



# COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 437, Los Angeles, California 90012  
Telephone: (213) 974-2101 Fax: (213) 620-1812  
ttc.lacounty.gov and lacountypropertytax.com

**JOSEPH KELLY**  
TREASURER AND TAX COLLECTOR

Board of Supervisors  
**HILDA L. SOLIS**  
First District  
**MARK RIDLEY-THOMAS**  
Second District  
**SHEILA KUEHL**  
Third District  
**JANICE HAHN**  
Fourth District  
**KATHRYN BARGER**  
Fifth District

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

October 30, 2018

32 October 30, 2018

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

CELIA ZAVALA  
EXECUTIVE OFFICER

Dear Supervisors:

**CHAPTER 8 AGREEMENT SALE NUMBER 2762  
TO PURCHASE TAX-DEFAULTED PROPERTY  
SUBJECT TO THE TAX COLLECTOR'S POWER TO SELL  
(FIRST, THIRD AND FIFTH SUPERVISORIAL DISTRICTS) (3-VOTES)**

**SUBJECT**

Mountains Recreation and Conservation Authority (MRCA), a public agency, is seeking to purchase three tax-defaulted properties through the Chapter 8 Agreement Sale. The Chapter 8 Agreement Sale allows eligible public agencies and nonprofit organizations the opportunity to purchase tax-defaulted property Subject to the Tax Collector's Power to Sell for a qualifying public purpose or benefit. MRCA's proposed use of the properties is for permanent open space, wildlife habitat and public parkland, a qualifying public purpose.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the properties have been offered for sale under the provisions of Chapter 7 of the Revenue and Taxation Code (R&TC), at least once, and no acceptable bids were received; and
2. Approve and instruct the Chair of the Board to sign the Chapter 8 Agreement Sale Number 2762, authorizing the Treasurer and Tax Collector (TTC) to sell three tax-defaulted properties Subject to the Tax Collector's Power to Sell to MRCA, for the estimated purchase price of \$10,278, comprised of the projected costs of the Chapter 8 Agreement Sale.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The TTC will sell the properties in accordance with the provisions of Division 1, Part 6, Chapter 8 of

the R&TC, and the Board of Supervisors' policy adopted on November 24, 1970. Exhibit A of the Chapter 8 Agreement Sale indicates the legal description and selling price of the properties.

### **Implementation of Strategic Plan Goals**

The recommended action supports County Strategic Plan Strategy III.3 – Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability.

### **FISCAL IMPACT/FINANCING**

The revenue generated from the Chapter 8 Agreement Sale will recover the TTC's costs of the sale.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Chapter 8 Agreement Sale is for the purchase of three vacant lots, with no assigned street address, as follows:

- The first property, Assessor's Identification Number (AIN) 5549-015-018, is a 4,919 square foot (0.113 acre) lot, in the City of Los Angeles, located on the 6900 block of La Presa Drive (Third Supervisorial District). Grover C. Durham et al. and International Guide Eyes, own the property. The property has been tax-defaulted since 2005, and we have not received any payments since then.
- The second property, AIN 5462-009-014, is a 5,055 square foot (0.116 acre) lot, in the City of Los Angeles, located near the intersection of Yorkshire Drive and Moss Avenue (First Supervisorial District). Nu Century Properties LLC owns the property. The property has been tax-defaulted since 2006, and we have not received any payments since then.
- The third property, AIN 2845-005-001, is a 2,885 square foot (0.066 acre) lot, in the unincorporated area of the Antelope Valley, located on the corner of Sage Hill Drive and Piute Drive (Fifth Supervisorial District). Francisco J. Ramos owns the property. The property has been tax-defaulted since 2006, and we have not received any payments since then.

The TTC offered the first property at the 2009A Public Auction held in February 2009, for the minimum bid of \$5,892. The TTC offered the second and third properties at the 2010A Public Auction held in October 2010, for the minimum bids of \$8,996 and \$4,188 respectively. The properties did not sell.

In accordance with R&TC Section 3793.1(b), the TTC has the discretion, with approval by your Board, to offer a property for a reduced sale amount if the TTC offered the property previously and it did not sell. The TTC scheduled the three properties for the 2016B Online Auction, each for a minimum bid of \$1,426. On July 20, 2016, MRCA submitted its application to purchase and objection to the sale timely, which resulted in the TTC pulling the properties from the auction.

The estimated purchase price of \$10,278 consists of \$1,426 for each property, based on the price established for the 2016B Online Auction, plus projected costs of the Chapter 8 Agreement Sale, which consists of the costs of notification, publication, postage, title report, recording, and State and transfer taxes, if applicable.

The Chapter 8 Agreement Sale includes the Real Property Description and Purchase Price (Exhibit A), and the Assessor's Plat Maps. Attachment A contains the MRCA's Application to Purchase Tax-

Defaulted Property from the County, letter objecting to the sale and request to purchase the properties, mission statement, the Resolution No. 17-28 of the Governing Board of MRCA authorizing the purchase, and the MRCA's Sphere of Influence Map. County Counsel has approved the Chapter 8 Agreement Sale as to form.

The Chapter 8 Agreement Sale permits eligible public agencies to acquire tax defaulted property Subject to the Tax Collector's Power to Sell pursuant to R&TC Section 3791 et seq.

R&TC Section 3794.3 states that a sale under this chapter shall take place only if approved by the Board of Supervisors. In accordance with R&TC Section 3795, following approval by the Board of Supervisors, the TTC shall submit the Chapter 8 Agreement Sale to the State Controller's Office for final approval.

After Board and State Controller approval, and per R&TC Section 3798, the TTC will publish a notice of the Chapter 8 Agreement Sale once a week, for three consecutive weeks, in a newspaper of general circulation published in the County. Concurrently, the TTC shall also provide notice on its website.

Lastly, pursuant to R&TC Section 3799, the TTC will make all reasonable efforts to contact the owner (s) and parties of interest, to inform them of their tax liabilities and the provisions for the redemption of the property prior to completing the Chapter 8 Agreement Sale.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

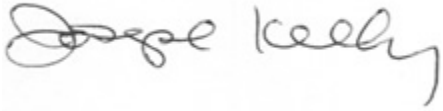
Not Applicable.

### **CONCLUSION**

Upon approval of the attached Chapter 8 Agreement Sale Number 2762, the TTC requests that the Executive Officer-Clerk of the Board of Supervisors return all original documents to the Secured Property Tax Division at 225 North Hill Street, Room 130, Los Angeles, California 90012 for further processing.

The Honorable Board of Supervisors  
10/30/2018  
Page 4

Respectfully submitted,

A handwritten signature in cursive script that reads "Joseph Kelly".

Joseph Kelly  
Treasurer and Tax Collector

JK:KK:KG:ms

Enclosures

c: Assessor  
Chief Executive Officer  
Auditor-Controller  
County Counsel  
Executive Officer, Board of Supervisors  
Mountains Recreation and Conservation  
Authority

**CHAPTER 8 AGREEMENT  
SALE NUMBER 2762**

**MOUNTAINS RECREATION AND  
CONSERVATION AUTHORITY**

**FIRST, THIRD, AND FIFTH  
SUPERVISORIAL DISTRICTS**

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

This Agreement is made this 30<sup>th</sup> day of October, 2018, by and between the Board of Supervisors of Los Angeles County, State of California, and the Mountains Recreation & 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 Tax Collector's power to sell by 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, as defined in Revenue and Taxation Code section 121, it will not share in the distribution of the payment required by this Agreement.

78847

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

CELIA ZAVALA  
Executive Officer  
Clerk of the Board of Supervisors

*Lachelle Smith*  
By \_\_\_\_\_ Deputy



APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By *Soyuz Pomich*  
Deputy County Counsel

ADOPTED  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

88 OCT 30 2018

*Celia Zavala*  
CELIA ZAVALA  
EXECUTIVE OFFICER

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.

§§3791, 3791.3, 3793 R&T Code  
Revised 11/15

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

ATTEST: Rorie A. Skei  
MOUNTAINS RECREATION &  
CONSERVATION AUTHORITY

By RORIE A. SKEI

(Seal)



Chief Deputy Executive Officer  
Title

ATTEST BOARD OF SUPERVISORS, COUNTY OF LOS ANGELES

By Adrian Garcia  
Executive Officer-Clerk  
of the Board of Supervisors

By Shirley Kull  
Chair of the Board of Supervisors

78847

By Lachelle Smitheman  
Deputy



(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.

George Koo  
Los Angeles County Tax Collector

Pursuant to the provisions of section 3795, the State Controller approves the foregoing agreement this

3rd day of December, 2018

BETTY T. YEE  
CALIFORNIA STATE CONTROLLER

By: Jaclyn McQueen

JACLYN MCQUEEN, MANAGER  
Government Compensation and  
Property Tax Standards Section

ompensation  
MENT NUMBER 2762

## EXHIBIT A

### REAL PROPERTY DESCRIPTION AND PURCHASE PRICE

ITEM	DESCRIPTION
Supervisory District	1ST
Location	CITY OF LOS ANGELES
Property Address	VACANT LOT (NO ADDRESS ASSIGNED)
Assessor's Identification Number	5462-009-014
Legal Description	TRACT # 8254 LOT 8
Size/Area	5,055 SQ. FT.
Agreement Number	2762
First Year of Default	2006
Estimated Purchase Price	\$3,426
Purpose of Acquisition	PERMANENT OPEN SPACE, WILDLIFE HABITAT, AND PUBLIC PARKLAND

ITEM	DESCRIPTION
Supervisory District	3RD
Location	CITY OF LOS ANGELES
Property Address	VACANT LOT (NO ADDRESS ASSIGNED)
Assessor's Identification Number	5549-015-018
Legal Description	TRACT # 9408 LOT 172
Size/Area	4,919 SQ. FT.
Agreement Number	2762
First Year of Default	2005
Estimated Purchase Price	\$3,426
Purpose of Acquisition	PERMANENT OPEN SPACE, WILDLIFE HABITAT, AND PUBLIC PARKLAND

Note: These parcels have a reduced purchase price. The estimated purchase price includes the projected costs of the Chapter 8 Agreement Sale, which consist of the costs of notification, publication, postage, title report, recording, and State and transfer taxes, if applicable.



ITEM	DESCRIPTION
Supervisorial District	5TH
Location	UNINCORPORATED AREA OF THE ANTELOPE VALLEY
Property Address	VACANT LOT (NO ADDRESS ASSIGNED)
Assessor's Identification Number	2845-005-001
Legal Description	LICENSED SURVEYORS MAP AS PER BK 18 PG 21-22 OF L S LOT 125
Size/Area	2,885 SQ. FT.
Agreement Number	2762
First Year of Default	2006
Estimated Purchase Price	\$3,426
Purpose of Acquisition	PERMANENT OPEN SPACE, WILDLIFE HABITAT, AND PUBLIC PARKLAND

Note: These parcels have a reduced purchase price. The estimated purchase price includes the projected costs of the Chapter 8 Agreement Sale, which consist of the costs of notification, publication, postage, title report, recording, and State and transfer taxes, if applicable.

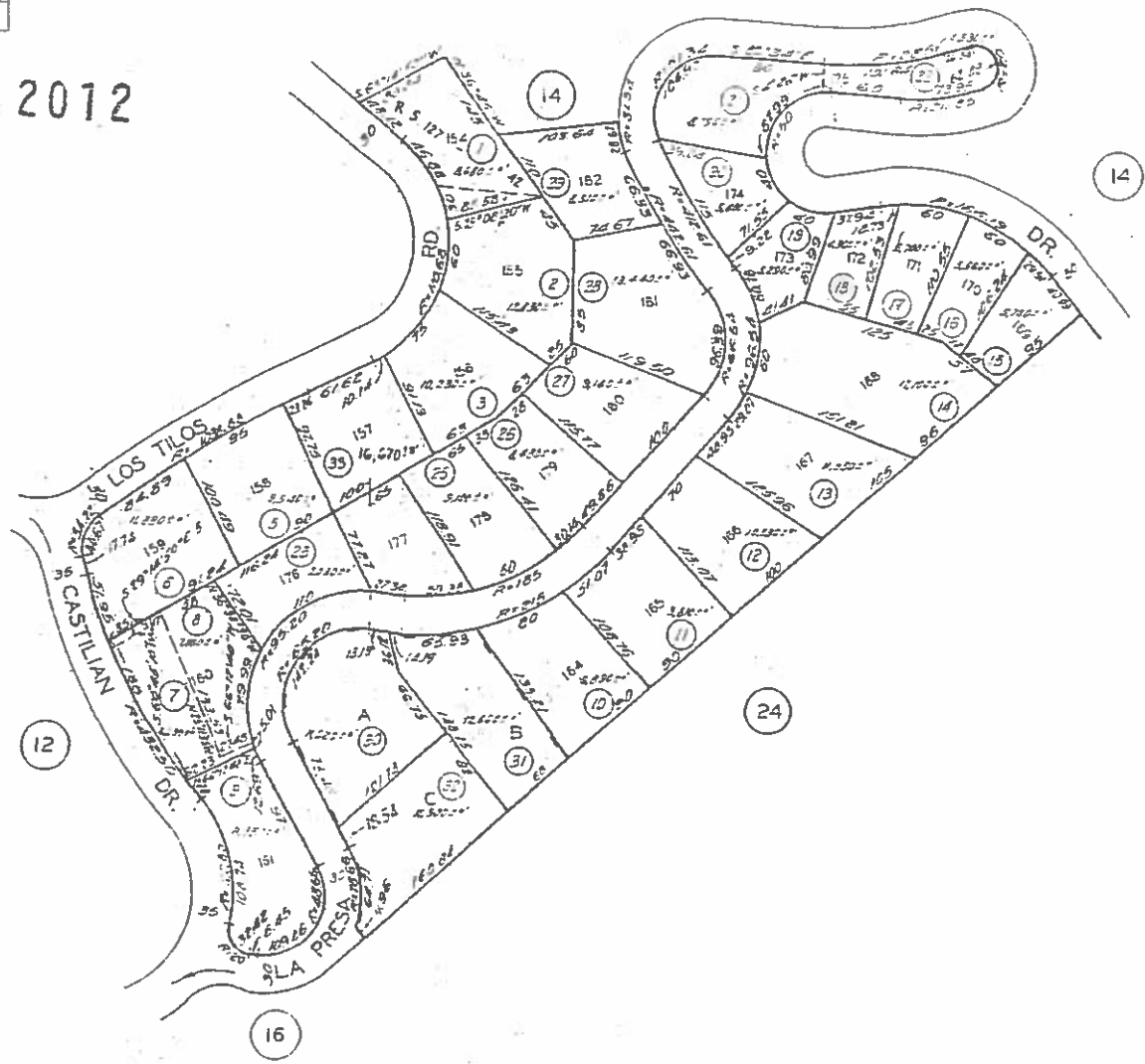


2017

MAPPING AND GIS SERVICES SCALE 1" = 60'



2012



CODE  
67

PARCEL MAP - - - P.M. 7-26  
TRACT NO. 9408 M.B. 137-70-80

FOR PREV. ASMT SEE:  
14-9

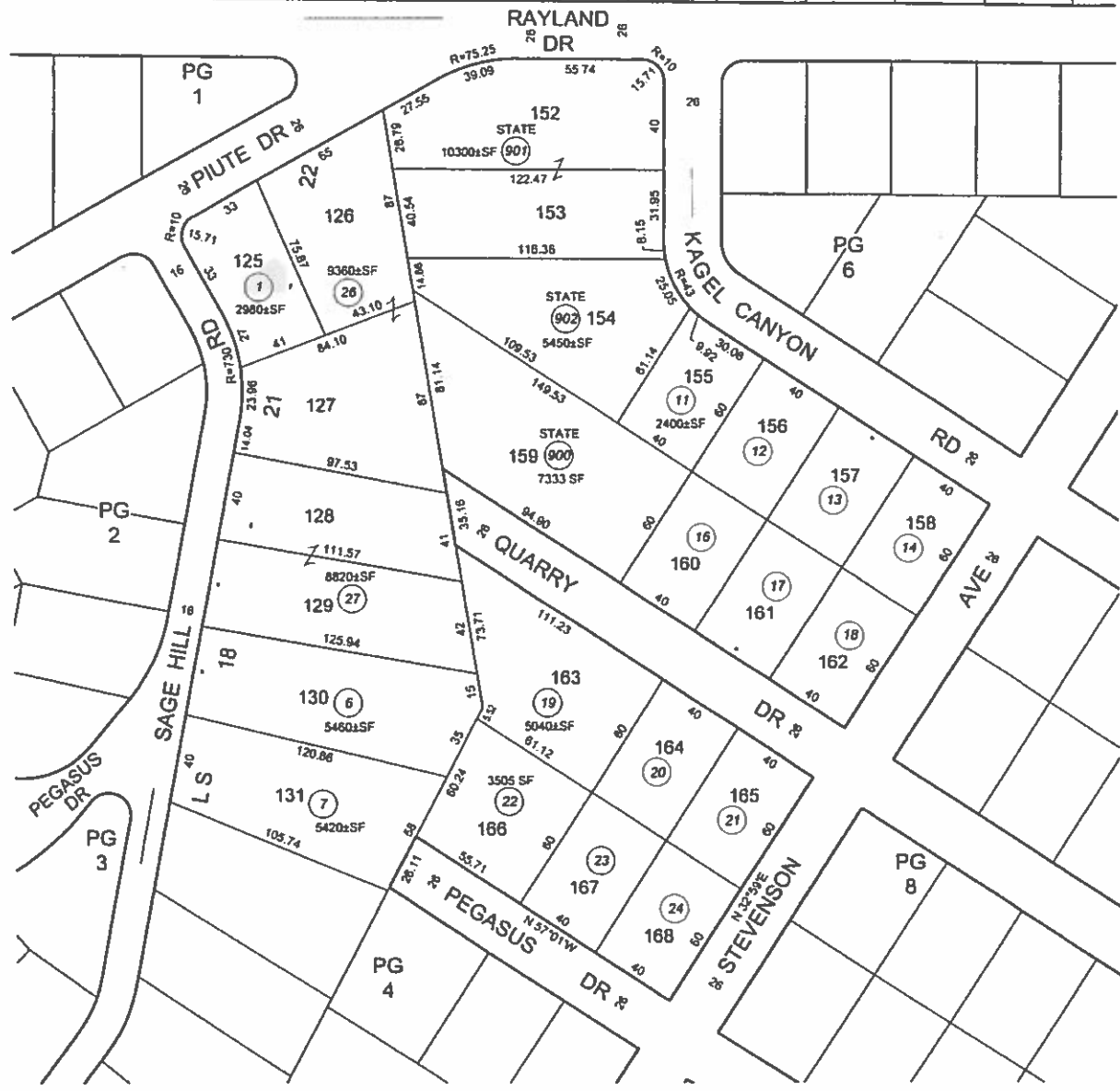
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

PG  
6



2015

MAPPING AND GIS  
SERVICES  
SCALE 1" = 50'



**CHAPTER 8 AGREEMENT  
SALE NUMBER 2762**

**MOUNTAINS RECREATION AND  
CONSERVATION AUTHORITY**

**ATTACHMENT A**

# 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**

1. Name of Organization: Mountains Recreation and Conservation Authority
2. 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:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 2072-018-005, 2845-005-001, 4448-012-054, 5462-009-014,  
5549-015-018
3. State the purpose and intended use for *each* parcel: Permanent Open Space and Public Parkland

## **D. Acknowledgement Detail**

Provide the signature of the purchasing entity's authorized officer



\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Chief of Natural Resources and Planning  
Title

\_\_\_\_\_  
6-20-2016  
Date



**MOUNTAINS RECREATION & CONSERVATION AUTHORITY**  
Ramirez Canyon Park  
5810 Ramirez Canyon Road  
Malibu, CA 90265  
Phone (310) 589-3230 Fax (310) 589-3237

June 21, 2016

Chapter 8 Unit  
Los Angeles County Treasurer and Tax Collectors Office  
225 North Hill Street, Room 130  
P.O. Box 512102  
Los Angeles, California 90051-0102

**Objection Letter**  
**Reservation of Tax Defaulted Properties for Public Purposes**  
**2016B Public Auction**

To Whom It May Concern:

The Mountains Recreation and Conservation Authority (MRCA) is authorized to enter Chapter 8 Agreements with Los Angeles County and has reviewed the list of properties from the above referenced public auction. The MRCA officially elects to reserve five parcels from sale 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.

Parcels requested for removal:

APNs 2072-018-005, 2845-005-001, 4448-012-054, 5462-009-014, and 5549-015-018.

All of these acquisitions are for park and open space purposes. If you have any questions, please contact me at (310) 589-3200 ext. 128 regarding this matter. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Edelman".

Paul Edelman  
Chief of Natural Resources  
and Planning

## **MISSION STATEMENT**

The Mountains Recreation and Conservation Authority (MRCA) is a local government public entity established in 1985 pursuant to the Joint Powers Act. The MRCA is a local partnership between the Santa Monica Mountains Conservancy, which is a state agency established by the Legislature, and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District both of which are local park agencies established by the vote of the people in those communities.

The MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages and provides ranger services for almost 50,000 acres of public lands and parks that it owns and that are owned by the Santa Monica Mountains Conservancy or other agencies and provides comprehensive education and interpretation programs for the public.

The MRCA works in cooperation with the Conservancy and other local government partners to acquire parkland, participate in vital planning processes, and complete major park improvement projects. The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention, ranger services, educational and leadership programs for thousands of youth each year, and is one of the lead agencies providing for the revitalization of the Los Angeles River.



**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY**

February 1, 2017— Agenda Item X

Resolution No. 17-28

**RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION  
AND CONSERVATION AUTHORITY AUTHORIZING ENTERING INTO A  
CHAPTER 8 AGREEMENT WITH LOS ANGELES COUNTY  
TREASURER AND TAX COLLECTOR TO ACQUIRE  
PARCELS REMOVED FROM THE  
2016B PUBLIC AUCTION**

*Resolved*, That the Governing Board of the Mountains Recreation and Conservation Authority hereby:

1. **FINDS** that the properties in Chapter 8 Agreement No. 2762 are important for a combination of ecological, viewshed, and watershed values.
2. **FINDS** that the proposed actions are categorically exempt from the provisions of the California Environmental Quality Act.
3. **ADOPTS** the staff report and recommendation dated February 1, 2017.
4. **AUTHORIZES** entering into Chapter 8 Agreement 2762 to acquire APNs 2845-005-001, 5462-009-014, and 5549-015-018.
5. **AUTHORIZES** acquisition of APNs 2845-005-001, 5462-009-014, and 5549-015-018.
6. **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

Agenda Item No. X  
February 1, 2017  
Page 2

AYES: *Lange, Daniel, Hassencur, Peterson*

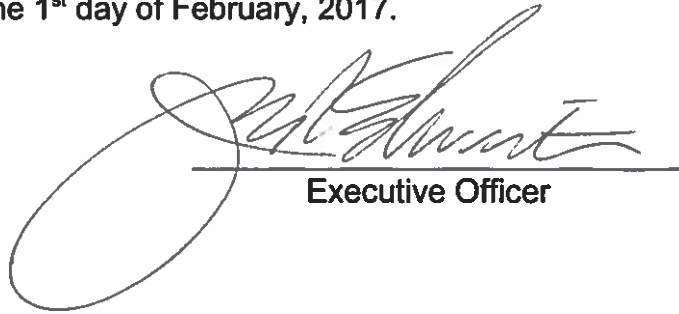
NOS:

ABSTAIN:

ABSENT:

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 1<sup>st</sup> day of February, 2017.

Date: *2-1-17*



Executive Officer



MRCA'S SPHERE OF INFLUENCE MAP

