

ORDINANCE NO. 183790

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 2015-2016.

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);

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;

WHEREAS, the Council adopted Ordinance 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 Taxing 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 2015-2016, 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 bulleting board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulleting 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 on JUL 31 2015.

HOLLY L. WOLCOTT, City Clerk

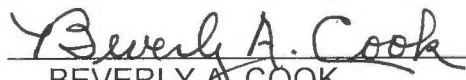
By  Deputy

Approved 8/6/15


Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
BEVERLY A. COOK
Assistant City Attorney

Date June 26, 2015

File No. 12-1016

EXHIBIT A

City of Los Angeles
Community Facilities District No. 3
(Cascades Business Park & Golf Course)
Special Tax Roll
Fiscal Year 2015-16

<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 2015-16 Levy</u>	<u>Maximum Special Tax</u>
DEVELOPED BUSINESS PARK										
2603-007-026	45863	2	5			4.79	5 208,652	1	\$49,595.66	\$102,491.43
2603-007-027	45863	2	6			2.53	6 110,207	1	\$26,195.72	\$54,134.51
2603-007-031	45863	2	7, 8			6.63	7 288,802	1	\$68,646.96	\$141,861.72
2603-007-035	45863	2	2			2.58	2 112,385	1	\$26,713.42	\$55,204.36
2603-007-036	45863	2	3			2.79	3 121,532	1	\$28,887.62	\$59,697.43
2603-007-037	45863	2	4			2.71	4 118,048	1	\$28,059.49	\$57,986.07
2603-007-902	45863	2	por 1			1.26	p 54,886	1	\$13,046.16	\$26,960.42
2603-025-016	03769		A			3.54	A 154,264	1	\$36,667.87	\$75,775.64
2603-025-022	45863	3	3			1.23	3 53,579	1	\$12,735.49	\$26,318.41
2603-025-023	45863	3	4			3.64	4 158,558	1	\$37,688.54	\$77,884.88
2603-025-026	45863	3	10			3.20	1 139,392	1	\$33,132.86	\$68,470.40
2603-025-027	45863	3	1,2			4.17	1 181,509	1	\$43,143.89	\$89,158.59
2603-025-028	45863	3	5,6,7,8,9			10.24	5 446,054	1	\$106,025.07	\$219,105.08
						49.31	2,147,868		\$510,538.75	\$1,055,048.94
OTHER										
2603-025-061	45863	0	1,2,3			9.00	1 392,040	2	\$93,186.18	\$192,573.00
						9.00	392,040		\$93,186.18	\$192,573.00
EXEMPT PROPERTY										
2603-025-004	45863	0	4			0.00	4 0	6	\$0.00	\$0.00
						0.00	0		\$0.00	\$0.00
TOTALS						58.31	2,539,908		\$603,724.93	\$1,247,621.94

DECLARATION OF POSTING ORDINANCE

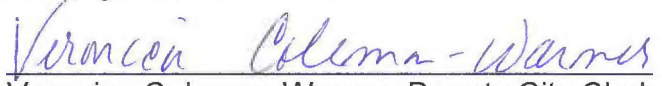
I, VERONICA COLEMAN-WARNER, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No.183790 – 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 2015-2016 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **July 31, 2015**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **August 7, 2015** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **August 7, 2015** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **6th** day of **August, 2015** at Los Angeles, California.


Veronica Coleman-Warner, Deputy City Clerk

Ordinance Effective Date: September 16, 2015

Council File No. 12-1016