

**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

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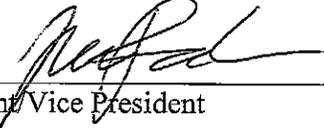
The undersigned hereby agree to the terms and conditions of this Agreement and are authorized to sign for said agencies.

ATTEST:

Housepals
A California Non-profit Organization

Housepals
A California Non-profit Organization

By: 
Secretary

By: 
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