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

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 cor to sign for said agencies.	nditions of this Agreement and are authorized
ATTEST:	
Hose pals A California Non-profit Organization	Housepals A California Non-profit Organization
By: Secretary	By:President Vice President
ATTEST: (seal)	Board of Supervisors San Diego County
By: Clerk of the Board of Supervisors	By: Champerson
Pursuant to the provision of Revenue and Taxation the foregoing Agreement this day of	MALIA M. COHEN CALIFORNIA STATE CONTROLLER
	By:

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 I	No	,	Dated _		, and A	Authorizatio	n of the State (Controller [Dated	T	he property	listed below was
purchased by <u>Housepals</u>		, pursuant t	o the pr	ovisions	of Divis	sion 1, Pai	t 6, Chap	ter 8, of the	Revenue and 1	Taxation Co	ode.			
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		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:	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	
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;

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		DEED ISSUED TO DATE OF DEED DOCUMENT NO. (If not sold, give reason)
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, 200.01 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 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	

AGREEMENT NO.: 7097	TRA	SALES PRICE	ADV	REC	STATE	COUNTY	NOTICE	PERSONAL	REDEMPTION	CURRENT	TEETER	EXCESS		DEED ISSUED TO
EFFECTIVE DATE:	DEFAULT APN		COST	FEE	FEE	FEE	FEE	CONTACT	AMOUNT	TAXES	FUNDS	PROCEEDS CLAIM	PROCEEDS	DATE OF DEED
ITEM # -TRA/PARCEL	DEFAULT DATE	l 1						FEE				FEES	l	DOCUMENT NO.
LEGAL DESCRIPTION	DEFAULT YEAR	1												(If not sold, give reason)
LAST ASSESSEE(S)	NOTICE OF PTS	i l							As of	As of			l	1692011)
	NOTICE DATE													
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	98000	\$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	
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	196-160-03-00 6/28/2019 2018-2019 2024-0286223 10/22/2024													
0176/ 65023/ 244-060-10-00	65023	\$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	
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	244-060-10-00 6/28/2019 2018-2019 2024-0286776 10/22/2024													

AGREEMENT NO.: 7097 EFFECTIVE DATE: ITEM # -TRA/PARCEL LEGAL DESCRIPTION LAST ASSESSEE(S)	TRA DEFAULT APN DEFAULT DATE DEFAULT YEAR NOTICE OF PTS	SALES PRICE	ADV COST	REC FEE	STATE FEE	COUNTY FEE	NOTICE FEE	PERSONAL CONTACT FEE	REDEMPTION AMOUNT As of	CURRENT TAXES	TEETER FUNDS	EXCESS PROCEEDS CLAIM FEES		DEED ISSUED TO DATE OF DEED DOCUMENT NO. (If not sold, give reason)
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.	NOTICE DATE													
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 OAKSTRACT, ACCORDING TO MAP N0.1415; FILED IN THE OFFICE OF THE COUNTY, FEBRUARY 8, 1912, WITH THE EASTERLY BOUNDARY OF THAT	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	
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"														

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AGREEMENT NO.: 7097	TRA	SALES PRICE	ADV	REC	STATE	COUNTY	NOTICE FEE	PERSONAL CONTACT	AMOUNT	TAXES	FUNDS	PROCEEDS		DATE OF DEED
EFFECTIVE DATE:	DEFAULT APN		COST	FEE	FEE	FEE	FEE	FEE	AMOUNT	IANES	PONDS	CLAIM		
ITEM # -TRA/PARCEL	DEFAULT DATE							FEE				FEES		DOCUMENT NO.
LEGAL DESCRIPTION	DEFAULT YEAR													(If not sold, give
LAST ASSESSEE(S)	NOTICE OF PTS								As of	As of				reason)
LAST ASSESSEE(S)	NOTICE DATE								A3 0.					
	NOTICE DATE			_									·	
EAST 168.91 FEET TO THE BEGINNING					1							1		
OF A TANGENT 200.00 FOOT RADIUS					Į									
CURVE CONCAVE SOUTHWESTERLY;				•	ļ				1					
THENCE SOUTHEASTERLY ALONG					Ì									
SAID CURVE THROUGH A CENTRAL												ì		ļ
ANGLE OF 66°07'20" A DISTANCE OF						1		1					ì	1
230.81 FEET TO THE POINT OF														
TANGENCY; THENCE SOUTH 11°24'50"									1					
WEST 21.48 FEET TO THE BEGINNING		1					1		i	ĺ			1	
OF A TANGENT 313.17 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE							i					1		
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THROUGH A CENTRAL ANGLE OF	1					1		ļ					i	İ
48°16'50" A DISTANCE OF 263.89 FEET						l								
TO THE POINT OF TANGENCY; THENCE		i l				l		1						
SOUTH 36°52' EAST 13.16 FEET TO THE		i				ļ				1				
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DESCRIBED IN DEED TO RALPH G.	İ				1		1			Ì			1	
MARSHALL, RECORDED DECEMBER 24,												ļ		
1963, AS DOCUMENT NO. 228458 OF		Į.					İ							
OFFICIAL RECORDS; THENCE											ļ	ŧ	į.	
CONTINUING SOUTH 36°52' EAST		}			ĺ						İ]	
677.23 FEET TO THE BEGINNING OF A						i	1						1	
TANGENT 400.00 FOOT RADIUS CURVE					ł			1						
CONCAVE SOUTHWESTERLY; THENCE								İ	·					
SOUTHERLY ALONG SAID CURVE						l								
302.85 FEET THROUGH AN ANGLE OF					ĺ					l				
43°22'50"; THENCE TANGENT TO SAID	1							·	1	ļ				
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BEGINNING; THENCE ALONG THE							İ				1	1	ł	
RADIUS OF A 100.00 FOOT RADIUS						1	İ	1		!				
CURVE CONCAVE SOUTHWESTERLY,								1		1				
NORTH 5°47'10" EAST 26.00 FEET TO A						ļ				1				
POINT ON SAID CURVE; THENCE						i		1		ł				
SOUI'HEASTERLY ALONG SAID CURVE					1				ł	1		ł		
109.02 FEET THROUGH AN ANGLE OF		1		1						i		1		
62°27'50"; THENCE TANGENT TO SAID	.	Į.			1						1			ļ.
CURVE SOUTH 21°45' EAST 100.00 FEET		l			i		l						1	1
TO THE BEGINNING OF A TANGENT	1		L				<u> </u>							·

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	TEETER FUNDS	EXCESS PROCEEDS CLAIM FEES	PROCEEDS	DEED ISSUED TO DATE OF DEED DOCUMENT NO. (If not sold, give reason)
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 19°0' EAST 335.00 FEET; THENCE NORTH 19°0' EAST 335.00 FEET; THENCE NORTH 89°38' EAST 266.79 FEET; THENCE NORTH 89°38' EAST 266.79 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; THENCE SOUTHWESTERLY; 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 ASSESSE(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														

	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	PROCEEDS	DEED ISSUED TO DATE OF DEED DOCUMENT NO. (If not sold, give reason)
COCO W, NEWTON ROGER S, SCHOOLER JANE L, SCHOOLER JOHN E														
0485/ 08118/ 670-630-02-00	08118	\$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	
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.	670-630-02-00 6/28/2019 2018-2019 2024-0285797 10/22/2024													
LAST ASSESSEE(S): THE NEWLAND GROUP INC, U C-670 LLC														
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	