



MIKE FEUER
CITY ATTORNEY

REPORT NO. R 1 3 - 0 1 9 6

JUL 18 2013

REPORT RE:

**AN ORDINANCE ESTABLISHING FISCAL YEAR 2013-2014 TAX LEVY FOR
COMMUNITY FACILITIES DISTRICT NO. 8 (LEGENDS AT CASCADES)**

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. 10-1266

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. 8 (Legends at Cascades) for Fiscal Year 2013-2014. The District was created in order to issue Mello-Roos 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 in the District since Fiscal Year 2008-2009.

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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. 8 (Legends at Cascades) for Fiscal Year 2013-2014.

WHEREAS, the Los Angeles City Council adopted Ordinance No. 179,187 (Ordinance of Formation), which established Community Facilities District No. 128 (Legends at Cascades) (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 has adopted Ordinance No. 179,417, 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. 8 (Legends at Cascades), 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 J. GARCIA
Assistant City Attorney

Date July 18, 2013

File No. 10-1266

City of Los Angeles CFD No. 8
 (Legends at Cascades)
 FY 2013-14 Special Tax Levy

APN	Tract	Lot	Building	Unit	No. of Res. Units	FY 2013-14 Special Tax
2582-040-014	60913-01	PARCEL 1	15	63	1	\$2,121.45
2582-040-015	60913-01	PARCEL 1	15	64	1	\$1,925.34
2582-040-016	60913-01	PARCEL 1	15	65	1	\$1,681.39
2582-040-017	60913-01	PARCEL 1	15	66	1	\$1,485.30
2582-040-018	60913-01	PARCEL 1	15	67	1	\$1,974.14
2582-040-019	60913-01	PARCEL 1	15	68	1	\$1,485.30
2582-040-020	60913-01	PARCEL 1	16	69	1	\$2,121.45
2582-040-021	60913-01	PARCEL 1	16	70	1	\$1,925.34
2582-040-022	60913-01	PARCEL 1	16	71	1	\$1,681.39
2582-040-023	60913-01	PARCEL 1	16	72	1	\$1,485.30
2582-040-024	60913-01	PARCEL 1	16	73	1	\$1,974.14
2582-040-025	60913-01	PARCEL 1	16	74	1	\$1,485.30
2582-040-026	60913-01	PARCEL 1	17	75	1	\$1,485.30
2582-040-027	60913-01	PARCEL 1	17	76	1	\$1,974.14
2582-040-028	60913-01	PARCEL 1	17	77	1	\$1,485.30
2582-040-029	60913-01	PARCEL 1	17	78	1	\$1,681.39
2582-040-030	60913-01	PARCEL 1	17	79	1	\$1,925.34
2582-040-031	60913-01	PARCEL 1	17	80	1	\$2,121.45
2582-040-034	60913-01	PARCEL 1	19	87	1	\$1,974.14
2582-040-035	60913-01	PARCEL 1	19	88	1	\$2,238.73
2582-040-036	60913-01	PARCEL 1	19	89	1	\$2,121.45
2582-040-037	60913-01	PARCEL 1	19	90	1	\$2,292.22
2582-040-038	60913-01	PARCEL 1	20	91	1	\$2,292.22
2582-040-039	60913-01	PARCEL 1	20	92	1	\$2,121.45
2582-040-040	60913-01	PARCEL 1	20	93	1	\$2,238.73
2582-040-041	60913-01	PARCEL 1	20	94	1	\$1,974.14
2582-040-046	60913-01	PARCEL 1	21	95	1	\$1,974.14
2582-040-047	60913-01	PARCEL 1	21	96	1	\$2,238.73
2582-040-048	60913-01	PARCEL 1	21	97	1	\$2,121.45
2582-040-049	60913-01	PARCEL 1	21	98	1	\$2,292.22
2582-040-050	60913-01	PARCEL 1	22	99	1	\$1,974.14
2582-040-051	60913-01	PARCEL 1	22	100	1	\$2,238.73
2582-040-052	60913-01	PARCEL 1	22	101	1	\$2,121.45
2582-040-053	60913-01	PARCEL 1	22	102	1	\$2,292.22
2582-040-054	60913-01	PARCEL 1	23	103	1	\$2,292.22
2582-040-055	60913-01	PARCEL 1	23	104	1	\$2,121.45
2582-040-056	60913-01	PARCEL 1	23	105	1	\$2,238.73
2582-040-057	60913-01	PARCEL 1	23	106	1	\$1,974.14
2582-040-060	60913-01	PARCEL 1	14	57	1	\$2,121.45

City of Los Angeles CFD No. 8
(Legends at Cascades)
FY 2013-14 Special Tax Levy

APN	Tract	Lot	Building	Unit	No. of Res. Units	FY 2013-14 Special Tax
2582-040-061	60913-01	PARCEL 1	14	58	1	\$1,925.34
2582-040-062	60913-01	PARCEL 1	14	59	1	\$1,681.39
2582-040-063	60913-01	PARCEL 1	14	60	1	\$1,485.30
2582-040-064	60913-01	PARCEL 1	14	61	1	\$1,974.14
2582-040-065	60913-01	PARCEL 1	14	62	1	\$1,485.30
2582-040-066	60913-01	PARCEL 1	18	81	1	\$1,485.30
2582-040-067	60913-01	PARCEL 1	18	82	1	\$1,974.14
2582-040-068	60913-01	PARCEL 1	18	83	1	\$1,485.30
2582-040-069	60913-01	PARCEL 1	18	84	1	\$1,681.39
2582-040-070	60913-01	PARCEL 1	18	85	1	\$1,925.34
2582-040-071	60913-01	PARCEL 1	18	86	1	\$2,121.45
2582-040-074	60913-01	PARCEL 1	25	107	1	\$2,292.22
2582-040-075	60913-01	PARCEL 1	25	108	1	\$2,121.45
2582-040-076	60913-01	PARCEL 1	25	109	1	\$2,292.22
2582-040-077	60913-01	PARCEL 1	25	110	1	\$2,121.45
2582-040-078	60913-01	PARCEL 1	25	111	1	\$2,238.73
2582-040-079	60913-01	PARCEL 1	25	112	1	\$1,974.14
2582-040-080	60913-01	PARCEL 1	26	113	1	\$1,974.14
2582-040-081	60913-01	PARCEL 1	26	114	1	\$2,238.73
2582-040-082	60913-01	PARCEL 1	26	115	1	\$2,121.45
2582-040-083	60913-01	PARCEL 1	26	116	1	\$2,292.22
2582-040-084	60913-01	PARCEL 1	10	36	1	\$2,121.45
2582-040-085	60913-01	PARCEL 1	10	37	1	\$1,925.34
2582-040-086	60913-01	PARCEL 1	10	38	1	\$1,681.39
2582-040-087	60913-01	PARCEL 1	10	39	1	\$1,485.30
2582-040-088	60913-01	PARCEL 1	10	40	1	\$1,974.14
2582-040-089	60913-01	PARCEL 1	10	41	1	\$1,485.30
2582-040-090	60913-01	PARCEL 1	11	42	1	\$1,485.30
2582-040-091	60913-01	PARCEL 1	11	43	1	\$1,974.14
2582-040-092	60913-01	PARCEL 1	11	44	1	\$1,485.30
2582-040-093	60913-01	PARCEL 1	11	45	1	\$1,681.39
2582-040-094	60913-01	PARCEL 1	11	46	1	\$1,925.34
2582-040-095	60913-01	PARCEL 1	11	47	1	\$2,121.45
2582-040-098	60913-01	PARCEL 1	122	141	1	\$1,974.14
2582-040-099	60913-01	PARCEL 1	122	142	1	\$2,238.73
2582-040-100	60913-01	PARCEL 1	122	143	1	\$2,121.45
2582-040-101	60913-01	PARCEL 1	122	144	1	\$2,292.22
2582-040-102	60913-01	PARCEL 1	123	145	1	\$2,292.22
2582-040-103	60913-01	PARCEL 1	123	146	1	\$2,121.45
2582-040-104	60913-01	PARCEL 1	12	48	1	\$1,485.30

City of Los Angeles CFD No. 8
(Legends at Cascades)
FY 2013-14 Special Tax Levy

APN	Tract	Lot	Building	Unit	No. of Res. Units	FY 2013-14 Special Tax
2582-040-105	60913-01	PARCEL 1	12	49	1	\$1,974.14
2582-040-106	60913-01	PARCEL 1	12	50	1	\$1,485.30
2582-040-107	60913-01	PARCEL 1	12	51	1	\$1,681.39
2582-040-108	60913-01	PARCEL 1	12	52	1	\$1,925.34
2582-040-109	60913-01	PARCEL 1	12	53	1	\$2,121.45
2582-040-110	60913-01	PARCEL 1	13	54	1	\$1,681.39
2582-040-111	60913-01	PARCEL 1	13	55	1	\$2,121.45
2582-040-112	60913-01	PARCEL 1	13	56	1	\$2,121.45
2582-040-125	60913-01	PARCEL 1	27	117	1	\$2,292.22
2582-040-126	60913-01	PARCEL 1	27	118	1	\$2,121.45
2582-040-127	60913-01	PARCEL 1	27	119	1	\$2,238.73
2582-040-128	60913-01	PARCEL 1	27	120	1	\$1,974.14
2582-040-129	60913-01	PARCEL 1	30	129	1	\$2,292.22
2582-040-130	60913-01	PARCEL 1	30	130	1	\$2,121.45
2582-040-131	60913-01	PARCEL 1	30	131	1	\$2,238.73
2582-040-132	60913-01	PARCEL 1	30	132	1	\$1,974.14
2582-040-133	60913-01	PARCEL 1	32	137	1	\$2,292.22
2582-040-134	60913-01	PARCEL 1	32	138	1	\$2,121.45
2582-040-135	60913-01	PARCEL 1	32	139	1	\$2,238.73
2582-040-136	60913-01	PARCEL 1	32	140	1	\$1,974.14
2582-040-140	60913-01	PARCEL 1	28	121	1	\$2,292.22
2582-040-141	60913-01	PARCEL 1	28	122	1	\$2,121.45
2582-040-142	60913-01	PARCEL 1	28	123	1	\$2,238.73
2582-040-143	60913-01	PARCEL 1	28	124	1	\$1,974.14
2582-040-144	60913-01	PARCEL 1	29	125	1	\$2,292.22
2582-040-145	60913-01	PARCEL 1	29	126	1	\$2,121.45
2582-040-146	60913-01	PARCEL 1	29	127	1	\$2,238.73
2582-040-147	60913-01	PARCEL 1	29	128	1	\$1,974.14
2582-040-148	60913-01	PARCEL 1	31	133	1	\$2,292.22
2582-040-149	60913-01	PARCEL 1	31	134	1	\$2,121.45
2582-040-150	60913-01	PARCEL 1	31	135	1	\$2,238.73
2582-040-151	60913-01	PARCEL 1	31	136	1	\$1,974.14
2582-040-152	60913-01	PARCEL 1	6	22	1	\$2,121.45
2582-040-153	60913-01	PARCEL 1	6	23	1	\$2,121.45
2582-040-154	60913-01	PARCEL 1	6	24	1	\$1,681.39
2582-040-155	60913-01	PARCEL 1	7	25	1	\$1,681.39
2582-040-156	60913-01	PARCEL 1	7	26	1	\$2,121.45
2582-040-157	60913-01	PARCEL 1	7	27	1	\$2,121.45
2582-040-158	60913-01	PARCEL 1	4	16	1	\$2,121.45
2582-040-159	60913-01	PARCEL 1	4	17	1	\$2,121.45

City of Los Angeles CFD No. 8
 (Legends at Cascades)
 FY 2013-14 Special Tax Levy

APN	Tract	Lot	Building	Unit	No. of Res. Units	FY 2013-14 Special Tax
2582-040-160	60913-01	PARCEL 1	4	18	1	\$1,681.39
2582-040-161	60913-01	PARCEL 1	5	19	1	\$1,681.39
2582-040-162	60913-01	PARCEL 1	5	20	1	\$2,121.45
2582-040-163	60913-01	PARCEL 1	5	21	1	\$2,121.45
2582-040-165	60913-01	PARCEL 1	9	32	1	\$1,974.14
2582-040-166	60913-01	PARCEL 1	9	33	1	\$2,238.73
2582-040-167	60913-01	PARCEL 1	9	34	1	\$2,121.45
2582-040-168	60913-01	PARCEL 1	9	35	1	\$2,292.22
2582-040-170	60913-01	PARCEL 1	2	7	1	\$1,485.30
2582-040-171	60913-01	PARCEL 1	2	8	1	\$1,974.14
2582-040-172	60913-01	PARCEL 1	2	9	1	\$1,485.30
2582-040-173	60913-01	PARCEL 1	2	10	1	\$1,681.39
2582-040-174	60913-01	PARCEL 1	2	11	1	\$1,925.34
2582-040-175	60913-01	PARCEL 1	2	12	1	\$2,121.45
2582-040-176	60913-01	PARCEL 1	3	13	1	\$2,121.45
2582-040-177	60913-01	PARCEL 1	3	14	1	\$2,121.45
2582-040-178	60913-01	PARCEL 1	3	15	1	\$1,681.39
2582-040-179	60913-01	PARCEL 1	8	28	1	\$1,974.14
2582-040-180	60913-01	PARCEL 1	8	29	1	\$2,238.73
2582-040-181	60913-01	PARCEL 1	8	30	1	\$2,121.45
2582-040-182	60913-01	PARCEL 1	8	31	1	\$2,292.22
2582-040-183	60913-01	PARCEL 1	1	1	1	\$2,121.45
2582-040-184	60913-01	PARCEL 1	1	2	1	\$1,925.34
2582-040-185	60913-01	PARCEL 1	1	3	1	\$1,681.39
2582-040-186	60913-01	PARCEL 1	1	4	1	\$1,485.30
2582-040-187	60913-01	PARCEL 1	1	5	1	\$1,974.14
2582-040-188	60913-01	PARCEL 1	1	6	1	\$1,485.30
2603-025-031	60913-02	1	116	147	1	\$1,485.30
2603-025-032	60913-02	1	116	148	1	\$1,974.14
2603-025-033	60913-02	1	116	149	1	\$1,485.30
2603-025-034	60913-02	1	116	150	1	\$1,681.39
2603-025-035	60913-02	1	116	151	1	\$1,925.34
2603-025-036	60913-02	1	116	152	1	\$2,121.45
2603-025-037	60913-02	1	117	153	1	\$2,121.45
2603-025-038	60913-02	1	117	154	1	\$1,925.34
2603-025-039	60913-02	1	117	155	1	\$1,681.39
2603-025-040	60913-02	1	117	156	1	\$1,485.30
2603-025-041	60913-02	1	117	157	1	\$1,974.14
2603-025-042	60913-02	1	117	158	1	\$1,485.30
2603-025-043	60913-02	1	118	159	1	\$2,121.45

City of Los Angeles CFD No. 8
 (Legends at Cascades)
 FY 2013-14 Special Tax Levy

APN	Tract	Lot	Building	Unit	No. of Res. Units	FY 2013-14 Special Tax
2603-025-044	60913-02	1	118	160	1	\$1,925.34
2603-025-045	60913-02	1	118	161	1	\$1,681.39
2603-025-046	60913-02	1	118	162	1	\$1,485.30
2603-025-047	60913-02	1	118	163	1	\$1,974.14
2603-025-048	60913-02	1	118	164	1	\$1,485.30
2603-025-049	60913-02	1	119	165	1	\$1,485.30
2603-025-050	60913-02	1	119	166	1	\$1,974.14
2603-025-051	60913-02	1	119	167	1	\$1,485.30
2603-025-052	60913-02	1	119	168	1	\$1,681.39
2603-025-053	60913-02	1	119	169	1	\$1,925.34
2603-025-054	60913-02	1	119	170	1	\$2,121.45
2603-025-055	60913-02	1	120	171	1	\$2,121.45
2603-025-056	60913-02	1	120	172	1	\$1,925.34
2603-025-057	60913-02	1	120	173	1	\$1,681.39
2603-025-058	60913-02	1	120	174	1	\$1,485.30
2603-025-059	60913-02	1	120	175	1	\$1,974.14
2603-025-060	60913-02	1	120	176	1	\$1,485.30
Total					176	\$342,491.52
Total No. of Parcels Taxed						176