

CITY OF LOS ANGELES

CALIFORNIA

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ANTONIO R. VILLARAIGOSA
MAYOR

March 8, 2013

0670-00040-0001

June Lagmay
Office of the City Clerk
200 N. Spring St., Room 360
Los Angeles, CA 90071
Attention: Sharon Dickinson

**RE: PETITION TO CREATE A TAXING DISTRICT, COMMUNITY TAXING DISTRICT
NO. 4 (WILSHIRE NORTH, C.F. 11-0966)**

Dear Ms. Dickinson:

This Office is in receipt of the attached original Petition to Create A Taxing District filed by 901 West Olympic Boulevard Limited Partnership as the owner of the property to be solely included within the proposed Community Taxing District (CTD). Please include the attached in Council File 11-0966 as part of the official record and consistent with previous Council action on this matter.

Please contact Sarai Bhaga at (213) 978-0604 if you have any questions.

Sincerely,

Natalie R. Brill
Chief of Debt Management

NRB:SMB:09130206

Attachment

RECEIVED
CITY CLERK'S OFFICE
2013 MAR 11 AM 10:17
CITY CLERK
BY EGG
PKS



**PETITION
TO CREATE A
COMMUNITY TAXING DISTRICT**

Council of the City of Los Angeles
John Ferraro Council Chamber
200 North Spring Street
Los Angeles, California 90012

Members of the Council:

This is a petition to create a community taxing district, and a waiver with respect to certain procedural matters, under the Special Tax Improvements Ordinance of the City of Los Angeles, Chapter 10 of Division 6 of the Los Angeles Administrative Code (the "Ordinance"), and the undersigned hereby states as follows:

1. Landowner. This Petition is submitted by 901 West Olympic Boulevard Limited Partnership, a Washington limited partnership ("Landowner"), as the owner of 100% of the real property proposed to be included within the community taxing district.

2. Proceedings Requested. The Landowner hereby requests that the Council (the "City Council") of the City of Los Angeles (the "City") institute proceedings pursuant to the Ordinance to establish a community taxing district to be named "City of Los Angeles Community Taxing District No. 4 (901 West Olympic Boulevard Project)" (the "Community Taxing District"), to levy special taxes in the Community Taxing District.

3. Boundaries of Community Taxing District. The boundaries of the territory which are proposed for inclusion in the Community Taxing District are described in Exhibit A attached hereto and made a part hereof.

4. Types of Facilities. The types of facilities to be financed by the Community Taxing District are described in Exhibit B attached hereto and made a part hereof.

5. Available Funds. The Landowner hereby represents that there will be funds available to pay for all the Facilities, a portion of which funds will be special taxes levied by the Community Taxing District and applied to reimburse Landowner for funds advanced by Landowner to pay construction costs of the Facilities.

6. Elections. The Landowner hereby requests that the special elections to be held under the Ordinance to authorize the special taxes for the Community Facilities District, and to establish an appropriations limit for the Community Taxing District be consolidated into a single election and that the election be conducted by the City and its officials using mailed or hand-delivered ballots and that such election be held as soon

as possible after the public hearings on the Community Taxing District under the Ordinance.

7. Waiver. To expedite the completion of the proceedings for the Community Taxing District, Landowner hereby waives all notices of hearings (other than published notices required under the Ordinance) and all notices of election, all applicable waiting periods under the Ordinance for the election, all ballot analysis and arguments for the election and all requirements as to the form of the ballot.

8. Deposit. Landowner previously submitted (a) a check in the amount of \$25,000 which constitutes the deposit required by the City to be used to compensate the City Council and the City for costs incurred in conducting proceedings to create the Community Taxing District, and (b) a duly executed Deposit and Reimbursement Agreement, dated as of December 1, 2012, by and between the City and Landowner.

9. Representations and Warranties. Landowner hereby represents and warrants to the City that (a) the Landowner is as of the date of this Petition, the legal owner of the fee interest in all of the property proposed to be included within the Community Taxing District and that no other person or entity is the legal owner of any portion of the fee interest in any of such property, (b) Landowner has the power and authority to execute and deliver this Petition and the Deposit Agreement, and has taken all action necessary to cause this Petition and the Deposit Agreement to be executed and delivered on its behalf, and this Petition and the Deposit Agreement have been duly and validly executed and delivered by Landowner.

10. Landowner Representatives. The following persons are designated as representatives of the Landowner for all purposes in connection with the proceedings to form the Community taxing District: Jim Atkins and Christopher Longinetti.

11. Mailing Address. The address of Landowner for receiving notices is:

American Life Inc.,
270 S. Hanford Street, Suite 100
Seattle, WA 98134
Attn: Henry Liebman, President/CEO

This Petition is dated as of 1-21, 2013.

901 West Olympic Boulevard Limited Partnership,
a Washington limited partnership

By: American Life Inc.,
a Washington corporation
Its: Managing General Partner


By: 
Name: Gregory L. Steinhauer
Its: Chief Operating Officer

EXHIBIT A

BOUNDARIES OF COMMUNITY FACILITIES DISTRICT

The boundaries of the territory which is proposed for inclusion in the Community Facilities District are depicted in the attached map. Such territory is the land described in the attached Exhibit A-1.

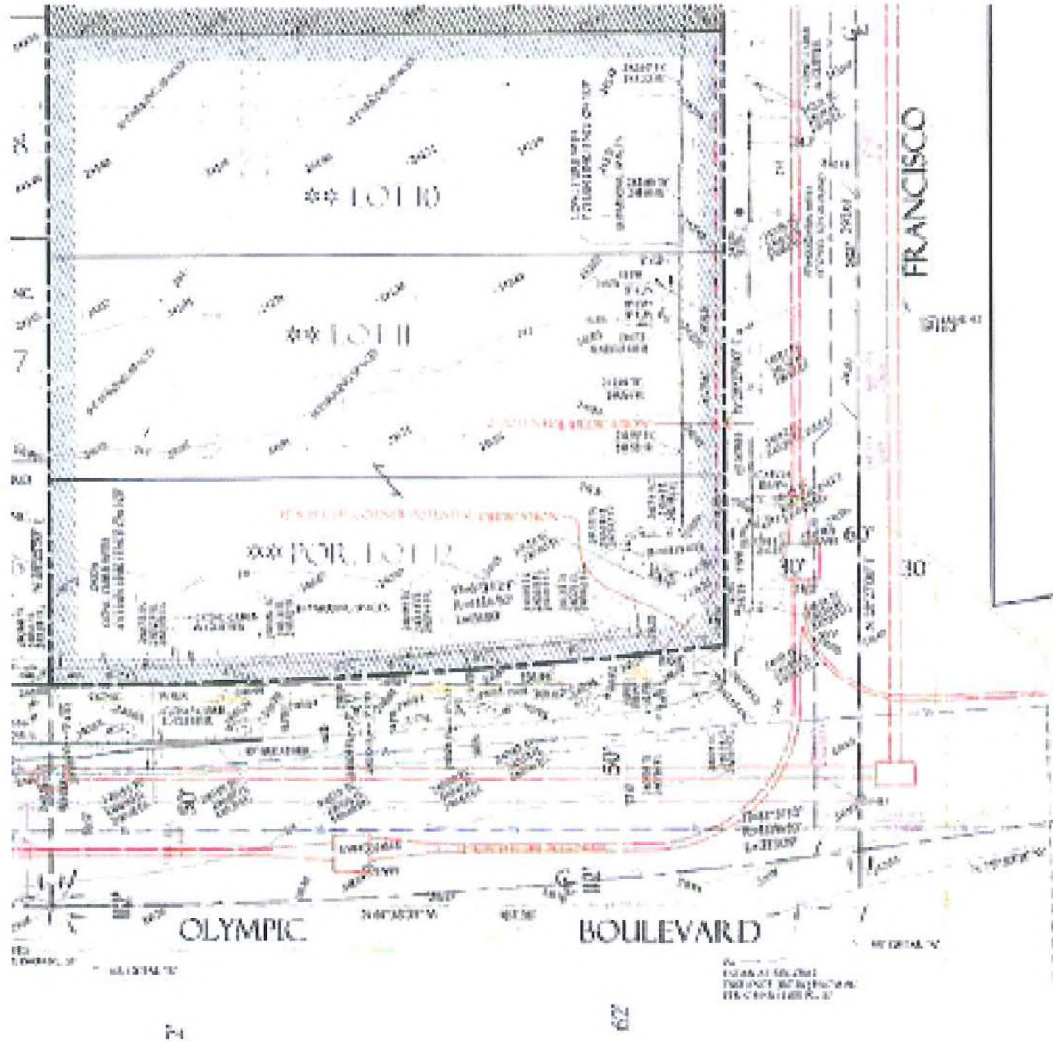


EXHIBIT A-1

LEGAL DESCRIPTION OF COMMUNITY FACILITIES DISTRICT

PARCEL A:

LOTS 10, 11, AND 12 OF THE RESUBDIVISION OF THE FRANCISCO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE 64 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 12, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 151.40 FEET TO THE MOST WESTERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST TANGENT TO SAID SOUTHWESTERLY LINE AND HAVING A RADIUS OF 1325.38 FEET, AN ARC DISTANCE OF 151.74 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT, DISTANT THEREON 8.68 FEET FROM SAID MOST SOUTHERLY CORNER; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE 8.68 FEET TO THE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF LOS ANGELES, BY DEED RECORDED IN BOOK 16559 PAGE 149, OFFICIAL RECORDS.

ALSO, EXCEPTING THEREFROM THAT PORTION OF SAID LOT 10 ALL MINERALS, ORES, PRECIOUS ORES OR USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTERS, INCLUDING IN PART, PETROLEUM, OIL, GAS, ASPHALTUM AND TAR, IN OR UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS PER DEED RECORDED AUGUST 14, 1978 AS INSTRUMENT NO. 78-893726.

PARCEL B:

PARCELS 1 AND 2, AS SHOWN AND DESIGNATED ON THAT CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. AA-2006-10346 PMEX RECORDED DECEMBER 6, 2007 AS INSTRUMENT NO. 20072682276 OF OFFICIAL RECORDS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND BEING LOTS 8 AND 9 OF THE RESUBDIVISION OF THE FRANCISCO TRACT, AS PER MAP RECORDED IN BOOK 54, PAGE 64 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

Assessor Parcel Numbers: 5138-005-036; 5138-005-038; 5138-005-041; and 5138-005-045.

EXHIBIT B

TYPES OF FACILITIES

The types of facilities to be financed by the Community Taxing District are the following:

A hotel containing no less than 392 rooms, 174 of which are branded as Courtyard Marriott's limited service brand hotel and 218 rooms branded as Residence Inn Rooms, together with ancillary facilities, including 5,100 square feet of ground floor retail space, an approximately 11,474 square feet of project-serving conference and meeting rooms, spa, fitness center, and ancillary hotel office areas.