

Application to Purchase Tax-Defaulted Property from County

This application must be completed by an eligible purchasing entity 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. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Town of Fairfax
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 or special district, provide jurisdiction 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 State, county, revenue district, special district, or redevelopment agency for public purpose.
- Purchase by nonprofit 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, special district, or redevelopment agency for public purpose
- Purchase by nonprofit 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: 003-161-07
3. State the purpose and intended use for *each* parcel: To acquire and hold in perpetuity as public open space.

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Michael Rock
Authorized Signature

Town Manager
Title

8-17-09
Date

AGF-2 (SCO 8-16)

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 TOWN OF FAIRFAX ("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,
2. That the PURCHASER agrees to pay the sum of \$5,700 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:

To acquire and hold in
perpetuity as public open
space.

APN: 003-161-07

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)

By _____

(Seal)

ATTEST: BOARD OF SUPERVISORS

Clerk of the Board of Supervisors

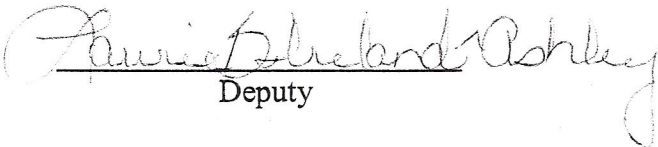
By _____ COUNTY

By _____
Deputy


By _____
Chairman

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code, the governing body of the City of _____ hereby agrees to the sale price as provided in this agreement.

ATTEST: TOWN OF FAIRFAX



Deputy

By 

Town Manager

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"

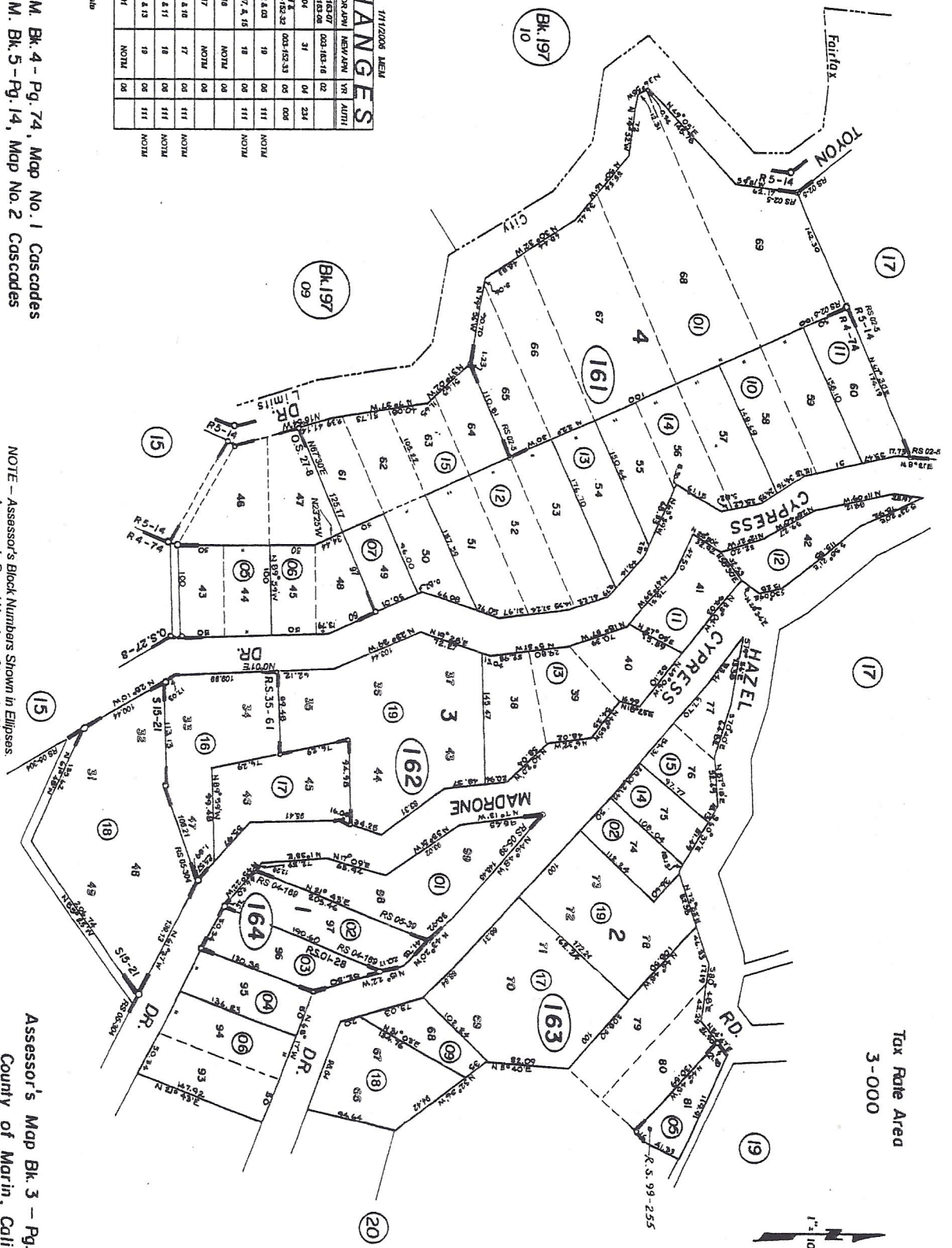
<u>Description</u>	<u>First Year Delinquent</u>	<u>Default Number</u>	<u>Purchase Price</u>
003-161-07	2003	03-8974	\$5,700

All that certain real property situated in the City of Fairfax, County of Marin, State of California, described, as follows:

LOT 49, in Block 4 as shown upon that certain map entitled, "Map of No. 1 of the Cascades", filed for record on August 4, 1914 in Book 4 of Maps at page 74, in the office of the County Recorder of the County of Marin, State of California.

Tax Rate Area
3-000

3-16



1/11/2008 MEM

CHANGES

BLK	PERSON	APR	NEW/AVN	YR	AUTH
161	003-163-07	003-163-16	03	234	
161	04	31	04	234	
161	003-163-32	003-163-33	03	008	
162	02-03	19	06	111	NOTA
162	06-07, 8, 15	18	06	111	NOTA
162	16				NOTA
162	17				NOTA
162	08-8, 18	17	06	111	NOTA
163	10-8, 11	18	06	111	NOTA
163	12-8, 13	19	06	111	NOTA
164	01				NOTA

Surveys
Map Update

R.M. Bk. 4 - Pg. 74, Map No. 1 Cascades
R.M. Bk. 5 - Pg. 14, Map No. 2 Cascades

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 3 - Pg. 16
County of Marin, Calif

**TOWN OF FAIRFAX
FINAL DRAFT
MISSION, VISION and CORE VALUES**

MISSION STATEMENT

Fairfax is committed to People, Nature, and Culture.

VISION STATEMENT

We are a small town and we seek to retain our small town character. We feel this is essential to being a strong and supportive community. Our Town is progressive and so we value civic engagement by all our residents. Our vision is one of sustainability achieved by creating and preserving open space, building walking and bicycling paths, supporting our unique small businesses, striving for zero waste, banning pesticides, and reducing our carbon footprint.

We pride ourselves as a socially, economically and politically diverse community. We encourage our citizens to be actively engaged in all the facets of our community life.

CORE VALUES

PUBLIC SERVICE

We are first and foremost a public service organization. The Town strives to provide the best possible service to meet the needs of the day of all the residents of Fairfax.

TEAMWORK

The Town staff and leadership seek to work as a team to accomplish the vision, mission and goals of the Town. This means teamwork is a part of everything we do. Successful teams have good communication, are supportive, flexible and accountable to all team members.

HIGH PERFORMANCE

We strive for high performance in everything we do. We never stop striving to improve. New thinking generates new ideas and new solutions. So we welcome "thinking outside the box" in finding innovative and cost-effective ways to accomplish the Town's goals. For Fairfax, high performance includes implementing our best practices and promoting an atmosphere of taking risks to achieve superior results.

RESPECT

In Fairfax, we believe that respect of others is a fundamental requirement for operating a successful and professional organization. The Town will provide equitable service to all and will respect residents, business owners, customers, each other, and our natural environment.

Discussion/Consideration of Redemption of Tax Delinquent Properties with Open Space Fund - Bragman

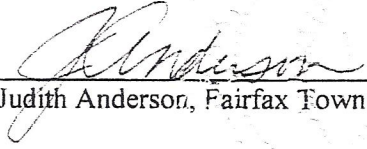
Councilmember Bragman introduced Ryan O'Neil of the Open Space Committee (OSC). Mr. O'Neil reported that the OSC had voted unanimously to request that the Council authorize the purchase of two tax defaulted properties near the Ross property (Parcels numbered 003-071-28 and 003-161-07); stated that the properties wouldn't involve maintenance or liability exposure; that the properties were available for a total of \$15,300 with the Town having the right of first refusal for purchase if the taxes weren't paid; and that the OSC had about \$29,000 in their account that they were willing to spend on the acquisition.

M/S, Bragman/Brandborg, Motion to direct staff to assist the Open Space Committee in purchasing the property.

AYES: Bragman, Brandborg, Tremaine, Weinsoff
NOES: None
ABSENT: Maggiore

I, Judith Anderson, Town Clerk of the Town of Fairfax, hereby certify that this is an accurate excerpt from the approved Fairfax Town Council minutes of July 1, 2009.

Dated: August 10, 2009



Judith Anderson, Fairfax Town Clerk