

EXHIBIT 54

County of San Bernardino

**CERTIFICATE OF CLERK
AS TO DOCUMENTS AND INSTRUMENTS**

STATE OF CALIFORNIA }
 } ss.
COUNTY OF SAN BERNARDINO }

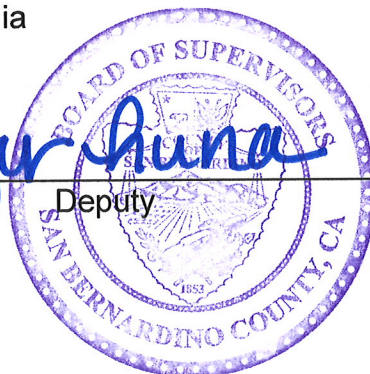
I, **LAURA H. WELCH**, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify that the attached copy of Agreement No. 99-199 dated March 23, 1999 is a full, true and correct copy of all such records and documents which are in my custody or are on file in my office, and that I have compared said copies with the originals thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Board of Supervisors this 15th day of July 2015.

LAURA H. WELCH
Clerk of the Board of Supervisors
of the County of San Bernardino,
State of California

By

Jennifer Luna
Deputy



**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

March 23, 1999

FROM: MANUEL AHUERO, DIRECTOR
Real Estate Services Department

SUBJECT: ACQUISITION OF PROPERTY IN COUNTY SERVICE AREA 70,
IMPROVEMENT ZONE L (CSA 70-L) IN THE PINON HILLS AREA

RECOMMENDATION: Acting as the governing body of County Service Area 70 Improvement Zone L (CSA 70-L), approve Purchase and Sale Agreement for the acquisition of two parcels of land located in the Pinon Hills area from the County of Los Angeles for the total combined appraised value of \$8,900.00.

BACKGROUND INFORMATION: CSA 70-L requested Real Estate Services Department purchase two parcels of land in Los Angeles County (APN 3089-021-901 & 902) for future district needs. These parcels are located on the west side of 263rd Street south of Luna Road, north of the California Aqueduct. On October 20, 1998 the Board approved the purchase of these parcels for \$7,010.00 based on appraisal 98-21. Upon submittal of an offer to Los Angeles County and subsequent information brought to our attention by their appraiser, we are in agreement that the value of the two parcels is \$8,900.00.

REVIEW BY OTHERS: This agenda item has been reviewed by the Special Districts Department, and approved as to legal form by Rex A. Hinesley, Deputy County Counsel on March 4, 1999.

FINANCIAL IMPACT: The funds for the purchase of this property are available in the CSA 70-L budget (ECG-170-4010).

SUPERVISORIAL DISTRICT(S): 1

PRESENTER: Manuel Ahuero

JD: 72780
inf: 72774

Record of Action of the Board of Supervisors
AGREEMENT NO. 99-199

cc: RES w/5 agree. For signature
Special Districts - Tom Sutton
Contractor
Auditor
SBD
GSG
File w/agree.

rdm

**APPROVED BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO**

MOTION	<u>SECOND</u> 1	<u>AYE</u> 2	<u>AYE</u> 3	<u>AYE</u> 4	<u>MOVE</u> 5
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EARLENE SPROAT, CLERK OF THE BOARD

BY

DATED: March 23, 1999

ITEM 011



**DISTRICT
F A S.**

CONTRACT TRANSMITTAL

FOR COUNTY USE ONLY

ORIGINAL

E <input checked="" type="checkbox"/>	New	Vendor Code		SC	SPD	A	Contract Number 99-199	
M <input type="checkbox"/>	Change							Contractor's License No.
X <input type="checkbox"/>	Cancel							
District County Service Area 70, Improvement Zone L							Amount of Contract \$8900.00	
District Contract Representative Tom Sutton (760)955-9885								
Fund ECG	Dept. 170	Organization	Appr. 400	Obj/Rev Source 4005	Activity	GRC/PROJ/JOB Number N21371		
Project Name			FY	Estimated Payment Total by Fiscal Year				
				Amount	I/D	FY	Amount I/D	

CONTRACTOR County of Los Angeles

95-6000927-W

Federal ID No. or Social Security No. _____

Contractor's Representative Greg Merrill

Address 550 S. Vermont 10th Floor, Los Angeles, CA 90020

Phone 213-738-2319

Nature of Contract: *(Briefly describe the general terms of the contract)*

This contract provides for the purchase of two properties for a price of \$8,900.00

(Attach this transmittal to all contracts not prepared on the "Standard Contract" form.)

Approved as to Legal Form

Reviewed as to Contract Compliance

Reviewed for Processing

► See Signature Page

County Counsel

Date _____

►

Date _____

►

Agency Administrator/CAO

Date _____

**CHIEF ADMINISTRATIVE OFFICE
LEASING AND SPACE MANAGEMENT
SURPLUS REAL PROPERTY SALES**

PURCHASE AND SALE AGREEMENT

San Bernardino County Service Area 70, Improvement Zone L, hereinafter referred to as "Purchaser", on this ____ day of _____ 19____, hereby agrees to purchase from the County of Los Angeles, hereinafter referred to as "Seller", the right, title and interest in that real property ("Property") legally described on the attached Exhibit "A".

The Property consists of two parcels located on the west side of 263rd Street East south of Pearblossom Highway in the Pinon Hills area of the Antelope Valley, County of Los Angeles.

The sale of the Property will be subject to the approval by the Los Angeles County Board of Supervisors, and Purchaser agrees to the sale of the Property under the following terms and conditions:

1. The total purchase price of the Property shall be Eight Thousand Nine Hundred Dollars (\$8,900).

2. The Property will be sold for cash to be paid in full by Purchaser's warrant prior to approval of the sale by Seller.

3. Seller will convey title to the Property by quitclaim deed subject to the following:

a) Any covenants, conditions, restrictions, reservations, easements, rights and rights-of-way of record, if any.

b) The reservation by Seller of all oil, gas, hydrocarbons, or other minerals in and under the Property without the use of the surface or subsurface to a depth

of 500 feet, measured vertically, from the surface of the Property.

4. Purchaser acknowledges that the Property is being sold in its "as is" condition, without any warranty, express or implied or representation by Seller as to its physical condition, including but not limited to, the condition of the soils or groundwaters of the Property and the presence of pollutants or contaminants therein.

5. Purchaser shall assume the cost and expense for the remediation or removal of all contaminated materials, toxic or hazardous substances that may be found in, on or under the Property.

6. No warranty or representation is made by the Seller with respect to the size and zoning of the Property, its compliance with government rules, laws, statutes, ordinances or regulations or its fitness for any particular use or any other matter.

7. Seller shall not issue nor pay for a policy of title insurance, nor pay the costs of any escrow which Purchaser may be required to enter.

8. Purchaser shall obtain a title report and legal description for the Property at Purchaser's expense, and will accept conveyance of title based on the information contained in that report and the legal description therein.

9. Purchaser shall pay the Documentary Transfer Tax and Recording Fees associated with recording the quitclaim deed.

10. Failure of the Purchaser to comply with the terms and conditions set forth herein may result in Seller's rescission of the sale.

11. Purchaser requests title to the Property to be vested in the name of SAN BERNARDINO COUNTY SERVICE AREA 70, IMPROVEMENT ZONE L .

PURCHASER:

SAN BERNARDINO COUNTY SERVICE AREA 70, IMPROVEMENT ZONE L

Jon D. Nichols
Chairman, Board of Supervisors

MAR 23 1999
Date

SIGNED AND CERTIFIED THAT A
COPY OF THIS DOCUMENT HAS BEEN
DELIVERED TO THE CHAIRMAN OF
THE BOARD

EARLENE SPEDAT, Clerk of the
Board of Supervisors

By Regina Moore

APPROVED AS TO LEGAL FORM:
ALAN K. MARKS
County Counsel

By [Signature]
Deputy

3-4-99
Date

SELLER:

COUNTY OF LOS ANGELES

DAVID E. JANSSEN
Chief Administrative Officer

By _____
Sharon N. Yonashiro
Assistant Administrative Officer

ATTEST:
CONNY B. McCORMACK
Registrar-Recorder/County Clerk
of the County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:
LLOYD W. PELLMAN
County Counsel

By [Signature]
Deputy

EXHIBIT "A"

**LEGAL DESCRIPTION
263rd STREET EAST, PINON HILLS**

Parcel 21, in the County of Los Angeles, State of California, as shown on a Record of Survey filed in Book 74, Page 43 of Record of Survey, in the office of the County Recorder of said County.

Parcel 32, in the County of Los Angeles, State of California, as shown on a Record of Survey filed in Book 74, Page 43 of Record of Survey, in the office of the County Recorder of said County.