



MIKE FEUER
CITY ATTORNEY

REPORT NO. R 1 3 - 0 1 9 8

JUL 18 2013

REPORT RE:

**AN ORDINANCE ESTABLISHING FISCAL YEAR 2013-2014 TAX LEVY FOR
COMMUNITY FACILITIES DISTRICT NO. 3
(CASCADES BUSINESS PARK AND GOLF COURSE)**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 10-1268

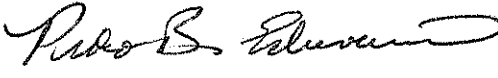
Honorable Members:

This Office has prepared and now transmits the enclosed draft ordinance, approved as to form and legality, for your consideration in connection with the City's annual levies of special taxes. This draft ordinance provides for the annual levy of a special tax on parcels within Community Facilities District No. 3 (Cascades Business Park and Golf Course) for Fiscal Year 2013-2014. The District was created in order to issue Mello-Roos bonds (Bonds) secured by the levy of a special tax to finance the construction of certain public infrastructure within the District. The special tax has been levied on the parcels within the District since Fiscal Year 1998-1999.

If you have any questions regarding this matter, please contact Assistant City Attorney Marilyn Garcia at (213) 978-7782. She or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By 

PEDRO B. ECHEVERRIA
Chief Assistant City Attorney

PBE:MG:sl
Transmittal

ORDINANCE NO. _____

An ordinance establishing the special tax amounts to be levied on parcels within Community Facilities District No. 3 (Cascades Business Park and Golf Course) for Fiscal Year 2013-2014.

WHEREAS, the Los Angeles City Council adopted Ordinance No. 171,412 (Ordinance of Formation), which established Community Facilities District No. 3 (Cascades Business Park and Golf Course) (District), and authorized the levy of a special tax pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, consisting of California Government Code Sections 53311, *et seq.*(Act); and

WHEREAS, the Council adopted Ordinance No. 171,631 (Ordinance of Change), which altered the types of facilities to be financed and authorized an increased bonded indebtedness; and

WHEREAS, the Council has adopted Ordinances Nos. 171,485, 171,486 and 171,733, which authorized the levy of a special tax within the District on an annual basis until the underlying indebtedness of the District is paid off; and

WHEREAS, the Council, acting in its capacity as the legislative body of Community Facilities District No. 3 (Cascades Business Park and Golf Course), adopts this ordinance.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. An annual special tax on the parcels of property within the District is hereby levied for Fiscal Year 2013-2014, at the specified amount for each parcel of property, identified by Assessor Parcel Number, all as described in the attached Exhibit "A," except that: (i) no special tax is levied on any parcel of property for which the special tax has been prepaid, discharged and permanently satisfied in accordance with the District's Ordinance of Formation or Ordinance of Change; and (ii) in the event any parcel of property is renumbered, subdivided or consolidated with another parcel of property, the special tax applicable to the former Assessor Parcel Number shall be ratably levied on the new Assessor Parcel Number(s) resulting from the renumbering, subdivision or consolidation.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

JUNE LAGMAY, City Clerk

By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
MARILYN L. GARCIA
Assistant City Attorney

Date July 9, 2013

File No. 10-1268

City of Los Angeles
 Community Facilities District No. 3
 (Cascades Business Park & Golf Course)
 Special Tax Roll
 Fiscal Year 2013-14

<u>APN</u>	<u>Tract</u>	<u>Phase</u>	<u>Lot</u>	<u>Building</u>	<u>Unit</u>	<u>Acres</u>	<u>Taxable Land Square Footage</u>	<u>Tax Class</u>	<u>FY 2013-14 Levy</u>	<u>Maximum Special Tax</u>
DEVELOPED BUSINESS PARK										
2603-007-026	45863	2	5			4.79	208,652	1	\$50,284.17	\$102,491.43
2603-007-027	45863	2	6			2.53	110,207	1	\$26,559.38	\$54,134.51
2603-007-031	45863	2	7, 8			6.63	288,802	1	\$69,599.96	\$141,861.72
2603-007-035	45863	2	2			2.58	112,385	1	\$27,084.27	\$55,204.36
2603-007-036	45863	2	3			2.79	121,532	1	\$29,288.65	\$59,697.43
2603-007-037	45863	2	4			2.71	118,048	1	\$28,449.03	\$57,986.07
2603-007-902	45863	2	por 1			1.26	54,886	1	\$13,227.27	\$26,960.42
2603-025-016	03769		A			3.54	154,264	1	\$37,176.92	\$75,775.64
2603-025-022	45863	3	3			1.23	53,579	1	\$12,912.29	\$26,318.41
2603-025-023	45863	3	4			3.64	158,558	1	\$38,211.75	\$77,884.88
2603-025-026	45863	3	10			3.20	139,392	1	\$33,592.83	\$68,470.40
2603-025-027	45863	3	1,2			4.17	181,509	1	\$43,742.84	\$89,158.59
2603-025-028	45863	3	5,6,7,8,9			10.24	446,054	1	\$107,496.97	\$219,105.08
						<u>49.31</u>	<u>2,147,868</u>		<u>\$517,626.33</u>	<u>\$1,055,048.94</u>
OTHER										
2603-025-061	45863	0	1,2,3			9.00	392,040	2	\$94,479.84	\$192,573.00
						<u>9.00</u>	<u>392,040</u>		<u>\$94,479.84</u>	<u>\$192,573.00</u>
EXEMPT PROPERTY										
2603-025-004	45863	0	4			0.00	0	6	\$0.00	\$0.00
						<u>0.00</u>	<u>0</u>		<u>\$0.00</u>	<u>\$0.00</u>
						<u>58.31</u>	<u>2,539,908</u>		<u>\$612,106.17</u>	<u>\$1,247,621.94</u>