'S PARCEL NO. 038-361-15

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