



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

FILED

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BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

April 15, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF TREASURER AND TAX COLLECTOR:
AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5-AGREEMENT 2568
SUPERVISORIAL DISTRICT 5-AGREEMENT 2569
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Desert and Mountain Conservation Authority (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A." Exhibit "A", attached to each Agreement, indicates the legal description and selling price of the parcels.

The Honorable Board of Supervisors
April 15, 2008
Page 2

Upon approval, the attached agreements and copies are to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one public agency. The agreements are with the Desert and Mountain Conservation Authority, which intends to utilize the properties for permanent open space and public parkland purposes.

Implementation of Strategic Plan Goals

Approval of these agreements is in accordance with the countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2007-08 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial Districts and the public use for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the

The Honorable Board of Supervisors
April 15, 2008
Page 3

agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

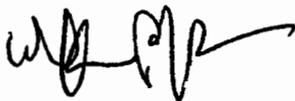
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of these and all Chapter 8 Agreements.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:MJS

Attachments

c: County Counsel
Assessor
Auditor-Controller
Treasurer and Tax Collector

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
225 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

Attachment "A"

HAROLD J. OSTLY
TAX COLLECTOR

November 17, 1970

W. T. KIDWELL
CHIEF DEPUTY

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

000471

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

ORIGINAL SIGNED

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

173

On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

000472

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2568

AGENCY

Desert and Mountain
Conservation Authority
Public Agency

Selling price of this parcel
shall be \$1,901.00

Public Agency intends to utilize this
property for permanent open space
and public parkland purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
5 TH	COUNTY OF LOS ANGELES	3316-020-027	\$ 1,901.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2569

AGENCY

Desert and Mountain
Conservation Authority
Public Agency

Selling price of this parcel
shall be \$2,411.00

Public Agency intends to utilize this
property for permanent open space
and public parkland purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
5 TH	COUNTY OF LOS ANGELES	3372-016-010	\$ 2,411.00

AGREEMENT NUMBER 2568

**DESERT AND MOUNTAIN
CONSERVATION AUTHORITY**

FIFTH SUPERVISORIAL DISTRICT

DESERT AND MOUNTAIN CONSERVATION AUTHORITY
44811 North Date Avenue, Suite G • Lancaster, California 93534
Phone (310) 589-3230 • Fax (310) 589-2408

DISTRICT # 5
COUNTY OF LOS ANGELES
• AGREEMENT # 2568

December 29, 2006

Mr. Stan Redins
Los Angeles County Treasurer and Tax Collectors Office
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, California 90051-0102

**Reservation of Tax Defaulted Properties for Public Purposes
2007A Tax Sale**

Dear Mr. Redins:

The Desert and Mountains Conservation Authority (DMCA) is authorized to enter Chapter 8 Agreements with Los Angeles County and has reviewed the list of surplus properties from the above referenced public auction. The DMCA officially elects to reserve from sale the 47 parcels on the attached list under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code. All of the properties are being acquired for permanent open space, wildlife habitat, and public parkland purposes.

All of the acquisitions are for park and open space purposes. If you have any questions, please contact me at (310) 589-3230 ext. 128 or Chris Trumpy, Project Analyst, at ext. 263 regarding this matter. Thank you for your assistance.

Sincerely,



Paul Edelman

Chief of Natural Resources and Planning

received
1-8-07
S. Redins

• AGREEMENT # 2568

DMCA Reservation of Tax Defaulted Properties for Public Purposes
2007A Tax Sale

APN	Purpose
3029-017-021 R	Permanent Open Space and Public Parkland
3048-015-021	Permanent Open Space and Public Parkland
3053-024-036	Permanent Open Space and Public Parkland
3059-001-001	Permanent Open Space and Public Parkland
3059-015-010	Permanent Open Space and Public Parkland
3062-006-043	Permanent Open Space and Public Parkland
3062-018-011 R	Permanent Open Space and Public Parkland
3062-027-007	Permanent Open Space and Public Parkland
3062-027-008	Permanent Open Space and Public Parkland
3062-028-001	Permanent Open Space and Public Parkland
3063-005-100	Permanent Open Space and Public Parkland
3064-013-017	Permanent Open Space and Public Parkland
3064-015-002	Permanent Open Space and Public Parkland
3236-001-009	Permanent Open Space and Public Parkland
3236-013-032	Permanent Open Space and Public Parkland
3236-013-033	Permanent Open Space and Public Parkland
3236-023-019	Permanent Open Space and Public Parkland
3236-024-002	Permanent Open Space and Public Parkland
3240-002-042 R	Permanent Open Space and Public Parkland
3240-002-043 R	Permanent Open Space and Public Parkland
3306-006-122	Permanent Open Space and Public Parkland
3306-009-026 R	Permanent Open Space and Public Parkland
3310-005-084 R	Permanent Open Space and Public Parkland
3310-007-043 R	Permanent Open Space and Public Parkland
3310-007-057 Rescinded	Permanent Open Space and Public Parkland

A # 2568

3316-005-016	R	Permanent Open Space and Public Parkland
3316-020-027		Permanent Open Space and Public Parkland
3318-009-080	Rescinded	Permanent Open Space and Public Parkland
3318-013-007	Rescinded	Permanent Open Space and Public Parkland
3318-014-008	R	Permanent Open Space and Public Parkland
3318-015-021	Rescinded	Permanent Open Space and Public Parkland
3318-016-006	Rescinded	Permanent Open Space and Public Parkland
3322-008-011	R	Permanent Open Space and Public Parkland
3322-026-016		Permanent Open Space and Public Parkland
3322-027-018		Permanent Open Space and Public Parkland
3322-029-035	MH	Permanent Open Space and Public Parkland
3322-030-032		Permanent Open Space and Public Parkland
3326-004-030		Permanent Open Space and Public Parkland
3326-005-088		Permanent Open Space and Public Parkland
3326-009-074		Permanent Open Space and Public Parkland
3326-010-067	R	Permanent Open Space and Public Parkland
3326-016-030	R	Permanent Open Space and Public Parkland
3334-002-025	R	Permanent Open Space and Public Parkland
3363-002-022	R	Permanent Open Space and Public Parkland
3363-018-076		Permanent Open Space and Public Parkland
3372-016-010		Permanent Open Space and Public Parkland
3372-016-014	R	Permanent Open Space and Public Parkland

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

- Name of Organization: Desert and Mountain Conservation Authority
- Corporate Structure – check the appropriate box below and provide corresponding information:
 - Nonprofit – provide Articles of Incorporation
 - Public Agency – provide mission statement (If redevelopment agency, also provide agency survey 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:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- No Purchase – State / county / taxing agency registering objection to preserve lien only
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district 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 State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

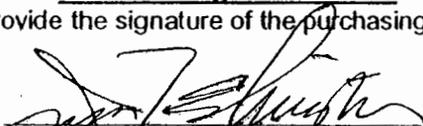
C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

- County where the parcel(s) is located: Los Angeles
- List each parcel by Assessor's Parcel Number: 3316-020-021
- State the purpose and intended use for each parcel: Public Parkland and Open Space

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

EXC. OFFICER
Title

11-08-07
Date

DESERT AND MOUNTAIN CONSERVATION AUTHORITY

November 8, 2007 – Agenda Item VIII

Resolution No. 07-05

**RESOLUTION OF THE GOVERNING BOARD OF THE DESERT AND MOUNTAIN
CONSERVATION AUTHORITY AUTHORIZING ACQUISITION OF PROPERTIES
IN LOS ANGELES COUNTY CHAPTER 8 AGREEMENT NUMBERS 2566, 2567,
2568, AND 2569, USING PUBLIC, PRIVATE, AND IN-LIEU-FEE
MITIGATION FUNDS, 5th SUPERVISORIAL DISTRICT,
UNINCORPORATED LOS ANGELES COUNTY**

Therefore be it resolved, that the Desert and Mountain Conservation Authority hereby:

1. FINDS that Chapter 8 Agreements provide an inexpensive method to acquire open space.
2. FINDS that the proposed actions are exempt from the California Environmental Quality Act.
3. ADOPTS the staff report and resolution dated November 8, 2007.
4. AUTHORIZES any related budget amendments if necessary.
5. AUTHORIZES acceptance of funds.
6. AUTHORIZES the expenditure of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 3048-015-021, 3053-024-036, 3059-001-001, 3059-015-010, 3062-006-043, 3062-027-007 and 008, and 3062-028-001 in Chapter 8 Agreement 2566.
7. AUTHORIZES the expenditure of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 3063-005-100, 3064-013-017, 3064-015-002, 3236-001-009, 3236-013-032 and 033, 3236-023-019, 3236-024-002, and 3306-006-122 in Chapter 8 Agreement 2567.
8. AUTHORIZES the expenditure of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 3310-007-043 and 057, 3316-020-027, 3318-009-080, 3318-013-007, 3318-014-008, 3318-015-021, and 3318-016-006 in Chapter 8 Agreement 2568.

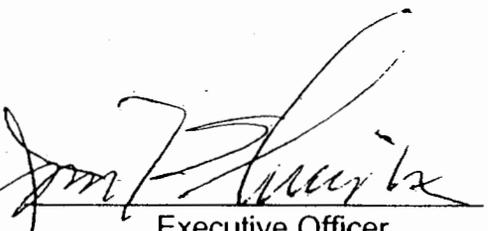
9. AUTHORIZES the expenditure of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 3322-026-016, 3322-030-032, 3326-004-030, 3326-005-088, 3326-009-074, 3363-018-076, and 3372-016-010 in Chapter 8 Agreement 2569.
10. AUTHORIZES the Executive Officer to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.


Chair

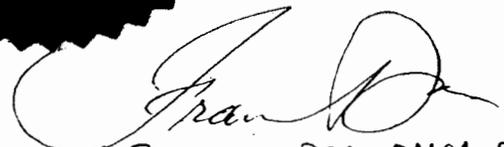
AYES: 4
NOES: 0
ABSENT: 0
ABSTAIN: 0

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the Governing Board of the Desert and Mountain Conservation Authority, duly noticed and held according to law, on the 8th day of November, 2008.

Date: 11-8-07


Executive Officer




Fran, DMCA Board Secretary

You can download the following information [here](#) as a 29 KB PDF file



Desert and Mountain Conservation Authority

FACT SHEET

August 2006

The **Desert and Mountain Conservation Authority** is a new entity created in July 2006 through a Joint Powers Authority Agreement between the Antelope Valley Resource Conservation District (AVRCD) and the Santa Monica Mountains Conservancy (SMMC).

The rapid growth of residential and commercial growth in the northern portion of Los Angeles County (and in surrounding areas within the AVRCD) has driven increasing loss and fragmentation of habitat, resulting in degradation of the area's natural biodiversity. This creates an urgent need for proactive efforts to identify, acquire, and manage areas that will preserve open space and the natural resources of the region.

The D&MCA has been established to identify, acquire and manage open space lands within the boundaries of the two founding agencies for long term conservation benefits. It provides a capability to cooperate with local government and developers in creating an offsite mitigation program to offset open space loss and improve habitat for species such as burrowing owls, desert tortoise, alkali mariposa lilies, Joshua-juniper woodlands, and so forth.

The Authority is managed by a four-person Board consisting of local citizens with a sound understanding of the resource heritage of the area, and a vision of long term needs and possibilities for both the community and the ecosystem. Initial appointments include:

Jim Dodson. Retired financial manager from Edwards Air Force Base, with a long history of activism for public lands protection. Current President of the AVRCD.

Milt Stark. Author and lifelong resident of the Antelope Valley with a well known and respected expertise on its cultural and natural history shown in his books and articles. President of the local State Parks Interpretive Association.

Rick Gould. Director of Parks, Recreation, and Community Services for the City of Santa Clarita.

Dave Myerson. Resource consultant and principle with the Resource Opportunity Group, LLC.

Contact Information:

The D&MCA can be reached in care of the Antelope Valley Resource Conservation District:

44811 N. Date Ave., Suite G, Lancaster, CA 93534

Phone (661) 945-2604 Ext. 107, Fax (661) 942-3305

www.avrcd.org.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **DESERT AND MOUNTAIN CONSERVATION AUTHORITY** ("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 Exhibit "A" attached hereto and made a part hereof, 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 provision of law.

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 total purchase price listed for each real property described in Exhibit "A" within 14 days after the date 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 that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.
County Counsel

By _____


Deputy County Counsel

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 only as it pertains 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. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2568

The undersigned hereby _____ and conditions of this agreement and are authorized to sign for s_____

ATTEST:
DESERT AND MOUNTAIN
CONSERVATION ACT



[Handwritten Signature]
Executive Officer

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Handwritten Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2568

Revised 12-10-07

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	2000	3316-020-027	\$1,901.00*	PERMANENT OPEN SPACE & PUBLIC PARKLAND

LEGAL DESCRIPTION

2.35 MORE OR LESS ACS BEING EX OF ST
E 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 OF
SE 1/4 OF SEC 34 T 8N R 9W

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20___, by and between the Board of Supervisors of Los Angeles County, State of California, and the **DESERT AND MOUNTAIN CONSERVATION AUTHORITY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

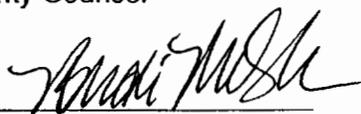
The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

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APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.
County Counsel

By 
Deputy County Counsel

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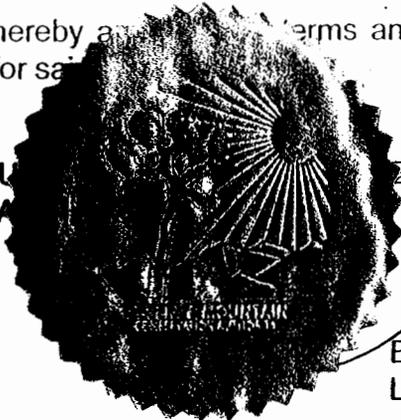
0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2568

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

ATTEST:
DESERT AND MOUNTAIN
CONSERVATION AREA



By *[Signature]*
Executive Officer

Board of Supervisors
Los Angeles County

(seal)

ATTEST:

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2568

Revised 12-10-07

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	2000	3316-020-027	\$1,901.00*	PERMANENT OPEN SPACE & PUBLIC PARKLAND

LEGAL DESCRIPTION

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SE 1/4 OF SEC 34 T 8N R 9W

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AGREEMENT NUMBER 2569

**DESERT AND MOUNTAIN
CONSERVATION AUTHORITY**

FIFTH SUPERVISORIAL DISTRICT

DESERT AND MOUNTAIN CONSERVATION AUTHORITY

44811 North Date Avenue, Suite G • Lancaster, California 93534
Phone (310) 589-3230 • Fax (310) 589-2408

DISTRICT # 5

COUNTY OF LOS ANGELES

• AGREEMENT # 2569

December 29, 2006

Mr. Stan Redins
Los Angeles County Treasurer and Tax Collectors Office
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, California 90051-0102

**Reservation of Tax Defaulted Properties for Public Purposes
2007A Tax Sale**

Dear Mr. Redins:

The Desert and Mountains Conservation Authority (DMCA) is authorized to enter Chapter 8 Agreements with Los Angeles County and has reviewed the list of surplus properties from the above referenced public auction. The DMCA officially elects to reserve from sale the 47 parcels on the attached list under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code. All of the properties are being acquired for permanent open space, wildlife habitat, and public parkland purposes.

All of the acquisitions are for park and open space purposes. If you have any questions, please contact me at (310) 589-3230 ext. 128 or Chris Trumpy, Project Analyst, at ext. 263 regarding this matter. Thank you for your assistance.

Sincerely,



Paul Edelman

Chief of Natural Resources and Planning

received
1-8-07
S. Redins

• AGREEMENT #2569

DMCA Reservation of Tax Defaulted Properties for Public Purposes
2007A Tax Sale

APN		Purpose
3029-017-021	R	Permanent Open Space and Public Parkland
3048-015-021		Permanent Open Space and Public Parkland
3053-024-036		Permanent Open Space and Public Parkland
3059-001-001		Permanent Open Space and Public Parkland
3059-015-010		Permanent Open Space and Public Parkland
3062-006-043		Permanent Open Space and Public Parkland
3062-018-011	R	Permanent Open Space and Public Parkland
3062-027-007		Permanent Open Space and Public Parkland
3062-027-008		Permanent Open Space and Public Parkland
3062-028-001		Permanent Open Space and Public Parkland
3063-005-100		Permanent Open Space and Public Parkland
3064-013-017		Permanent Open Space and Public Parkland
3064-015-002		Permanent Open Space and Public Parkland
3236-001-009		Permanent Open Space and Public Parkland
3236-013-032		Permanent Open Space and Public Parkland
3236-013-033		Permanent Open Space and Public Parkland
3236-023-019		Permanent Open Space and Public Parkland
3236-024-002		Permanent Open Space and Public Parkland
3240-002-042	R	Permanent Open Space and Public Parkland
3240-002-043	R	Permanent Open Space and Public Parkland
3306-006-122		Permanent Open Space and Public Parkland
3306-009-026	R	Permanent Open Space and Public Parkland
3310-005-084	R	Permanent Open Space and Public Parkland
3310-007-043		Permanent Open Space and Public Parkland
3310-007-057		Permanent Open Space and Public Parkland

A# 2569

3316-005-016	R	Permanent Open Space and Public Parkland
3316-020-027		Permanent Open Space and Public Parkland
3318-009-080		Permanent Open Space and Public Parkland
3318-013-007		Permanent Open Space and Public Parkland
3318-014-008		Permanent Open Space and Public Parkland
3318-015-021		Permanent Open Space and Public Parkland
3318-016-006		Permanent Open Space and Public Parkland
3322-008-011	R	Permanent Open Space and Public Parkland
• 3322-026-016 Rescinded		Permanent Open Space and Public Parkland
• 3322-027-018	R	Permanent Open Space and Public Parkland
3322-029-035	MH	Permanent Open Space and Public Parkland
• 3322-030-032 Rescinded		Permanent Open Space and Public Parkland
• 3326-004-030 Rescinded		Permanent Open Space and Public Parkland
• 3326-005-088	R	Permanent Open Space and Public Parkland
• 3326-009-074 Rescinded		Permanent Open Space and Public Parkland
3326-010-067	R	Permanent Open Space and Public Parkland
3326-016-030	R	Permanent Open Space and Public Parkland
3334-002-025	R	Permanent Open Space and Public Parkland
3363-002-022	R	Permanent Open Space and Public Parkland
• 3363-018-076 Rescinded		Permanent Open Space and Public Parkland
• 3372-016-010		Permanent Open Space and Public Parkland
3372-016-014	R	Permanent Open Space and Public Parkland

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

- Name of Organization: Desert and Mountain Conservation Authority
- Corporate Structure – check the appropriate box below and provide corresponding information:
 - Nonprofit – provide Articles of Incorporation
 - Public Agency – provide mission statement (If redevelopment agency, also provide agency survey 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:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- No Purchase – State / county / taxing agency registering objection to preserve lien only
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district 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 State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

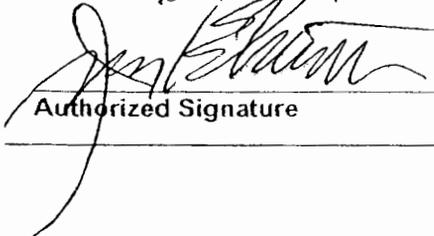
C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

- County where the parcel(s) is located: Los Angeles
- List each parcel by Assessor's Parcel Number: 3372-016-010
- State the purpose and intended use for each parcel: Public Parkland and Open Space

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

EXEC. OFFICER
Title

11-08-07
Date

DESERT AND MOUNTAIN CONSERVATION AUTHORITY

November 8, 2007 – Agenda Item VIII

Resolution No. 07-05

**RESOLUTION OF THE GOVERNING BOARD OF THE DESERT AND MOUNTAIN
CONSERVATION AUTHORITY AUTHORIZING ACQUISITION OF PROPERTIES
IN LOS ANGELES COUNTY CHAPTER 8 AGREEMENT NUMBERS 2566, 2567,
2568, AND 2569, USING PUBLIC, PRIVATE, AND IN-LIEU-FEE
MITIGATION FUNDS, 5th SUPERVISORIAL DISTRICT,
UNINCORPORATED LOS ANGELES COUNTY**

Therefore be it resolved, that the Desert and Mountain Conservation Authority hereby:

1. FINDS that Chapter 8 Agreements provide an inexpensive method to acquire open space.
2. FINDS that the proposed actions are exempt from the California Environmental Quality Act.
3. ADOPTS the staff report and resolution dated November 8, 2007.
4. AUTHORIZES any related budget amendments if necessary.
5. AUTHORIZES acceptance of funds.
6. AUTHORIZES the expenditure of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 3048-015-021, 3053-024-036, 3059-001-001, 3059-015-010, 3062-006-043, 3062-027-007 and 008, and 3062-028-001 in Chapter 8 Agreement 2566.
7. AUTHORIZES the expenditure of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 3063-005-100, 3064-013-017, 3064-015-002, 3236-001-009, 3236-013-032 and 033, 3236-023-019, 3236-024-002, and 3306-006-122 in Chapter 8 Agreement 2567.
8. AUTHORIZES the expenditure of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 3310-007-043 and 057, 3316-020-027, 3318-009-080, 3318-013-007, 3318-014-008, 3318-015-021, and 3318-016-006 in Chapter 8 Agreement 2568.

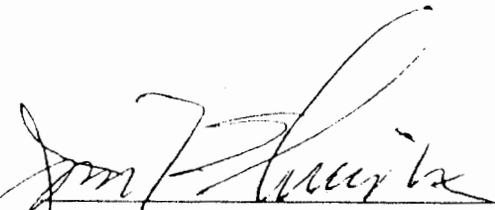
9. AUTHORIZES the expenditure of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 3322-026-016, 3322-030-032, 3326-004-030, 3326-005-088, 3326-009-074, 3363-018-076, and 3372-016-010 in Chapter 8 Agreement 2569.
10. AUTHORIZES the Executive Officer to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.


Chair

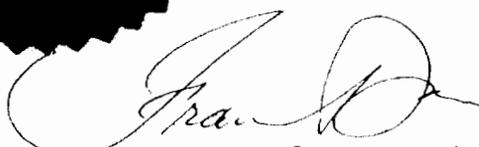
AYES: 4
NOES: 0
ABSENT: 0
ABSTAIN: 0

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the Governing Board of the Desert and Mountain Conservation Authority, duly noticed and held according to law, on the 8th day of November, 2008.

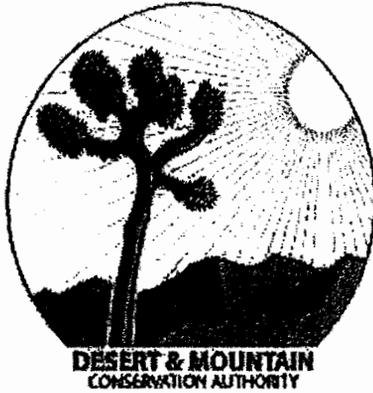
Date: 11-8-07


Executive Officer




Frances Dea, DMCA Board Secretary

You can download the following information [here](#) as a 29 KB PDF file



Desert and Mountain Conservation Authority

FACT SHEET

August 2006

The **Desert and Mountain Conservation Authority** is a new entity created in July 2006 through a Joint Powers Authority Agreement between the Antelope Valley Resource Conservation District (AVRCD) and the Santa Monica Mountains Conservancy (SMMC).

The rapid growth of residential and commercial growth in the northern portion of Los Angeles County (and in surrounding areas within the AVRCD) has driven increasing loss and fragmentation of habitat, resulting in degradation of the area's natural biodiversity. This creates an urgent need for proactive efforts to identify, acquire, and manage areas that will preserve open space and the natural resources of the region.

The D&MCA has been established to identify, acquire and manage open space lands within the boundaries of the two founding agencies for long term conservation benefits. It provides a capability to cooperate with local government and developers in creating an offsite mitigation program to offset open space loss and improve habitat for species such as burrowing owls, desert tortoise, alkali mariposa lilies, Joshua-juniper woodlands, and so forth.

The Authority is managed by a four-person Board consisting of local citizens with a sound understanding of the resource heritage of the area, and a vision of long term needs and possibilities for both the community and the ecosystem. Initial appointments include:

Jim Dodson. Retired financial manager from Edwards Air Force Base, with a long history of activism for public lands protection. Current President of the AVRCD.

Milt Stark. Author and lifelong resident of the Antelope Valley with a well known and respected expertise on its cultural and natural history shown in his books and articles. President of the local State Parks Interpretive Association.

Rick Gould. Director of Parks, Recreation, and Community Services for the City of Santa Clarita.

Dave Myerson. Resource consultant and principle with the Resource Opportunity Group, LLC.

Contact Information:

The D&MCA can be reached in care of the Antelope Valley Resource Conservation District:

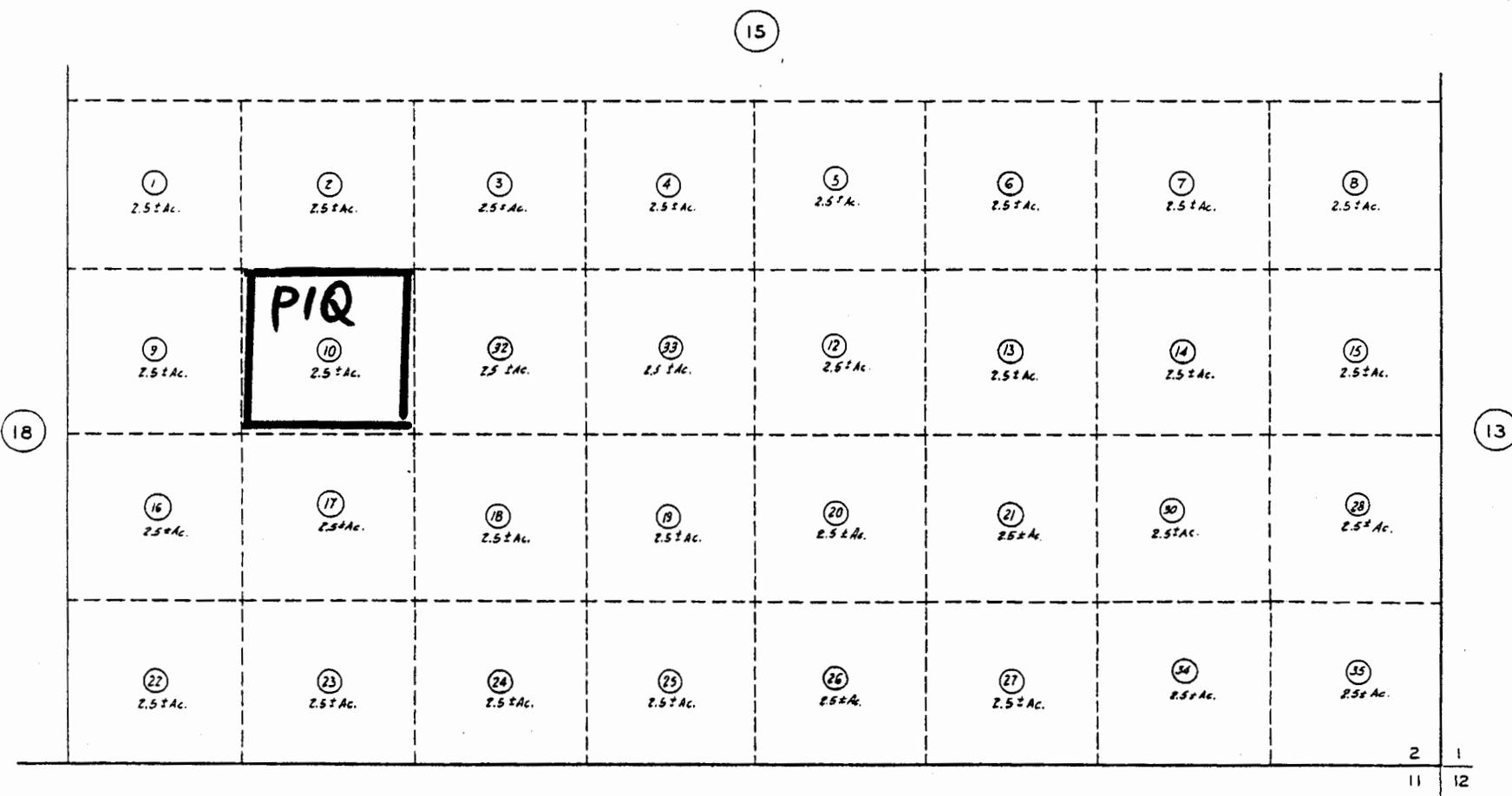
44811 N. Date Ave., Suite G, Lancaster, CA 93534

Phone (661) 945-2604 Ext. 107, Fax (661) 942-3305

www.avrcd.org.

3372 16
SCALE 1" = 200'

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750915009
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BK.
3078

FOR PREV. ASSM'T SEE:
3160 - 32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **DESERT AND MOUNTAIN CONSERVATION AUTHORITY** ("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 Exhibit "A" attached hereto and made a part hereof, 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 provision of law.

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 total purchase price listed for each real property described in Exhibit "A" within 14 days after the date 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 that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.
County Counsel

By 
Deputy County Counsel

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 only as it pertains 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. Time is of the essence.

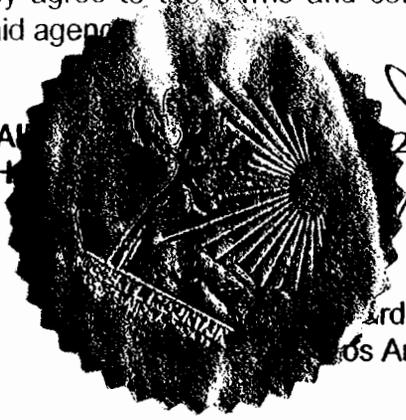
0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2569

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

ATTEST:
DESERT AND MOUNTAIN
CONSERVATION AUTHORITY



[Handwritten Signature]
Executive Officer

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Handwritten Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2569

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	2000	3372-016-010	\$ 2,411.00*	PERMANENT OPEN SPACE & PUBLIC PARKLAND

LEGAL DESCRIPTION

SE 1/4 OF NW 1/4 OF SW 1/4 OF SE 1/4 OF
SEC 2 T 6N R 10W

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20__, by and between the Board of Supervisors of Los Angeles County, State of California, and the **DESERT AND MOUNTAIN CONSERVATION AUTHORITY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

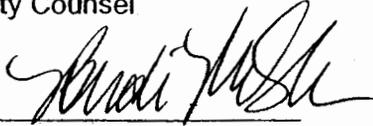
The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

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 total purchase price listed for each real property described in Exhibit "A" within 14 days after the date 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 that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.
County Counsel

By 
Deputy County Counsel

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 only as it pertains 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. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2569

The undersigned hereby agree and conditions of this agreement and are authorized to sign for said ad

ATTEST:
DESERT AND MOUNTAIN
CONSERVATION AUTHORITY



[Handwritten Signature]
Executive Officer

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Handwritten Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2569

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	2000	3372-016-010	\$ 2,411.00*	PERMANENT OPEN SPACE & PUBLIC PARKLAND

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SE 1/4 OF NW 1/4 OF SW 1/4 OF SE 1/4 OF
SEC 2 T 6N R 10W

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.