

**AGREEMENT FOR SALE AND PURCHASE OF TAX-DEFAULTED REAL
PROPERTY AND COVENANTS, CONDITIONS AND RESTRICTIONS
AGREEMENT NO. 7098 – ANZA-BORREGO FOUNDATION
(Non-profit Organization)**

This Agreement by and between the **Board of Supervisors of the County of San Diego** (“SELLER”) and **Anza-Borrego Foundation**, a non-profit corporation organized in accordance with provisions of California law (“PURCHASER”), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code, is made as of the Effective Date of Sale for Agreement No. 7098.

The SELLER, subject to the State Controller’s approval, does hereby agree to sell to **Anza-Borrego Foundation**, a non-profit corporation organized in accordance with provisions of California law (“PURCHASER”) that real property described in Exhibit “A” of this Agreement, which was tax defaulted for nonpayment of taxes and is now subject to the San Diego County Treasurer-Tax Collector’s power to sell.

WHEREAS, the PURCHASER is a non-profit corporation organized in accordance with provisions of California law for the purpose of acquiring real property located within the boundary of the Anza-Borrego Desert State Park for the benefit of the public to be preserved for generations to enjoy as part of the Park.

WHEREAS, the SELLER is interested in selling tax-defaulted real properties to qualified non-profit organization for the purpose of incorporating the tax-defaulted real properties listed in “Exhibit A” that is located in the unincorporated area of the County of San Diego, commonly known as:

Assessor’s Parcel Numbers: 118-070-23-00, 119-050-17-00, 142-240-20-00, 201-050-06-00, 201-170-07-00, 252-080-58-00 and 297-070-03-00.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. That, as provided by California Revenue and Taxation Code § 3800, 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 \$18,800.00 (Eighteen Thousand, Eight Hundred and 00/100’s dollars) for the real property described in Exhibit “A” within thirty (30) calendar days after the date that this agreement becomes effective. This Agreement shall become Effective at 5:01 p.m. on the 21st day after the first publication of the notice of agreement, pursuant to California Revenue and Taxation Code § 3802, (the “Effective Date”); and
3. That PURCHASER agrees to use the real property described in Exhibit “A” of this Agreement for the public purpose of acquiring real property located within the boundary of the Anza-Borrego Desert State Park for the benefit of the public to be preserved for generations to enjoy as part of the Park.

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4. Notices under this Agreement shall be given in accordance with applicable statutory requirements. If there are no statutory requirements in effect, including but not limited to notices, demands, requests, elections, approvals, disapprovals, consents, or other communications given under this Agreement shall be in writing and shall be given by personal delivery, certified mail (return receipt requested), or overnight guaranteed delivery service and addressed as follows:

If to the Purchaser:

Lino Morales, Land Program Administrator
Anza-Borrego Foundation
P.O. Box 2001
Borrego Springs, CA 92004

If to the Seller:

Detra Williams, Manager, Special Functions Division
San Diego County Treasurer-Tax Collector
1600 Pacific Highway, Room 162
San Diego, CA 92101

If all or any portion of any individual parcel described in this Agreement is redeemed prior to the Effective Date of this Sale or the State Controller fails to approve the Agreement, this Agreement shall be null and void as 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.

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

This Agreement states the full agreement between the parties and supersedes all prior negotiations and agreements.

APPROVED AS TO FORM AND LEGALITY:
DAVID J. SMITH, ACTING COUNTY COUNSEL

BY: Walter J. de Lorrell III, Chief Deputy

AGREEMENT NO. 7098 – ANZA BORREGO FOUNDATION

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

ATTEST:

ANZA-BORREGO FOUNDATION
A California Non-profit Organization

A California Non-profit Organization

By: Linda A. Tandle
Secretary

By: _____
President/Vice President

ATTEST:

(seal)



Board of Supervisors
San Diego County

By: [Signature]
Clerk of the Board of Supervisors

By: [Signature]
Chairperson

Pursuant to the provision of Revenue and Taxation Code § 3795, the State Controller approves the foregoing Agreement this _____ day of _____, 20_____.

MALIA M. COHEN
CALIFORNIA STATE CONTROLLER

By: _____
Jaclyn McQueen, Manager
Government Compensation & Property Tax
Standards Section

AGREEMENT NO. 7098 – ANZA BORREGO FOUNDATION

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

ATTEST:

A California Non-profit Organization

Anza-Borrego Foundation
A California Non-profit Organization

By: _____
Secretary

By: David VanCleve
President/Vice President

ATTEST:

Board of Supervisors
San Diego County

(seal)

By: _____
Clerk of the Board of Supervisors

By: _____
Chairperson

Pursuant to the provision of Revenue and Taxation Code § 3795, the State Controller approves the foregoing Agreement this _____ day of _____, 20_____.

MALIA M. COHEN
CALIFORNIA STATE CONTROLLER

By: _____
Jaclyn McQueen, Manager
Government Compensation & Property Tax
Standards Section

TO THE ASSESSOR, AUDITOR, AND TREASURER OF THE COUNTY OF SAN DIEGO, AND TO THE CONTROLLER OF THE STATE OF CALIFORNIA

Exhibit "A"

Under the Direction of the Board of Supervisors, by Resolution No. _____, Dated _____, and Authorization of the State Controller Dated _____. The property listed below was purchased by Anza-Borrego Foundation, pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

AGREEMENT NO.: 7098 EFFECTIVE DATE: ITEM # -TRA/PARCEL LEGAL DESCRIPTION LAST ASSESSEE(S)	TRA DEFAULT APN DEFAULT DATE DEFAULT YEAR NOTICE OF PTS NOTICE DATE	SALES PRICE	ADV COST	REC FEE	STATE FEE	COUNTY FEE	NOTICE FEE	PERSONAL CONTACT FEE	REDEMPTION AMOUNT As of _____	CURRENT TAXES As of _____	TEETER FUNDS	EXCESS PROCEEDS CLAIM FEES	EXCESS PROCEEDS	DEED ISSUED TO DATE OF DEED DOCUMENT NO. (If not sold, give reason)
0048/ 98008/ 118-070-23-00 THE SOUTH HALF OF THE NORTHWEST QUARTER OF LOT 2 IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF. LAST ASSESSEE(S): STEGNER DAVID R, STEGNER GREGORY L	98008 118-070-23-00 6/28/2019 2018-2019 2024-0285606 10/22/2024	\$1,200.00	\$0.00	\$0.00	\$0.00	\$336.00	\$356.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0049/ 58006/ 119-050-17-00 THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF. LAST ASSESSEE(S): STAPLES EFFIE M	58006 119-050-17-00 6/28/2019 2018-2019 2024-0285607 10/22/2024	\$1,600.00	\$0.00	\$0.00	\$0.00	\$336.00	\$356.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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0074/ 58006/ 142-240-20-00 THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY. LAST ASSESSEE(S): SULLIVAN BEVERLY A	58006 142-240-20-00 6/28/2019 2018-2019 2024-0285623 10/22/2024	\$1,500.00	\$0.00	\$0.00	\$0.00	\$336.00	\$356.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0144/ 58006/ 201-050-06-00 THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. LAST ASSESSEE(S): HANKINS MARTI D	58006 201-050-06-00 6/28/2019 2018-2019 2024-0286236 10/22/2024	\$2,000.00	\$0.00	\$0.00	\$0.00	\$336.00	\$356.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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0145/ 58006/ 201-170-07-00 THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 20, 1856. LAST ASSESSEE(S): ARAMBULO MIGUEL L INC	58006 201-170-07-00 6/28/2019 2018-2019 2024-0286237 10/22/2024	\$5,000.00	\$0.00	\$0.00	\$0.00	\$336.00	\$356.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0180/ 81001/ 252-080-58-00 THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY. LAST ASSESSEE(S): JAFARIEH MOSTAFA EST OF	81001 252-080-58-00 6/28/2019 2018-2019 2024-0286779 10/22/2024	\$2,600.00	\$0.00	\$0.00	\$0.00	\$336.00	\$356.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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0230/ 81001/ 297-070-03-00 THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE. LAST ASSESSEE(S): ORBIT INVESTMENTS L L C	81001 297-070-03-00 6/28/2019 2018-2019 2024-0286791 10/22/2024	\$4,900.00	\$0.00	\$0.00	\$0.00	\$336.00	\$356.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL		\$18,800.00	\$0.00	\$0.00	\$0.00	\$2,352.00	\$2,492.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	