



**COUNTY OF LOS ANGELES  
TREASURER AND TAX COLLECTOR**  
KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 437  
LOS ANGELES, CA 90012



**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR

August 31, 2010

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:

**AGREEMENT TO PURCHASE  
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY  
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2664  
(3 VOTES)**

**SUBJECT**

The Mountains Recreation & Conservation Authority is seeking to buy one (1) tax defaulted property through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax defaulted property for a qualifying public purpose or benefit. The Mountains Recreation & Conservation Authority intends to utilize the property for permanent open space and public parkland purposes.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property being acquired by the Mountains Recreation & 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 parcel and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The property described in the agreement 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. Exhibit "A" attached to the Agreement, indicates the legal description and

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

18 August 31, 2010

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

selling price of the parcel.

Upon approval, the attached agreement is 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 agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The property described in this letter will be acquired by one (1) public agency. The agreement is with the Mountains Recreation & Conservation Authority, which intends to utilize the property for permanent open space and public parkland purposes.

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

Approval of the agreement 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 the limited-use parcel is 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 parcel. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the Treasurer and Tax Collector's 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 "A" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map showing the dimensions and general location of the affected parcel.

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 property 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.

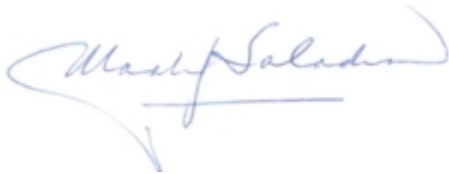
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

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 this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Mark J. Saladino", with a horizontal line underneath the name.

MARK J. SALADINO  
Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor  
Auditor-Controller  
Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors

**SUMMARY OF PUBLIC AGENCY'S PURCHASE  
FIFTH SUPERVISORIAL DISTRICT**

**AGREEMENT NUMBER 2664**

**AGENCY**

Mountains Recreation & Conservation Authority  
Public Agency

Selling price of this parcel  
shall be \$ 60,000.00

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

SUPERVISORIAL  
DISTRICT

LOCATION

PARCEL  
NUMBER

MINIMUM  
BID

5<sup>TH</sup>

COUNTY OF LOS ANGELES

2826-025-007

\$ 60,000.00

**AGREEMENT NUMBER 2664**

**MOUNTAINS RECREATION &  
CONSERVATION AUTHORITY**

**FIFTH SUPERVISORIAL DISTRICT**



**MOUNTAINS RECREATION & CONSERVATION AUTHORITY**  
Ramirez Canyon Park  
5840 Ramirez Canyon Road  
Malibu, California 90265  
Phone (310) 589-3230 Fax (310) 589-3237

December 3, 2009

Mr. John McKinney  
Treasurer and Tax Collector Office  
Los Angeles County  
225 N. Hill Street, Room 130  
P.O. Box 512102  
Los Angeles, California 90051-4917

**Chapter 8 Agreement for APN: 2826-025-007**

Dear Mr. McKinney:

The Mountains Recreation and Conservation Authority (MRCA) requests to enter into a Chapter 8 Agreement to purchase parcel number 2826-025-007 near the Newhall Pass. We understand that the price will be \$60,000 plus expenses not expected to exceed \$5,000. We hope to expedite this process as much as possible. A written response from your office would assist us in working with Caltrans to fund the acquisition.

If you have any questions, you can reach me by phone at (310) 589-3230 ext. 128 or email at [edelman@smmc.ca.gov](mailto:edelman@smmc.ca.gov). 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

# 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: 2826-025-007
3. State the purpose and intended use for each parcel: Open Space and Public Parkland

## D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

  
Authorized Signature

Chief Deputy Executive Officer  
Title

March 10, 2010  
Date

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY**

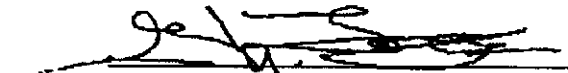
March 3, 2010 — Agenda Item VIII

Resolution No. 10-36

**RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION  
AND CONSERVATION AUTHORITY AUTHORIZING ACQUISITION OF APN  
2826-025-007 IN LOS ANGELES COUNTY CHAPTER 8 AGREEMENT  
2664, AND ACCEPTANCE OF FUNDS FROM CALTRANS OR  
SANTA MONICA MOUNTAINS CONSERVANCY TO  
COMPLETE ACQUISITION, UNINCORPORATED  
LOS ANGELES COUNTY**

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

1. FINDS that APN 2826-025-007 in the Newhall Pass, adjacent to the Santa Clarita Woodlands Park is 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 March 3, 2010.
4. AUTHORIZES the acquisition of APN 2826-025-007 in Chapter 8 Agreement 2664.
5. AUTHORIZES the acceptance of funds from Caltrans or Santa Monica Mountains Conservancy to complete acquisition.
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. VIII  
March 3, 2010  
Page 2

AYES: Hasenauer, Hayduk, Daniel, Lange

NOS: none

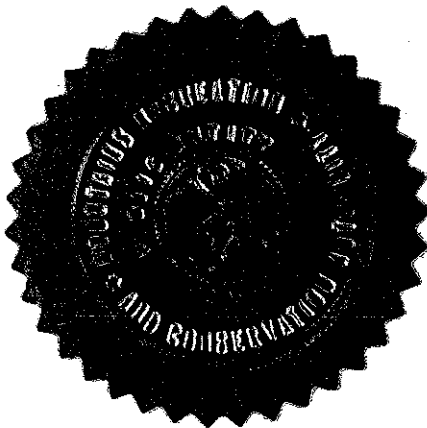
ABSTAIN: none

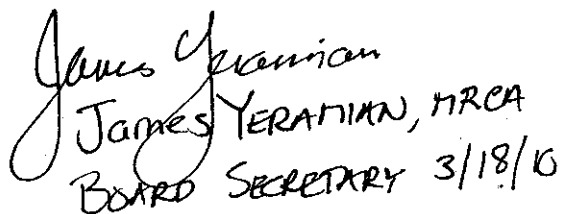
ABSENT: none

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 3rd day of March, 2010.

Date: 3/3/10

  
Executive Officer



  
James YERAMIAN, MRCOA  
BOARD SECRETARY 3/18/10

## 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.



**INTERIM**

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

This Agreement is made this 31<sup>st</sup> day of August, 2010, by and between the Board of Supervisors of Los Angeles County, State of California, and the **MOUNTAINS RECREATION AND 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:

ANDREA SHERIDAN ORDIN  
County Counsel

By [Signature]  
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

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

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**18 AUG 31 2010**

[Signature]  
SACHI A. HAMAI  
EXECUTIVE OFFICER

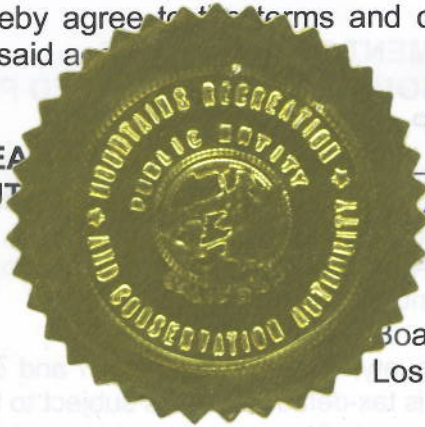
AGREEMENT NUMBER 2664

774.05



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

ATTEST:  
MOUNTAINS RECREA  
CONSERVATION AUT



Tomie Shin  
High Deputy Executive Officer

(Seal)

Board of Supervisors  
Los Angeles County

ATTEST:

By Sachi A. Hamra  
Clerk of the Board of Supervisors

By Gloria Molina  
Chair of the Board of Supervisors



By Lachelle Smitherman  
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.

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

ATTEST:  
SACHI A. Hamra  
Executive Officer  
Clerk of the Board of Supervisors

City of N/A  
By \_\_\_\_\_  
Mayor

(seal) By Lachelle Smitherman  
Deputy

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.

Masud Saladeh  
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

77405

77405

**SUPERVISORIAL DISTRICT 5**  
**AGREEMENT NUMBER 2664**

**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	1990	2826-025-007	\$60,000.00*	OPEN SPACE & PUBLIC PARKLAND PURPOSES

LEGAL DESCRIPTION

LAND DES IN DOC NO 5189, 75-7-9 LOT COM AT INTERSECTION OF S LINE OF NW 1/4 OF SE 1/4 OF NE 1/4 OF SEC 15 T 3N R 16W WITH W LINE OF E 1/2 OF NE 1/4 OF SD SEC TH E ON SD S LINE TO E LINE OF W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4 OF SD SEC TH N THEREON TO S LINE OF N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SD SEC TH E THEREON TO A PT W 188.38 FT FROM SW COR OF NE 1/4 OF NE 1/4 OF SE 1/4 OF NE 1/4 OF SD SEC TH N 56o40'18" W 389.92 FT TH N 17o30'32" W 55.15 FT TH N 56o49'21" W 293.38 FT TH N 73o53'07" W 165.38 FT TH S ON SD W LINE TO BEG PART OF E 1/2 OF NE 1/4 OF SEC 15 T 3N R 16W

The purchase price quoted on this Exhibit "A" is a fixed purchase price. All costs related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fee, Title Report Fee and Forfeited State Lands Fee.