

**AGREEMENT FOR SALE AND PURCHASE OF TAX-DEFAULTED REAL
PROPERTY AND COVENANTS, CONDITIONS AND RESTRICTIONS
AGREEMENT NO. 7097 – HOUSEPALS
(Non-profit Organization)**

This Agreement by and between the **Board of Supervisors of the County of San Diego** (“SELLER”) and **Housepals**, 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. 7097.

The SELLER, subject to the State Controller’s approval, does hereby agree to sell to **Housepals**, 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 aiming to empower low-income families by providing them with safe, affordable housing solutions, fostering stability, and nurturing communities where individuals and families thrive.

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: 187-470-13-00, 187-470-14-00, 196-160-03-00, 244-060-10-00, 272-300-13-00 and 670-630-02-00.

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 \$216,800.00 (Two Hundred Sixteen 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 aiming to empower low-income families by providing them with safe, affordable housing solutions, fostering stability, and nurturing communities where individuals and families thrive; and

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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:

Tanner Ford, President of the Board
Housepals
5490 La Jolla Blvd, K205
La Jolla, CA 92037

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. 7097 – HOUSEPALS

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

ATTEST:

Housepals
A California Non-profit Organization

Housepals
A California Non-profit Organization

By: [Signature]
Secretary

By: [Signature]
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

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 Housepals, pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

AGREEMENT NO.: 7097 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)
0123/ 74075/ 187-470-13-00 THAT PORTION OF THAT CERTAIN PARCEL OF LAND DESIGNATED AND DELINEATED AS PARCEL 4 OF RECORD OF SURVEY MAP NO. 4475, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 30, 1957, BEING A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 4, SOUTH 00°24'40" EAST, 200.00 FEET; THENCE SOUTH 88°44'30" WEST, 306.06 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN EASEMENT DESCRIBED IN DEED TO LOMAIR COMMUNITY SERVICES DISTRICT, FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES, RECORDED AUGUST 30, 1962 AS INSTRUMENT NO. 150879; THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY TO THE NORTHERLY LINE OF SAID PARCEL 4;	74075 187-470-13-00 6/28/2019 2018-2019 2024-0285857 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	

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THENCE ALONG SAID NORTHERLY LINE NORTH 88°44'30" EAST TO THE POINT OF BEGINNING. LAST ASSESSEE(S): HALILI HADRIAN P, QUIZON-HALILI HAZEL														
0124/ 74075/ 187-470-14-00 THAT PORTION OF THAT CERTAIN PARCEL OF LAND DESIGNATED AND DELINEATED AS PARCEL 4 ON RECORD OF SURVEY MAP NO. 4475, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 30, 1957, BEING A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE ALONG THE EASTERLY .LINE OF SAID PARCEL 4, SOUTH 00°24'40" EAST, 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00°24'40" EAST, 200.00 FEET; THENCE SOUTH 88°44'30" WEST, 363.11 FEET; THENCE NORTH 07°16'04" WEST TO THE SOUTHERLY LINE OF THAT CERTAIN EASEMENT DESCRIBED IN DEED TO LOMAIR COMMUNITY SERVICES DISTRICT, FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES, RECORDED AUGUST 30, 1962, AS INSTRUMENT NO. 150879; THENCE EASTERLY AND NORTHEASTERLY ALONG THE	74075 187-470-14-00 6/28/2019 2018-2019 2024-0286222 10/22/2024	\$6,200.00	\$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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SOUTHERLY AND SOUTHEASTERLY BOUNDARY OF SAID EASEMENT TO A LINE WHICH BEARS SOUTH 88°44'30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°44'30" EAST, 306.06 FEET TO THE TRUE POINT OF BEGINNING. LAST ASSESSEE(S): HALILI HADRIAN P, QUIZON-HALILI HAZEL														
0128/ 98000/ 196-160-03-00 THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF. LAST ASSESSEE(S): EHLERS DOUGLAS G (DCSD), EHLERS DOUGLAS G LIVING TRUST 05-07-14, EHLERS ROBIN	98000 196-160-03-00 6/28/2019 2018-2019 2024-0286223 10/22/2024	\$8,100.00	\$0.00	\$0.00	\$0.00	\$336.00	\$356.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0176/ 65023/ 244-060-10-00 THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT THE SOUTHERLY 70.00 FEET OF THE WESTERLY 450.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 AND THE SOUTHERLY	65023 244-060-10-00 6/28/2019 2018-2019 2024-0286776 10/22/2024	\$117,400.00	\$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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40.00 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25 LYING EASTERLY OF THE EASTERLY LINE OF THE ABOVE EXCEPTED LAND. EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE CENTER LINE OF ROAD SURVEY NO. 280 (KNOWN AS BLACK CANYON ROAD) A PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAN DIEGO COUNTY. LAST ASSESSEE(S): BLACK CANYON TRUST 09-03-13, SUTALO SARA M (DCSD)														
0215/ 04089/ 272-300-13-00 THAT PORTION OF RANCHO SAN BERNARDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP IN BOOK 2, PAGE 462 OF PATENTS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE OAKSTRACK, ACCORDING TO MAP N0.1415; FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 8, 1912, WITH THE EASTERLY BOUNDARY OF THAT CERTAIN 60.00 FOOT COUNTY ROAD KNOWN AS COUNTY HIGHWAY COMMISSION, ROUTE 3, DIVISION 1, ALSO KNOWN AS SUNSET DRIVE; THENCE ALONG THE SOUTHERLY LINE OF SAID OAKS TRACT, SOUTH 84°04'30" EAST 3141.71 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF SAID OAKS TRACT, SOUTH 54°42'30"	04089 272-300-13-00 6/30/2016 2015-2016 2021-0752449 10/28/2021	\$78,600.00	\$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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EAST 168.91 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°07'20" A DISTANCE OF 230.81 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11°24'50" WEST 21.48 FEET TO THE BEGINNING OF A TANGENT 313.17 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°16'50" A DISTANCE OF 263.89 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 36°52' EAST 13.16 FEET TO THE SOUTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO RALPH G. MARSHALL, RECORDED DECEMBER 24, 1963, AS DOCUMENT NO. 228458 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTHERLY 36°52' EAST 677.23 FEET TO THE BEGINNING OF A TANGENT 400.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHERLY ALONG SAID CURVE 302.85 FEET THROUGH AN ANGLE OF 43°22'50"; THENCE TANGENT TO SAID CURVE SOUTH 6°30'50" WEST 581.85 FEET; THENCE SOUTH 84°12'50" EAST 141.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE RADIUS OF A 100.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, NORTH 5°47'10" EAST 26.00 FEET TO A POINT ON SAID CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE 109.02 FEET THROUGH AN ANGLE OF 62°27'50"; THENCE TANGENT TO SAID CURVE SOUTH 21°45' EAST 100.00 FEET TO THE BEGINNING OF A TANGENT														

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276.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE 429.93 FEET THROUGH AN ANGLE OF 89°15'; THENCE RADially TO SAID CURVE NORTH 21°00' WEST 26.00 FEET; THENCE NORTH 1°07' EAST 335.00 FEET; THENCE NORTH 89°38' EAST 266.79 FEET; THENCE NORTH 74°50' EAST 174.65 FEET; THENCE NORTH 54°06' EAST 28.00 FEET; THENCE SOUTH 35°54' EAST 200.00 FEET TO THE BEGINNING OF A TANGENT 572.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE 420.30 FEET THROUGH AN ANGLE OF 42°06' TO THE BEGINNING OF A COMPOUND 420.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE 611.23 FEET THROUGH AN ANGLE OF 83°23' TO POINT "A" OF THIS DESCRIPTION; THENCE SOUTH 89°35' WEST 64.99 FEET; THENCE NORTH 88°38' WEST 755.14 FEET TO A LINE WHICH BEARS SOUTH 5°47'10" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 5°47'10" EAST 782.08 FEET TO THE TRUE POINT OF BEGINNING. LAST ASSESSEE(S): CALLE FRANCESCA LLC, COLLINS DAVID, COLLINS FAMILY TRUST 09-24-96, COLLINS JUNE D, COLTHURST BIL, COLTHURST YUKO S, HARRIS FAMILY TRUST, HARRIS MARGARET L (DCSD), KERNS R KATHERINE S, KING LAWRENCE R, L V S I L L C, NEWTON														

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COCO W, NEWTON ROGER S, SCHOOLER JANE L, SCHOOLER JOHN E														
0485/ 08118/ 670-630-02-00 PARCEL A OF SAN CLEMENTE PARK ESTATES UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, AND STATE OF CALIFORNIA, ACCORDING TO A MAP THEREOF NO. 6808, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 18, 1970. LAST ASSESSEE(S): THE NEWLAND GROUP INC, U C-670 LLC	08118 670-630-02-00 6/28/2019 2018-2019 2024-0285797 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	
TOTAL		\$216,800.00	\$0.00	\$0.00	\$0.00	\$2,016.00	\$2,136.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	