

Name City of West Covina
City Clerk

Address 1444 West Garvey Avenue
P. O. Box 1440

City, State Zip Code West Covina, CA 91793

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NOTICE OF SPECIAL TAX LIEN

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

City of West Covina
City Clerk
1444 W. Garvey Ave.
P.O. Box 1440
West Covina, CA 91793

APN: _____

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(EXEMPT FROM RECORDING FEES PURSUANT TO GOVERNMENT CODE SECTIONS 6103 AND 27383)

NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code, the undersigned clerk of the legislative body of the City of West Covina, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City of West Covina, County of Los Angeles, State of California. The special tax secured by this lien is authorized to be levied for the purpose of providing those facilities and services relating the habitat mitigation program of the City of West Covina, per agreement with the U.S. Fish & Wildlife Service and other State and federal agencies.

The special tax is authorized to be levied within Community Facilities District No. One, Coastal Sage and Scrub (CSS) Community Facilities District, which has now been officially formed and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of the authorized special tax is described in the Special Tax Report prepared for the community facilities district, attached hereto as Attachment 1. No provision has been made for prepayment of the special tax obligation.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within Community Facilities District No. One, Coastal Sage and Scrub (CSS) Community Facilities District, in accordance with Section 3115.5 of the Streets and Highways Code.

The names of the owners and the assessor's tax parcel numbers of the real property included within this community facilities district and not exempt from the special tax are as follows:

<u>Assessor Parcel</u>	<u>Property Owner</u>
8735 001 009	BKK Company
8735 001 900	Redevelopment Agency of West Covina
8735 001 901	Redevelopment Agency of West Covina
8735 001 902	Redevelopment Agency of West Covina
8735 001 903	Redevelopment Agency of West Covina
8735 002 018	BKK Company
8735 002 902	Redevelopment Agency of West Covina
8735 002 903	Redevelopment Agency of West Covina
8753 002 019	BKK Company
8753 002 901	Redevelopment Agency of West Covina

Reference is made to the boundary map of the community facilities district recorded at Book 190 of Maps of Assessment and Community Facilities Districts at Page 51, in the office of the County Recorder for the County of Los Angeles, State of California which map is now the final boundary map of the community facilities district.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the City of West Covina City Engineer, 1444 W. Garvey Ave., West Covina, CA 91790, (626) 939-8425.

Dated: 1-4-05


CITY CLERK
CITY OF WEST COVINA

NOTICE OF SPECIAL TAX LIEN
City of West Covina Community Facilities District No. One
Coastal Sage and Scrub (CSS) Community Facilities District

ATTACHMENT 1

SPECIAL TAX REPORT

(attached)

SPECIAL TAX REPORT

**COMMUNITY FACILITIES DISTRICT NO. 1
COSTAL SAGE AND SCRUB (CSS)**

**FOR THE
CITY OF WEST COVINA**

Prepared By
Berryman & Henigar

DECEMBER 7, 2004

**COMMUNITY FACILITIES DISTRICT NO. 1
COSTAL SAGE AND SCRUB (CSS)
City of West Covina**

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COSTAL SAGE AND SCRUB (CSS)
Community Facilities District No. 1
City of West Covina

INTRODUCTION

The City of West Covina (City) has been requested to initiate proceedings to establish a Community Facilities District (District) for the purpose of restoring and maintaining habitat areas as described in Costal Sage Scrub Conservation and Monitoring Plan dated May 22, 2003. The District may also fund the maintenance of parkway landscaping and lighting as described in this report.

The proposed District is located in the City of West Covina, County of Los Angeles, State of California, as depicted on a reduced map of the boundaries thereof, Exhibit A, Boundary Map, included herein.

On October 19, 2004, the City Council adopted a resolution entitled "Resolution of Intention to Establish a Community Facilities District", Resolution No. 2004-83 declaring its intention to form the District and ordered the preparation of a report describing the proposed services to be financed by the District if it is formed. The proceedings are being conducted in accordance with the provisions of the "Mello Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5, commencing with Section 53311, of the Government Code of the State of California (the Act). The report has been prepared by, or under the direction of the Director of Public Works and other such officers responsible for the providing of the services to be financed by the proposed District. The report has been prepared in accordance with Section 53321.5 of the Act and includes among other information:

- a) A description of the habitat restoration and preservation services and other maintenance services which are required to adequately meet the needs of the District (Part II).
- b) An estimate of the fair and reasonable cost of habitat restoration and preservation maintenance services, and parkway maintenance and all other related costs as provided in Section 53345.3 of the Act (Part III).

Part I - Description of District

The proposed District (Preserve Maintenance District) Community Facilities District No. 1 as shown in Exhibit A includes the following Assessor's Parcel Numbers:

<u>Assessor's Parcel Number</u>	<u>Owner</u>
8735 002 018	BKK Company
8753 002 019	BKK Company
8753 002 901	Redevelopment Agency of West Covina
8735 002 902	Redevelopment Agency of West Covina
8735 002 903	Redevelopment Agency of West Covina
8735 001 900	Redevelopment Agency of West Covina
8735 001 009	BKK Company
8735 001 901	Redevelopment Agency of West Covina
8735 001 902	Redevelopment Agency of West Covina
8735 001 903	Redevelopment Agency of West Covina

The acreage for each parcel shall be as shown on the records of the County Assessor's Office, County of Los Angeles.

A tentative parcel map has been filed with the City of West Covina, Map 60193, which will facilitate the development of the parcels described above as shown in Exhibit B. It is anticipated that this Parcel Map will have been recorded prior to the levy of the Special Tax. The proposed ownership and acreage at the time of recording is shown below, although the City has entered into agreements to sell certain of the parcels upon recordation of the parcel map.

<u>Ownership</u>	<u>Owner</u>
Parcel 1	Redevelopment Agency of West Covina
Parcel 2	Redevelopment Agency of West Covina
Parcel 3	Redevelopment Agency of West Covina
Parcel 4	Redevelopment Agency of West Covina
Parcel 5	Redevelopment Agency of West Covina
Parcel 6	Redevelopment Agency of West Covina
Parcel 7	Redevelopment Agency of West Covina
Parcel 8	Redevelopment Agency of West Covina
Parcel 9	Redevelopment Agency of West Covina
Parcel 10	Redevelopment Agency of West Covina
Parcel 11	Redevelopment Agency of West Covina
Parcel 12	Redevelopment Agency of West Covina
8735 001 009	BKK Company
8735 002 018	BKK Company
8735 002 019	BKK Company

Exhibit A
Boundary Map

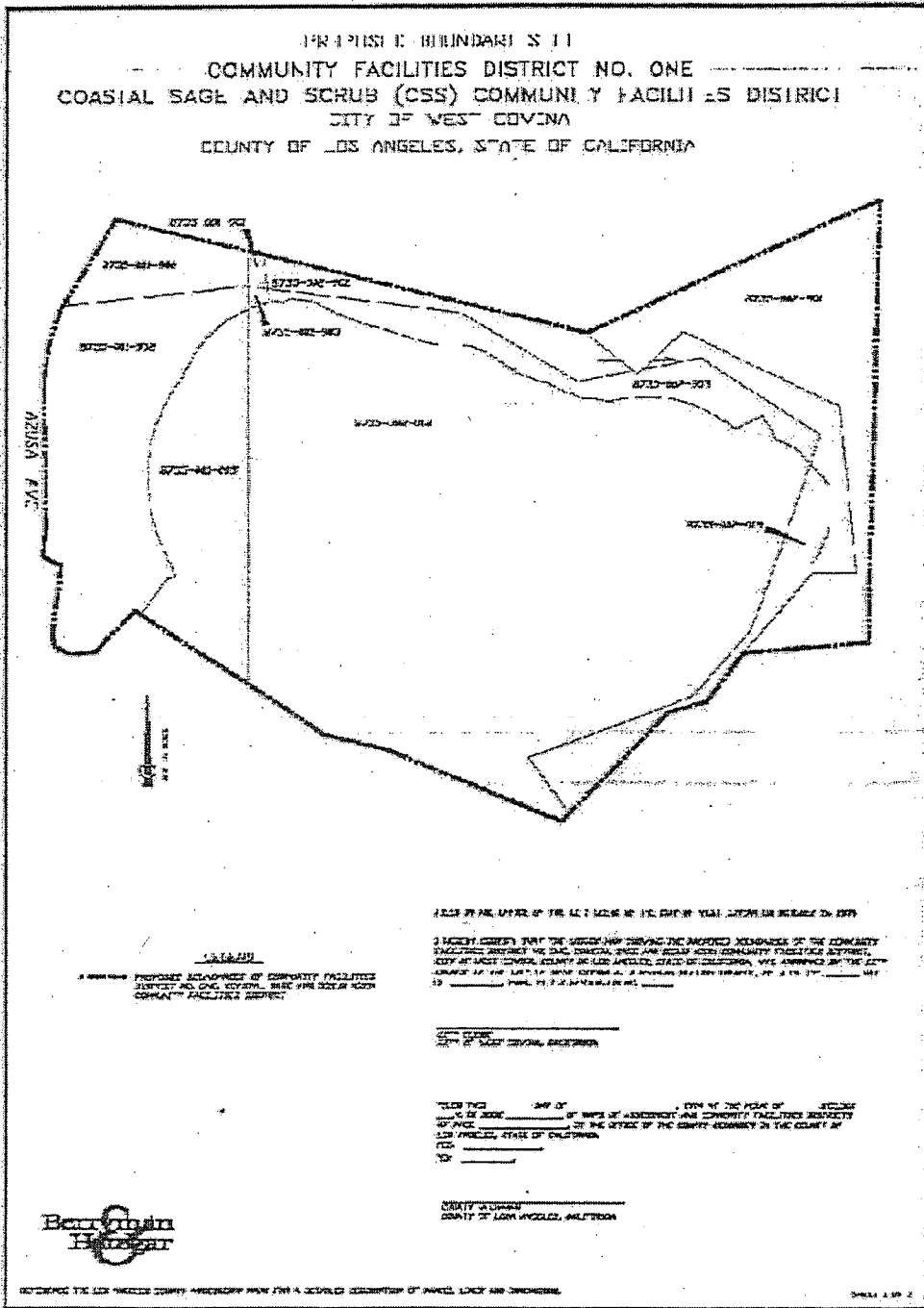
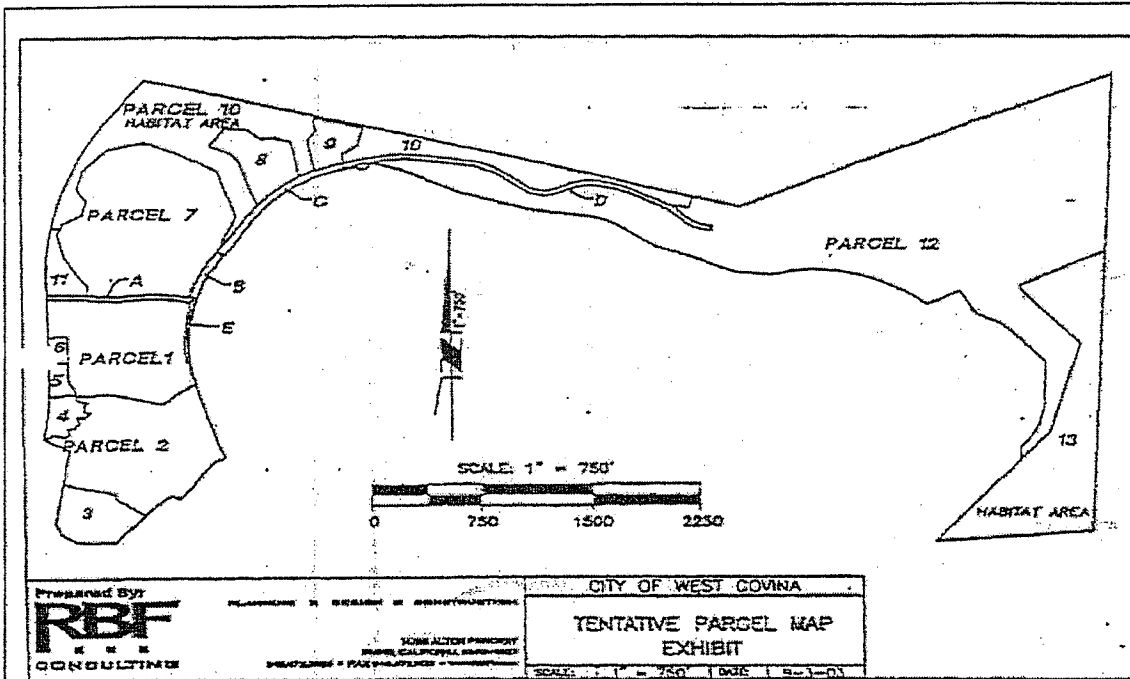


Exhibit B
 Tentative Parcel Map No. 60193



Tentative Parcel Map No. 60193	Proposed Zoning	Size (Acres)
Parcel 1	"Service Commercial"	17.0
Parcel 2	"Service Commercial"	18.5
Parcel 3	"Service Commercial"	4.8
Parcel 4	"Service Commercial"	1.7
Parcel 5	"Service Commercial"	1.0
Parcel 6	"Service Commercial"	0.7
Parcel 7	"Open Space"	27.1
Parcel 8	"Open Space"	4.7
Parcel 9	"Service Commercial"	2.6
Parcel 10	"Open Space"	26
Parcel 11	"Open Space"	2.2
Parcel 12	"Specific Plan No. 15"	84.6
Parcel 13	"Specific Plan No. 15"	24.6
Parcels A - E	N/A	5.7

Note: For BKK Parcel (APN No's 8735-001-009, 8735-002-018 and 8735-002-019) refer to Boundary Map shown in Exhibit A.

Part II - Description of Facilities/Services

The proposed services include all direct, administrative and incidental annual costs and expenses related to the maintenance, operation and management of public or private property required by the Coastal Sage Scrub Habitat Conservation and Monitoring Plan (the "Plan") dated May 22, 2003 or as may be amended.

The Plan describes the habitat maintenance and monitoring that may be funded through land secured financing including this CFD. The proposed services to be funded by the District shall not include the initial habitat creation or establishment within the project open space areas. Revenues from this CFD may be used for habitat maintenance, biota monitoring, and preserve security including ordinary and necessary administrative expenses and reserve fund requirements. Such services shall include the following:

A. Habitat Maintenance

1. Maintenance activities as described in the "Conceptual Coastal Sage Scrub Conservation and Monitoring Plan" (the "CSS Plan") submitted to the U.S. Army Corps of Engineers and the U.S. Fish & Wildlife Service. In general, the maintenance services required under the CSS Plan are as follows:
 - a. On-going maintenance and monitoring for the approximately 23 acres of coastal sage scrub to be established by the City within disturbed and non-native annual grassland portions of open space and manufactured slopes of the District;
 - b. Maintenance and protection of native plant species, weed removal, soil treatments, and maintenance of irrigation systems or other improvements as required under the plan;
 - c. Other services as needed for the protection of the site area, including erosion control, maintenance of signage, weed control, trash removal, pest control, and cowbird monitoring and trapping;
 - d. On-going monitoring and site inspection and assessment of CSS Plan progress and success;
 - e. Site status documentation, including preparation of an installation summary report, progress reports, and annual status reports.

 2. Maintenance of such other conservation measures as are or may be required by the U.S. Fish & Wildlife Service, the U.S. Army Corps of Engineers, the California Department of Fish & Game, or other regulatory agency exercising jurisdiction over lands within the District ("Conservation Measures"). Full and complete copies of documents concerning such Conservation Measures are on file at the offices of the City Clerk. In general, the maintenance services required by the Conservation Measures are as follows:
 - a. Maintenance of a 24 acre coastal sage scrub conservation area, for preservation and management of existing coastal sage scrub (the "Conservation Area");
 - b. Preparation and recording of a conservation easement over the CSS Plan and Conservation Area lands;
-

- c. Monitoring the Conservation Area as required by the Conservation Measures;
- d. Maintenance of fencing and flagging within the Conservation Area to mitigate the impact of construction or other human activities;
- e. Salvaging native topsoil and grubbed plant material, and spreading, as required by the Conservation Measures, as required by maintenance ;
- f. Maintenance of lighting shields on lighting within public rights-of-way or easements as required in the Shielded Lighting Plan for the CSS Plan and Conservation Area lands, the maintenance of lighting shields on lighting located on private property shall be the responsibility of the property owner and District funds may not be used to maintain lighting shields for lighting installed on private property;
- g. Maintenance of the brown-headed cowbird monitoring plan for the CSS Plan and Conservation Area lands;
- h. Maintenance of policies prohibiting landscaping with plants identified by the California Exotic Pest Plan Council as an invasive risk in southern California;
- i. Maintenance of policies regarding dumping of trash and maintenance of fencing adjacent to CSS Plan and Conservation Area lands.

B. Resource Monitoring Program

1. Resource monitoring includes on-going activities related to the annual biota monitoring and reporting program consistent with the CSS to identify changes in the quality and quantity of preserve resources including wildlife species, sensitive plants and sensitive habitat types.

C. Parkway Maintenance

1. Parkway Maintenance includes the maintenance of roadway medians and parkways, operation and maintenance of roadway lighting, and maintenance and servicing of landscaping within the public rights-of way including all utilities required to provide or maintenance these services.

Part III - Cost Estimate

The estimate of the fair and reasonable cost of the proposed services for Habitat Maintenance and Monitoring and all other related costs is deemed to be not greater than \$163,900 if all services and facilities were required for the fiscal year ending June 30, 2006 as shown below. In addition, the City may recover the costs of district formation and preparation of the Habitat Mitigation and Monitoring Plan including the botanical and wildlife surveys required for the preparation of the plan. These costs shall be recovered during the first five years on a pro-rata basis from parcels in Improvement Area A

Category 1 – Habitat Maintenance and Monitoring	
Habitat Maintenance Budget	
Maintenance of 47 acres	\$33,500
Cowbird Monitoring and Trapping	\$19,500
Preserve Administration	\$12,000
Maintenance Reserve	\$10,500
Operating Reserve	\$28,000
Allocable Portion of District Administration	\$3,500
Subtotal Maintenance Budget	\$107,000
Monitoring Budget	
Annualized Costs	\$35,000
Contract Administration	\$4,400
Monitoring Reserve	\$7,000
Operating Reserve	\$18,000
Allocable Portion of District Administration	\$2,500
Subtotal Monitoring Budget	\$56,900
Total Budget for Habitat Maintenance and Monitoring	\$163,900

Category 2 Parkway Maintenance	Improvement Area A	Improvement Area B	Improvement Area C
District Formation and Cost Reimbursement (First five years only)	\$25,000	N/A	N/A
Annualized Maintenance Costs	\$45,100	\$18,000	\$27,000
Contract Administration	\$5,000	\$3,540	\$4,800
Allocable Portion of District Administration	\$2,500	\$1,500	\$1,800
Total Budget for Parkway Maintenance	\$67,600	\$23,040	\$33,600

Each Fiscal Year thereafter, the City shall cause to be prepared annually a budget showing the estimate of cost for Category 1 -Habitat Maintenance, Resource Monitoring, and Category 2 - Parkway Maintenance for the coming year for Improvement Areas A, B, and C of the District. The budget for each Fiscal Year may show the proportional cost of those maintenance and/or monitoring activities which occur less frequently than on an annual basis.

Parcels included within Improvement Area A shall include Parcels 7, 8, 9, 11 and 12 as shown on the Tentative Parcel Map 60193. Parcels included within Improvement Area B shall include Parcels 7, 8, 9, and 12 as shown on the Tentative Parcel Map 60193. Parcels included in Improvement Area C shall include Parcels 8, 9, and 12 as shown on the Tentative Parcel Map 60193.

Part IV - Rate and Method of Apportionment of Special Taxes

ANNUAL TAX

A Special Tax shall be levied annually on each Parcel of land within the Maintenance District, Community Facilities District No. 1 of the City of West Covina (the "District"), and collected according to the Special Tax Liability determined by the City of West Covina (the "City") through the application of the following procedures. All of the property within the District, unless otherwise exempted by law or the express provisions of the rate and method of apportionment expressed below, shall be taxed to the extent and in the manner provided below.

All Special Taxes applicable to Parcels shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, and Special Taxes so levied will be subject to the same penalties and procedures, sale and lien priority in case of delinquency as is provided for ad valorem taxes.

DEFINITIONS

Acre or Acreage means the area of a Parcel as shown on the latest maps of the Assessor of the County of Los Angeles, or if the area of such Parcel is not shown on such Assessor's maps, the area as shown on a current recorded subdivision map, parcel map, record of survey or other recorded document creating or describing the Parcel. If the preceding maps are not available, the area shall be determined by the City Engineer.

Administrative Expenses means the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of its counsel, any fees of the County related to the District or the collection of special taxes, an allocable share of the salaries of City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District, and all other costs and expenses of the City related to the administration of the District.

City means the City of West Covina.

Development Parcel means the following parcels as shown on Tentative Parcel Map No. 60193 including any subsequent segregation or consolidation of parcels (Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 and 12) and Assessor parcel 8735,001-009, 8735 002 018 and 8735 002 019.

District means Community Facilities District No. 1 of the City of West Covina.

Fiscal Year means the period starting on July 1 and ending the following June 30.

Maximum Special Tax means the maximum special tax that can be levied within CFD No. 1 by the City Council in any Fiscal Year for each Development Parcel.

Parcel means any Los Angeles County Assessor's Parcel or portion thereof that is within the boundaries of the District designated on a map of the Los Angeles County Assessor and which has been assigned a discrete identifying number on the equalized tax rolls of the County.

Operating Fund means a fund that shall be maintained for any Fiscal Year to pay for services within each budget category as defined herein including Administrative Expenses and shall include a Reserve Fund for the category.

Operating Fund Balance means the amount of funds in the Operating Fund at the end of the preceding Fiscal Year.

Operating Fund Requirement means for any Fiscal Year an amount equal to the Operating Fund Requirement plus Reserve Fund Requirement by category for the current Fiscal Year in which Special Taxes are levied.

Services means those activities, including the cost of contract management and administration, defined as follows:

1. Maintenance activities as described in the "Conceptual Coastal Sage Scrub Conservation and Monitoring Plan" (the "CSS Plan") submitted to the U.S. Army Corps of Engineers and the U.S. Fish & Wildlife Service. In general, the maintenance services required under the CSS Plan are as follows:
 - a. On-going maintenance and monitoring for the approximately 23 acres of coastal sage scrub to be established by the City within disturbed and non-native annual grassland portions of open space and manufactured slopes of the District;
 - b. Maintenance and protection of native plant species, weed removal, soil treatments, and maintenance of irrigation systems or other improvements as required under the plan;
 - c. Other services as needed for the protection of the site area, including erosion control, maintenance of signage, weed control, trash removal, pest control, and cowbird monitoring and trapping;
 - d. On-going monitoring and site inspection and assessment of CSS Plan progress and success;
 - e. Site status documentation, including preparation of an installation summary report, progress reports, and annual status reports.
2. Maintenance of such other conservation measures as are or may be required by the U.S. Fish & Wildlife Service, the U.S. Army Corps of Engineers, the California Department of Fish & Game, or other regulatory agency exercising jurisdiction over lands within the District ("Conservation Measures"). Full and complete copies of documents concerning such Conservation Measures are on file at the

offices of the City Clerk. In general, the maintenance services required by the Conservation Measures are as follows:

- a. Maintenance of a 24 acre coastal sage scrub conservation area, for preservation and management of existing coastal sage scrub (the "Conservation Area");
- b. Preparation and recording of a conservation easement over the CSS Plan and Conservation Area lands;
- c. Monitoring the Conservation Area as required by the Conservation Measures;
- d. Maintenance of fencing and flagging within the Conservation Area to mitigate the impact of construction or other human activities;
- e. Salvaging native topsoil and grubbed plant material, and spreading, as required by the Conservation Measures, as required by maintenance;
- f. Maintenance of lighting shields on lighting within public rights-of-way or easements as required in the Shielded Lighting Plan for the CSS Plan and Conservation Area lands, the maintenance of lighting shields on lighting located on private property shall be the responsibility of the property owner and District funds may not be used to maintain lighting shields for lighting installed on private property;
- g. Maintenance of the brown-headed cowbird monitoring plan for the CSS Plan and Conservation Area lands;
- h. Maintenance of policies prohibiting landscaping with plants identified by the California Exotic Pest Plan Council as an invasive risk in southern California;
- i. Maintenance of policies regarding dumping of trash and maintenance of fencing adjacent to CSS Plan and Conservation Area lands.
- j. Maintenance of roadway medians and parkways, operation and maintenance of roadway lighting, and maintenance of landscaping within the public rights-of way including all utilities required to provide or maintenance these services.

Reserve Fund means a fund that shall be maintained to provide necessary cash flow for the first six months of each Fiscal Year, working capital to cover monitoring, maintenance and services cost overruns and delinquencies that may arise in connection with the collection of Special Taxes and a reasonable buffer against large variations in annual special tax amounts.

Reserve Fund Balance means the amount of funds in the Reserve Fund at the end of the preceding Fiscal Year.

Reserve Fund Requirement means an amount equal to up to 100% of the Operating Fund Requirement for any Fiscal Year.

Special Tax means the special tax or special taxes actually levied within CFD No. 1 each Fiscal Year.

Special Tax Liability for any Fiscal Year is an amount sufficient to pay the costs within the District equal to: (i) the Maintenance Fund Requirement, less the Operating Fund Balance, and (ii) the Reserve Fund Requirement, less the Reserve Fund Balance.

Tax Categories are those Categories I and II described in the body hereof.

Taxable Property is all real property or Parcels within the boundaries of the District which are not exempt from the Special Tax pursuant to the law or which are not classified or assigned to the Exempt Category as defined herein.

Categories of Special Taxes

Category I – Habitat Maintenance and Monitoring

The Maximum Special Tax for Category I - Habitat Maintenance and Monitoring that may be levied for Fiscal Year 2005/06 on each Development Parcel shall be at the rates set forth in Table 1 below. The Special Tax shall be levied based on Acreage. The Maximum Special Tax shall be increased or decreased each Fiscal Year thereafter by a factor which is the lesser of the annual percentage change in the January to January Los Angeles Metropolitan Area All Urban Consumer Price Index (All Items) or the annual percentage change in the estimated California Fourth Quarter Per Capita Personal Income as contained in the Governor's budget published every January.

TABLE 1 Maximum Special Tax Category I – Habitat Maintenance and Monitoring	
Monitoring & Maintenance	Maximum of \$702.83 per Acre for Development Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 and 12 Maximum of \$40,975 in aggregate for 8735-001-009, 8735-002-018, and 8736-002-019 prorated on acreage

Category II – Parkway Maintenance

The Maximum Special Tax for Category II- Parkway Maintenance that may be levied for Fiscal Year 2005/06 on each Development Parcel within Improvement Areas A, B and C, as shown on Exhibit 3, shall be at the rates set forth in Table 2 below (said amount to be levied pro rata for any portion of an Acre). Said Maximum Special Tax shall be increased or decreased each Fiscal Year thereafter by a factor which is the lesser of the annual percentage change in the January to January Los Angeles Metropolitan Area All Urban Consumer Price Index (All Items) or the annual percentage change in the estimated California Fourth Quarter Per Capita Personal Income as contained in the Governor's budget published every January.

TABLE 2 Maximum Special Tax Category II – Parkway Maintenance			
Parkway Maintenance	Improvement Area A	Improvement Area B	Improvement Area C
	\$515.24 per Acre	\$178.50 per Acre	\$329.74 per Acre

Exempt Category

The Exempt Category includes each property owned, conveyed or irrevocably offered for dedication to a public agency, or land which is in the public right-of-way, unmanned utility easements which make utilization for other than the purpose set forth in the easement impractical, common areas, private streets and parks, and open space lots ("Exempt Category").

Levy and Apportionment of Special Taxes

Category I – Habitat Maintenance and Monitoring

The City shall determine the Special Tax Liability in each Fiscal Year on or about every July 1. Special Taxes shall then be levied on each Development Parcel in the District in the following order of priority:

- Step 1:** Assign the Maximum Special Tax to Parcels 8735-001-009, 8735-002-018 and 8735-002-019 prorated on acreage. Except, that the maximum Special Tax that may be assigned in each of the first five (5) years shall be limited to 25% of the estimated costs of complying with Condition 11 of the Biological Opinion regarding the monitoring and, if necessary, the trapping of cowbirds in the CSS area as shown in the annual budget for the Operating Fund of the District, including a pro-rata share of the District's Administrative Expenses, less 25% of the fund balance from the prior year attributable to those services.
- Step 2:** Assign the Maximum Special Tax per Acre for the remaining parcels within the District based upon acreage.
- Step 3:** If the total revenue as calculated above is greater than the estimated Special Tax Liability for Parcels within the District, reduce the Special Tax for each Parcel proportionately so that the Special Tax levy for the Fiscal Year is equal to the Special Tax Liability for the Fiscal Year. Except, that for the first five (5) years the Special Tax Liability shall not be reduced for Parcels 8735-001-009, 8735-002-018 and 8735-002-019 as defined in Step 1.
- Step 4:** Add to the Special Tax as calculated above for Parcels 8735-001-009, 8735-002-018 and 8735-002-019 twenty-five percent (25%) of the costs of district formation which is included in the Category II Annual Budget for Improvement Area A. This cost shall be prorated on an acreage basis to each parcel.

Category II – Parkway Maintenance

The City shall determine the Special Tax Liability in each Fiscal Year on or about every July 1. Special Taxes shall then be levied on Development Parcels in Improvement Areas A, B and C in the following order of priority:

- Step 1: Determine the revenue which could be generated by Parcels assigned to Improvement Areas A, B and C, as described in Part III-Cost Estimate, by multiplying the acreage of Parcels within each Improvement Area by the Maximum Special Tax per Acre shown for Category II.
- Step 2: If the total revenue as calculated in Step 1 is greater than the estimated Special Tax Liability for each Improvement Area, reduce the Special Tax for each Development Parcel in the Improvement Area proportionately so that the Special Tax levy for the Fiscal Year is equal to the Special Tax Liability for the Fiscal Year.

Collection of the Special Tax

Each year, the City's Finance Department will coordinate with the Los Angeles County Tax Collector's office to have the Special Tax for each applicable Assessor Parcel placed on the secured property tax roll. A summary of the Maximum Special Tax which could be levied in Year 1 is shown in Appendix A.

Appendix A
 Summary of Annual Maximum Special Tax Levy

Parcel No.	Proposed Zoning	Acreage	Habitat Maintenance		Maintenance Area A		Maintenance Area B		Maintenance Area C		Cost Summary	
			Cost/Acre	Maximum Tax	Cost/Acre	Maximum Tax	Cost/Acre	Maximum Tax	Cost/Acre	Maximum Tax	Total Cost	Maximum Tax
1	Service Commercial	17.0	\$ 702.83	\$ 11,948.11	N/A	N/A	N/A	N/A	N/A	N/A	\$ 11,948.11	\$ 702.83
2	Service Commercial	18.5	\$ 702.83	\$ 13,002.36	N/A	N/A	N/A	N/A	N/A	N/A	\$ 13,002.36	\$ 702.83
3	Service Commercial	4.8	\$ 702.83	\$ 3,373.58	N/A	N/A	N/A	N/A	N/A	N/A	\$ 3,373.58	\$ 702.83
4	Service Commercial	1.7	\$ 702.83	\$ 1,194.81	N/A	N/A	N/A	N/A	N/A	N/A	\$ 1,194.81	\$ 702.83
5	Service Commercial	1.0	\$ 702.83	\$ 702.83	N/A	N/A	N/A	N/A	N/A	N/A	\$ 702.83	\$ 702.83
6	Service Commercial	0.7	\$ 702.83	\$ 491.98	N/A	N/A	N/A	N/A	N/A	N/A	\$ 491.98	\$ 702.83
7	Open Space	27.1	\$ 702.83	\$ 19,046.69	\$ 515.24	\$ 13,963.00	\$ 178.60	\$ 4,840.06	N/A	N/A	\$ 37,849.76	\$ 1,398.67
8	Open Space	4.7	\$ 702.83	\$ 3,303.30	\$ 515.24	\$ 2,421.63	\$ 178.60	\$ 639.42	\$ 329.74	\$ 1,549.78	\$ 8,114.13	\$ 1,726.41
9	Service Commercial	2.6	\$ 702.83	\$ 1,827.36	\$ 515.24	\$ 1,338.62	\$ 178.60	\$ 464.36	\$ 329.74	\$ 857.32	\$ 4,488.67	\$ 1,726.41
10	Open Space	26.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11	Open Space	2.2	\$ 702.83	\$ 1,546.23	\$ 515.24	\$ 1,133.53	N/A	N/A	N/A	N/A	\$ 2,679.75	\$ 1,218.07
12	Specific Plan No. 15	94.6	\$ 702.83	\$ 66,487.72	\$ 515.24	\$ 48,741.70	\$ 178.60	\$ 16,895.56	\$ 329.74	\$ 31,193.40	\$ 163,318.39	\$ 1,726.41
13	Specific Plan No. 15	24.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
A-E	Public Use	5.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BKK (see note 1)	Specific Plan No. 15	N/A	N/A	\$40,975.00	N/A	N/A	N/A	N/A	N/A	N/A	\$40,975.00	N/A
Totals				\$ 163,899.97		\$ 67,599.49		\$ 23,039.40		\$ 33,600.51	\$ 288,139.35	

N/A=No special tax may be levied on this parcel.

Note 1 = This is the maximum special tax that may be levied after year 5, however the the special tax for any year shall not exceed 25% of the Special Tax Liability for the coming year for Category 1, prior to year 5 the maximum special tax is limited to 25% of the costs of district formation and costs, if any, of trapping of cow birds in CSS area less 25% of the fund balance attributable to those items.