

Written materials relating to an item on this agenda that are distributed to the legislative bodies within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the Library, 251 South "A" Street and the City Clerk's Office, 305 West Third Street during customary business hours. The agenda reports are on the City of Oxnard web site at www.ci.oxnard.ca.us.



AGENDA

OXNARD CITY COUNCIL

*OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

*OXNARD FINANCING AUTHORITY

OXNARD HOUSING AUTHORITY

Regular Meetings

City Council Chambers, 305 West Third Street, Oxnard

June 18, 2013

5:00 P.M.

A. ROLL CALL/POSTING OF AGENDA

*** The Oxnard Community Development Commission Successor Agency and the Oxnard Financing Authority will not meet because there are no items requiring consideration on this date.**

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, a person may address the legislative body only on matters appearing on the closed session agenda. The presiding officer shall limit public comments to three minutes.

C. CLOSED SESSION

J. APPOINTMENT ITEMS – 5:00 P.M

1. SUBJECT: Budget Study Session – FYs 2013-14 & 2014-15 Two Year Operating Budget. (001)
RECOMMENDATION: Receive presentations on the FYs 2013-14 & 2014-15 Two Year Operating Budget by the following Departments/Divisions: 1) Fire; 2) Recreation; 3) Development Services; 4) Library; 5) Finance; 6) Public Works; 7) General Services; and 8) Housing.
Legislative Body: CC Contact: James Cameron Phone: 385-7461

D. OPENING CEREMONIES – 7:00 P.M.

Pledge of allegiance to the flag of the United States.

E. CEREMONIAL CALENDAR

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

City of Oxnard internet address: www.ci.oxnard.ca.us.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (30 Minutes)

At this time, the legislative body will consider public comments for a maximum of thirty minutes. A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. A person not able to address the legislative body at this time because the thirty minutes expires may do so just prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take any action on any items presented during public comments at this time. Such items may only be referred to the City Manager/ Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items should do so at the time of the hearing. The presiding officer shall limit public comments to three minutes.

G. TRANSMITTAL OF INFORMATION ONLY ITEMS

H. INFORMATION/CONSENT PUBLIC HEARINGS

City Manager Department

1. **SUBJECT:** Public Hearing and Adoption of Resolutions to Levy FY 2013-2014 Assessments for Landscape Maintenance District Nos. 1 through 3, and 7 through 26. (003)
RECOMMENDATION: 1) Hold a public hearing to receive public testimony regarding the proposed FY 2013-2014 assessments for Landscape Maintenance District Nos. 1 through 3, and 7 through 26; and 2) Adopt resolutions for FY 2013-2014 confirming assessments for Landscape Maintenance District Nos. 1 through 3, and 7 through 26 in the following tracts: Tract No. 2247, District No. 1 (Summerfield); Tract Nos. 4065, 4164, 4355 and 4225, District No. 2 (Channel Islands Business Park); Tract No. 3384, District No. 3 (River Ridge); Tract Nos. 4183 and 3943, District Nos. 7 and 8 (Northfield/Seagate Business Park); Tract Nos. 3051-2, 3051-3, and 4351, District No. 9 (Strawberry Fields); Tract No. 4405, District No. 10 (Country Club Estates); Tract No. 4376, District No. 11 (St. Tropez); Tract No. 4294, District No. 12 (Standard Pacific); Tract No. 4424, District No. 13 (Le Village); Tract No. 4492, District No. 14 (California Cove); Tract No. 4443, District No. 15 (Pelican Pointe); Tract No. 4810, District No. 16 (California Lighthouse); Tract No. 4702, District No. 17 (Village of San Miguel); Parcel Map Nos. 213-0-031-355, 375, 385, 405, 415 and 425, District No. 18 (St. John's Regional Medical Center); Tract No. 4827, District No. 19 (Shopping at the Rose); Parcel Map Nos. 231-0-020-200, 210, 240, District No. 20 (Wallenius Vehicle Preparation Center); Tract No. 3384-7, 8, District No. 21 (Cypress Pointe); Tract No. 4611, District No. 22 (McDonald's Median); Tract No. 4529, District No. 23 (Greystone); Tract No. 4529, District No. 24 (Vineyards); Tract No. 4840, District No. 25 (The Pointe); and Parcel Map No. 202-0-010-685, District No. 26 (Albertson's).
Legislative Body: CC Contact: Michael Henderson Phone: 385-7950

Development Services Department

2. **SUBJECT:** Planning and Zoning Permit No. 11-300-04 (Tentative Parcel Map), Located at 1950 Williams Drive, Filed by Jerrold Felsenthal, Agent. (051)
RECOMMENDATION: Adopt a resolution approving PZ 11-300-04 (Tentative Parcel Map), subject to certain findings and conditions.
Legislative Body: CC Contact: Chris Williamson Phone: 385-8156

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I. PUBLIC HEARINGS

J. APPOINTMENT ITEMS

K. REPORTS

Finance Department

1. SUBJECT: Community Facilities District No. 3 (Seabridge) Bond Refunding. (113)
RECOMMENDATION: Adopt a resolution authorizing the issuance and delivery of not more than \$32 million in principal amount of Community Facilities District No. 3(Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds, and approving certain documents and authorizing certain actions in connection therewith.
Legislative Body: CC Contact: Mike More Phone: 385-7480

Housing Department

2. SUBJECT: Low Rent Public Housing Budget for Fiscal Year 2014. (289)
RECOMMENDATION: Adopt a resolution approving and adopting the recommended \$7,265,803 operating budget for the Low Rent Public Housing program ("LRPH") for Fiscal Year 2014, as presented for each project area.
Legislative Body: HA Contact: Carrie Sabatini Phone: 385-8092
3. SUBJECT: Section 8 Housing Choice Voucher Program Request for Use of Administrative Reserves. (299)
RECOMMENDATION: Approve and authorize the use of \$90,000 of administrative reserves to fund the projected deficit.
Legislative Body: HA Contact: Carrie Sabatini Phone: 385-8092
4. SUBJECT: Section 8 Housing Choice Voucher Program Budget for Fiscal Year 2014. (301)
RECOMMENDATION: 1) Adopt a resolution approving and adopting the recommended \$17,062,636 operating budget for the Section 8 Housing Choice Voucher Program ("Section 8") for Fiscal Year 2014 and; 2) Approve and authorize the use of \$226,415 of administrative reserves to fund the projected deficit.
Legislative Body: HA Contact: Carrie Sabatini Phone: 385-8092
5. SUBJECT: Revision to the Utility Allowances for Public Housing Residents and Section 8 Housing Choice Voucher Participants. (309)
RECOMMENDATION: Adopt a resolution to adopt the revised utility allowance schedules for the Section 8 Housing Choice Voucher program and the Public Housing program.
Legislative Body: HA Contact: Carrie Sabatini Phone: 385-8092
6. SUBJECT: Housing Authority Investment Policy. (321)
RECOMMENDATION: Adopt a resolution adopting an investment policy for the Housing Authority of the City of Oxnard for Fiscal Year 2014.
Legislative Body: HA Contact: Carrie Sabatini Phone: 385-8092

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Public Works Department

7. SUBJECT: Utility Rates Assistance Program Options (333)

RECOMMENDATION: Receive a report on the options for a potential program to provide financial assistance on City utility bills to extremely low income residents and provide direction to staff on which option to pursue.

Legislative Body: CC

Contact: Anthony Emmert

Phone: 207-1669

L. PUBLIC COMMENTS ON REPORTS

At this time, a person may address the legislative body only on matters appearing on the reports. The presiding officer shall permit a person to address the legislative body after the staff presentation on the report and before the consideration of the report by the legislative body. The presiding officer shall limit public comments to three minutes.

M. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager/Executive Director/Secretary shall report on items of interest to the legislative body occurring since the last meeting. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion.

N. CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY/FINANCING AUTHORITY
BUSINESS/COMMITTEE REPORTS

O. PUBLIC COMMENTS ON STUDY SESSION

At this time, a person may address the legislative body only on matters appearing on the study session agenda. The presiding officer shall permit a person to address the legislative body after the staff presentation on the item and before the consideration of the item by the legislative body. The presiding officer shall limit public comments to three minutes.

P. STUDY SESSION

Q. REVIEW OF INFORMATION/CONSENT AGENDA

The members of the legislative body will consider whether to remove Information/Consent Agenda items for discussion later during the meeting.

R. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

At this time, a person may address the legislative body only on matters appearing on the information/consent agenda. The presiding officer shall limit public comments to three minutes.

S. INFORMATION/CONSENT AGENDA

City Manager Department

1. SUBJECT: Agreements for City Council Review. (337)
RECOMMENDATION: Pursuant to Ordinance 2835 and Resolution 13,932, approve and authorize the Interim City Manager, to execute the attached agreements/contracts and change orders/amendments in amounts more than \$25,000 but less than \$250,000.
Legislative Body: CC Contact: Karen Burnham Phone: 385-7430
2. SUBJECT: Authorization to Submit an Application for Fiscal Year (FY) 2013 Second Chance Act Adult Reentry Program Grant. (341)
RECOMMENDATION: Adopt a resolution authorizing the City Manager to submit an application for up to \$750,000 in U. S. Department of Justice funds for Second Chance Act Adult Reentry Program.
Legislative Body: CC Contact: Grace Magistrale Hoffman Phone: 385-7430
3. SUBJECT: Adoption of Resolutions Levying FY 2013-2014 Assessments in Landscape Maintenance District Nos. 27 through 60. (343)
RECOMMENDATION: Adopt resolutions levying FY 2013-2014 assessments for Landscape Maintenance District Nos. 27 through 60 as follows: Tract No. 5016, District No. 27 (Rose Island); Tract No. 4268, District No. 28 (Harborside); APN 202-0-110-175 and 202-0-110-295, District No. 29 (Mercy Charities Housing Project); Tract No. 5020, District No. 30 (Haas Automation); Tract No. 4714, District No. 31 (Rancho de la Rosa); Tract No. 5070, District No. 32 (Oak Park); Tract No. 5153, District No. 33 (El Paseo); Tract No. 5136, District No. 34 (Sunrise/Sunset Cove); Parcel Map No. 97-5-55, District No. 35 (Airport Marina Center); Tract No. 5135, District No. 36 (Villa Carmel/Villa Santa Cruz); Tract No. 5137, District No. 37 (Pacific Breeze); Tract No. 5148, District No. 38 (Aldea Del Mar); Tract No. 5198-1 and 5198-2, District No. 39 (Promesa/Sueno); Tract No. 5214, District No. 40 (Cantada); Tract No. 5171, District No. 41 (Pacific Cove); Tract No. 5228, District No. 42 (Cantabria/Coronado); Parcel Map No. 98-5-117, Tract Nos. 4317, 5293 and 5294, District No. 43 (Parc Rose, Tierra Vista, Sonrisa II and Mayfield Village); Tract No. 5253, District No. 44 (American Pacific Homes); Parcel Map No. 00-5-55, District No. 45 (Channel Point); Tract No. 5276, District No. 46 (Daily Ranch); Tract No. 5339, District No. 47 (Sycamore Place); Tract No. 5234, District No. 48 (Victoria Estates); Tract No. 5296, District No. 49 (Cameron Ranch); Tract No. 5273, District No. 50 (Pleasant Valley Senior Housing); Tract No. 5389-1, 2 and 3, District No. 51 (Pfiler); Tract No. 5340, District No. 52 (Wingfield); Tract No. 5305, District No. 53 (Huff Court); Tract No. 5459, District No. 54 (Meadowcrest); Tract No. 5640, District No. 55 (Wingfield West); Tract No. 5450, District No. 56 (The Cottages); APN 144-0-150-085, APN 144-0-150-075, District 57 (Golden State Self Storage); Tract No. 5441, District No. 58 (Westwind); Tract No. 5542, District No. 59 (Orbela); and APN 213-0-031-250, APN 213-0-031-260, APN 213-0-031-450, District 60 (The Artisan).
Legislative Body: CC Contact: Michael Henderson Phone: 385-7950
4. SUBJECT: Oxnard Convention and Visitors Bureau. (451)
RECOMMENDATION: Approve the contribution of funds in the amount of \$100,000 to the Oxnard Convention and Visitors Bureau for costs associated with the move and installation of the California Welcome Center.
Legislative Body: CC Contact: Grace Magistrale Hoffman Phone: 385-7430

City Treasurer Department

5. SUBJECT: First Amendment to Agreement for Utility Bill Printing, Inserting and Mailing Services. (453)
RECOMMENDATION: Approve and authorize the Mayor to execute an amendment to the agreement between the City of Oxnard and InfoSend, Inc. (5805-12-CT) for \$502,000 for utility bill printing, inserting and mailing services, resulting in a total contract amount of \$753,000, extend the expiration date to June 30, 2015, and provide for adjustment of service fees.
Legislative Body: CC Contact: Eden Alomeri Phone: 385-7811

Development Services Department

6. SUBJECT: Traffic Signal Modifications at the Intersection of Ventura Road and Ninth Street. (487)
RECOMMENDATION: 1) Adopt Project Specification No. DS 13-12 for the modification of the existing traffic signal at the intersection of Ventura Road and Ninth Street; and 2) Approve the special budget appropriation recognizing the Federal grant funding of \$139,600 from the Highway Safety Improvement Program (HSIP), and transferring existing appropriations of Circulation System Improvement Funds in the amount of \$17,800 from project 113101 Traffic Signal at the intersection of Saviers Road and Hill Street as local match to Ventura Road and Ninth Street (Project No. 123103).
Legislative Body: CC Contact: Soher Abdelmalik Phone: 385-7873
7. SUBJECT: Second Reading of Ordinance No. 2868 Amending Section 17-15(C) of the City Code to Implement California Coastal Commission (Commission) Recommended Changes Pursuant to Commission Certification of Local Coastal Plan (LCP) Amendment OXN-MAJ-1-12 (Seabridge School Use). (491)
RECOMMENDATION: Second reading and adoption.
Legislative Body: CC Contact: Chris Williamson Phone: 385- 8156

Finance Department

8. SUBJECT: FY 2013-14 Property Tax Rate for Voter Approved Obligations. (493)
RECOMMENDATION: Adopt a resolution establishing the FY 2013-14 tax rates on property in the City of Oxnard for the payment of voter approved obligations.
Legislative Body: CC Contact: Mike More Phone: 385-7480
9. SUBJECT: Special Tax Levy for Community Facilities District No. 2000-3 (Oxnard Boulevard/Highway 101 Interchange). (499)
RECOMMENDATION: Acting as the legislative body of Community Facilities District No. 2000-3 ("CFD No. 2000-3"), adopt a resolution setting a special tax rate within CFD No. 2000-3 (Oxnard Boulevard/Highway 101 Interchange) for Fiscal Year 2013-2014.
Legislative Body: CC Contact: Mike More Phone: 385-7480

10. SUBJECT: Special Tax Levy for Community Facilities Districts No. 1 and No. 2 (Westport at Mandalay Bay). (509)
RECOMMENDATION: Acting as the legislative body of Community Facilities District (CFD) No. 1 and of Community Facilities District (CFD) No. 2: 1) Adopt a resolution setting a special tax rate within CFD No. 1 (Westport at Mandalay Bay) for FY 2013-2014; and 2) Adopt a resolution setting a special tax rate within CFD No. 2 (Westport at Mandalay Bay) for FY 2013-2014.
Legislative Body: CC Contact: Mike More Phone: 385-7480
11. SUBJECT: Special Tax Levy for Community Facilities Districts No. 3 and No. 4 (Seabridge at Mandalay Bay). (529)
RECOMMENDATION: Acting as the legislative body of Community Facilities District (CFD) No. 3 and Community Facilities District (CFD) No. 4: 1) Adopt a resolution setting a special tax rate within CFD No. 3 (Seabridge at Mandalay Bay) for FY 2013-14; and 2) Adopt a resolution setting a special tax rate within CFD No. 4 (Seabridge at Mandalay Bay) for FY 2013-14.
Legislative Body: CC Contact: Mike More Phone: 385-7480
12. SUBJECT: Special Tax Levy for Community Facilities District No. 5 (Riverpark). (547)
RECOMMENDATION: Acting as the legislative body of Community Facilities District (CFD) No. 5, adopt a resolution setting a special tax rate within CFD No. 5 (Riverpark) for FY 2013-14.
Legislative Body: CC Contact: Mike More Phone: 385-7480
13. SUBJECT: Special Tax Levy for Community Facilities District No. 6 (Northshore at Mandalay Bay). (567)
RECOMMENDATION: Acting as the legislative body of Community Facilities District (CFD) No. 6 adopt a resolution setting a special tax rate within CFD No. 6 (Northshore at Mandalay Bay) for Fiscal Year 2013-2014.
Legislative Body: CC Contact: Mike More Phone: 385-7480

Fire Department

14. SUBJECT: Authorization to Accept a Grant Award from the Federal Emergency Management Agency Assistance to Firefighters Grant – Vehicle Acquisition, Aerial Ladder Truck. (573)
RECOMMENDATION: Adopt a resolution authorizing: 1) The City Manager to accept a grant award from the Federal Emergency Management Agency (FEMA) Assistance to Firefighters grant in the amount of \$906,242, to execute and submit all associated grant documents, including, but not limited to, applications, amendments, and payment requests, which may be necessary to carry out the scope of the grant; 2) A special budget appropriation recognizing grant award of \$906,242 and provide matching funds of \$343,758 from Half Cent Sales Tax (Measure O); 3) The Finance Director or designee to submit financial reports and grant claims and approve special budget appropriations for the use of grant funds; and 4) The Fire Chief or designee to submit non-financial reports.
Legislative Body: CC Contact: Brad Windsor Phone: 385-7708

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Police Department

15. SUBJECT: Resolution Presented to Officer Victor Boswell for Twenty Years of Outstanding Service to the City of Oxnard. (579)

RECOMMENDATION: Adopt Resolution.

Legislative Body: CC

Contact: Jeri Williams

Phone: 385-7624

Public Works Department

16. SUBJECT: Sixth Amendment to Agreement with Aquatic Bioassay and Consulting Laboratories, Inc. for Receiving Water Monitoring Services. (581)

RECOMMENDATION: Approve and authorize the Mayor to execute the Sixth Amendment to the Agreement with Aquatic Bioassay and Consulting Laboratories, Inc. (ABC Labs) (A-6892) for additional scope of services, increase the amount by \$163,167 for a total of \$1,868,375 for receiving water monitoring services and extend the contract expiration date to September 30, 2013.

Legislative Body: CC

Contact: Anthony Emmert

Phone: 207-1669

T. ADJOURNMENT

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☒ Other Appointment Item

Prepared By: James Cameron

Agenda Item No. J-1

Reviewed By: City Manager

City Attorney

Finance

Other (Specify)

DATE: June 10, 2013

TO: City Council

FROM: James Cameron
Chief Financial Officer

SUBJECT: Budget Study Session – FYs 2013-14 & 2014-15 Two Year Operating Budget

RECOMMENDATION

That City Council receive presentations on the FYs 2013-14 & 2014-15 Two Year Operating Budget by the following Departments/Divisions:

- Fire
- Recreation
- Development Services
- Library
- Finance
- Public Works
- General Services
- Housing

DISCUSSION

Between February and June of 2013, eight Council sessions were held as follows:

FY 2012-13 Financial Update	February 26, 2013
Compensation Study Session	March 5, 2013
Golf, PACC, and other Subsidies	April 23, 2013
Parks Development	May 7, 2013
Streets Funding	May 14, 2013
FY 2012 -13 Financial Update and Forecast	May 14, 2013
Measure O ½ Cent Sales Tax	May 21, 2013
Overview and Police Department Presentation	June 11, 2013

These were primarily study sessions with the intent of providing the Council the information they would need in preparation for budget deliberation. These sessions also provided Council with an opportunity to comment on the issues, ask for additional information, and receive public comment.

It is anticipated that a final study session will be held on June 25 to wrap up the budget discussions in order to prepare for the budget hearing and consideration for adoption incorporating Council direction provided during the June study session in mid-July.

The Capital Improvements will be presented as part of the Five-year Capital Improvement Program with the first two-years approved by Council included in the final budget for adoption

FINANCIAL IMPACT

Because this item is for discussion purposes only, there is no financial impact.



Meeting Date: 6 / 18 / 13

ACTION ☐ Approved Recommendation ☐ Ord. No(s). _____ ☐ Res. No(s). _____ ☐ Other _____	TYPE OF ITEM ☐ Info/Consent ☐ Report ☒ Public Hearing (Info/consent) ☐ Other _____
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Prepared By: Sergio Cervantes SC Agenda Item No. H-1

Reviewed By: City Manager [Signature] City Attorney FA Finance [Signature] Other _____

DATE: May 29, 2013

TO: City Council

FROM: Michael Henderson, General Services Superintendent
General Services Department

SUBJECT: Public Hearing and Adoption of Resolutions to Levy FY 2013-2014 Assessments for Landscape Maintenance District Nos. 1 through 3, and 7 through 26

RECOMMENDATION

That City Council:

1. Hold a public hearing to receive public testimony regarding the proposed FY 2013-2014 assessments for Landscape Maintenance District Nos. 1 through 3, and 7 through 26.
2. Adopt resolutions for FY 2013-2014 confirming assessments for Landscape Maintenance District Nos. 1 through 3, and 7 through 26 in the following tracts:
 - Tract No. 2247, District No. 1 (Summerfield);
 - Tract Nos. 4065, 4164, 4355 and 4225, District No. 2 (Channel Islands Business Park);
 - Tract No. 3384, District No. 3 (River Ridge);
 - Tract Nos. 4183 and 3943, District Nos. 7 and 8 (Northfield/Seagate Business Park);
 - Tract Nos. 3051-2, 3051-3, and 4351, District No. 9 (Strawberry Fields);
 - Tract No. 4405, District No. 10 (Country Club Estates);
 - Tract No. 4376, District No. 11 (St. Tropez);
 - Tract No. 4294, District No. 12 (Standard Pacific);
 - Tract No. 4424, District No. 13 (Le Village);
 - Tract No. 4492, District No. 14 (California Cove);
 - Tract No. 4443, District No. 15 (Pelican Pointe);
 - Tract No. 4810, District No. 16 (California Lighthouse);
 - Tract No. 4702, District No. 17 (Village of San Miguel);
 - Parcel Map Nos. 213-0-031-355, 375, 385, 405, 415 and 425, District No. 18 (St. John's Regional Medical Center);

City Council

Subject: **Public Hearing and Adoption of Resolutions to Levy FY 2013-2014 Assessments for Landscape Maintenance District Nos. 1 through 3, and 7 through 26**

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- Tract No. 4827, District No. 19 (Shopping at the Rose);
- Parcel Map Nos. 231-0-020-200, 210, 240, District No. 20 (Wallenius Vehicle Preparation Center);
- Tract No. 3384-7, 8, District No. 21 (Cypress Pointe);
- Tract No. 4611, District No. 22 (McDonald's Median);
- Tract No. 4529, District No. 23 (Greystone);
- Tract No. 4529, District No. 24 (Vineyards);
- Tract No. 4840, District No. 25 (The Pointe); and
- Parcel Map No. 202-0-010-685, District No. 26 (Albertson's).

DISCUSSION

The City Council has required that all developments establish landscape maintenance districts as a condition of development. These districts were formed by separate City Council resolutions in prior years. The assessments are exempt from Article XIII D of the California Constitution, by reason of Section 5 thereof.

The Landscape and Lighting Act of 1972, pursuant to which these districts were formed, requires annual City Council action to update the assessments which appear on the Ventura County tax rolls. On May 14, 2013, Council adopted Resolution Nos. 14,319, 14,320, 14,321, 14,322, 14,323, 14,324, 14,325, 14,326, 14,327, 14,328, 14,329, 14,330, 14,331, 14,332, 14,333, 14,334, 14,335, 14,336, 14,337, 14,338, 14,339, 14,340, to declare its intention to levy assessments. The public hearing held today, June 18, 2013, is for Council to receive public testimony and to levy assessments for the next fiscal year.

Staff has calculated costs and assessments for the City's FY 2013-2014 maintenance of public landscaping in Landscape Maintenance District Nos. 1 through 3, and 7 through 26. The resolutions levying assessments state that assessments for FY 2013-2014 are not proposed to increase over the assessments for FY 2012-2013.

Following the City Council's action at the public hearing today, the assessment data will be delivered to the County Auditor-Controller's Office and processed for the collection of assessments in FY 2013-2014. This action must take place prior to July 1, 2013.

SELF-MAINTAINED DISTRICTS

Some districts maintain the landscaping without involving the City work force or contract maintenance services. However, the City requires an annual \$1,080 budget for contingencies and inspections by City staff. Unused amounts remain in the fund balance for the district and are applied against the required 15 percent operating reserve and any additional surplus is used to reduce subsequent assessments. District Nos. 2 (Channel Islands Business District); 19 (Shopping at the Rose); and 21 (Cypress Pointe) are self-maintained districts.

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CONTRACT SERVICE DISTRICTS

District Nos. 3 (River Ridge); 14 (California Cove); and 16 (California Lighthouse) are contract service districts, which means that the City will obtain the lowest bid from a private contractor on behalf of the districts. The annual assessment will vary from one year to the next. The engineer's report for each indicates the FY 2013-2014 costs.

CITY MAINTAINED DISTRICTS

Staff has determined that the City work force can provide improved landscape maintenance services to some districts equal to or below the costs charged by a contractor. For FY 2013-2014, City staff will provide services to the following tracts:

- Tract No. 2247, District No. 1 (Summerfield);
- Tract Nos. 4183 and 3943, District Nos. 7 and 8 (Northfield/Seagate Business Park);
- Tract Nos. 3051-2, 3051-3, and 4351, District No. 9 (Strawberry Fields);
- Tract No. 4405, District No. 10 (Country Club Estates);
- Tract No. 4376, District No. 11 (St. Tropez);
- Tract No. 4294, District No. 12 (Standard Pacific);
- Tract No. 4424, District No. 13 (Le Village);
- Tract No. 4443, District No. 15 (Pelican Pointe);
- Tract No. 4702, District No. 17 (Village of San Miguel);
- Parcel Map Nos. 213-03-28 and 213-03-29, District No. 18 (St. John's Regional Medical Center);
- Parcel Map Nos. 231-0-020-200, 210, 240, District No. 20 (Wallenius Vehicle Preparation Center);
- Tract No. 4611, District No. 22 (McDonald's Median);
- Tract No. 4529, District No. 23 (Greystone);
- Tract No. 4529, District No. 24 (Vineyards);
- Tract No. 4840, District No. 25 (The Pointe); and
- Parcel Map No. 94-5-25, District No. 26 (Albertson's).

DISTRICTS NOT INCLUDED IN THIS REPORT

Assessment District No. 4, the Mandalay Beach and Landscaping Maintenance District, is not included in this action because it was formed pursuant to the Improvement Act of 1911, and, therefore, requires separate treatment. Assessment District Nos. 5 and 6, for the Maulhardt (4021) and Continental Heritage (4169) industrial tracts, are also excluded because they contain no City-maintained landscaping at this time.

City Council

Subject: **Public Hearing and Adoption of Resolutions to Levy FY 2013-2014 Assessments for Landscape Maintenance District Nos. 1 through 3, and 7 through 26**

May 29, 2013

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FINANCIAL IMPACT

The recommendation will result in the City's ability to provide landscaping services in District Nos. 1 through 3, and 7 through 26 at no cost to the General Fund.

Attachment 1 - Resolution Levying Assessment: District No. 1
2 - Resolution Levying Assessment: District No. 2
3 - Resolution Levying Assessment: District No. 3
4 - Resolution Levying Assessment: District Nos. 7 & 8
5 - Resolution Levying Assessment: District No. 9
6 - Resolution Levying Assessment: District No. 10
7 - Resolution Levying Assessment: District No. 11
8 - Resolution Levying Assessment: District No. 12
9 - Resolution Levying Assessment: District No. 13
10 - Resolution Levying Assessment: District No. 14
11 - Resolution Levying Assessment: District No. 15
12 - Resolution Levying Assessment: District No. 16
13 - Resolution Levying Assessment: District No. 17
14 - Resolution Levying Assessment: District No. 18
15 - Resolution Levying Assessment: District No. 19
16 - Resolution Levying Assessment: District No. 20
17 - Resolution Levying Assessment: District No. 21
18 - Resolution Levying Assessment: District No. 22
19 - Resolution Levying Assessment: District No. 23
20 - Resolution Levying Assessment: District No. 24
21 - Resolution Levying Assessment: District No. 25
22 - Resolution Levying Assessment: District No. 26

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 1 (SUMMERFIELD) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,319, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 1 (Summerfield) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,319 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

Resolution No.

Page 2

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 1.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June 2013, by the following vote:

AYES:

NOES:

ABSENT:

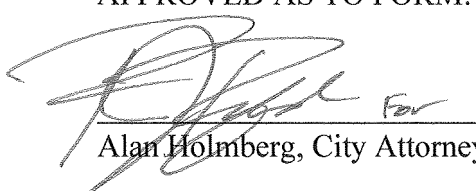
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 2 (CHANNEL ISLANDS BUSINESS DISTRICT) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,320, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 2 (Channel Islands Business District) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,320 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 2.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

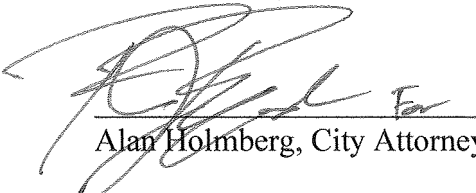
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 3 (RIVER RIDGE) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,321 declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 3 (River Ridge) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,321 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 3.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

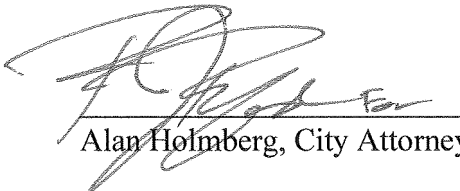
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NOS. 7 and 8 (NORTHFIELD/SEAGATE BUSINESS PARK) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,322, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District Nos. 7 and 8 (Northfield/Seagate Business Park) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,322 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District Nos. 7 and 8.
3. The City Clerk shall immediately file the assessments and diagram, or a certified 1 copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

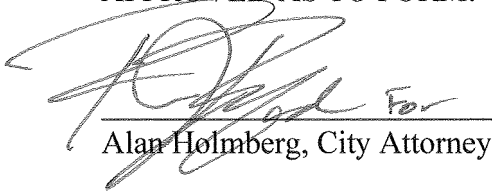
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 9 (STRAWBERRY FIELDS) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,323, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 9 (Strawberry Fields) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,323 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 9.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

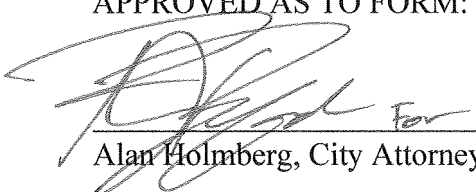
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 10 (COUNTRY CLUB ESTATES) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,324, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 10 (Country Club Estates) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,324 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 10.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

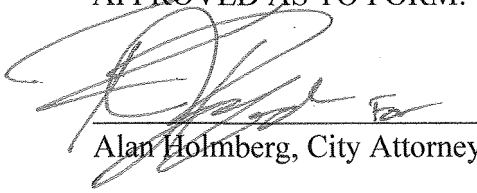
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 11 (ST. TROPEZ) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,325, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 11 (St. Tropez) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,325 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 11.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 12 (STANDARD PACIFIC) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,326, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 12 (Standard Pacific) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,326 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 12.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

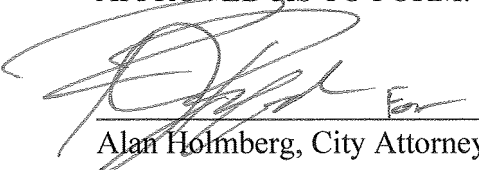
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 13 (LE VILLAGE) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,327, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 13 (Le Village) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,327 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 13.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

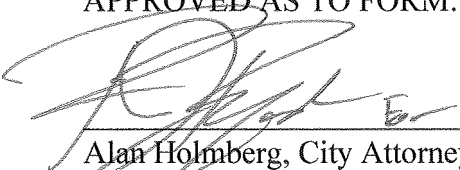
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 14 (CALIFORNIA COVE) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013 City Council adopted Resolution No. 14,328 declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 14 (California Cove) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,328 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 14.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

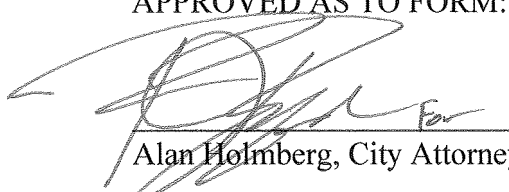
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 15 (PELICAN POINTE) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,329, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 15 (Pelican Pointe) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,329 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 15.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

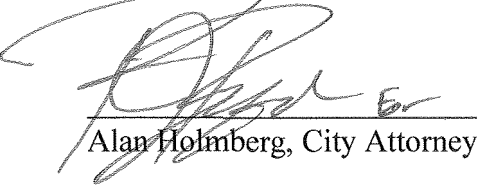
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 16 (CALIFORNIA LIGHTHOUSE) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,330, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 16 (California Lighthouse) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,330 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013 and such assessments are not proposed to increase for 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 16.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

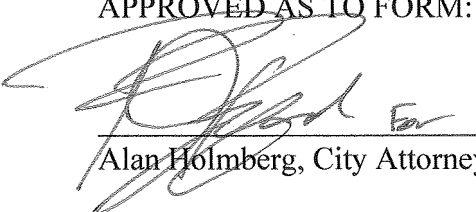
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 17 (VILLAGE OF SAN MIGUEL) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,331, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 17 (Village of San Miguel) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,331 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 17.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

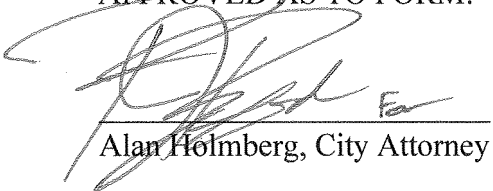
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 18 (ST. JOHN'S REGIONAL MEDICAL CENTER) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,332, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 18 (St. John's Regional Medical Center) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,332 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 18.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

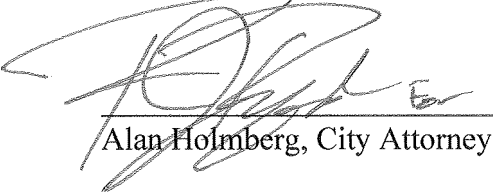
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 19 (SHOPPING AT THE ROSE) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,333, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 19 (Shopping at the Rose) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,333 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 19.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

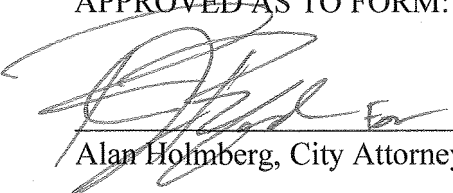
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 20 (WALLENIUS VEHICLE PREPARATION CENTER) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,334, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 20 (Wallenius Vehicle Preparation Center) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,334 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 20.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

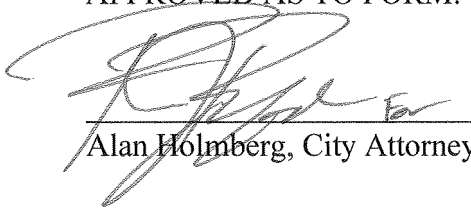
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 21 (CYPRESS POINTE) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,335, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 21 (Cypress Pointe) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,335 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 21.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

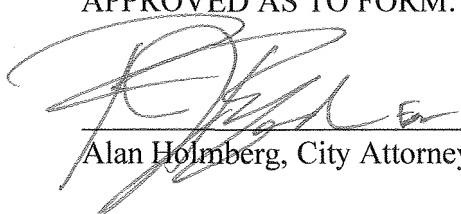
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 22 (MCDONALD'S MEDIAN) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2012, City Council adopted Resolution No. 14,336, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 22 (McDonald's Median) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,336 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 22.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

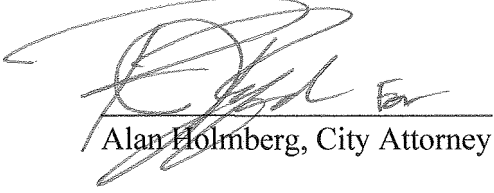
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 23 (GREYSTONE) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,337, declaring its intention to levy and collect assessments for the 2012-2013 fiscal year within Landscape Maintenance District No. 23 (Greystone) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,337 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 23.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

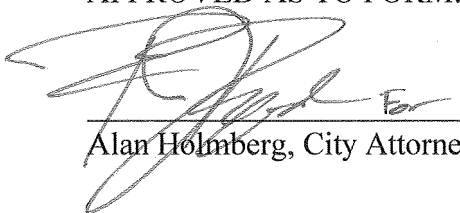
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 24 (VINEYARDS) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,338, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 24 (Vineyards) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,338 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 24.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

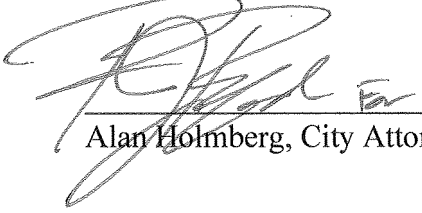
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 25 (THE POINTE) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,339, declaring its intention to levy and collect assessments for the 2012-2013 fiscal year within Landscape Maintenance District No. 25 (The Pointe) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,339 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 25.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

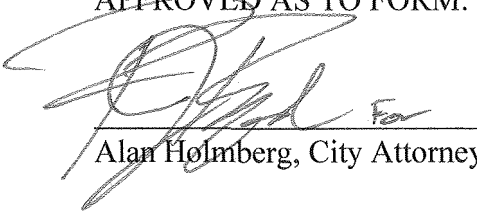
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014 WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 26 (ALBERTSON'S) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972.

WHEREAS, on May 14, 2013, City Council adopted Resolution No. 14,340, declaring its intention to levy and collect assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 26 (Albertson's) in order to pay the costs of maintaining landscaping therein; and

WHEREAS, a description of the improvements and the proposed assessments upon assessable lots and parcels of land within the District is contained in the report of the Engineer, dated May 2013, on file with the City Clerk; and

WHEREAS, Resolution No. 14,340 set a public hearing for June 18, 2013, on the levy of the proposed assessment, which was held and all interested persons were afforded the opportunity to speak and be heard; and

WHEREAS, City Council has considered the oral statements and all written protests made or filed by any interested person; and

WHEREAS, assessments existed in the District throughout FY 2012-2013, and such assessments are not proposed to increase for FY 2013-2014; and

WHEREAS, the assessments are imposed exclusively to finance the capital costs and maintenance and operation expenses for sidewalks, streets, water and vector control, inasmuch as the landscaping is located in or adjacent to sidewalks and streets and the assessments are used exclusively to maintain such landscaping, including providing water thereto and controlling vectors therein; and

WHEREAS, the District was formed with the consent of the developer owning all of the parcels subject to assessment at the time assessments were initially imposed; and

WHEREAS, for the foregoing reasons, the assessments are exempt from Article XIII D of the California Constitution, by reason of section 5 thereof.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The assessment proposed in the report of the Engineer, and its accompanying diagram, on file with the City Clerk, are confirmed.
2. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 26.
3. The City Clerk shall immediately file the assessments and diagram, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

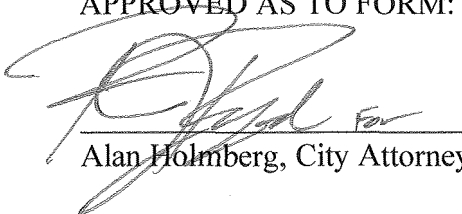
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



Meeting Date: 6 / 18/2013

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☒ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Christopher Williamson, AICP

Agenda Item No. H-2Reviewed By: City Manager JRB City Attorney SMF Finance JL Other (Specify) _____

DATE: May 22, 2013

TO: City Council

FROM: Susan L. Martin, AICP SM
Planning Manager**SUBJECT: Planning and Zoning Permit No. 11-300-04 (Tentative Parcel Map), Located at 1950 Williams Drive, Filed by Jerrold Felsenthal, Agent.****RECOMMENDATION**

That City Council adopt a resolution approving PZ 11-300-04 (Tentative Parcel Map), subject to certain findings and conditions.

SUMMARY

On November 15, 2013, the Planning Commission approved a special use permit (PZ 11-500-11) and recommended to the City Council the approval of Tentative Parcel Map PZ 11-300-11 to subdivide the 12.64-acre developed parcel (APN: 213-0-031-480), located at 1950 Williams Drive, into three parcels as shown on Attachment 1:

1. (7.47 acres) retains an occupied 94,607 square foot industrial building and associated parking;
2. (3.79 acres) retains a vacant 66,019 square foot industrial building and removes two vacant office buildings totaling 14,468 square feet; and
3. (1.38 acres) removes a vacant 32,836 square foot office building that straddles Parcels 2 and 3 prior to recording of the Final Map.

The tentative parcel map and anticipated demolition create a 1.38 acre vacant site at the corner of Gonzales Road and Williams Drive (Parcel 3) that is large enough for a new BRP commercial building of 10,000 to 15,000 square feet, depending on setbacks, use, and parking requirements and design. Future development and uses on each parcel will be subject to BRP zoning use regulations, BRP and uniformly applied development standards, and appropriate CEQA review. Several special use permit conditions ensure adequate interim management of vacant buildings and landscaping. This same site was approved for a commercial condominium subdivision map and substantial remodel and reuse in 2007 that was not completed for economic reasons. Filed by Jerrold Felsenthal, Agent, 9201 Wilshire Blvd, #301, Beverly Hills, CA 902130.

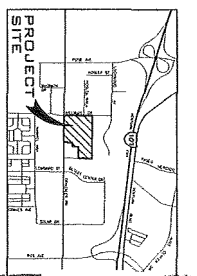
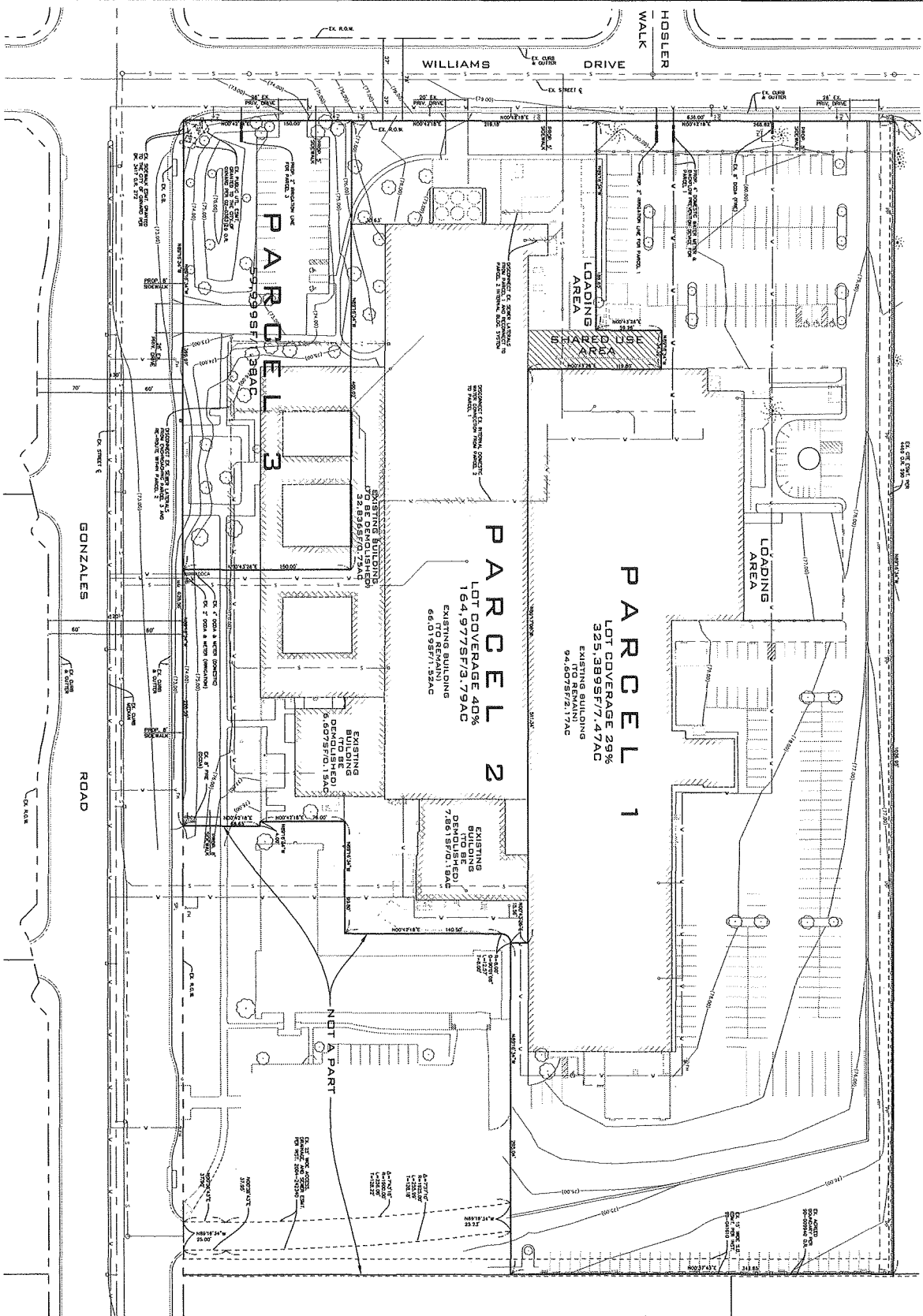
FINANCIAL IMPACT

No immediate financial impact. Eventual redevelopment and reuse of the vacant portions of the site will create employment and increased property tax revenues.

(CW:cw)

Attachment #1 - Parcel Map PZ 11-300-04
#2- November 15, 2012 Planning Commission Minutes
#3 - Planning Commission Resolution 2012-25
#4 - Planning Commission Resolution 2012-26
#5 - Planning Commission November 15, 2012 staff report
#6 - Resolution of Approval

TENTATIVE PARCEL MAP NO. PZ 11-300-04 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA



OWNER/APPLICANT:

WILLIAMS DRIVE LLC
11111 WILSON AVENUE, SUITE 200
LOS ANGELES, CA 90024
(310) 999-8812

LEGAL DESCRIPTION:

A 12.00 AC. PARCEL, MORE OR LESS, OF OXNARD, CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, BEING THE 12.00 AC. PARCEL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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MINUTES

OXNARD PLANNING COMMISSION
REGULAR MEETING
November 15, 2012

A. ROLL CALL

At 7:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Commissioners Stephen Huber, Patrick Mullin, Anthony Murguia, Gilbert Guevara, Saul Medina, Vincent Stewart, and Steven Nash were present. Chairman Murguia presided and called the meeting to order. Staff members present were: Susan Martin, Planning Manager, Paul Wendt, Senior Civil Engineer; Jason Samonte, Traffic Engineer; Stephen Fischer, Assistant City Attorney; Chris Williamson, Principal Planner, Ashley Golden, Principal Planner; Doug Spondello, Associate Planner, and Lori Maxfield, Recording Secretary.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

Commissioner Medina led the pledge of allegiance.

C. PUBLIC COMMENTS

D. READING OF AGENDA

Planning Manager Martin review the agenda including applicant's request for continuance of Item G-1 (PZ 12-520-06) to December 6, 2012.

E. CONSENT AGENDA

1. APPROVAL OF MINUTES – September 20, 2012

2. PLANNING AND ZONING PERMIT NO. 11-300-04 (Tentative Parcel Map) and 11-500-11 (Special Use Permit), a request for subdivision of a 12.64 acre parcel into three parcels: Parcel 1 (7.47 acres) retains an occupied 94,607 square foot industrial building and associated parking; Parcel 2 (3.79 acres) retains a vacant 66,019 square foot industrial building, and removes two vacant office buildings totaling 14,468 square feet; and Parcel 3 (1.38 acres) removes a 32,836 square foot office building that straddles Parcels 2 and 3. The subject property is located at 1950 Williams Drive, and is exempt from CEQA in accordance with Guidelines Sections 15302 and 15315. Filed by RIF III Williams, LLC c/o Rexford Industrial, 11620 Wilshire Blvd., Suite 300, Los Angeles, CA 90025. PROJECT PLANNER: Chris Williamson

Chairman Murguia opened the public testimony. No comments were received, and the public testimony was closed.

MOTION Commissioner Stewart moved and Commissioner Mullin seconded a motion to approve the minutes of September 20, 2012 as presented; to adopt a resolution recommending City

NOVEMBER 15, 2012

OXNARD PLANNING COMMISSION

PAGE 1

ATTACHMENT 2
PAGE 1 OF 5

Council approval of PZ 11-300-04, a Tentative Parcel Map to create three parcels; and to adopt a resolution to approve PZ 11-500-11, a Special Use Permit to subdivide a 12.64 acre property located at 1950 Williams Drive, subject to certain findings and conditions. The question was called and the motion carried 6-0-0-1, Commissioner Huber abstaining on Item E-1; and the motion carried 7-0 on Item E-2.

F. CONTINUED PUBLIC HEARINGS

G. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 12-520-06 (Minor Special Use Permit), a request to expand the existing Thursday morning farmer's market located in Plaza Park. The proposal includes one additional hour to operate until 2:00 p.m. on Thursday every week, additional activities such as live entertainment, children's activities, non-food vendors, and temporary banners and signs. The subject property is Plaza Park located at 500 South C Street. The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15301 and 15311 for the permitting of existing facilities and placement of temporary use items in generally the same locations from time to time in publicly owned parks. Filed by the Oxnard Downtown Management District, on behalf of Coastal Pacific LLC, 444 South A Street, Oxnard CA 93030.
PROJECT PLANNER: Brian Foote

MOTION Commissioner Nash moved and Commissioner Stewart seconded a motion to continue Item G-1 (PZ 12-520-06) to December 6, 2012. The question was called and the motion carried unanimously.

2. PLANNING AND ZONING PERMIT NO. 12-500-03 (Special Use Permit) and 12-300-02 (Tentative Parcel Map), a request to subdivide two lots located southeast of the intersection of West Pleasant Valley Road and Charles Street into four lots and construct four single-family residences on .3 acres of vacant property, zoned General Commercial Planned Development (C-2-PD). The request also includes reductions to the rear yard setback and interior yard space requirements. The project is exempt from environmental review under Sections 15315 and 15332 of the State CEQA Guidelines. Filed by Designated Agent Jacob Lukiewski, M3 Civil, Inc., 400 Rosewood Avenue, Suite 201, Camarillo, CA 93010, on behalf of the property owner.
PROJECT PLANNER: Doug Spondello

Associate Planner Spondello presented the staff report including reduction in the interior yard space, rear yard setbacks, and patio covers; Community Workshop; surrounding uses; landscaping and fencing; and parking. He also displayed an aerial photo of the site; General Plan and zoning maps; elevations; and site plan.

Senior Civil Engineer Wendt explained what a drywell was, in relation to the infiltration of the site; and indicated that there were no capacity issues with the sewer lines for the project site.

Traffic Engineer Samonte discussed the possibility of having parking permits on the site.

Chairman Murguia opened the public testimony.

Mr. Jacob Lukiewski and Mr. Victor Rodriguez, agents representing the owner, gave a brief presentation including that they had never witnessed a parking issue in the area, and they anticipated starting the project as soon as possible.

Mr. Bert Perello discussed the parking issue at the site; patio covers; and community outreach.

Chairman Murguia closed the public testimony.

Planning Commission discussed parking issues at the site, and the possibility of conditioning the project to require parking permits.

MOTION Commissioner Medina moved and Commissioner Stewart seconded a motion to adopt a resolution granting PZ 12-500-03, a Special Use Permit to allow construction of four single-family residences; and recommending City Council approval of PZ 12-300-02, a Tentative Parcel Map for property located approximately 100 feet southeast of the intersection of Charles Street and West Pleasant Valley Road, subject to certain findings and conditions. The question was called and the motion carried 7-0.

3. PLANNING AND ZONING PERMIT NOS. 12-540-01 (Planned Development Permit); 12-500-1 (Special Use Permit); 12-510-1 (Special Use Permit for Alcohol), 12-300-1 (Tentative Map), a request for a planned development permit to redevelop the Food 4 Less/Target site at the corner of Vineyard Avenue and West Esplanade Drive. The subject site is also bounded by Wagon Wheel Road (bridge) and Oxnard Boulevard to the north and the railroad right-of-way to the west. The former Target building (117,534 square feet) would be demolished and the site will be redeveloped with construction of a 159,954 square foot shopping center, associated parking, landscaping and circulation improvements. The project includes a new Food 4 Less grocery store with alcohol sales for off-site consumption, a 14- pump gas station, two new retail buildings, and the rehabilitation of two existing buildings (former 24 Hour Fitness building and current Food 4 Less building). A tentative parcel map would divide the three existing lots into six lots. A master sign program, changes to the landscape configuration, addition of transit enhancements, land dedications for roadway improvements, and a future multi-use trail are also proposed. The 14.47-acre site is addressed at 130, 150, 250, & 300 W. Esplanade Drive. There is no substantial evidence that the proposed project may have a significant effect on the environment, and a mitigated negative declaration (MND 12-01) will be adopted. The Planning Commission's action on this request is a recommendation to the City Council. Filed by The Kroger Company, Greg Peters, 1100 West Artesia Blvd, Compton, CA 90220.

PROJECT PLANNER: Ashley Golden

Principal Planner Golden presented the staff report including demolition of the former Target building; rehabilitation of the former 24 hour Fitness Center and existing Food 4 Less building; construct a 14 pump service station; existing and proposed land uses; proposed entitlements; new bus stops; access points; pedestrian access; future multi-use trail dedication; letter received from Cal-Trans in favor of the project; levels of service; parking; loading zones and deliveries; sign program; alcohol license only for the grocery store, but the applicant would be allowed to apply for a Special Use Permit to sell beer and wine at the new gas station ; crime rate; roadway improvements; comments received on mitigated negative declaration; and project is consistent with the 2007 Air Quality Management Plan. She also displayed the General Plan and zoning maps; site photos and

surrounding sites; site plan; circulation; trip generation comparison; elevations; building designs; entry feature; and landscape and tree plans.

Senior Civil Engineer Wendt discussed the stormwater design and drainage system.

Senior Officer Waer discussed the transfer of the alcohol license to the new site, crime rate; and indicated that he didn't anticipate any policing problems.

Chairman Murguia opened the public testimony.

Mr. Greg Peters, representing the applicant, discussed the proposed gas station.

Mr. Bert Perello questioned plans for road improvement; requirements for solar; and discussed crime rate; water liability issue; trees; and funding for public improvements.

Mr. Kurt Keller, landscape architect for the applicant, discussed the tree plan for the site.

Chairman Murguia closed the public testimony.

MOTION Commissioner Mullin moved and Commissioner Stewart seconded a motion to adopt a resolution recommending City Council approval of PZ 12-300-1, a Tentative Parcel Map; adopt a resolution granting PZ 12-500-1, a Special Use Permit to allow a 14 pump service station as part of the redevelopment of the Food 4 Less/Target Site, associated parking, landscaping, and circulation improvements; adopt a resolution granting PZ 12-510-1, a Special Use Permit for Alcohol to allow Food 4 Less Grocery Store to sell alcohol for off-site consumption; and adopt a resolution granting PZ 12-540-1, a Planned Development Permit to redevelop the Food 4 Less/Target site including demolition of the former Target building and construction of a 159,954 square foot shopping center, associated parking, landscaping, and circulation improvements, located at the corner of Vineyard Avenue and West Esplanade Drive, subject to certain findings and conditions. The question was called and the motion carried 7-0.

RECESS Chairman Murguia called a recess at 8:45 p.m. The meeting reconvened at 8:55 p.m. with all Commissioners present.

H. REPORTS; STUDY SESSION

1. Oxnard Boulevard and Camino Del Sol Intersection Update

Traffic Engineer Samonte discussed the update of the Camino Del Sol/Oxnard Boulevard at grade intersection.

Chairman Murguia opened the public testimony.

Mr. Bert Perello discussed the closure of Olds Road; flyover at Rice Avenue; and suggested that the neighborhoods would benefit for seeing the presentation.

Chairman Murguia closed the public testimony.

I. PLANNING COMMISSION BUSINESS

Commissioner Nash discussed the possibility of acquiring tablets for the Planning Commission, as a cost saving measure. Commissioners Nash, Huber, and Guevara requested that the Planning Commission receive only ledger sized plans, not full sized plans with their packets.

Commissioner Huber commended the staff for the Community Planning Month in October; spoke favorably about the RiverPark electronic sign, and asked if staff monitored the illumination of the Auto Center Sign; indicated that he would be absent for the December meeting; and commended Commission Medina for his work.

Commissioner Medina suggested that the Planning Commission and staff wear holiday sweaters for the December meeting; and thanked the Planning Commission and staff for their work during his tenure as a Planning Commissioner; and congratulated Mayor elect Flynn.

J. PLANNING MANAGER COMMENTS

Planning Manager Martin reminded the public that applications for openings on a variety of CAG's was available in the City Clerk's office through December 14, 2012; indicated that the proposed meeting schedule for 2013 would be brought back to the Planning Commission in December; and previewed the upcoming items tentatively scheduled for the next meeting on January 3, 2013.

K. ADJOURNMENT

At 9:37 p.m., the Planning Commission concurred to adjourn.


Anthony R. Murguia, Chairman

ATTEST:


Susan L. Martin, Secretary

RESOLUTION NO. 2012-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF A TENTATIVE PARCEL MAP (PLANNING AND ZONING PERMIT NO. PZ 11-300-04) TO CREATE THREE PARCELS FOR PROPERTY LOCATED AT 1950 WILLIAMS DRIVE. FILED BY REXFORD INDUSTRIAL, 11601 WILSHIRE BLVD., SUITE 650, LOS ANGELES, CA 90025.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 11-300-04 (Tentative Parcel Map) to subdivide a 12.64 acre parcel (APN 213-0-031-480) into three parcels, filed by Rexford Industrial, 11601 Wilshire Blvd., Suite 650, Los Angeles, CA 90025; and

WHEREAS, said tentative parcel map was referred to various public utility companies, City departments and the Development Advisory Committee (DAC) for recommendations; and

WHEREAS, the Applicant has filed for Planning and Zoning Permit No. 11-500-11 (Special Use Permit) to allow the subdivision into three parcels and demolition of three buildings which is being concurrently considered for approval; and

WHEREAS, Sections 15302 and Section 15315 of Title 14 of the California Code of Regulations exempt the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the Applicant or successors in interest intend to eventually occupy and/or redevelop Parcels 2 and/or 3 with one or more buildings of substantially the same purpose and capacity as the three demolished buildings totaling approximately 47,300 square feet, subject to applicable Business Research Park (BRP) zone designation development standards and uniformly applied regulations; and

WHEREAS, conditions herein require the Applicant to submit a comprehensive conceptual site plan for Planning Manager review and approval prior to recordation of the Parcel Map to ensure that parking and fire access are adequate for the existing remaining structures and new conceptual commercial buildings on Parcel 2 and/or Parcel 3 of substantially the same purpose and capacity of the three demolished buildings and meeting applicable development standards of the BRP zone designation; and

WHEREAS, the Planning Commission finds the tentative parcel map conforms to the City's 2030 General Plan and elements thereof; and

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the approval of PZ 11-300-04 (Tentative Parcel Map), subject to the following conditions:

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted, as applicable, for the plans dated April 10, 2012, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning Manager or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a demolition, grading, foundation, or building permit and the construction of substantial improvements, or the beginning of the proposed use. (PL, *G-3*)
4. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, *G-6*)
5. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City

- issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
6. Developer shall provide the number of spaces, stall size, paving, striping, location, and access, as required by the City Code Code-compliant off-street parking for development on any of the three parcels not otherwise qualifying for nonconforming and/or parking relief. (PL/B, G-9)
 7. Prior to recording of a phased or parcel map, Developer shall complete the demolitions identified by this permit or post a performance bond or other guarantee instrument to the satisfaction of the Planning Manager and the City Attorney. Condition 69 herein shall supersede this condition to the extent compliance with one condition prevents compliance with the other. (B, G-11)
 8. During demolition, Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
 9. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
 10. Prior to issuance of demolition permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

11. Developer shall maintain existing and/or replacement landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
12. Before the City issues permits for demolition(s), site improvements, and/or new buildings on any of the three parcels, Developer shall submit two copies of landscape and irrigation plans for existing landscaping and irrigation and/or for proposed landscaping and irrigation, along with the appropriate permit application and fees, to the Planning Division and obtain approval of such plans regarding maintenance of existing landscaping and irrigation and approval for proposed landscaping and irrigation. (PK/DS, PK-2)
13. Before the City issues a certificate of occupancy for site improvements and/or new buildings, Developer shall install landscape and automatic irrigation systems that have been approved by the Planning Manager and/or Parks and Facilities Superintendent. (PK, PK-3)
14. Before the City issues a certificate of occupancy for site improvements and/or new buildings, Developer shall provide a watering schedule to the building owner or manager and to the Planning Manager and/or Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)

15. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)

LANDSCAPE SPECIAL CONDITIONS

16. Prior to issuance of the first demolition permit, an Arborist's Tree Report is required for the health and economic appraisal value of mature existing trees to be impacted, removed or displaced from the site due to demolition and/or site improvements for the entire project site. Planning Division staff will have final review approval on selection of an arborist. The Arborist's Tree Report shall be prepared by a certified arborist and shall follow the format as outlined in *Valuation of Landscape Trees, Shrubs, and Other Plants: A Guide to the Methods and Procedures for Appraising Amenity Plants*, latest edition, as published by the International Society of Arboriculture. The Tree Report shall include text, photos and a site plan that clearly labels all trees to be saved, removed or transplanted. The methodology for the tree appraisal value shall be based on the "Trunk Formula" method, with calculation work sheets included. The economic appraisal value of the trees removed shall be put back into new tree sizes for the project and shall be in addition to meeting the City's minimum tree size of 24" box. (PK)
17. During the time frame between the new parcels being created and the new parcels and their respective buildings being occupied and/or improved, all existing landscaping and irrigation care and maintenance shall be provided by the property owner that meets applicable property and landscape maintenance standards. (PK)
18. As part of the Conditions of Approval for future site improvements and/or development of new buildings, each of the proposed parcels shall be landscaped and irrigated with an independent irrigation system for each parcel, per an approved Landscape and Irrigation Plan prepared by a Licensed Landscape Architect. All parcels with existing landscape deficiencies or missing plant materials compared to original landscaping plan(s) and/or minimum City standards if there are no original landscaping plans, shall have the landscaping replaced and the work shall be identified and included as a part of a Landscape and Irrigation Plan submittal. (PK)
19. As a part of the Conditions of Approval for future site improvements and/or development of new buildings that may involve removal of mature trees removed or displaced from the site due to future construction. City staff will have final review approval on selection of an arborist. The Arborist's Tree Report shall be prepared by a certified arborist and shall follow the format as outlined in *Valuation of Landscape Trees, Shrubs, and Other Plants: A Guide to the Methods and Procedures for Appraising Amenity Plants*, latest edition, as published by the International Society of Arboriculture. The Tree Report shall include text, photos and a site plan that clearly labels all trees to be saved, removed or transplanted. The methodology for the tree appraisal value shall be based on the "Trunk Formula" method, with calculation work sheets included. The economic appraisal value of the trees removed shall be put back into new tree sizes for the project and shall be in addition to meeting the City's minimum tree size of 24" box. (PK)
20. As a part of the Conditions of Approval for future site improvements and/or development of new buildings, the first parcel that develops new structures shall provide the landscape streetscape

frontage improvements for both Williams Drive and Gonzales Road as it fronts the entire project site. Any landscape deficiencies or missing plant materials (trees, shrubs, groundcovers) shall be replaced with new landscaping and the work shall be included as a part of the Landscape and Irrigation Plan submittal. The replacement landscaping shall have a unifying landscape effect for both the Williams Dr. and Gonzales Rd. streetscape. At the discretion of the Planning Manager, replacement landscaping for a parcel not seeking entitlement may post a performance bond or other guarantee instrument to the satisfaction of the Planning Manager and the City Attorney. (PK)

21. As a part of the Conditions of Approval for future site improvements and/or development of new buildings, the Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK)
22. As a part of the Conditions of Approval for future site improvements and/or development of new buildings, all landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PK)
23. At the time of plan check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The "Tree Tabulation Chart" shall contain a listing of all existing trees on the parcels with demolition(s) and/or new development and shall refer to them by number as identified in the Arborist's Tree Report. The "Tree Tabulation Chart" shall clearly list all trees which are to remain, be removed or be transplanted. The chart shall contain the arborist's economic appraisal value of all trees to be removed as well as a computation showing how the removed tree value was put back into new tree sizes for the project. The new tree sizes for the project shall be in addition to meeting the City's minimum tree size of 24" box. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

24. Prior to recordation of the Parcel Map, Developer shall construct all vehicle access driveways on the three parcels to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)
25. Prior to recordation of the Parcel Map, all roof covering materials on the project property shall be demonstrated to be of non-combustible or fire retardant materials to the satisfaction of the Fire Chief and in compliance with the City Code. (FD, F-2)
26. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
27. Prior to recordation of the Parcel Map, Developer shall obtain at the Developer's expense two certified fire flow tests for the project property. Additional fire flow tests may be required prior to City approval of building plans and/or prior to the issuance of a certificate of occupancy. The

tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)

28. New structures and alterations to existing structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)
29. New structures and alterations to existing structures shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
30. At all times during construction and demolition, Developer shall maintain paved surfaces capable of handling loads of 46,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, F-7)
31. Within 90 days of approval of this permit, Developer shall identify all existing and new hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
32. New structures and alterations to existing structures shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
33. The turning radius of all new project property driveways and new turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, F-11)
34. New development and alterations to existing structures shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, F-12)
35. Developer shall install in each structure in new development an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department. (FD, F-13)
36. Developer shall install in each new structure and alterations to existing structures if required in the project a system that automatically opens the skylights and/or smoke vents in areas affected by fire. (FD, F-14)
37. Should the current or subsequent entitlements require improvements to signalized intersections, the intersections shall be equipped with pre-emption equipment. (FD/TR, F-15)
38. Developer and current and future project occupants shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)
 - 1) Fire sprinkler coverage is required for:

- i. Patios, overhangs or any other projections that are 48" or more from the structure.
 - ii. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - iii. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
- 2) Before the city issues a certificate of occupancy for new development, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
 - 3) Developer shall ensure Fire Department access through man-gates created as part of new development either by Knox lock devices or other Fire Department approved means.

POLICE CONDITIONS

- 39. Any access control gates developed with new development shall be operable by City approved radio equipment.
- 40. Metal halide bulbs or those that provide optimal color rendition are preferred for new development exterior fixtures.
- 41. Site lighting for new development will need to comply with the Outdoor Lighting Code and Guideline.
- 42. Outdoor Lighting Code & Guideline For New Development
 - (a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - (b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
 - 1. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - 2. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
 - (c) Oxnard City Code 16-320

Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

PLANNING DIVISION STANDARD CONDITIONS

43. Before the City issues demolition permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission in all sets of documents and specifications for the project. (PL, *PL-3*)
44. During demolition, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)
45. During demolition, Developer shall control dust by the following activities:
 - a. All trucks hauling demolition material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All demolition material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. (B/DS, *PL-12*)
46. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
47. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits for future development. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)

PLANNING DIVISION SPECIAL CONDITIONS

48. This permit is granted subject to the approval of a Special Use Permit (PZ 11-500-11) for the project property and permit permits a zero lot line between Parcels 1 and 2 to accommodate the placement of existing buildings, as allowed by Code Section 16-179(F). (PL)
49. Prior to recordation of the Parcel Map, in whole or in phases, Developer shall submit a conceptual site plan for all three parcels showing proposed site improvements, landscaping, drive aisles, parking lots, and conceptual development of a commercial building on Parcel 2 and/or Parcel 3 to the Planning Manager for the Planning Manager's review and confirmation that the overall site plan has safe and adequate fire department access, parking for typical Business Research Park uses, and Code compliant landscaping that incorporates applicable conditions herein. Applicant will pay applicable Development Advisory Committee review fees and a

Planning Division review fee equivalent to the Minor Modification fee (\$873.86 as of the date of this resolution).

50. Prior to recordation of the Parcel Map, in whole or in phases, Developer shall submit plans for and shall have completed construction of an interim façade treatment of all wall areas that are visible from Gonzales Road or Williams Drive exposed, or will be exposed, by demolition of the three structures identified in the Plans, to be approved by the Planning Manager. Interim façade treatment may range from painting an exposed wall to match the rest of the elevation up to, but not limited to, construction of a new façade. Landscaping in combination with façade improvements may be considered if demonstrated that exposed walls will not be visible to the public. This condition may be waived if a subsequent project planning and/or building permit is filed in conjunction with, or prior to, recordation of the Parcel Map, but only for walls that would be subsequently covered or reconstructed by the subsequent proposed project.
51. Prior to recordation of the Parcel Map, in whole or in phases, Developer shall remove signage not associated with an active licensed business and/or sale or marketing of the project and repair the exposed underlying structure to substantially match the surrounding façade. Developer shall provide evidence that remaining signs have appropriate sign permits and/or are legal non-conforming.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

52. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at the time the City issues building permits. (DS-1)
53. Prior to issuance of building permit other than demolition, Developer shall have the site improvement plans prepared on standard Development Services Division mylars by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and the original ink-on-mylar plans filed with the Development Services Division. (DS-3)
54. Prior to issuance of building permit other than demolition, Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code and shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
55. A civil engineer licensed in the State of California shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Such plans and documents shall include, but not be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans; a master utility plan showing the layout and location of all on-site and off-site utility improvements that serve the project; construction cost estimates, soils reports, and all pertinent engineering design

- calculations. City will not issue a grading, site improvement or building permit (other than demolition permit) until the City Engineer has approved all improvement plans. (DS-15)
56. Prior to issuance of a site improvement permit other than demo permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of the final subdivision map, address map, and civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
57. Prior to issuance of building permit other than demolition, Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of public improvement plan approval. (DS-17 modified)
58. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
59. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
60. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
61. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
62. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
63. "Standard Specifications for Public Works Construction," latest edition, and any modifications thereto by City, and City of Oxnard Standard Land Development Specifications and all

applicable City Standard Plans, shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

64. Developer shall retain a Civil Engineer licensed in the State of California to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of the certified "as-built" plans is a condition of City's final acceptance of the project. (DS-29)
65. Developer shall maintain and/or install water mains, fire hydrants and water services in conformance with City Standard Plans and specifications as directed by the City Engineer. (DS-41)
66. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. (DS-57)
67. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during demolition or construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

68. Developer shall remove all existing overhead utility lines on or adjacent to the parcel map and relocate lines underground in accordance with City code. Prior to recordation of a parcel map, Developer shall post security acceptable to the Development Services Manager to guarantee overhead utility removal. (DS)
69. Prior to recordation of a parcel map, Developer shall cause the Assessment District Engineer to reapportion the existing assessments in accordance with the proposed re-subdivision. (DS)
70. Developer shall provide a written evaluation to determine if the proposed property lines create, modify, or intensify any violations of the California Building Code or City Code. The evaluation shall be prepared by a California Registered Architect (or other approved professional) and shall be submitted concurrently with the initial map submittal. Prior to recordation of a parcel map, Developer shall prepare plans, obtain permits, and construct all mitigations determined necessary to comply with applicable codes. No parcel map shall be recorded if it creates or intensifies any code violations. (DS)
71. Prior to recordation of a parcel map, Developer shall provide each premise (as defined in the Oxnard City Code) with an independent domestic water meter. (DS)

72. Developer shall endeavor to relocate/redesign onsite utilities (e.g. sewer laterals, irrigation systems, domestic water supply lines, and fire sprinkler lines) to provide independent systems located on the lot being served. If it is determined by the Development Services Manager that provision of such independent utilities is impractical, Developer shall provide proof of recordation (or arrange for concurrent recordation) of easements or agreements allowing for utilities that cross proposed property lines. Upon redevelopment of any lot within this map, Developer of the redeveloped parcel shall provide for independent utility systems. (DS)
73. Developer shall demonstrate that each proposed lot is provided with an independent stormwater conveyance system or shall provide proof of recordation (or arrange for concurrent recordation) of easements or agreements allowing cross-lot drainage. Recorded document shall assign maintenance responsibility for various portions of the private storm drain system. (DS)
74. Concurrent with recordation of a parcel map, Developer shall construct an eight foot wide sidewalk along the Gonzales Road frontage of the tentative parcel map. Improvements shall include a temporary connection to the existing sidewalk easterly of the map. (DS)
75. Concurrent with recordation of a parcel map, Developer shall construct a five (5) foot wide sidewalk separated from the curb by an 8 foot landscaped parkway along the Williams Drive frontage of the tentative parcel map. Parkway and sidewalk configuration (and associated landscaping) shall match existing improvements northerly of the project on Williams Drive. (DS)
76. Developer shall remove the existing disabled access ramp at the northeast corner of the Williams Drive and Gonzales Road intersection and replace it with a standard ADA compliant flared ramp in accordance with City standard plate 110. (DS)
77. Developer shall dedicate right-of-way along the Gonzales Road and Williams Drive frontages of the tentative parcel map sufficient to encompass the newly constructed sidewalk and disabled access ramp. (DS)
78. Developer shall dedicate to the City all rights of ingress and egress to Williams Drive between the Gonzales Road intersection and a point 120 feet north of the northerly Gonzales Road curb face. Dedication shall be provided with recordation of a parcel map. (DS)
79. Developer shall dedicate to the City all rights of ingress and egress to Gonzales Road between the Williams Drive intersection and a point 150 feet east of the easterly Williams Drive curb face. Dedication shall be provided with recordation of a parcel map. (DS)
80. Developer may submit phased parcel maps. The extent of improvements with each phase is subject to the review and approval of the Development Services Manager based on the proposed phase map. Placement of overhead utilities underground and construction of the Williams Drive and Gonzales Road sidewalks along the entire tentative parcel map frontages shall be accomplished with the first parcel map phase. (DS)
81. Prior to initiation of any demolition that results in land disturbance, Developer shall prepare a SWPPP or Local SWPPP as appropriate based on the extent of the disturbance. Document shall

be submitted to Development Services Engineering Division for review and approval prior to initiation of demolition. (DS)

82. The owner of each lot within this subdivision may be required by the City Traffic Engineer to submit a traffic study when owner proposes development/re-development on their property. (TR)
83. Developments within this subdivision shall comply with minimum spacing requirements between curb cuts (driveways) as specified in the City of Oxnard Zoning Ordinance and City Policy. (TR)
84. Developer shall provide proof of recordation of reciprocal access and parking, as determined necessary by the proposed phase. (TR)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 15th day of November, 2012, by the following vote:

AYES: Commissioners: Stewart, Mullin, Medina, Guevara, Nash, Huber, Murguia

NOES: Commissioners: None

ABSENT: Commissioners: None



Anthony R. Murguia, Chairman

ATTEST: 
Susan L. Martin, Secretary

RESOLUTION NO. 2012-26

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING & ZONING PERMIT NO. 11-500-11 (SPECIAL USE PERMIT) TO SUBDIVIDE A 12.64 ACRE PROPERTY LOCATED AT 1950 WILLIAMS DRIVE INTO THREE PARCELS. FILED BY REXFORD INDUSTRIAL, 11601 WILSHIRE BLVD., SUITE 650, LOS ANGELES, CA 90025.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 11-500-11 (Special Use Permit) to allow the subdivision of an existing developed 12.64 acre site, filed by Rexford Industrial; and

WHEREAS, the Applicant has filed for Planning and Zoning Permit No. 11-300-04 (Tentative Parcel Map), which is being concurrently considered for approval, to subdivide the 12.64 acre project parcel into three parcels and requires demolition of three buildings; and

WHEREAS, Sections 15302 and Section 15315 of Title 14 of the California Code of Regulations exempt the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the Applicant or successors in interest intend to eventually occupy and/or redevelop Parcels 2 and/or 3 with one or more buildings of substantially the same purpose and capacity as the three demolished buildings totaling approximately 47,300 square feet, subject to applicable Business Research Park (BRP) zone designation development standards and uniformly applied regulations; and

WHEREAS, conditions herein require the Applicant to submit a comprehensive conceptual site plan for Planning Manager review and approval prior to recordation of the Parcel Map to ensure that parking and fire access are adequate for the existing remaining structures and new conceptual commercial buildings on Parcel 2 and/or Parcel 3 of substantially the same purpose and capacity of the three demolished buildings and meeting applicable development standards of the BRP zone designation; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing that the following circumstances exist:

1. That the proposed use will be in conformance with the 2030 General Plan and other adopted policies of the City of Oxnard.
2. That the proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures, or to the public health, safety or general welfare.
3. That the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.
4. That the site for the proposed use will be served by streets and highways adequate in width and to carry the kind and quantity of traffic such use will generate.

5. That the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

WHEREAS, the Planning Commission finds that the applicant and owner agree with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby grants Planning and Zoning Permit No. 11-500-11 (SUP) subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Department
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Parks Division	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted, as applicable, for the plans dated April 10, 2012, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning Manager or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a demolition, grading, foundation, or building permit and the construction of substantial improvements, or the beginning of the proposed use. (PL, *G-3*)

4. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
5. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
6. Developer shall provide the number of spaces, stall size, paving, striping, location, and access, as required by the City Code Code-compliant off-street parking for development on any of the three parcels not otherwise qualifying for nonconforming and/or parking relief. (PL/B, G-9)
7. Prior to recording of a phased or parcel map, Developer shall complete the demolitions identified by this permit or post a performance bond or other guarantee instrument to the satisfaction of the Planning Manager and the City Attorney. Condition 69 herein shall supersede this condition to the extent compliance with one condition prevents compliance with the other. (B, G-11)
8. During demolition, Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
9. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
10. Prior to issuance of demolition permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

11. Developer shall maintain existing and/or replacement landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
12. Before the City issues permits for demolition(s), site improvements, and/or new buildings on any of the three parcels, Developer shall submit two copies of landscape and irrigation plans for existing landscaping and irrigation and/or for proposed landscaping and irrigation, along with the appropriate permit application and fees, to the Planning Division and obtain approval of such plans regarding maintenance of existing landscaping and irrigation and approval for proposed landscaping and irrigation. (PK/DS, PK-2)

13. Before the City issues a certificate of occupancy for site improvements and/or new buildings, Developer shall install landscape and automatic irrigation systems that have been approved by the Planning Manager and/or Parks and Facilities Superintendent. (PK, PK-3)
14. Before the City issues a certificate of occupancy for site improvements and/or new buildings, Developer shall provide a watering schedule to the building owner or manager and to the Planning Manager and/or Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
15. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)

LANDSCAPE SPECIAL CONDITIONS

16. Prior to issuance of the first demolition permit, an Arborist's Tree Report is required for the health and economic appraisal value of mature existing trees to be impacted, removed or displaced from the site due to demolition and/or site improvements for the entire project site. Planning Division staff will have final review approval on selection of an arborist. The Arborist's Tree Report shall be prepared by a certified arborist and shall follow the format as outlined in *Valuation of Landscape Trees, Shrubs, and Other Plants: A Guide to the Methods and Procedures for Appraising Amenity Plants*, latest edition, as published by the International Society of Arboriculture. The Tree Report shall include text, photos and a site plan that clearly labels all trees to be saved, removed or transplanted. The methodology for the tree appraisal value shall be based on the "Trunk Formula" method, with calculation work sheets included. The economic appraisal value of the trees removed shall be put back into new tree sizes for the project and shall be in addition to meeting the City's minimum tree size of 24" box. (PK)
17. During the time frame between the new parcels being created and the new parcels and their respective buildings being occupied and/or improved, all existing landscaping and irrigation care and maintenance shall be provided by the property owner that meets applicable property and landscape maintenance standards. (PK)
18. As part of the Conditions of Approval for future site improvements and/or development of new buildings, each of the proposed parcels shall be landscaped and irrigated with an independent irrigation system for each parcel, per an approved Landscape and Irrigation Plan prepared by a Licensed Landscape Architect. All parcels with existing landscape deficiencies or missing plant materials compared to original landscaping plan(s) and/or minimum City standards if there are no original landscaping plans, shall have the landscaping replaced and the work shall be identified and included as a part of a Landscape and Irrigation Plan submittal. (PK)
19. As a part of the Conditions of Approval for future site improvements and/or development of new buildings that may involve removal of mature trees removed or displaced from the site due to future

construction. City staff will have final review approval on selection of an arborist. The Arborist's Tree Report shall be prepared by a certified arborist and shall follow the format as outlined in *Valuation of Landscape Trees, Shrubs, and Other Plants: A Guide to the Methods and Procedures for Appraising Amenity Plants*, latest edition, as published by the International Society of Arboriculture. The Tree Report shall include text, photos and a site plan that clearly labels all trees to be saved, removed or transplanted. The methodology for the tree appraisal value shall be based on the "Trunk Formula" method, with calculation work sheets included. The economic appraisal value of the trees removed shall be put back into new tree sizes for the project and shall be in addition to meeting the City's minimum tree size of 24" box. (PK)

20. As a part of the Conditions of Approval for future site improvements and/or development of new buildings, the first parcel that develops new structures shall provide the landscape streetscape frontage improvements for both Williams Drive and Gonzales Road as it fronts the entire project site. Any landscape deficiencies or missing plant materials (trees, shrubs, groundcovers) shall be replaced with new landscaping and the work shall be included as a part of the Landscape and Irrigation Plan submittal. The replacement landscaping shall have a unifying landscape effect for both the Williams Dr. and Gonzales Rd. streetscape. At the discretion of the Planning Manager, replacement landscaping for a parcel not seeking entitlement may post a performance bond or other guarantee instrument to the satisfaction of the Planning Manager and the City Attorney. (PK)
21. As a part of the Conditions of Approval for future site improvements and/or development of new buildings, the Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK)
22. As a part of the Conditions of Approval for future site improvements and/or development of new buildings, all landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PK)
23. At the time of plan check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The "Tree Tabulation Chart" shall contain a listing of all existing trees on the parcels with demolition(s) and/or new development and shall refer to them by number as identified in the Arborist's Tree Report. The "Tree Tabulation Chart" shall clearly list all trees which are to remain, be removed or be transplanted. The chart shall contain the arborist's economic appraisal value of all trees to be removed as well as a computation showing how the removed tree value was put back into new tree sizes for the project. The new tree sizes for the project shall be in addition to meeting the City's minimum tree size of 24" box. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

24. Prior to recordation of the Parcel Map, Developer shall construct all vehicle access driveways on the three parcels to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)

25. Prior to recordation of the Parcel Map, all roof covering materials on the project property shall be demonstrated to be of non-combustible or fire retardant materials to the satisfaction of the Fire Chief and in compliance with the City Code. (FD, F-2)
26. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
27. Prior to recordation of the Parcel Map, Developer shall obtain at the Developer's expense two certified fire flow tests for the project property. Additional fire flow tests may be required prior to City approval of building plans and/or prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)
28. New structures and alterations to existing structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)
29. New structures and alterations to existing structures shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
30. At all times during construction and demolition, Developer shall maintain paved surfaces capable of handling loads of 46,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, F-7)
31. Within 90 days of approval of this permit, Developer shall identify all existing and new hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
32. New structures and alterations to existing structures shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
33. The turning radius of all new project property driveways and new turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, F-11)
34. New development and alterations to existing structures shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, F-12)
35. Developer shall install in each structure in new development an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to

inform the Fire Department. (FD, F-13)

36. Developer shall install in each new structure and alterations to existing structures if required in the project a system that automatically opens the skylights and/or smoke vents in areas affected by fire. (FD, F-14)
37. Should the current or subsequent entitlements require improvements to signalized intersections, the intersections shall be equipped with pre-emption equipment. (FD/TR, F-15)
38. Developer and current and future project occupants shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)
 - 1) Fire sprinkler coverage is required for:
 - i. Patios, overhangs or any other projections that are 48" or more from the structure.
 - ii. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - iii. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
 - 2) Before the city issues a certificate of occupancy for new development, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
 - 3) Developer shall ensure Fire Department access through man-gates created as part of new development either by Knox lock devices or other Fire Department approved means.

POLICE CONDITIONS

39. Any access control gates developed with new development shall be operable by City approved radio equipment.
40. Metal halide bulbs or those that provide optimal color rendition are preferred for new development exterior fixtures.
41. Site lighting for new development will need to comply with the Outdoor Lighting Code and Guideline.
42. Outdoor Lighting Code & Guideline For New Development
 - (a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - (b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
 1. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.

2. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.

(c) Oxnard City Code 16-320

Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

PLANNING DIVISION STANDARD CONDITIONS

43. Before the City issues demolition permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission in all sets of documents and specifications for the project. (PL, *PL-3*)
44. During demolition, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)
45. During demolition, Developer shall control dust by the following activities:
 - a. All trucks hauling demolition material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All demolition material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. (B/DS, *PL-12*)
46. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
47. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits for future development. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)

PLANNING DIVISION SPECIAL CONDITIONS

48. This permit is granted subject to the approval of a Tentative Parcel Map Use Permit (PZ 11-300-04) for the project property, and said map is permitted to show a zero lot line between Parcels 1 and 2 to accommodate the placement of existing buildings, as allowed by Code Section 16-179(F). (PL)
49. Prior to recordation of the Parcel Map, in whole or in phases, Developer shall submit a conceptual site plan for all three parcels showing proposed site improvements, landscaping, drive aisles, parking lots, and conceptual development of a commercial building on Parcel 2 and/or Parcel 3 to the Planning Manager for the Planning Manager's review and confirmation that the overall site plan has safe and adequate fire department access, parking for typical Business Research Park uses, and Code compliant landscaping that incorporates applicable conditions herein. Applicant will pay applicable Development Advisory Committee review fees and a Planning Division review fee equivalent to the Minor Modification fee (\$873.86 as of the date of this resolution).
50. Prior to recordation of the Parcel Map, in whole or in phases, Developer shall submit plans for and shall have completed construction of an interim façade treatment of all wall areas that are visible from Gonzales Road or Williams Drive exposed, or will be exposed, by demolition of the three structures identified in the Plans, to be approved by the Planning Manager. Interim façade treatment may range from painting an exposed wall to match the rest of the elevation up to, but not limited to, construction of a new façade. Landscaping in combination with façade improvements may be considered if demonstrated that exposed walls will not be visible to the public. This condition may be waived if a subsequent project planning and/or building permit is filed in conjunction with, or prior to, recordation of the Parcel Map, but only for walls that would be subsequently covered or reconstructed by the subsequent proposed project.
51. Developer shall provide proof of recordation of reciprocal access, parking, and as determined necessary by the proposed phase. (TR)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

52. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at the time the City issues building permits. (DS-1)
53. Prior to issuance of building permit other than demolition, Developer shall have the site improvement plans prepared on standard Development Services Division mylars by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and the original ink-on-mylar plans filed with the Development Services Division. (DS-3)
54. Prior to issuance of building permit other than demolition, Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code and shall post security satisfactory to the Finance Director,

guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

55. A civil engineer licensed in the State of California shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Such plans and documents shall include, but not be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans; a master utility plan showing the layout and location of all on-site and off-site utility improvements that serve the project; construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not issue a grading, site improvement or building permit (other than demolition permit) until the City Engineer has approved all improvement plans. (DS-15)
56. Prior to issuance of a site improvement permit other than demo permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of the final subdivision map, address map, and civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
57. Prior to issuance of building permit other than demolition, Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of public improvement plan approval. (DS-17 modified)
58. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
59. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
60. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

61. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
62. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
63. "Standard Specifications for Public Works Construction," latest edition, and any modifications thereto by City, and City of Oxnard Standard Land Development Specifications and all applicable City Standard Plans, shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
64. Developer shall retain a Civil Engineer licensed in the State of California to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of the certified "as-built" plans is a condition of City's final acceptance of the project. (DS-29)
65. Developer shall maintain and/or install water mains, fire hydrants and water services in conformance with City Standard Plans and specifications as directed by the City Engineer. (DS-41)
66. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. (DS-57)
67. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during demolition or construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

68. Developer shall remove all existing overhead utility lines on or adjacent to the parcel map and relocate lines underground in accordance with City code. Prior to recordation of a parcel map, Developer shall post security acceptable to the Development Services Manager to guarantee overhead utility removal. (DS)
69. Prior to recordation of a parcel map, Developer shall cause the Assessment District Engineer to reapportion the existing assessments in accordance with the proposed re-subdivision. (DS)
70. Developer shall provide a written evaluation to determine if the proposed property lines create, modify, or intensify any violations of the California Building Code or City Code. The evaluation

shall be prepared by a California Registered Architect (or other approved professional) and shall be submitted concurrently with the initial map submittal. Prior to recordation of a parcel map, Developer shall prepare plans, obtain permits, and construct all mitigations determined necessary to comply with applicable codes. No parcel map shall be recorded if it creates or intensifies any code violations. (DS)

71. Prior to recordation of a parcel map, Developer shall provide each premise (as defined in the Oxnard City Code) with an independent domestic water meter. (DS)
72. Developer shall endeavor to relocate/redesign onsite utilities (e.g. sewer laterals, irrigation systems, domestic water supply lines, and fire sprinkler lines) to provide independent systems located on the lot being served. If it is determined by the Development Services Manager that provision of such independent utilities is impractical, Developer shall provide proof of recordation (or arrange for concurrent recordation) of easements or agreements allowing for utilities that cross proposed property lines. Upon redevelopment of any lot within this map, Developer of the redeveloped parcel shall provide for independent utility systems. (DS)
73. Developer shall demonstrate that each proposed lot is provided with an independent stormwater conveyance system or shall provide proof of recordation (or arrange for concurrent recordation) of easements or agreements allowing cross-lot drainage. Recorded document shall assign maintenance responsibility for various portions of the private storm drain system. (DS)
74. Concurrent with recordation of a parcel map, Developer shall construct an eight foot wide sidewalk along the Gonzales Road frontage of the tentative parcel map. Improvements shall include a temporary connection to the existing sidewalk easterly of the map. (DS)
75. Concurrent with recordation of a parcel map, Developer shall construct a five (5) foot wide sidewalk separated from the curb by an 8 foot landscaped parkway along the Williams Drive frontage of the tentative parcel map. Parkway and sidewalk configuration (and associated landscaping) shall match existing improvements northerly of the project on Williams Drive. (DS)
76. Developer shall remove the existing disabled access ramp at the northeast corner of the Williams Drive and Gonzales Road intersection and replace it with a standard ADA compliant flared ramp in accordance with City standard plate 110. (DS)
77. Developer shall dedicate right-of-way along the Gonzales Road and Williams Drive frontages of the tentative parcel map sufficient to encompass the newly constructed sidewalk and disabled access ramp. (DS)
78. Developer shall dedicate to the City all rights of ingress and egress to Williams Drive between the Gonzales Road intersection and a point 120 feet north of the northerly Gonzales Road curb face. Dedication shall be provided with recordation of a parcel map. (DS)

79. Developer shall dedicate to the City all rights of ingress and egress to Gonzales Road between the Williams Drive intersection and a point 150 feet east of the easterly Williams Drive curb face. Dedication shall be provided with recordation of a parcel map. (DS)
80. Developer may submit phased parcel maps. The extent of improvements with each phase is subject to the review and approval of the Development Services Manager based on the proposed phase map. Placement of overhead utilities underground and construction of the Williams Drive and Gonzales Road sidewalks along the entire tentative parcel map frontages shall be accomplished with the first parcel map phase. (DS)
81. Prior to initiation of any demolition that results in land disturbance, Developer shall prepare a SWPPP or Local SWPPP as appropriate based on the extent of the disturbance. Document shall be submitted to Development Services Engineering Division for review and approval prior to initiation of demolition. (DS)
82. The owner of each lot within this subdivision may be required by the City Traffic Engineer to submit a traffic study when owner proposes development/re-development on their property. (TR)
83. Developments within this subdivision shall comply with minimum spacing requirements between curb cuts (driveways) as specified in the City of Oxnard Zoning Ordinance and City Policy. (TR)
84. Developer shall provide proof of recordation of reciprocal access and parking, as determined necessary by the proposed phase. (TR)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 15th day of November, 2012, by the following vote:

AYES: Commissioners: Stewart, Mullin, Medina, Guevara, Nash, Huber, Murguia

NOES: Commissioners: None

ABSENT: Commissioners: None



Anthony R. Murguia, Chairman

ATTEST:



Susan L. Martin, Secretary



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Christopher Williamson, AICP, Principal Planner

DATE: November 15, 2012

SUBJECT: Planning and Zoning Permit Nos. 11-300-04 (Tentative Parcel Map) and 11-500-11 (Special Use Permit), Located at 1950 Williams Drive, Oxnard.

- 1) Recommendation:** That the Planning Commission:
- a) Adopt a resolution approving PZ 11-500-11 (Special Use Permit), subject to certain findings and conditions.
 - b) Adopt a resolution recommending that the City Council approve PZ 11-300-04 (Tentative Parcel Map), subject to certain findings and conditions.
- 2) Project Description and Applicant:** Subdivision of a 12.64 acre parcel located at 1950 Williams Drive into three parcels: Parcel 1 (7.47 acres) retains an occupied 94,607 square foot industrial building and associated parking; Parcel 2 (3.79 acres) retains a vacant 66,019 square foot industrial building and removes two vacant office buildings totaling 14,468 square feet; and Parcel 3 (1.38 acres) removes a 32,836 square foot office building that straddles Parcels 2 and 3. Filed by RIF III Williams, LLC c/o Rexford Industrial, 11620 Wilshire Blvd., Suite 300, Los Angeles, CA 90025.
- 3) Existing & Surrounding Land Uses:** The 12.64 acre site is a single parcel (APN: 213-0-031-480) on the northeast corner of East Gonzales Road and Williams Drive, extending 628 feet along East Gonzales Road and 635 feet along Williams Drive.

LOCATION	ZONING	2030 GENERAL PLAN	EXISTING LAND USE
Project Site	BRP	Business Research Park	Light Industrial and office (vacancies)
North	BRP	Business Research Park	Auto sales and servicing (CarMax)
South	R-3-PD	Residential Medium	Artisan Apartments (under construction)
East	BRP	Business Research Park	Medical offices, bank
West	BRP	Business Research Park	Offices/ Light Industrial

- 4) Background Information:** Planned Development Permit No. 79 approved initial development of this manufacturing campus in 1969 for Falcon Plastics. In January of 1982, Zone Change No. 684 approved a change from M-1-PD (Light Manufacturing - Planned Development) to M-L-PD (Limited Manufacturing - Planned Development). In 1991, the 2101 East Gonzales Road building and its parking was approved as a 2.3 acre separate parcel and remodeled into the Kaiser Permanente medical office building, which is not part of the current project. In 2007, the

Planning Commission approved a Special Use Permit, Subdivision Tract Map, and Zone Change from M-L-PD to BRP for the reuse of the two industrial buildings, demolition of three office buildings, and construction of six new buildings with a total of 46 office condominiums (PZ 06-500-23, 06-300-17, and 06-570-03, respectively). The zone change became effective in October, 2007 (Ordinance No. 2753). In 2008, a Minor Modification was approved for a façade change. The 2007 project and tract map did not proceed and the permits have expired.

- 5) Environmental Determination:** The requested actions do not include new development on Parcels 2 and 3, development is anticipated after these two parcels are sold and the new owners seek entitlements for their respective uses. As replacement development is foreseeable with approval of the subdivision and removal of three buildings, the California Environmental Quality Act (CEQA) requires the CEQA project description to include the foreseeable replacement development.

In accordance with Sections 15302 and 15315 of the State CEQA Guidelines, projects involving “replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure(s) replaced” and “division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to proposed parcels to local standards are available,” respectively, may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA).

This proposal involves reuse of two existing building structures totaling 160,626 square feet, demolition of three existing vacant buildings totaling 47,304 square feet, and replacement of the demolished buildings with new development with substantially the same purpose and same or less capacity in compliance with the BRP zone designation, BRP development standards, and requiring either a subsequent Special Use Permit or Development Design Review permit with appropriate additional CEQA review and uniformly applied development policies. In addition, in accordance with Section 15268 of the State CEQA Guidelines, the issuance of permits to demolish the designated buildings is a ministerial act that is, by itself, exempt from the requirements of CEQA. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that Planning Commission accept the Notice of Exemption (see Attachment D).

6) Analysis:

- a) General Discussion:** The application was filed in September, 2011. Two existing large industrial buildings would remain, one each on Parcels 1 and 2, and three existing office buildings would be demolished on Parcels 2 and 3. The demolition of the office buildings allow for driveways, parking, and other improvements for future investor/operators. The tentative parcel map and demolitions create a 1.38 acre vacant site with Gonzales Road frontage (Parcel 3) that is large enough for a new BRP commercial building of 10,000 to 15,000 square feet, depending on setbacks, use, and parking. Future development will be

subject to the BRP use regulations, BRP development standards, and appropriate CEQA review. Conditions of approval are included to ensure adequate interim management of the vacant building and grounds (Parcels 2 and 3).

b) General Plan Consistency: The City's 2030 General Plan BRP land use designation allows for a variety of "Professional, administrative, research, and limited manufacturing uses along with limited commercial activities intended to support such uses..." (pg. 3-16) Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed project. The three consistency classification levels are:

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

The table below presents 2030 General Plan policies and finds that the project is consistent with the policies shown (policies may include other situations as well).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	I	Infill Development, Priority to Mixed Use Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.	The project is a large parcel with vacant buildings located within an established commercial area along a major arterial. The BRP zone allows a variety of industrial and commercial uses, including the possible use of Parcel 3 for convenience retail for the residential uses south of the project site and/or motorists on Gonzales Road or in nearby businesses. The reuse of the buildings would bring jobs and economic activity to an area that has been vacant for over five years.
CD-1.3	I	Redevelopment to Mixed Use Promote the renovation and adaptive reuse of existing buildings, especially to mixed use if appropriate, in order to provide commercial convenience shopping in established neighborhoods.	
CD-4.2	I	Commercial Revitalization and Redevelopment Encourage upgrading, beautification, revitalization, and appropriate reuse of existing commercial areas and shopping centers and, especially within redevelopment project areas, continue to develop and implement programs that link commercial areas with their adjoining neighborhoods and increase overall jobs, sales and property valuation.	
CD-5.3	I	Available Services Encourage industrial activities to locate where municipal services are available including adequate storm drainage and water facilities, as	City and utilities currently serve the project site.

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
		well as easy access to multiple modes of transportation.	
CD-9.2	I	Revitalization and Redevelopment As part of the City's redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City.	The project is a private redevelopment of a mostly vacant industrial complex that will improve the visual quality once fully developed and occupied.
CD-14.1 CD-14.2 CD-14.3 ICS-9.2 ICS-11.10 ICS-20.8 ER-10.1 ER-14.1 SH-1.3	II	Design Review Process Development Advisory Committee Functions Quality of Design Development Has Adequate Parking Water Supply Findings for Smaller Projects Development Review Promote Native and Water Wise Plants Incorporate VC APCD Mitigations Building Code Standards	The Development Advisory Committee (DAC) review process led to changes in the project and/or conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	Assumed consistent

c) **Conformance with Zoning Development Standards:** The proposed development is located in the Business Research park (BRP) zone district. Applicable development standards of the BRP zone are compared with the proposed project and included as Attachment E. With the approval of the concurrent special use permit (PZ 11-500-11), the subdivision conforms to the BRP zone standards. No building or structure permits may be issued without either a special use permit (SUP) or development design review permit (DDR) and are subject to safety and nuisance prevention performance standards (Code §16-181 and 182). Examples of BRP district uses that require a DDR permit are medical office, restaurant, distribution and warehousing, private trade school, light manufacturing and assembly, and day care. Examples of BRP district uses that require a SUP are drive-through restaurant, alcohol sales, service station, convenience market, and outdoor storage (Code §16-176-177). All new development or remodeling must comply with architectural, site design, landscaping, utility, wall and fence, signage, and loading and outdoor storage development design standards (Code §16-180).

d) **Site Design:** The site is fully developed as shown in the aerial and site photos (Attachment C). The site layout and warehouse structure on Parcel 1 would remain unchanged. Parcels 2 and 3 would require subsequent permits to be redeveloped including new parking, driveways, and one or more commercial or industrial buildings consistent with BRP development standards. Special Planning Condition No. 49 (within both resolutions) requires the applicant to "...submit a site plan for all three parcels showing proposed site improvements, landscaping, drive aisles, parking lots, and conceptual development of commercial building(s) on Parcel 2 and/or Parcel 3 to the Planning Manager for the Planning Manager's review and confirmation that the overall site plan has safe and adequate fire department access, parking for typical Business Research Park uses, and Code compliant landscaping that incorporates applicable conditions herein" prior to recordation of the final

map.

- e) **Circulation and Parking:** Access from Williams Drive to Parcel 1 and its parking lot would remain unchanged. Access to Parcels 2 and 3 would be from Williams Drive. Future development may allow a new right-in/right-out driveway on Gonzales Road. Parcels 2 and 3 may require a shared parking lot and driveways.
 - f) **Building Design:** The Parcel 1 industrial building and parking remains unchanged. The Parcel 2 industrial building would remain: subsequent development would allow the building to be reconfigured or remodeled, subject to BRP and related design standards and guidelines. Special Planning Condition No. 50 (within both resolutions) requires, prior to recordation of the Final Map, the applicant to complete an interim façade treatment of all Parcel 2 building wall areas that are visible from Gonzales Road or Williams Drive exposed, or will be exposed, by demolition of the three structures. Interim façade treatment, which may require a minor modification permit, may range from painting an exposed wall to match the rest of the elevation to construction of a new façade. Landscaping in combination with façade improvements may be considered if demonstrated that exposed walls will not be visible to the public. This condition may be waived if a subsequent project planning and/or building permit is filed in conjunction with, or prior to, recordation of the Final Map, but only for walls that would be subsequently covered or reconstructed by the subsequent proposed project. Parcel 3, fully vacant after removal of the office building straddling the Parcel 2/Parcel 3 lot line, will require a subsequent planning permit for a new building consistent with BRP development and parking standards.
 - g) **Signs:** Special Condition No. 51 requires that the Developer remove signage not associated with an active licensed business and/or sale or marketing of the project and repair the exposed underlying structure to substantially match the surrounding façade. Developer shall provide evidence that remaining signs have appropriate sign permits, or will obtain permits if there is no approved permit on file.
 - h) **Landscaping and Open Space:** A condition of approval requires landscaping on Parcel 1 to be brought into compliance with PD 79. Landscape Conditions of Approval require the applicant to inventory the value of existing trees removed during demolition. Future development will require the value of these trees to be put back into the project landscaping. Future development will also require improvement of the frontage landscaping along Williams Drive and Gonzales Road and maintenance of existing landscaping on Parcels 2 and 3 during the interim sales and subsequent development planning and approval period.
- 7) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on April 25, 2012. Recommendations of the DAC are included in the attached resolution(s). DAC members tailored their conditions to this unique situation.
- 8) **Community Workshop:** A Community Workshop was not required as the project is not

within an established residential neighborhood and no new development or uses are proposed as part of this permit.

- 9) Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

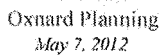
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Photographs of the Existing Site and Structures
- D. CEQA Exemption
- E. BRP Zoning Conformance Table
- F. Subdivision Parcel Map Resolution
- G. Special Use Permit Resolution

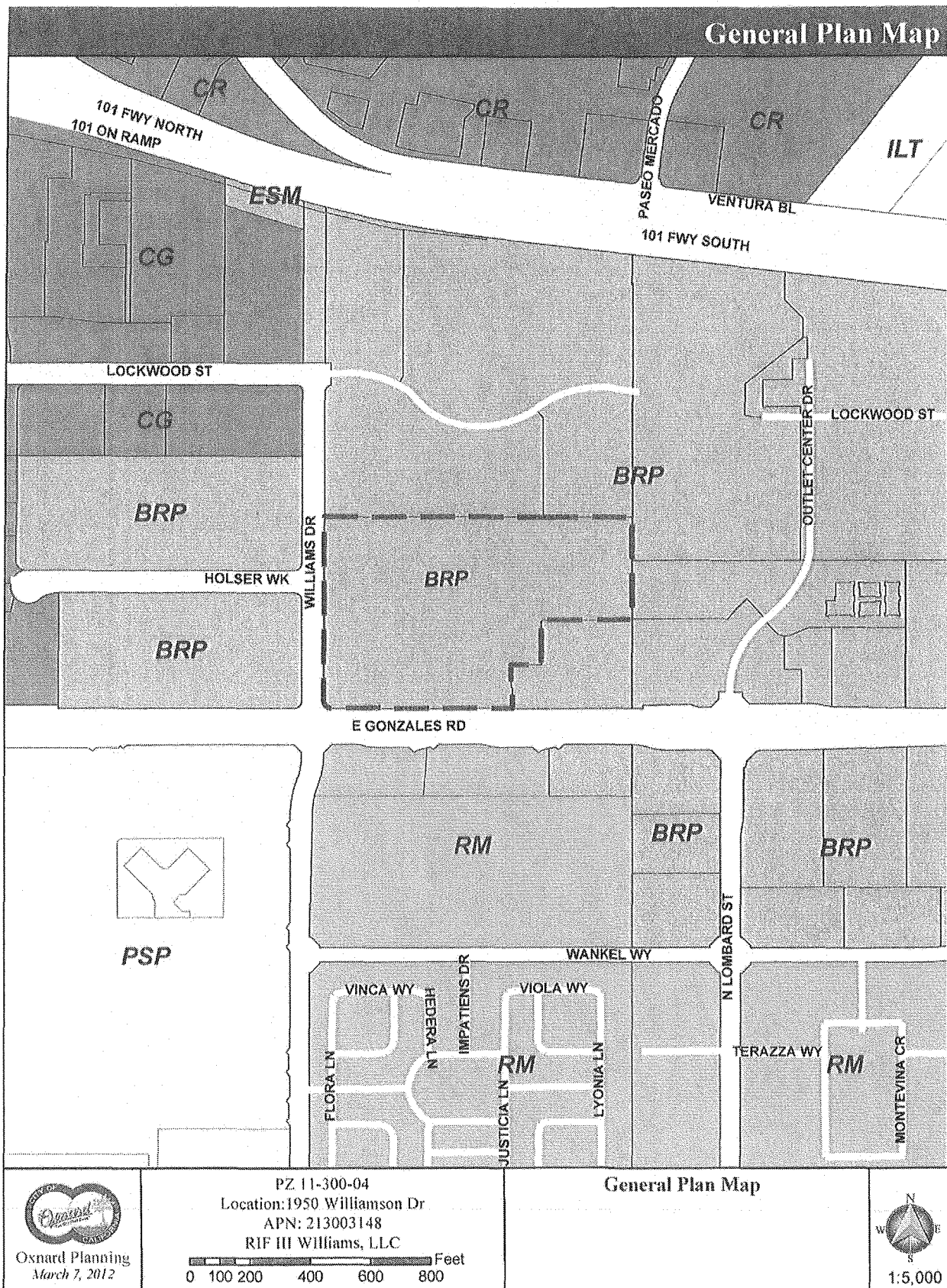
Prepared by: _____ CW
Approved by: _____ SM

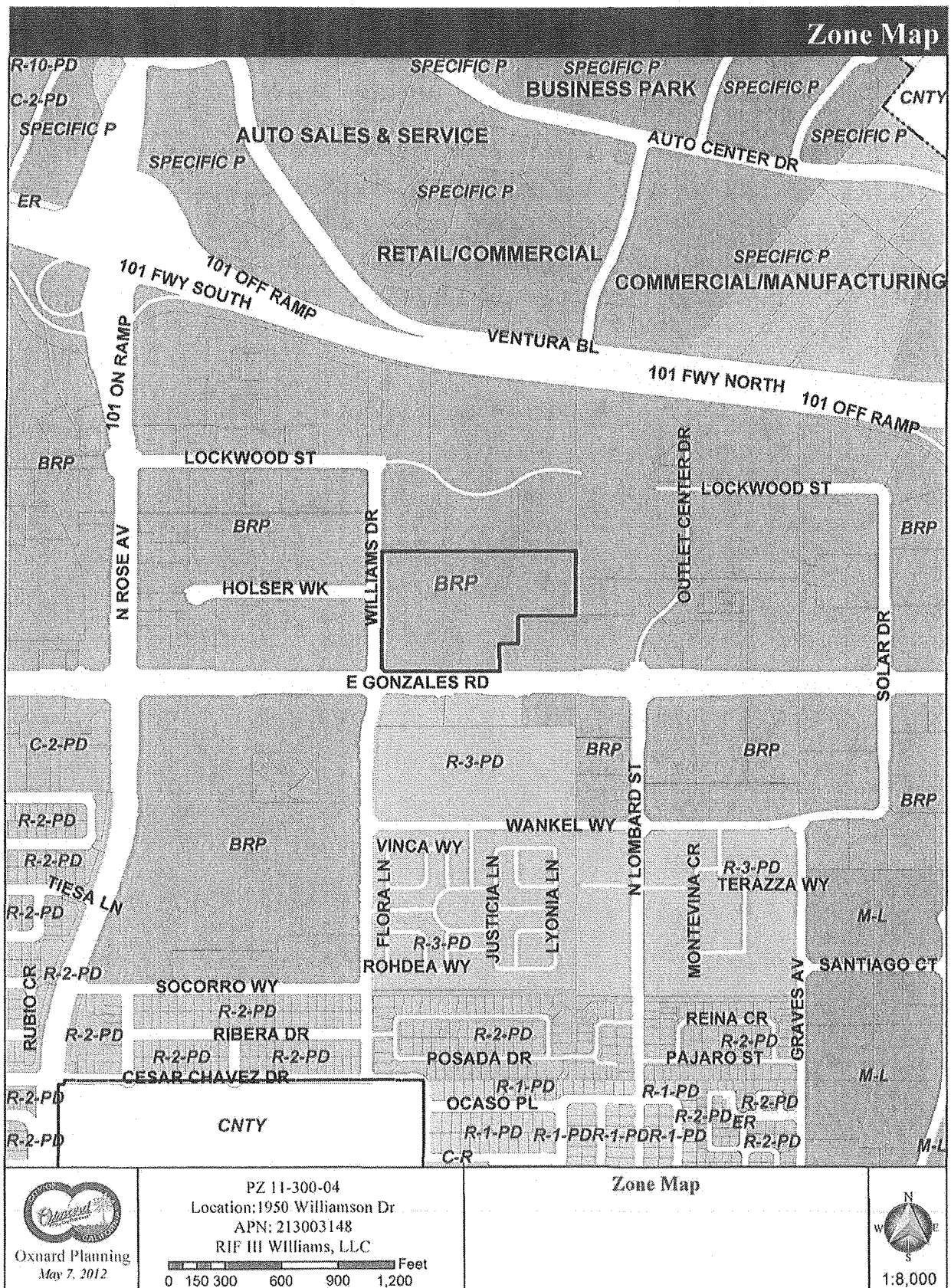
Attachment A

Maps (Vicinity, General Plan, Zoning)

[illegible]

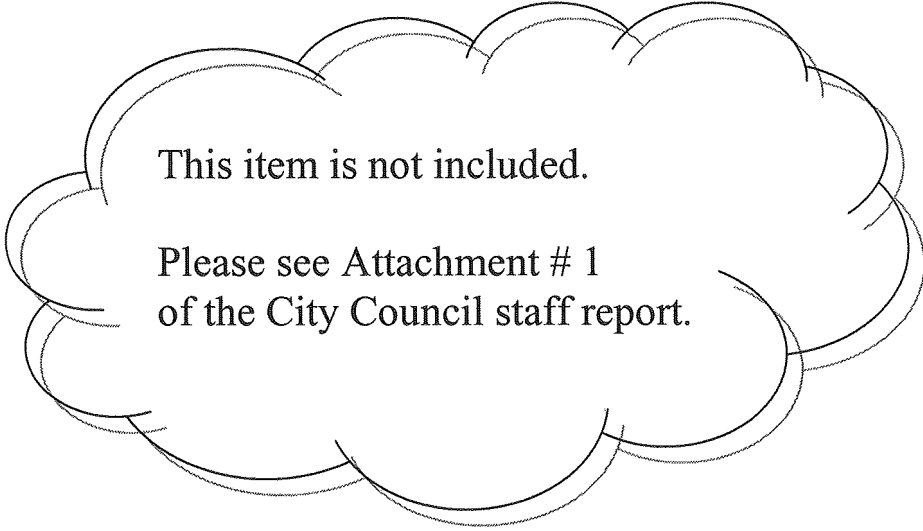
PZ 11-300-04
Location: 1950 Williamson Dr
APN: 213003148
RIF III Williams, LLC





Attachment B

Reduced Project Plans

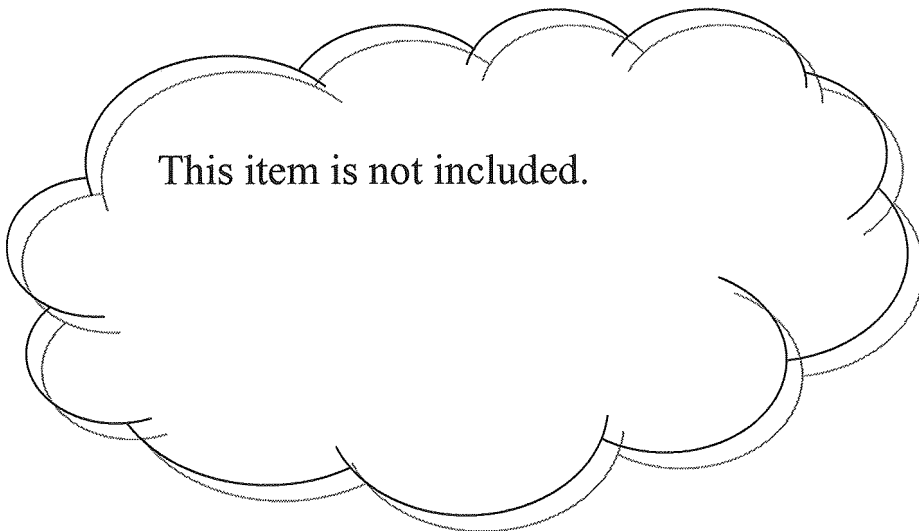


This item is not included.

Please see Attachment # 1
of the City Council staff report.

Attachment C

Photographs of the Existing Site and Structures



This item is not included.

Attachment D
CEQA Exemption

Planning Division

214 South C Street
Oxnard, CA 93030
(805) 385-7430
Fax (805) 385-7595
www.ci.oxnard.ca.us



NOTICE OF EXEMPTION

Project Description:

PLANNING AND ZONING PERMIT NOS. 11-500-11 (Special Use Permit) and 11-300-04 (Tentative Parcel Map): Subdivision of a 12.64 acre parcel located at 1950 Williams Drive into three parcels: Parcel 1 (7.47 acres) retains an occupied 94,607 square foot industrial building and associated parking; Parcel 2 (3.79 acres) retains a vacant 66,019 square foot industrial building and removes two vacant office buildings totaling 14,468 square feet; and Parcel 3 (1.38 acres) removes a 32,836 square foot office building that straddles Parcels 2 and 3. Filed by RIF III Williams, LLC c/o Rexford Industrial, 11620 Wilshire Blvd., Suite 300, Los Angeles, CA 90025.

Finding:

The Planning and Environmental Services Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- ☐ Ministerial Project
- ☒ Categorical Exemption
- ☐ Statutory Exemption
- ☐ Emergency Project
- ☐ Quick Disapproval [CEQA Guidelines, Section 15270]
- ☐ No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons:

The requested actions do not include new development on Parcels 2 and 3, development is anticipated after these two parcels are sold and the new owners seek entitlements for their respective uses. As replacement development is foreseeable with approval of the subdivision and removal of three buildings, the California Environmental Quality Act (CEQA) requires the CEQA project description to include the foreseeable replacement development.

In accordance with Sections 15302 and 15315 of the State CEQA Guidelines, projects involving "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaces and will have substantially the same purpose and capacity as the structure(s) replaced" and "division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available," respectively, may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA).

This proposal involves reuse of two existing building structures totaling 160,626 square feet, demolition of three existing vacant buildings totaling 47,304 square feet, and replacement of the demolished buildings with new development with substantially the same purpose and same or less capacity in compliance with the BRP zone designation, BRP development standards, and requiring either a subsequent Special Use Permit or Development Design Review permit with appropriate additional CEQA review and uniformly applied development policies. In addition, in accordance with Section 15268 of the State CEQA Guidelines, the issuance of permits to demolish the designated buildings is a ministerial act that is, by itself, exempt from the requirements of CEQA. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment

Date

Signed original with Planning Division
Susan L. Martin, AICP
Planning Manager

Attachment E

BRP Zoning Conformance Table

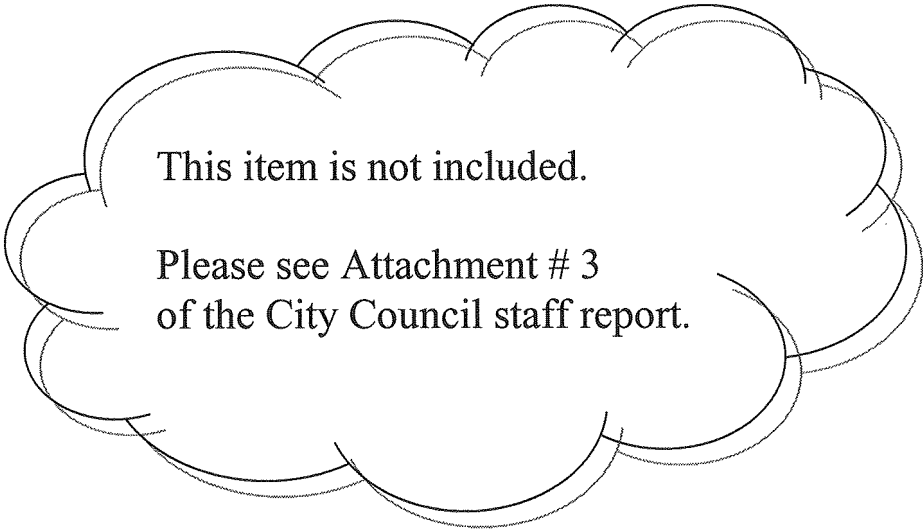
PZ 11-300-04 Tentative Parcel Map 5760 1950 Williams Drive, Oxnard, CA Plans dated 1/4/2012

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES or CONDITIONED
Min. lot area	20,000 sf	Parcel 1: 325,389 sf Parcel 2: 164,977 sf Parcel 3: 59,999 sf	Parcel 1: Yes Parcel 2: Yes Parcel 3: Yes
Min. lot width	Interior lots: 100 feet Corner lots: 150 feet	Parcels 1 and 2 exceed 100 ft. Parcel 3 is corner lot 150 X 400	Parcel 1: Yes Parcel 2: Yes Parcel 3: Yes
Min. lot depth	150 feet	Parcels 1 and 2 exceed 150 ft. Parcel 3 lot depth is 150 ft	Parcel 1: Yes Parcel 2: Yes Parcel 3: Yes
Max. building height	35 feet (additional by SUP)	Parcels 1 and 2 existing buildings are under 35 ft in height , equipment screening may exceed 35 ft.	Parcel 1: Yes Parcel 2: Yes Parcel 3: Subsequent development subject to this development standard.
Setbacks	Front: - 30 feet, 40 when abutting a thoroughfare Side – height of building (or as approved with SUP) Rear – 20 feet From residential zone- 100 feet.	Parcel 1 Front = 220ft (Williams Dr) N side = 130 ft S side = 0 feet Rear = 190 ft Parcel 2 Front = 90 ft (Williams Dr) N side = 0 feet S side = 25 ft Rear = 120 ft Parcel 3 has no structure.	Parcels 1 and 2 comply, with approval of SUP (PZ 11-500-11) reducing allowing no side setback where buildings abut. Parcel 3: Subsequent development subject to this development standard.
Parking Requirements	City Code applies. Parking depends on the actual end use. In the BRP, three uses are common: Research and Development (1 space/350 sf), Offices and Commercial (1 space/250 sf) and Medical Offices (1 space/200 sf)	Parcel 1: building is R&D 94,607 sf, 270 parking spaces required, 285 spaces provided. Parcel 2: building is 66,019 sf Unknown amount of parking to be developed in demolition areas Parcel 3: Vacant lot, parking to be developed with any new project.	Parcel 1: Yes. Parcels 2 and 3: Subsequent development subject to comply with parking requirements or have approved parking relief.
Max. lot coverage	40% of total lot area	Parcel 1: 29% (existing) Parcel 2: 40% (after demolitions) Parcel 3: vacant	Parcel 1: Yes Parcel 2: Yes Parcel 3: Subsequent development subject to this development standard.
Minimum BRP district	20 acres	Not applicable	Not Applicable

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES or CONDITIONED
Architectural Design Standards	No metal buildings Minimum two types of building texture or materials, exclusive of window treatment, on elevations facing public streets or residential areas. Roof structures and equipment completely screened Screened loading areas and docks, eight foot walls Refuse areas in enclosed block walls to match buildings.	Parcel 1: Existing structure Parcel 2: Existing structure Parcel 3: Vacant, no structure.	Parcels 1 and 2: Conditioned to meet Code for additions and/or elevations revealed by demolitions. Parcel 3: Subsequent development subject to this development standard.
Landscaping	-In accordance with section 16-641 and 16-642 -Minimum of 30 feet along street (may be averaged). -Parking lots screening with berms and/or plants -Backflow preventers screened -15% of lot area landscaped in addition to parking lot requirement -all above ground utility structures screened -commercial buildings may get credit for enhanced building's that incorporated pedestrian oriented designs -Required around base of building where no penetrations	Parcel 1: Existing parking lot per PD 79 (1969) as amended. Parcels 2 and 3: Demolition of three buildings.	Parcel 1: Conditioned to bring lot into compliance with PD 79 Parcels 2 and 3: Subsequent development subject to this development standard.
Lighting	-Theme coordinated decorative architectural standards providing downlighting, shielded from residential areas, streets, neighbors -Uplighting of architectural features may be approved by the manager or PC	Parcel 1: Existing to remain Parcels 2 and 3: Existing to remain, or demolition removes building lighting	Parcel 1: Conditioned per Police Parcels 2 and 3: Conditioned per Police Department to provide minimum safety lighting
Walls & fences	-Walls and fences to be finished in texture and color to match architectural features of the primary structure.	Parcel 1: Fence along north and eastern property line. Parcel 2: No walls or fences Parcel 3: No walls or fences	Parcel 1: Conditional to repair existing fence to Code Parcels 2 and 3: Subsequent development subject to this development standard.
Signage	-complies with Code 16-595 et al -monument, if allowed, not to exceed six feet	Parcel 1: Existing legal signage to remain Parcel 2: Remove signage Parcel 3: Remove signage	Parcels: Conditioned to demonstrate signs are permitted Parcels 2 and 3: remove existing signs. Subsequent development subject to this development standard.
Performance Standards	Per Code 16-203 to 16-214	Based on actual uses and occupants	Subsequent Planning and/or Tenant Improvement plan approvals and other applicable regulations will ensure compliance.

Attachment F

Subdivision Parcel Map Resolution

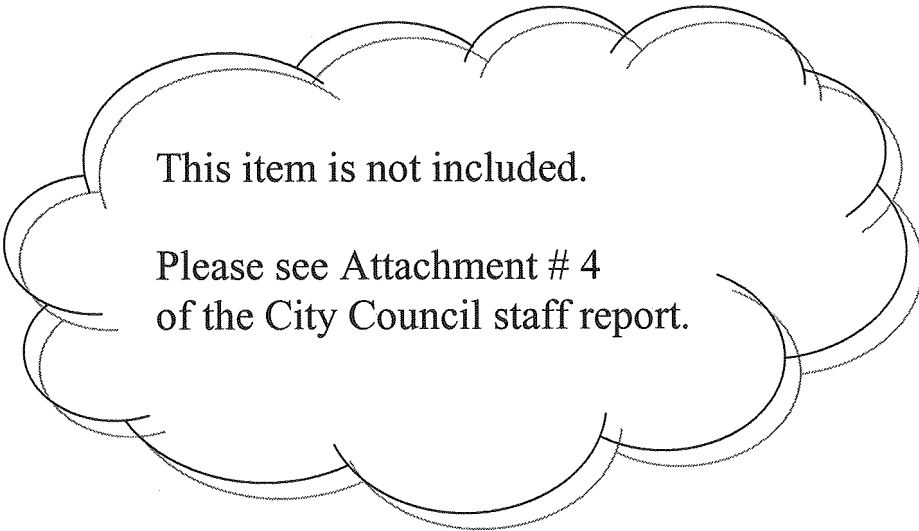


This item is not included.

Please see Attachment # 3
of the City Council staff report.

Attachment G

Special Use Permit Resolution



This item is not included.

Please see Attachment # 4
of the City Council staff report.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
APPROVING PLANNING AND ZONING PERMIT NO. 11-300-04
(TENTATIVE SUBDIVISION MAP) TO CREATE THREE PARCELS FOR
PROPERTY LOCATED AT 1950 WILLIAMS DRIVE. FILED BY JERROLD
FELSENTHAL, AGENT , 9201 WILSHIRE BLVD, #301, BEVERLY HILLS,
CA 902130.**

WHEREAS, City Council has carefully reviewed Planning & Zoning Permit Nos. 11-300-04, (Tentative Parcel Map) and 11-500-11 (Special Use Permit) to subdivide the developed 12.64-acre parcel (APN: 213-0-031-480), located at 1950 Williams Drive, into three parcels, filed by Jerrold Felsenthal, Agent , 9201 Wilshire Blvd, #301, Beverly Hills, CA 902130; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolutions No. 2012-25 (Tentative Parcel Map) and 2012-26 (Special Use Permit), subject to certain conditions; and

WHEREAS, the City Council finds that Tentative Parcel Map PZ 11-300-04 complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the City Council finds that the Tentative Parcel Map PZ 11-300-04 subdivision is consistent with the 2030 General Plan; and

WHEREAS, Sections 15302 and Section 15315 of Title 14 of the California Code of Regulations exempt the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the Applicant or successors in interest intend to eventually occupy and/or redevelop Parcels 2 and/or 3 with one or more buildings of substantially the same purpose and capacity as the three demolished buildings totaling approximately 47,300 square feet, subject to applicable Business Research Park (BRP) zone designation development standards and uniformly applied regulations; and

WHEREAS, conditions herein require the Applicant to submit a comprehensive conceptual site plan for Planning Manager review and approval prior to recordation of the Parcel Map PZ 11-300-04 to ensure that parking and fire access are adequate for the existing remaining structures and new conceptual commercial buildings on Parcel 2 and/or Parcel 3 of substantially the same purpose and capacity of the three demolished buildings and meeting applicable development standards of the BRP zone designation; and

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 11-300-04 (Tentative Parcel Map) subject to the conditions set forth in Planning Commission Resolution No. 2012-25, on file in the Planning Division, and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

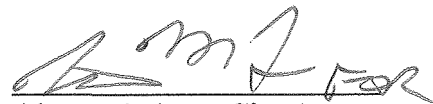
ABSENT:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐ Info/Consent
☐ Ord. No(s). _____	☒ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Michael More

Agenda Item No. K-1Reviewed By: City Manager [Signature] City Attorney SMF Finance J.C. Other (Specify) _____

DATE: June 6, 2013

TO: City Council
City of Oxnard Financing AuthorityFROM: James Cameron, Chief Financial Officer
Finance Department [Signature: James Cameron]

SUBJECT: Community Facilities District No. 3 (Seabridge) Bond Refunding

RECOMMENDATION

That City Council adopt a resolution authorizing the issuance and delivery of not more than \$32 million in principal amount of Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds, and approving certain documents and authorizing certain actions in connection therewith.

DISCUSSION

On November 15, 2005, the City issued \$32,275,000 in Community Facilities District No. 3 (Seabridge) ("CFD No. 3") Special Tax Bonds (the "Bonds"). The Bonds were issued to pay for infrastructure associated with the Seabridge development. At the present time, there exists an opportunity to refinance the Bonds, which will result in measurable savings to property owners.

Staff provided a verbal presentation of this refunding plan including financing team participants during a study session on April 9, 2013. The underwriter selected through an RFP issued to the City's underwriting pool for this refunding is Piper Jaffray & Co.

Typically, savings of at least 3% to 4% is recommended in order to move forward with a bond refunding. When staff started the refunding process, there was an estimated net present value savings of approximate 4% of the refunded bonds, or \$1.2 million (see Attachment No. 6). However, recent movement in the bond market has reduced net present value savings to \$0. Staff is still seeking approval of the recommended action so that if the bond market recovers, staff can proceed with the refunding so long as net present value savings approaches 3%.

The attached resolution (Attachment No. 1) accomplishes the following:

- Approves the form of the following documents:

- Fiscal Agent Agreement (Attachment No. 2)
 - Escrow Agreement (Attachment No. 3)
 - Purchase Agreement (Attachment No. 4)
 - Preliminary Official Statement (Attachment No. 5)
 - Continuing Disclosure Agreement (Appendix D to Attachment No. 5)
- For the City, Authorizes the Mayor, Mayor Pro-Tem, City Clerk, City Manager, Chief Financial Officer, and City Attorney, as appropriate, to execute all of the above documents, and such other documents and certifications that may be necessary to consummate the transaction
- Authorizes the Chief Financial Officer to select a municipal bond insurer if the Chief Financial Officer determines that a municipal bond insurance policy issued by such insurer will result in a lower interest rate or yield to maturity with respect to all or a portion of the Bonds and to undertake all acts necessary to obtain such insurance.
- Appoints Wells Fargo Bank, N.A., as fiscal agent

FINANCIAL IMPACT

There is no financial impact to the General Fund relative to the approval of the attached documents; reduction / savings of annual debt service payments will be reflected in the FY 2013-14 CFD No. 3 (Fund 520). The property owners will realize net present value savings if the bonds are refunded at the estimated 3% net present value savings threshold.

MJM

Attachments

- #1 - Resolution authorizing the issuance of refunding bonds for CFD No. 3
- #2 - Fiscal Agent Agreement
- #3 - Escrow Agreement
- #4 - Purchase Agreement
- #5 - Preliminary Official Statement
- #6 - Summary of Estimated Savings Calculations

Note: Attachment Numbers 2, 3, 4, and 5 have been provided to City Council under separate cover. Copies for review are available at the Help Desk in the Library after 6:00 p.m. on Wednesday prior to the Council meeting and in the City Clerk's Office after 10:00 a.m. on Thursday prior to the Council meeting.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OXNARD AUTHORIZING THE ISSUANCE AND DELIVERY
OF NOT MORE THAN \$32,000,000 IN PRINCIPAL AMOUNT
OF COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY) OF THE CITY OF
OXNARD 2013 SPECIAL TAX REFUNDING BONDS, AND
APPROVING CERTAIN DOCUMENTS AND AUTHORIZING
CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City Council (the "City Council") of the City of Oxnard (the "City") acts as the legislative body of Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard (the "District"); and

WHEREAS, on November 23, 2004, the City Council adopted Resolution No. 2,737, which established the District and called for an election to approve the levy of special taxes (the "Special Taxes") within the District in accordance with the Rate and Method of Apportionment of Special Tax (the "Rate and Method") set forth in Attachment A to Resolution No. 12,737, which levy of the Special Taxes was approved by the qualified electors of the District at an election held on November 23, 2004; and

WHEREAS, on November 23, 2004, the City Council also adopted Resolution No. 12,738, which determined the necessity to incur bonded indebtedness in an amount not to exceed \$35,000,000 within the District, which bond authorization was approved by the qualified electors of the District at an election held on November 23, 2004; and

WHEREAS, on December 14, 2004, the City Council adopted Ordinance No. 2676 authorizing the levy of the Special Taxes within the District pursuant to the Rate and Method; and

WHEREAS, on October 18, 2005, the City Council adopted Resolution No. 12,959, which authorized the issuance of bonds for the District in an aggregate principal amount of not to exceed \$35,000,000; and

WHEREAS, on November 15, 2005, the District issued \$32,275,000 aggregate principal amount of the Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2005 Special Tax Bonds (the "Prior Bonds"), of which \$30,810,000 in principal amount is currently outstanding; and

WHEREAS, the foregoing actions of the City Council and the qualified electors of the District were made pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section 53311) of the California Government Code, known as the "Mello Roos Community Facilities Act of 1982" (the "Act"); and

WHEREAS, the City Council, as the legislative body of the District, has determined to issue up to \$32,000,000 aggregate principal amount of Community Facilities District No. 3

(Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds (the "Bonds") secured by the Special Taxes levied within the District to provide moneys to refund the Prior Bonds; and

WHEREAS, the District proposes to enter into a Fiscal Agent Agreement (the "Fiscal Agent Agreement") by and between the District and Wells Fargo Bank, National Association, as fiscal agent (the "Fiscal Agent Agreement"), to provide for the issuance of the Bonds pursuant to the Act; and

WHEREAS, the City Council has determined that the issuance of the Bonds pursuant to the Act does not require approval of the qualified electors of the City or the District; and

WHEREAS, the City Council proposes that the District may select a municipal bond insurer to insure payments of principal and interest with respect to the Bonds to provide additional credit support for the Bonds and may undertake all acts necessary to obtain such insurance; and

WHEREAS, the City Council has determined that, because of the need for flexibility in timing the sale of the Bonds to achieve maximum interest cost savings, it is desirable to sell the Bonds on a negotiated sale basis; and

WHEREAS, to effectuate such negotiated sale, the District proposes to enter into a Purchase Agreement (the "Purchase Agreement") by and between the District and Piper Jaffray & Co. (the "Underwriter"), pursuant to which the District will sell the Bonds to the Underwriter; and

WHEREAS, the City Council has appointed First Southwest Company as financial advisor (the "Financial Advisor") to, among other things, advise the District and the City with respect to Bond interest rates, underwriting fees, and other financing matters relating to the issuance of the Bonds; and

WHEREAS, the City Council has appointed Goodwin Procter LLP as bond counsel ("Bond Counsel") and disclosure counsel ("Disclosure Counsel") to prepare proceedings for the issuance, sale, and delivery of the Bonds and to prepare and review the form and content of initial and continuing disclosure materials, including, without limitation, a preliminary official statement (the "Preliminary Official Statement") and a final official statement, in connection with the issuance of the Bonds; and

WHEREAS, the District proposes to enter into a Continuing Disclosure Agreement (the "Continuing Disclosure Agreement"), by and between the District and the Fiscal Agent, as dissemination agent (the "Dissemination Agent"), to provide for the District's continuing disclosure obligations with respect to the Bonds under Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"); and

WHEREAS, the District proposes to enter into an Escrow Agreement (the "Escrow Agreement") by and between the District and Wells Fargo Bank, National Association, as escrow agent (the "Escrow Holder"), to provide for the payment and redemption of all outstanding Prior Bonds on September 1, 2013; and

WHEREAS, the forms of the following documents are on file with the City Clerk of the City (the "City Clerk") and have been submitted to the City Council, and the Chief Financial Officer of the City (the "Chief Financial Officer"), acting as such on behalf of the City and the District, in consultation with the Underwriter, the Financial Advisor, Bond Counsel, and Disclosure Counsel, has examined and approved each document and has recommended that the City Council direct the completion, where appropriate, and the execution and delivery of such documents and the consummation of such financing:

- (a) Fiscal Agent Agreement;
- (b) Continuing Disclosure Agreement;
- (c) Purchase Agreement;
- (d) Preliminary Official Statement; and
- (e) Escrow Agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD, ACTING AS THE LEGISLATIVE BODY OF THE DISTRICT, DOES HEREBY FIND, DETERMINE, RESOLVE, AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals are, and each of them is, true and correct.

SECTION 2. The Fiscal Agent Agreement, substantially in the form on file with the City Clerk, is approved. The Mayor of the City (the "Mayor") and the City Clerk are authorized and directed, for and in the name of the District, to execute and deliver the Fiscal Agent Agreement with such changes, insertions, and omissions as the Chief Financial Officer shall require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 3. A single series of the Bonds is authorized to be issued; provided that the maximum bonded indebtedness may not exceed \$32,000,000. The Bonds shall be issued upon the terms and conditions contained in the Fiscal Agent Agreement, which terms and conditions are incorporated herein by this reference. Notwithstanding the foregoing, in accordance with Section 53362.5 of the California Government Code, the Bonds shall not be issued if the total net interest cost to maturity on the Bonds plus the principal amount of the Bonds exceeds the total net interest cost to maturity on the Prior Bonds plus the principal amount of the Prior Bonds. The Mayor and the City Clerk are authorized and directed, for and in the name of the District, to execute (manually or by facsimile) and deliver the Bonds with such changes, insertions, and omissions as the Chief Financial Officer shall require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 4. The Continuing Disclosure Agreement, substantially in the form on file with the City Clerk, is approved. The Chief Financial Officer is authorized and directed, for and in the name of the District, to execute and deliver the Continuing Disclosure Agreement with such changes, insertions, and omissions as the Chief Financial Officer shall require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 5. The Escrow Agreement, substantially in the form on file with the City Clerk, is approved. The Chief Financial Officer is authorized and directed, for and in the name

of the District, to execute and deliver the Escrow Agreement with such changes, insertions, and omissions as the Chief Financial Officer shall require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 6. Wells Fargo Bank, National Association, having its principal corporate office in Los Angeles, California, is appointed as Fiscal Agent for the Bonds under the Fiscal Agent Agreement, as Dissemination Agent under the Continuing Disclosure Agreement, and as Escrow Holder for the Prior Bonds under the Escrow Agreement, with the respective powers and duties of each of said office as set forth therein. The Fiscal Agent is requested and directed to execute and deliver the Bonds to the Underwriter in accordance with written instructions to be executed on behalf of the District by the Chief Financial Officer.

SECTION 7. The City Council finds and determines that a negotiated sale of the Bonds to the Underwriter will result in a lower overall cost to the District, and the Bonds shall be sold pursuant to such negotiated sale.

SECTION 8. The Purchase Agreement, substantially in the form on file with the City Clerk, is approved. The Chief Financial Officer is authorized and directed, for and in the name of the District, to execute and deliver the Purchase Agreement with such changes, insertions, and omissions as the Chief Financial Officer, with the advice of the Financial Advisor, shall require or approve, such approval to be conclusively evidenced by the execution and delivery thereof; provided that the aggregate principal amount of the Bonds shall not exceed \$32,000,000, the interest rates or yields to maturity on the Bonds are such that the true interest cost does not exceed five percent (5.00%), the underwriting fee payable to the Underwriter with respect to the Bonds does not exceed fifty-five one hundredths of one percent (0.55%), excluding any original issue discount or premium.

SECTION 9. (a) The Preliminary Official Statement is approved and authorized in substantially the form on file with the City Clerk. The Preliminary Official Statement shall be deemed final as of its date with respect to the Bonds, except for either revision or addition of the offering price(s), yield(s) to maturity, selling compensation, aggregate denominational amount and maturity value, denominational amount and maturity value per maturity, delivery date, rating(s), and other terms of the Bonds which depend upon the foregoing as provided in and pursuant to the Rule, and the Chief Financial Officer, as the District officer to be authorized and directed to execute the Official Statement for the Bonds, is authorized to execute and deliver a certificate in the customary form respecting such finality.

(b) The City Council authorizes such modifications to the Preliminary Official Statement, whether by corrections or additions thereto or by supplement or amendment thereof, as shall be approved by Disclosure Counsel and by the Chief Financial Officer, such approval to be conclusively established by delivery thereof to the Underwriter. The Underwriter is authorized to distribute the Preliminary Official Statement in connection with its public offering of the Bonds, and the Chief Financial Officer, in coordination with the Underwriter and Disclosure Counsel, shall cause sufficient copies of the Preliminary Official Statement to be printed and made available to the Underwriter for said purpose.

(c) The Chief Financial Officer is further authorized and directed to approve, execute, and deliver the final Official Statement with respect to the Bonds, which final Official Statement shall be in the form of the Preliminary Official Statement with such changes, insertions, and omissions as may be approved by the Chief Financial Officer, such approval to be conclusively evidenced by the execution and delivery thereof. The Underwriter is authorized to distribute copies of the Preliminary Official Statement to persons who may be interested in the initial purchase of the Bonds and is directed to deliver copies of the final Official Statement to all actual initial purchasers of the Bonds.

SECTION 10. The Chief Financial Officer is authorized to select a municipal bond insurer to insure payments of principal of and interest on all or a portion of the Bonds if the Chief Financial Officer determines that a municipal bond insurance policy issued by such insurer will result in a lower interest rate or yield to maturity with respect to all or a portion of the Bonds and to undertake all acts necessary to obtain such insurance. If the Chief Financial Officer determines that it is in the best interest of the District to obtain a surety bond or similar instrument for all or a portion of the Reserve Requirement (as defined in the Fiscal Agent Agreement), the Chief Financial Officer may enter into an agreement with a surety provider selected by the Chief Financial Officer.

SECTION 11. Pursuant to Section 53340.2 of the California Government Code, the Chief Financial Officer is designated as the office that is responsible for annually preparing the current roll of Special Tax levy obligations and for estimating future Special Tax levies.

SECTION 12. With respect to the Bonds and in accordance with the policy of the City Council, the selection of (a) Goodwin Procter LLP, as bond counsel and as disclosure counsel, (b) First Southwest Company, as financial advisor, and (c) and (b) Causey Demgen & Moore Inc., as verification agent, is approved.

SECTION 13. The fiscal agent for the Prior Bonds is authorized to transfer any funds on deposit in the funds and accounts for the Prior Bonds to such funds and accounts as directed by the Fiscal Agent Agreement or the Escrow Agreement.

SECTION 14. The Mayor, the Mayor Pro-Tem of the City (the "Mayor Pro-Tem"), the City Manager of the City (the "City Manager"), the City Clerk, the Chief Financial Officer, the City Attorney of the City, and any other proper officer of the City are each authorized and directed to do any and all things and to execute and deliver any and all documents necessary or proper for carrying out the transactions contemplated by the Fiscal Agent Agreement, the Purchase Agreement, the Escrow Agreement, the Continuing Disclosure Agreement, and this Resolution and to execute and deliver any and all certificates and representations, including signature certificates, no-litigation certificates, tax certificates, and certificates concerning disclosure about the City and the District in any offering statement, necessary and desirable to accomplish the transactions described in such documents or as set forth above.

SECTION 15. Any document the execution of which by the Mayor is authorized by this Resolution shall, in the absence or inability to act of the Mayor, be executed by the Mayor Pro-Tem or by any authorized designee of the Mayor or the Mayor Pro-Tem. Any document the execution of which by the City Clerk is authorized by this Resolution shall, in the absence or

inability to act of the City Clerk, be executed by any person so designated in writing by the City Clerk or by any other proper officer of the City acting on behalf of the City Clerk. Any document the execution of which by the Chief Financial Officer is authorized by this Resolution shall, in the absence or inability to act of the Chief Financial Officer, be executed by the Financial Services Manager of the City or, in the absence or inability to act of such Financial Services Manager, by any person so designated in writing by the Chief Financial Officer or by any other proper officer of the City acting on behalf of the Chief Financial Officer.

SECTION 16. All actions previously taken by the City Council and by the officers and staff of the City on behalf of the City and the District with respect to the matters addressed by this Resolution are approved, ratified, and confirmed.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

SECTION 17. This Resolution shall take effect from and after its date of adoption.

APPROVED AND ADOPTED this 18th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

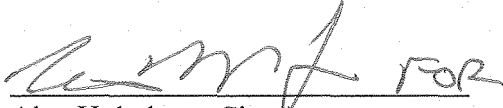
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

APPROVED AS TO CONTENT:



James Cameron,
Chief Financial Officer

**FISCAL AGENT AGREEMENT
DATED AS OF JULY 1, 2013**

Executed by

**COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT Mandalay Bay)
OF THE CITY OF Oxnard**

acting through the

**CITY COUNCIL OF THE
CITY OF Oxnard,**

as its legislative body,

and by

WELLS FARGO BANK, NATIONAL ASSOCIATION

as the Fiscal Agent

Relating to:

**\$(PRINCIPAL AMOUNT)
Community Facilities District No. 3
(Seabridge at Mandalay Bay)
of the City of Oxnard
2013 Special Tax Refunding Bonds**

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FISCAL AGENT AGREEMENT

This FISCAL AGENT AGREEMENT, dated as of July 1, 2013 (this "**Fiscal Agent Agreement**"), is executed by and between COMMUNITY FACILITIES DISTRICT NO. 3 (SEABRIDGE AT MANDALAY BAY) OF THE CITY OF OXNARD (the "**District**") acting through the City Council (the "**City Council**") of the City of Oxnard, California (the "**City**"), as the legislative body of the District, and by WELLS FARGO BANK, NATIONAL ASSOCIATION, as Fiscal Agent (the "**Fiscal Agent**") on behalf of the Owners of the Bonds (as such terms are hereafter defined).

WITNESSETH:

WHEREAS, on November 23, 2004, the City Council adopted Resolution No. 12,737, which established the District and called for an election to approve the levy of special taxes (the "**Special Taxes**") within the District in accordance with the Rate and Method of Apportionment of Special Tax (the "**Rate and Method**") set forth in Attachment A to Resolution No. 12,737, which levy of the Special Taxes was approved by the qualified electors of the District at an election held on November 23, 2004; and

WHEREAS, on November 23, 2004, the City Council also adopted Resolution No. 12,738, which determined the necessity to incur bonded indebtedness in an amount not to exceed \$35,000,000 within the District, which bond authorization was approved by the qualified electors of the District at an election held on November 23, 2004; and

WHEREAS, on December 14, 2004, the City Council adopted Ordinance No. 2676 authorizing the levy of the Special Taxes within the District pursuant to the Rate and Method; and

WHEREAS, on October 18, 2005, the City Council adopted Resolution No. 12,959, which authorized the issuance of bonds for the District in an aggregate principal amount of not to exceed \$35,000,000; and

WHEREAS, on November 15, 2005, the District issued \$32,275,000 aggregate principal amount of the Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2005 Special Tax Bonds (the "**Prior Bonds**"), of which \$30,810,000 in principal amount is currently outstanding; and

WHEREAS, the foregoing actions of the City Council and the qualified electors of the District were made pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section 53311) of the California Government Code, known as the "Mello Roos Community Facilities Act of 1982" (the "**Act**"); and

WHEREAS, pursuant to Resolution No. _____ adopted by the City Council, as the legislative body of the District, on June 11, 2013, the District has determined to issue up to \$ _____ aggregate principal amount of Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds (the "**Bonds**") secured

by the Special Taxes levied within the District to provide moneys to refund the Prior Bonds and has authorized the execution of the Bonds; and

WHEREAS, in order to provide for the authentication and delivery of the Bonds from time to time, to establish and declare the terms and conditions upon which the Bonds are to be issued and secured, and to secure the payment of the principal thereof and premium (if any) and interest thereon, the District has authorized the execution and delivery of this Fiscal Agent Agreement; and

WHEREAS, all acts and proceedings required by law necessary to make the Bonds, when executed by the District, authenticated and delivered by the Fiscal Agent and duly issued, the valid, binding and legal limited obligations of the District, and to constitute this Fiscal Agent Agreement a valid and binding agreement for the uses and purposes herein set forth in accordance with its terms, have been done and taken, and the execution and delivery of this Fiscal Agent Agreement has been in all respects duly authorized;

NOW, THEREFORE, THIS FISCAL AGENT AGREEMENT WITNESSETH:

ARTICLE I

DEFINITIONS

Section 1.01 Definitions. Unless the context otherwise requires, the following terms shall have the following meanings:

“Act” means the Mello Roos Community Facilities Act of 1982, constituting Section 53311 *et seq.* of the California Government Code, as amended.

“Administrative Expense Fund” means the fund created hereunder designated as “Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Administrative Expense Fund.”

“Administrative Expenses” mean the ordinary and necessary costs of administering the levy and collection of the Special Taxes and all other administrative costs and incidental expenses related to the Bonds or the Special Taxes, including but not limited to annual audit fees, Fiscal Agent fees, Escrow Holder fees, fees incurred in connection with the calculation of arbitrage rebate due to the federal government, costs of compliance with disclosure obligations of the District and other costs permitted by the Act.

“Annual Debt Service” means, for any Bond Year, the sum of (1) the interest payable on all Outstanding Bonds in such Bond Year, assuming that all Outstanding serial Bonds are retired as scheduled and that all Outstanding term Bonds, if any, are redeemed or paid from sinking fund payments as scheduled (except to the extent that such interest is to be paid from the proceeds of the sale of any Bonds), and (2) the principal amount of all Outstanding Bonds maturing by their terms in such Bond Year.

“Authorized Investments” means, subject to Section 5.01 hereof, any of the investments listed in Exhibit C attached hereto and incorporated herein by this reference, provided at the time of investment the investment is a legal investment under the laws of the State of California for the moneys proposed to be invested therein.

“Authorized Representative of the District” means the City Manager, City Attorney, Mayor, Chief Financial Officer, City Treasurer, or any other officer or employee of the City authorized by the City Council or by an Authorized Representative of the District to undertake the action referenced in this Fiscal Agent Agreement as required to be undertaken by an Authorized Representative of the District.

“Average Annual Debt Service” means the amount determined by dividing the sum of all Annual Debt Service due in each of the Bond Years following the date of such calculation by the number of such Bond Years.

“Bond Counsel” means any attorney or firm of attorneys acceptable to the City and nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

“Bond Register” means the books that the Fiscal Agent shall keep or cause to be kept on which the registration and transfer of Bonds shall be recorded.

“Bonds” means the Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds authenticated and delivered under this Fiscal Agent Agreement.

“Bond Service Fund” means the fund created hereunder designated as “Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Bond Service Fund.”

“Bond Year” means the period beginning on the Closing Date and ending on September 1, 2013, and each successive twelve-month period beginning on September 2 and ending on the following September 1 in any year during which Bonds are or will be Outstanding; provided, however, that the final Bond Year shall end on the date on which the Bonds are fully paid or redeemed.

“Business Day” means a day that is not a Saturday, Sunday, or legal holiday on which banking institutions in the State, or in any state in which the Office of the Fiscal Agent is located, are closed, or a day on which the New York Stock Exchange is authorized or obligated by law or executive order to be closed.

“CDIAC” means the California Debt and Investment Advisory Commission of the office of the Treasurer of the State of California or any successor agency or bureau thereto.

“Chief Financial Officer” means the Chief Financial Officer of the City, or any designee thereof.

“City” means the City of Oxnard, California.

"City Council" means the City Council of the City.

"Closing Date" means July __, 2013, the date on which the Bonds are delivered to the Original Purchaser.

"Code" means the Internal Revenue Code of 1986, as amended.

"Continuing Disclosure Agreement" means that certain Continuing Disclosure Agreement, dated the Closing Date, by and between the District and the Fiscal Agent, as dissemination agent thereunder.

"Costs of Issuance" means all items of expense directly or indirectly payable by or reimbursable to the District or the City and related to the authorization, execution, and delivery of this Fiscal Agent Agreement, the Escrow Agreement, and the related sale of the Bonds, including, but not limited to, costs of preparation, reproduction, and printing, as applicable of any documents, including, without limitation, the preliminary and final official statements for the Bonds, costs of rating agencies and costs to provide information required by rating agencies, costs and fees relating to the provision of any municipal bond insurance policy, filing fees, initial fees and charges of the Fiscal Agent, fees and charges of the District or the City, legal fees and charges, fees and expenses of consultants and professionals, fees and expenses of the financial advisor, fees and charges for preparation, execution, and safekeeping of the Bonds and any other charge, cost, or fee in connection with the original sale, execution, and delivery of the Bonds.

"Costs of Issuance Fund" means the fund created hereunder designated as "Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Costs of Issuance Fund."

"Depository" or "Securities Depositories" means The Depository Trust Company, 55 Water Street, 22nd Floor, New York, New York 10041-0099, Attn. Call Notification Department, Facsimile transmission: (212) 855-7232, or, in accordance with the then current guidelines of the Securities and Exchange Commission, such other depositories, or no such depositories, as the District may indicate in a certificate of the District to the Fiscal Agent.

"District" means Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard.

"Escrow Agreement" means the Escrow Agreement, dated as of July 1, 2013, by and between the District, acting through the City Council, and the Escrow Holder relating to the Prior Bonds, as may be amended or supplemented.

"Escrow Fund" means the fund by that name which is established in the Escrow Agreement.

"Escrow Holder" means Wells Fargo Bank, National Association, acting in its capacity as such under the Escrow Agreement, and any successor thereto.

"Federal Securities" means any of the following which are non-callable and which at the time of investment are legal investments under the laws of the State for the moneys proposed to be invested therein:

(a) direct general obligations of (including obligations issued or held in book entry form on the books of the Department of the Treasury of the United States of America), or obligations the payment of principal of and interest on which are directly or indirectly unconditionally guaranteed by, the United States of America; and

(b) direct obligations of any department, agency or instrumentality of the United States of America the timely payment of principal of and interest on which are fully guaranteed by the United States of America.

"Fiscal Agent" means Wells Fargo Bank, National Association, a national banking association, duly organized and existing under and by virtue of the laws of the United States of America having a corporate trust office in Los Angeles, California, or its successor as the Fiscal Agent hereunder.

"Fiscal Agent Agreement" means this Fiscal Agent Agreement, dated as of July 1, 2013, by and between the District and the Fiscal Agent, as amended or supplemented pursuant to the terms hereof.

"Fiscal Year" means the twelve-month period ending on June 30 of each year, or any other annual accounting period hereafter selected and designated by the City as its Fiscal Year in accordance with applicable law.

"Gross Taxes" mean (i) all Special Taxes and (ii) all proceeds from the sale of property collected pursuant to the foreclosure provisions of the Act and this Fiscal Agent Agreement for the delinquency of such Special Taxes.

"Information Services" means: Financial Information, Inc.'s "Financial Daily Called Bond Service," 30 Montgomery Street, 10th Floor, Jersey City, New Jersey 07302, Attention: Editor; Kenny Information Services' "Called Bond Service," 55 Broad Street, 28th Floor, New York, New York 10004; Moody's Investors Service "Municipal and Government," 77 Center Drive, Suite 150, Charlotte, North Carolina 28217, Attention: Called Bond Department; Standard and Poor's "Called Bond Record," 25 Broadway, 3rd Floor, New York, New York 10004; or, in accordance with then current guidelines of the Securities and Exchange Commission, such other addressees providing information with respect to called bonds as the District may designate in writing to the Fiscal Agent.

"Interest Payment Date" means each March 1 and September 1, commencing March 1, 2014.

"Maximum Annual Debt Service" means at any point in time, with respect to the Bonds then Outstanding, the greatest amount of Annual Debt Service on the Bonds in the then current or any succeeding Bond Year prior to the maturity of the Bonds.

“Moody’s” means Moody’s Investors Service, a corporation organized and existing under the laws of the State of Delaware, its successors and assigns except that if such corporation shall no longer perform the functions of a securities rating agency for any reason, the term Moody’s shall be deemed to refer to any other nationally recognized securities rating agency selected by the District and approved by the Fiscal Agent.

“Net Taxes” mean, for each Fiscal Year, the amount of all Gross Taxes minus the Priority Administrative Expense Amount for such Fiscal Year.

“Nominee” shall mean the nominee of the Depository, which may be the Depository, as determined from time to time pursuant to Section 2.16 hereof.

“Office” means the designated corporate trust office of the Fiscal Agent, located in Los Angeles, California.

“Original Purchaser” means Piper Jaffray & Co., as original purchaser of the Bonds.

“Outstanding” or **“Outstanding Bonds”** means all Bonds theretofore or thereupon being authenticated and delivered by the Fiscal Agent under this Fiscal Agent Agreement except:

(1) Bonds theretofore cancelled by the Fiscal Agent or surrendered to the Fiscal Agent for cancellation;

(2) Bonds for the transfer or exchange of or in lieu of or in substitution for which other Bonds shall have been authenticated and delivered by the Fiscal Agent pursuant to this Fiscal Agent Agreement; and

(3) Bonds for the payment of which funds or eligible securities in the necessary amount shall have theretofore been deposited with the Fiscal Agent in accordance with Section 8.01 hereof (whether on or prior to the maturity date of such Bonds).

“Owner” or **“Bond Owner”** means the person or persons in whose name or names any Bond is registered.

“Participant” means each of the broker-dealers, banks and other financial institutions from time to time for which the Depository holds Bonds as securities depository.

“Prepayments” means any amounts paid by the District to the Fiscal Agent and designated by the District as a prepayment of Special Taxes for one or more parcels in the District made in accordance with the Rate and Method.

“Prepayment Account” means the account within the Bond Service Fund and designated as “Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Prepayment Account.”

“Prior Bonds” means the Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2005 Special Tax Bonds issued on November 15, 2005, in

\$32,275,000 aggregate principal amount. As of the Closing Date, \$30,810,000 in principal amount of the Prior Bonds are outstanding.

“Prior Bonds Acquisition and Construction Fund” means the fund designated “Community Facilities District No. 3 (Seabridge at Mandalay Bay) Acquisition and Construction Fund,” established and administered under the Prior Bonds Indenture.

“Prior Bonds Administrative Expense Account” means the Administrative Expense Account established and created within the Prior Bonds Special Tax Fund.

“Prior Bonds Bond Payment Fund” means the fund designated “Community Facilities District No. 3 (Seabridge at Mandalay Bay) Bond Payment Fund,” established and administered under the Prior Bonds Indenture.

“Prior Bonds Costs of Issuance Fund” means the fund designated “Community Facilities District No. 3 (Seabridge at Mandalay Bay) Costs of Issuance Fund,” established and administered under the Prior Bonds Indenture.

“Prior Bonds Indenture” means the Indenture, dated as of October 1, 2005, by and between the District and Wells Fargo Bank, National Association, as fiscal agent thereunder.

“Prior Bonds Letter of Credit Fund” means the fund designated “Community Facilities District No. 3 (Seabridge at Mandalay Bay) Letter of Credit Fund,” established and administered under the Prior Bonds Indenture.

“Prior Bonds Rebate Fund” means the fund designated “Community Facilities District No. 3 (Seabridge at Mandalay Bay) Rebate Fund,” established and administered under the Prior Bonds Indenture.

“Prior Bonds Redemption Fund” means the fund designated “Community Facilities District No. 3 (Seabridge at Mandalay Bay) Redemption Fund,” established and administered under the Prior Bonds Indenture.

“Prior Bonds Reserve Fund” means the fund designated “Community Facilities District No. 3 (Seabridge at Mandalay Bay) Reserve Fund,” established and administered under the Prior Bonds Indenture.

“Prior Bonds Special Tax Fund” means the fund designated “Community Facilities District No. 3 (Seabridge at Mandalay Bay) Special Tax Fund,” established and maintained by the District and administered under the Prior Bonds Indenture.

“Prior Bonds Surplus Fund” means the fund designated “Community Facilities District No. 3 (Seabridge at Mandalay Bay) Surplus Fund,” established and administered under the Prior Bonds Indenture.

“Priority Administrative Expense Amount” means \$62,300 for the Fiscal Year ending June 30, 2014, as such amount shall be increased each Fiscal Year thereafter by an amount equal

to two percent (2.0%) of the Priority Administrative Expense Amount in effect for the previous Fiscal Year.

“Project” means the acquisition, construction and installation of certain real and other tangible property with an estimated useful life of five (5) years or longer, as more particularly described in the Resolution of Formation.

“Rate and Method” means the Rate and Method of Apportionment for Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard included as Exhibit A to the Community Facilities District Report dated November 9, 2004, prepared pursuant to Section 53321.5 of the California Government Code.

“Rebate Fund” means the fund created hereunder designated as “Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Rebate Fund.”

“Rebate Requirement” has the meaning given to such term in the Tax Certificate.

“Record Date” means the fifteenth calendar day of the month preceding any Interest Payment Date, regardless of whether such day is a Business Day.

“Representation Letter” shall mean the Blanket Letter of Representations from the District and the Fiscal Agent to the Depository as described in Section 2.13 hereof.

“Reserve Fund” means the fund created hereunder designated as “Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Reserve Fund.”

“Reserve Requirement” means, as of any date of calculation, an amount equal to the least of (i) ten percent (10%) of the aggregate principal amount of the Bonds originally issued, (ii) Maximum Annual Debt Service on the Bonds, or (iii) one hundred twenty-five percent (125%) of the Average Annual Debt Service on the Bonds. As of the Closing Date, the Reserve Requirement is \$ _____.

“Resolution of Formation” means Resolution No. 12,737 adopted by the City Council on November 23, 2004.

“S&P” means Standard & Poor’s Credit Markets Services, a division of The McGraw-Hill Companies, Inc., and its successors and assigns.

“Special Taxes” mean the annual special taxes authorized under the Act to be levied on property lying within the District, as described in the Rate and Method and in accordance with the Act.

“Special Tax Fund” means the fund created hereunder designated as “Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Special Tax Fund.”

“State” means the State of California.

“Supplemental Fiscal Agent Agreement” means any Supplemental Fiscal Agent Agreement amending or supplementing this Fiscal Agent Agreement.

“Surplus Fund” means the fund created hereunder designated as “Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Surplus Fund.”

“Tax Certificate” means the Tax Certificate executed and delivered by the District on the Closing Date.

“Yield” has the meaning given to such term in the Tax Certificate.

Section 1.02 Rules of Construction. Words of the masculine gender shall be deemed to include correlative words of the feminine and neuter genders. Unless the context otherwise indicates, words importing the singular shall include the plural and vice versa, and words importing persons shall include corporations, firms, associations, partnerships, limited liability companies, limited liability partnerships, trusts, or other legal entities or groups of entities, including a governmental entity or any agency or political subdivision thereof, as well as natural persons.

Section 1.03 Authorization. The parties executing this Fiscal Agent Agreement hereby represent and warrant that they have full legal authority and are duly empowered to execute this Fiscal Agent Agreement, and have taken all action necessary to authorize the execution and delivery of this Fiscal Agent Agreement.

ARTICLE II

THE BONDS

Section 2.01 Authorization. The Bonds shall be issued hereunder to obtain funds for the purpose of refinancing the Prior Bonds; provided that the aggregate principal amount of the Bonds which may be issued and Outstanding hereunder shall not exceed _____ Million _____ Thousand Dollars (\$[PRINCIPAL AMOUNT]). The Bonds are designated generally as “Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds.”

Section 2.02 Type and Nature of Bonds. The Bonds and interest thereon are not obligations of the City, but are limited obligations of the District secured by and payable from an irrevocable first lien on the Net Taxes. Except with respect to the Special Taxes, neither the credit nor the taxing power of the District or the City is pledged for the payment of the Bonds or the interest thereon, and no Owner of the Bonds may compel the exercise of taxing power by the District or the City or the forfeiture of any of their property. The principal of and interest on the Bonds are not a debt of the District, the City, the State, or any political subdivisions of the State within the meaning of any constitutional or statutory limitation or restriction. The Bonds are not a legal or equitable pledge, charge, lien, or encumbrance upon any of the District’s property or upon any of its income, receipts, or revenues, except the amounts which are, under

Section 2.03 hereof and the Act, set aside for the payment of the Bonds and interest thereon and neither the members of the City Council, acting as the legislative body of the District, nor any persons executing the Bonds are liable personally on the Bonds by reason of their issuance.

Notwithstanding anything contained in this Fiscal Agent Agreement, the District shall not be required to advance any money derived from any source of income other than the Net Taxes for the payment of the interest on or the principal of the Bonds or for the performance of any covenants herein contained. The District may, however, advance funds for any such purpose, provided that such funds are derived from a source legally available for such purpose.

Section 2.03 Equality of Bonds, Pledge of Net Taxes. Pursuant to the Act and this Fiscal Agent Agreement, the Bonds shall be equally payable from the Net Taxes without priority for number, issue date, date of sale, date of execution, or date of delivery, and the payment of the interest on and principal, including sinking fund payments, of the Bonds shall be exclusively paid from the Net Taxes on deposit in the Special Tax Fund and moneys on deposit in the Bond Service Fund which are hereby set aside for the payment of the Bonds. The Net Taxes on deposit in the Special Tax Fund and moneys on deposit in the Bond Service Fund shall constitute a trust fund held for the benefit of the Owners of the Bonds to be applied to the payment of the interest on and principal, including sinking fund payments, of the Bonds and so long as any of the Bonds or interest thereon remain Outstanding shall not be used for any other purpose, except as permitted by this Fiscal Agent Agreement or any Supplemental Fiscal Agent Agreement.

Nothing in this Fiscal Agent Agreement or any Supplemental Fiscal Agent Agreement shall preclude the payment of said Bonds from proceeds of refunding bonds issued under the Act as the same now exists or as hereafter amended, or under any other law of the State.

Section 2.04 Description of Bonds; Interest Rates. The Bonds are hereby created and such Bonds shall be designated "Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds." The Bonds shall be issued in fully registered form in authorized denominations of \$5,000 or any integral multiple thereof. The Bonds shall be issued in the aggregate principal amount of \$[PRINCIPAL AMOUNT] and shall mature and be payable on September 1 in the years and in the aggregate principal amounts and shall bear interest at the rates as follows:

<u>Maturity Date</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>
2014		
2015		
2016		
2017		
2018		
2019		
2020		
2021		
2022		

<u>Maturity Date</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>
2023		
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035 (maturity)		

Principal of and interest on the Bonds shall be payable in lawful money of the United States of America. The principal of the Bonds shall be payable upon presentation and surrender thereof at maturity at the Office of the Fiscal Agent. Interest with respect to each Bond shall accrue from the dated date of the Bonds. Interest on any Bond shall be payable from the Interest Payment Date next preceding the date of authentication of that Bond, unless (i) such date of authentication is an Interest Payment Date, in which event interest shall be payable from such date of authentication, (ii) the date of authentication is after a Record Date but prior to the immediately succeeding Interest Payment Date, in which event interest shall be payable from such Interest Payment Date, or (iii) the date of authentication is prior to the close of business on the first Record Date, in which event interest shall be payable from the dated date of the Bonds; provided, however, that if at the time of authentication of such Bond, interest is in default, interest on that Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or from the dated date of the Bonds if no interest has been paid or made available for payment. Interest on any Bond shall be paid by check of the Fiscal Agent mailed by first class mail, postage prepaid, to the person whose name shall appear in the Bond Register as the Owner of such Bond as of the close of business on the Record Date at the address which appears on the Bond Register; provided, however, that in the case of an Owner of \$1,000,000 or more in aggregate principal amount of Bonds upon written request of such Owner to the Fiscal Agent twenty (20) calendar days prior to any Interest Payment Date, such interest shall be paid on the Interest Payment Date in immediately available funds by wire transfer. Interest with respect to each Bond shall be computed using a year of 360 days comprised of twelve 30-day months.

Section 2.05 Form of Bonds and Certificate of Authentication and Registration. Except as otherwise provided in Section 2.09 hereof, the Bonds and the certificate of authentication and registration thereon shall be substantially in the form attached hereto as Exhibit A and incorporated herein by this reference.

Section 2.06 Execution and Authentication. The Bonds shall be executed by the manual or facsimile signature of the Mayor of the City, and attested by the manual or facsimile signature of the City Clerk of the City. In case any one or more of the officers who shall have signed any of the Bonds shall cease to be such officer before the Bonds so signed have been authenticated and delivered by the Fiscal Agent (including new Bonds delivered pursuant to the provisions hereof with reference to the transfer and exchange of Bonds or to lost, stolen, destroyed, or mutilated Bonds), such Bonds may, nevertheless, be authenticated and delivered as herein provided, and may be issued as if the persons who signed such Bonds had not ceased to hold such offices.

The Bonds shall bear thereon a certificate of authentication and registration, in the form set forth in Exhibit A hereto, executed manually by the Fiscal Agent. Only such Bonds as shall bear thereon such certificate of authentication and registration shall be entitled to any right or benefit under this Fiscal Agent Agreement, and no Bond shall be valid or obligatory for any purpose until the Fiscal Agent shall have duly executed such certificate of authentication and registration.

Section 2.07 Registration of Exchange or Transfer. The registration of any Bond may, in accordance with its terms, be transferred upon the Bond Register by the person in whose name it is registered, in person or by his or her duly authorized attorney, upon surrender of such Bond for cancellation at the Office, accompanied by delivery of a written instrument of transfer in a form approved by the Fiscal Agent and duly executed by the Bond Owner or his or her duly authorized attorney. Bonds may be exchanged at the Office of the Fiscal Agent for a like aggregate principal amount of Bonds of other authorized denominations of the same maturity and interest rate. The Fiscal Agent will not charge for any new Bond issued upon any exchange, but may require the Bond Owner requesting such exchange to pay any tax or other governmental charge required to be paid with respect to such exchange. Whenever any Bond or Bonds shall be surrendered for registration of transfer or exchange, the Fiscal Agent shall authenticate and deliver a new Bond or Bonds of the same maturity, for a like aggregate principal amount. Neither the District nor the Fiscal Agent shall be required to make any such transfer or exchange of (i) Bonds on or after a Record Date and before the next ensuing Interest Payment Date (ii) any Bonds selected for redemption.

Section 2.08 Mutilated, Lost, Destroyed, or Stolen Bonds. If any Bond shall become mutilated, the Fiscal Agent shall authenticate and deliver a new Bond of like tenor, date, maturity, and amount in exchange and substitution for the Bond so mutilated, but only upon surrender to the Fiscal Agent of the Bond so mutilated. Every mutilated Bond so surrendered to the Fiscal Agent shall be cancelled and delivered to or upon the order of the District. If any Bond shall be lost, destroyed, or stolen, evidence of such loss, destruction, or theft may be submitted to the Fiscal Agent and, if such evidence is satisfactory to the Fiscal Agent and, if an indemnity satisfactory to the Fiscal Agent shall be given, the Fiscal Agent shall authenticate and deliver a new Bond of like tenor and maturity, numbered and dated as the Fiscal Agent shall determine in lieu of and in substitution for the Bond so lost, destroyed, or stolen. Any Bond issued under the provisions of this Section in lieu of any Bond alleged to have been lost destroyed, or stolen shall be equally and proportionately entitled to the benefits hereof with all other Bonds secured hereby. The Fiscal Agent shall not treat both the original Bond and any replacement Bond as being Outstanding for the purpose of determining the principal amount of

Bonds which may be executed, authenticated, and delivered hereunder or for the purpose of determining any percentage of Bonds Outstanding hereunder, but both the original and replacement Bond shall be treated as one and the same. Notwithstanding any other provision of this Section, in lieu of delivering a new Bond to replace a Bond which has been mutilated, lost, destroyed, or stolen, and which has matured, the Fiscal Agent may make payment with respect to such Bond upon receipt of indemnity satisfactory to the Fiscal Agent.

Section 2.09 Temporary Bonds. Any Bonds issued under this Fiscal Agent Agreement may be initially issued in temporary form exchangeable for definitive bonds. The temporary Bonds may be printed, lithographed, or typewritten, shall be of such denominations as may be determined by the District and may contain such reference to any of the provisions of this Fiscal Agent Agreement as may be appropriate. Every temporary Bond shall be executed by the District and authenticated by the Fiscal Agent in substantially the same manner as provided in Section 2.06 hereof. If the District issues temporary Bonds it will have executed and will furnish definitive Bonds without delay and thereupon the temporary Bonds may be surrendered for cancellation at the Office of the Fiscal Agent and the District shall deliver in exchange for such temporary Bonds an equal aggregate principal amount of definitive Bonds of the same interest rates and maturities. Until so exchanged, the temporary Bonds shall be entitled to the same benefits under this Fiscal Agent Agreement as definitive Bonds issued hereunder.

Section 2.10 Bond Register. The Fiscal Agent will keep or cause to be kept, at the Office, sufficient books for the registration and transfer of the Bonds which shall at all times during reasonable business hours be open to inspection by the District, and, upon presentation for such purpose, the Fiscal Agent shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred on the Bond Register, Bonds as herein provided.

The District and the Fiscal Agent may treat the person whose name appears on the Bond Register as the absolute Owner of such Bond for any and all purposes, and any notice to the contrary shall not affect the District and the Fiscal Agent. The District and the Fiscal Agent may rely on the address of the Bond Owner as it appears in the Bond Register for any and all purposes. It shall be the duty of each Bond Owner to give written notice to the Fiscal Agent of any change in such Bond Owner's address so that the Bond Register may be revised accordingly.

Section 2.11 Unclaimed Moneys. All moneys which the Fiscal Agent shall have received from any source and set aside for the purpose of paying or redeeming any of the Bonds shall be held for the respective Owners of such Bonds, but any moneys which shall be so set aside or deposited by the Fiscal Agent and which shall remain unclaimed by the Owners of such Bonds for a period of two (2) years after the date on which any payment with respect to such Bonds shall have become due and payable shall be transferred to the General Fund of the City; provided, however, that the Fiscal Agent, before making such payment, shall cause notice to be mailed to the Owners of such Bonds, by first class mail, postage prepaid, and by a single publication in The Bond Buyer not less than ninety (90) calendar days prior to the date of such payment to the effect that said moneys has not been claimed and that after a date named therein any unclaimed balance of said moneys then remaining will be transferred to the General Fund of

the City. Thereafter, the Owners of such Bonds shall look only to the General Fund of the City for payment and then only to the extent of the amount so received without any interest thereon.

Section 2.12 Book-Entry System. The Bonds shall be initially delivered in the form of a separate single fully registered Bond (which may be typewritten) for each maturity. Upon initial delivery, the ownership of each such Bond shall be registered in the Bond Register in the name of the Nominee as nominee of the Depository. Except as provided in Section 2.14, all of the Outstanding Bonds shall be registered in the Bond Register in the name of the Nominee.

With respect to Bonds registered in the Bond Register in the name of the Nominee, the District and the Fiscal Agent shall have no responsibility or obligation to any Participant or to any person on behalf of which such Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the District and the Fiscal Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of the Depository, the Nominee, or any Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Participant or any other person, other than an Owner as shown in the Bond Register, of any notice with respect to the Bonds, including any notice of redemption, (iii) the selection by the Depository and its Participants of the beneficial interests in the Bonds to be redeemed in the event the Bonds are redeemed in part, or (iv) the payment to any Participant or any other person, other than an Owner as shown in the Bond Register, of any amount with respect to principal of, premium, if any, or interest due with respect to the Bonds. The District and the Fiscal Agent may treat and consider the person in whose name each Bond is registered in the Bond Register as the holder and absolute owner of such Bond for the purpose of payment of the principal of, premium, if any, and interest on such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Fiscal Agent shall pay all principal of, premium, if any, and interest due on the Bonds only to or upon the order of the respective Owner, as shown in the Bond Register, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to satisfy and discharge fully the District's obligations with respect to payment of the principal, premium, if any, and interest due on the Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the Bond Register, shall receive a Bond evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to this Fiscal Agent Agreement. Upon delivery by the Depository to the Fiscal Agent and the District of written notice to the effect that the Depository has determined to substitute a new nominee in place of the Nominee, and subject to the provisions herein with respect to Record Dates, the word Nominee in this Fiscal Agent Agreement shall refer to such new nominee of the Depository.

Section 2.13 Representation Letter. In order to qualify the Bonds that the District elects to register in the name of the Nominee for the Depository's book-entry system, an authorized representative of the Fiscal Agent is hereby authorized to execute from time to time and deliver to such Depository the Representation Letter. The execution and delivery of the Representation Letter shall not in any way impose upon the District or the Fiscal Agent any obligation whatsoever with respect to persons having interests in the Bonds other than the Owners, as shown in the Bond Register. The Fiscal Agent agrees to take all action necessary to continuously comply with all representations made by it in the Representation Letter. In addition

to the execution and delivery of the Representation Letter, the Authorized Representatives of the District are hereby authorized to take any other actions, not inconsistent with this Fiscal Agent Agreement, to qualify the Bonds for the Depository's book-entry program.

Section 2.14 Transfers Outside Book-Entry System. In the event (i) the Depository determines not to continue to act as securities depository for the Bonds, or (ii) the District determines that the Depository shall no longer so act, then the District will discontinue the book-entry system with the Depository. If the District fails to identify another qualified securities depository to replace the Depository then the Bonds so designated shall no longer be restricted to being registered in the Bond Register in the name of the Nominee, but shall be registered in whatever name or names Persons transferring or exchanging Bonds shall designate, in accordance with the provisions of Section 2.07 hereof.

Section 2.15 Payments to the Nominee. Notwithstanding any other provisions of this Fiscal Agent Agreement to the contrary, so long as any Bond is registered in the name of the Nominee, all payments with respect to principal, premium, if any, and interest due with respect to such Bond and all notices with respect to such Bond shall be made and given, respectively, as provided in the Representation Letter or as otherwise instructed by the Depository.

Section 2.16 Initial Depository and Nominee. The initial Depository under this Article shall be The Depository Trust Company, New York, New York. The initial Nominee shall be Cede & Co., as Nominee of The Depository Trust Company, New York, New York.

ARTICLE III

REDEMPTION OF BONDS

Section 3.01 Redemption of Bonds.

(a) Optional Redemption. [CITY TO CONFIRM/REVISE IN CONNECTION WITH BOND SALE:] The Bonds or any portion of the principal thereof, in the principal amount of \$5,000 or any integral multiple thereof, maturing on or after September 1, 2024, may be redeemed, at the option of the City from any source of funds (including amounts transferred from the Reserve Fund, but excluding Prepayments transferred from the Prepayment Account of the Bond Service Fund) on any date on or after September 1, 2023, subject to the restrictions upon refunding of bonds specified in the Act, by giving notice as provided in Section 3.02 hereof and by paying the redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued interest to the date of redemption, without premium.

(b) Extraordinary Redemption. [CITY TO CONFIRM/REVISE IN CONNECTION WITH BOND SALE:] Each Outstanding Bond or any portion of the principal thereof, in the principal amount of \$5,000 or any integral multiple thereof, may be redeemed and paid in advance of maturity from Prepayments transferred from the Prepayment Account of the Bond Service Fund and any amounts transferred from the

Reserve Fund on any Interest Payment Date in any year, by giving notice as provided in Section 3.02 hereof and by paying the redemption price set forth below (expressed as a percentage of the principal amount of the Bonds to be redeemed), plus accrued interest to the date of redemption, unless sooner surrendered, in which event said interest will be paid to the date of payment:

<u>Redemption Dates</u>	<u>Redemption Price</u>
March 1, 2014, through March 1, 2021	103%
September 1, 2021, and March 1, 2022	102%
September 1, 2022, and March 1, 2023	101%
September 1, 2023, thereafter	100%

(c) Mandatory Sinking Fund Redemption. The Bonds maturing on September 1, 20__ shall be called before maturity and redeemed, from the sinking fund payments that have been deposited into the Bond Service Fund, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of sinking fund payments set forth below. The Bonds so called for redemption shall be selected by the Fiscal Agent by lot and shall be redeemed at a redemption price for each redeemed Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

BONDS MATURING SEPTEMBER 1, 20__

<u>Redemption Date</u> <u>(September 1)</u>	<u>Principal Amount</u>
20__	
20__	
20__	
20__ (maturity)	

The Bonds maturing on September 1, 2035 shall be called before maturity and redeemed, from the sinking fund payments that have been deposited into the Bond Service Fund, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of sinking fund payments set forth below. The Bonds so called for redemption shall be selected by the Fiscal Agent by lot and shall be redeemed at a redemption price for each redeemed Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

BONDS MATURING SEPTEMBER 1, 2035

Redemption Date
(September 1)

Principal Amount

20__
20__
20__
2035 (maturity)

If the District purchases Bonds maturing on September 1, 20__, or September 1, 2035, and delivers them to the Fiscal Agent at least forty-five (45) days prior to an applicable redemption date, the principal amount of such Bonds so purchased shall be credited to reduce the sinking fund payment due on such redemption date for the applicable maturity of such Bonds. All Bonds purchased by the District and delivered to the Fiscal Agent pursuant to this subsection shall be cancelled pursuant to Section 10.01 hereof.

In the event of a partial optional redemption or special mandatory redemption of any Bonds maturing on September 1, 20__, or September 1, 2035, pursuant to Section 3.01(a) or (b) hereof, each of the remaining Sinking Fund Payments for such Bonds, as described above, will be reduced, as nearly as practicable, on a pro rata basis, provided that the reductions shall be made in multiples of not less than \$5,000.

Section 3.02 Notice to Fiscal Agent. The Chief Financial Officer shall notify the Fiscal Agent of Bonds to be called for redemption upon Prepayment of Special Taxes in amounts sufficient therefor, or whenever sufficient surplus funds are available therefor in the Bond Service Fund or the Reserve Fund. The Fiscal Agent shall select Bonds for retirement in such a way that the ratio of Outstanding Bonds to issued Bonds shall be approximately the same in each annual series or maturity insofar as possible. Within each annual series or maturity, the Fiscal Agent shall select Bonds for retirement randomly by lot. The Chief Financial Officer shall give the Fiscal Agent written notice of the aggregate amount of Bonds and maturities to be redeemed pursuant to Section 3.01(a) or (b) hereof not less than forty-five (45) days prior to the applicable redemption date.

Section 3.03 Redemption Procedure by Fiscal Agent. The Fiscal Agent shall cause at least thirty (30) days' and not more than forty-five (45) days' written notice of any redemption to be given by registered or certified mail or by personal service, to the respective Owners of any Bonds designated for redemption, at their addresses appearing on the Bond Register in the Office of the Fiscal Agent. The Fiscal Agent shall also cause notice of redemption to be mailed to the Securities Depositories and to one or more of the Information Services at least one day earlier than the giving of notice to the Owners as aforesaid; provided, however, such mailing to the Securities Depositories and Information Services shall not be a condition precedent to such redemption and failure to so mail or of any person or entity to receive any such notice, or any defect in any notice of redemption, shall not affect the validity of the proceeding for the redemption of such Bonds. The following shall apply:

(a) Designation. Such notice shall state the redemption date and the redemption price and, if less than all of the then Outstanding Bonds are to be called for

redemption, shall designate the CUSIP numbers (if any) and the Bond numbers of the Bonds to be redeemed by giving the individual Bond number of each Bond to be redeemed or shall state that all Bonds between two stated Bond numbers, both inclusive, are to be redeemed or that all of the Bonds of one or more maturities have been called for redemption, shall state as to any Bond called in part the principal amount thereof to be redeemed, and shall require that such Bonds be then surrendered at the Office of the Fiscal Agent for redemption at said redemption price, and shall state that further interest on such Bonds, or the portion thereof to be redeemed, will not accrue from and after the redemption date.

With respect to any notice of optional redemption of Bonds, unless at the time such notice is given the Bonds to be redeemed shall be deemed to have been paid within the meaning of Section 8.01 hereof, such notice shall state that such redemption is conditional upon receipt by the Fiscal Agent, on or prior to the date fixed for such redemption, of moneys sufficient to pay for the redemption price of the Bonds to be redeemed, and that if such moneys shall not have been so received, said notice shall be of no force and effect and the District shall not be required to redeem such Bonds. In the event a notice of redemption of Bonds contains such a condition and such moneys are not so received, the redemption of Bonds as described in the conditional notice of redemption shall not be made and the Fiscal Agent shall, within a reasonable time after the date on which such redemption was to occur, give notice to the persons and in the manner in which the notice of redemption was given, that such moneys were not so received and that there shall be no redemption of Bonds pursuant to such notice of redemption. Neither failure to receive notice nor any defect in the notice or the mailing will affect the validity of the redemption of any Bond.

(b) Payment. Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall, to the extent practicable, identify, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

(c) New Bonds. Upon surrender of Bonds redeemed in part only, the District shall execute and the Fiscal Agent shall authenticate and deliver to the registered Owner, at the expense of the District, a new Bond or Bonds, of the same series and maturity, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the Bond or Bonds.

Section 3.04 Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the Bonds so called for redemption shall have been deposited in the Bond Service Fund or Prepayment Account on the date fixed for redemption, such Bonds so called shall become due and payable and shall cease to be entitled to any benefit under this Fiscal Agent Agreement other than the right to receive payment of the redemption price, and no interest shall accrue thereon on or after the redemption date specified in such notice.

All Bonds redeemed by the Fiscal Agent shall be canceled by the Fiscal Agent. The Fiscal Agent shall destroy the canceled Bonds in accordance with its retention policy then in effect.

ARTICLE IV

FUNDS AND ACCOUNTS

Section 4.01 Funds and Accounts. The following funds and accounts are hereby created and established and shall be maintained by the Fiscal Agent for the administration and control of the Special Taxes and the proceeds of the Bonds:

(1) Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Special Tax Fund (the “**Special Tax Fund**”);

(2) Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Administrative Expense Fund (the “**Administrative Expense Fund**”);

(3) Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Costs of Issuance Fund (the “**Costs of Issuance Fund**”);

(4) Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Reserve Fund (the “**Reserve Fund**”);

(5) Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Surplus Fund (the “**Surplus Fund**”);

(6) Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Bond Service Fund (the “**Bond Service Fund**”), including the Prepayment Account therein; and

(7) Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds Rebate Fund (the “**Rebate Fund**”).

Section 4.02 Disposition of Bond Proceeds and Amounts Held under Prior Bonds Indenture.

(a) The proceeds from the sale of the Bonds in the amount of \$_____ (representing the aggregate principal amount of the Bonds of \$[PRINCIPAL AMOUNT].00, [plus/minus] \$_____ of net original issue [premium/discount], less an underwriter’s discount of \$_____) shall be deposited as follows:

(1) The Fiscal Agent shall transfer \$_____ of the proceeds of the Bonds to the Escrow Holder for deposit into the Escrow Fund established under the Escrow Agreement;

(2) The Fiscal Agent shall deposit \$_____ of the proceeds of the Bonds into the Costs of Issuance Fund; and

(3) The Fiscal Agent shall deposit \$_____ of the proceeds of the Bonds into the Reserve Fund.

(b) Concurrently with the delivery of the Bonds, moneys represented by cash and investments in the following funds created under the Prior Bonds Indenture shall be applied, transferred, or maintained as follows:

(1) \$_____, constituting all amounts contained in the Prior Bonds Bond Payment Fund, shall be transferred to the Escrow Holder for deposit into the Escrow Fund;

(2) \$_____, constituting all amounts contained in the Prior Bonds Redemption Fund, shall be transferred to the Escrow Holder for deposit into the Escrow Fund;

(3) \$_____, constituting all amounts contained in the Prior Bonds Reserve Fund, shall be transferred to the Escrow Holder for deposit into the Escrow Fund;

(4) \$_____, constituting all amounts contained in the Prior Bonds Special Tax Fund (excluding amounts, if any, in the Prior Bonds Administrative Expense Account), shall be transferred to the Escrow Holder for deposit into the Escrow Fund;

(5) All amounts, if any, contained in the Prior Bonds Administrative Expense Account shall be transferred to the Fiscal Agent for deposit into the Administrative Expense Fund;

(6) All amounts, if any, contained in the Prior Bonds Surplus Fund shall be transferred to the Fiscal Agent for deposit into the Special Tax Fund;

(7) All amounts, if any, contained in the Prior Bonds Rebate Fund shall be applied as set forth in the Prior Bonds Indenture; and

(8) **[CONFIRM:]** No amounts remain or are on deposit in the Prior Bonds Acquisition and Construction Fund, the Prior Bonds Costs of Issuance Fund, and the Prior Bonds Letter of Credit Fund.

Section 4.03 Special Tax Fund. Upon receipt, the Chief Financial Officer shall deposit all of the Gross Taxes received by the District into the Special Tax Fund. Each Fiscal Year, the Fiscal Agent shall, on each date on which the Gross Taxes have been received by the Chief Financial Officer and deposited with the Fiscal Agent, deposit the Gross Taxes in the Special Tax Fund, such Gross Taxes to be held and transferred on the dates and in the amounts set forth in the following Sections, in the following order of priority, to: (1) the Administrative Expense Fund, an amount not in excess of the Priority Administrative Expense Amount for such Fiscal Year, to pay Administrative Expenses, (2) the Bond Service Fund, (3) the Reserve Fund, (4) the Administrative Expense Fund, any additional amounts needed to pay Administrative Expenses, (5) the Rebate Fund, and (6) the Surplus Fund. Any amounts

remaining on deposit in the Special Tax Fund when there are no longer any Bonds Outstanding shall be transferred to the Rebate Fund, if necessary, and otherwise shall be transferred to the District and used for any lawful purpose under the Act.

Section 4.04 Administrative Expense Fund.

(a) On or before one (1) Business Day prior to each Interest Payment Date in a given Fiscal Year, the Fiscal Agent shall withdraw from the Special Tax Fund and place in the Administrative Expense Fund an amount that, when added to any other Priority Administrative Expense Amount payment for such Fiscal Year, is not in excess of the aggregate Priority Administrative Expense Amount for such Fiscal Year, to pay Administrative Expenses.

(b) In addition to the transfers from the Special Tax Fund to the Administrative Expense described in subsection (a) above, each Fiscal Year, after all necessary amounts have been transferred to the Bond Service Fund and the Reserve Fund pursuant to Sections 4.06 and 4.07 hereof, respectively, the Fiscal Agent shall withdraw from the Special Tax Fund and place in the Administrative Expense Fund, on or before the date amounts are needed to pay Administrative Expenses (to the extent not paid pursuant to subsection (a) above), an amount necessary, together with amounts on deposit therein, to pay all remaining Administrative Expenses, if any, but any such transfers in such Fiscal Year shall not exceed the amount included in the Special Tax levy for such Fiscal Year for Administrative Expenses. No amounts transferred from the Special Tax Fund to the Administrative Expense Fund pursuant to this subsection (b) shall constitute any portion of the Priority Administrative Expense Amount.

(c) Upon receipt of a duly executed Administrative Expense Payment Request Form in substantially the form attached hereto as Exhibit B and incorporated herein by this reference, the Fiscal Agent shall pay the Administrative Expenses. Administrative Expenses shall be paid directly to the person, corporation, or entity entitled to payment hereunder and named as a Payee on the Administrative Expense Payment Request Form. Notwithstanding anything herein to the contrary, the Fiscal Agent may rely on an executed Administrative Expense Payment Request Form as complete authorization for any payments.

(d) The Fiscal Agent shall transfer all amounts remaining on deposit in the Administrative Expense Fund on the final maturity of the Bonds, after payment of any accrued Administrative Expenses, to the Special Tax Fund.

Section 4.05 Costs of Issuance Fund.

(a) Moneys in the Costs of Issuance Fund shall be applied exclusively to pay Costs of Issuance. Amounts in the Costs of Issuance Fund shall be disbursed from time to time by the Fiscal Agent from the Costs of Issuance Fund to pay Costs of Issuance, as set forth in a Written Requisition of the District in the form set forth in Exhibit D attached hereto. The Fiscal Agent shall pay all Costs of Issuance after receipt of an invoice from any such payee who requests payment in an amount that is less than or

equal to the amount set forth with respect to such payee pursuant to such Written Requisition of the District requesting payment of Costs of Issuance. The Fiscal Agent shall maintain the Costs of Issuance Fund for a period of 180 days from the Closing Date of the Bonds and then shall transfer any moneys remaining therein, including any investment earnings thereon, to the Bond Service Fund.

(b) Moneys in the Costs of Issuance Fund shall be invested and deposited in accordance with Section 5.01 hereof. Interest earnings and profits resulting from such investment and deposit shall be retained by the Fiscal Agent in the Costs of Issuance Fund to be used for the purposes of such fund.

Section 4.06 Bond Service Fund.

(a) On or before one (1) Business Day prior to each Interest Payment Date, the Fiscal Agent shall withdraw from the Special Tax Fund to the extent required, and place in the Bond Service Fund an amount equal, together with amounts on deposit therein, to all of the principal and all of the interest due and payable on all of the Bonds on the next Interest Payment Date. One (1) Business Day prior to each Interest Payment Date, the Fiscal Agent shall determine if the amounts to be on deposit in the Bond Service Fund (following the transfer of collected Special Taxes from the City) will be sufficient to pay all of the principal, including any sinking fund payments, and all of the interest due and payable on the Bonds on such Interest Payment Date. On each Interest Payment Date, the Fiscal Agent shall withdraw from the Bond Service Fund and pay to the Owners of the Bonds the principal of and interest then due and payable on the Bonds. If, after making any necessary transfers of moneys from the Reserve Fund, there are insufficient funds in the Bond Service Fund to make the payments provided for in the first sentence of this Subsection, the Fiscal Agent shall apply the available funds first to the payment of interest on the Bonds, and then to the payment of principal due on the Bonds, and then to payment of principal due on the Bonds by reason of Bonds called for redemption under 3.01 hereof.

(b) Within the Bond Service Fund there is hereby established the Prepayment Account to be held in trust by the Fiscal Agent for the benefit of the District and the Owners. The Prepayment Account shall be used exclusively for the administration of any Prepayments of Special Taxes to assure the timely redemption of Bonds. In the event all of the Special Taxes are prepaid in full, the Prepayment Account shall be closed.

(c) Moneys in the Bond Service Fund (and the account therein) shall be invested and deposited in accordance with Section 5.01 hereof. Interest earnings and profits resulting from such investment and deposit shall be retained in the Bond Service Fund (and the account therein).

(d) The Fiscal Agent shall transfer any moneys remaining in the Bond Service Fund when there are no longer Bonds Outstanding to the Special Tax Fund.

Section 4.07 Reserve Fund.

Amounts in the Reserve Fund shall be applied as follows:

(a) Moneys in the Reserve Fund shall be used solely for the purpose of paying the principal, including sinking fund payments, of and interest on the Bonds when due in the event that the balance on deposit in the Bond Service Fund is insufficient for such purpose. If the amounts in the Bond Service Fund are insufficient to pay the principal, including sinking fund payments, of or interest on the Bonds when due, the Fiscal Agent shall withdraw from the Reserve Fund for deposit in the Bond Service Fund moneys necessary for such purposes.

(b) Whenever moneys have been withdrawn from the Reserve Fund, the Fiscal Agent, after making the required transfers to the Administrative Expense Fund pursuant to Section 4.04(a) hereof and the Bond Service Fund, shall transfer to the Reserve Fund from available moneys in the Special Tax Fund, or from any other legally available funds which the District elects to apply to such purpose, the amount needed to restore the amount of the Reserve Fund to the Reserve Requirement. If amounts in the Special Tax Fund, together with any other amounts transferred to replenish the Reserve Fund, are inadequate to restore the Reserve Fund to the Reserve Requirement, then the District shall include the amount necessary to fully restore the Reserve Fund to the Reserve Requirement in the next annual Special Tax levy, subject to the maximum Special Taxes that may be levied.

(c) In connection with a redemption of Bonds pursuant to Section 3.01(a) or (b) hereof in accordance with this Fiscal Agent Agreement or a partial defeasance of Bonds in accordance with Section 8.01 hereof, amounts in the Reserve Fund may be applied to such redemption or partial defeasance if so provided in a certificate of an Authorized Representative of the District, so long as the amount on deposit in the Reserve Fund following such optional redemption or partial defeasance equals the Reserve Requirement following such optional redemption or partial defeasance.

(d) To the extent that the amount on deposit in the Reserve Fund as of the first day of the final Bond Year for the Bonds equals or exceeds Annual Debt Service for that Bond Year, amounts in the Reserve Fund may be applied to pay the principal, including sinking fund payments, of and interest due on the Bonds in the final Bond Year for such issue, if so provided in a certificate of an Authorized Representative of the District.

(e) The Fiscal Agent shall withdraw from the Reserve Fund moneys in excess of the Reserve Requirement not transferred in accordance with the preceding provisions of this Section one (1) Business Day before each Interest Payment Date, and transfer such moneys to the Special Tax Fund, unless prior to such date the Fiscal Agent is directed in a certificate of an Authorized Representative of the District to transfer such moneys to a different fund or account specified in such certificate.

(f) Moneys in the Reserve Fund shall be invested and deposited in accordance with Section 5.01 hereof. Interest earnings and profits resulting from such investment and deposit shall be retained in the Reserve Fund.

Section 4.08 Rebate Fund.

(a) The Fiscal Agent shall establish and maintain a fund separate from any other fund established and maintained hereunder designated as the Rebate Fund. Subject to the transfer provisions provided in paragraph (e) below, all money at any time deposited in the Rebate Fund shall be held by the Fiscal Agent in trust, to the extent required to satisfy the Rebate Requirement, for payment to the United States of America. Neither the District nor the Owner of any Bonds shall have any rights in or claim to such money. All amounts on deposit in the Rebate Fund shall be governed by this Section and by the Tax Certificate. The Fiscal Agent shall be deemed conclusively to have complied with such provisions if it follows the directions of the District including supplying all necessary information in the manner provided in the Tax Certificate, and shall have no liability or responsibility to enforce compliance by the District with the terms of the Tax Certificate.

(b) Upon the District's written direction, an amount equal to the Rebate Requirement specified to the Fiscal Agent shall be deposited into the Rebate Fund by the Fiscal Agent from balances in the Special Tax Fund, so that the balance in the Rebate Fund after such deposit shall equal the Rebate Requirement for the Bond Year calculated in accordance with the Tax Certificate. Computations of the Rebate Requirement shall be furnished by or on behalf of the District in accordance with the Tax Certificate.

(c) The Fiscal Agent shall have no obligation to rebate any amounts required to be rebated pursuant to this Section, other than from moneys held in the funds and accounts created under this Fiscal Agent Agreement or from other moneys provided to it by the District.

(d) The Fiscal Agent shall invest all amounts held in the Rebate Fund at the written direction of the District in Authorized Investments, subject to the restrictions set forth in the Tax Certificate. The Fiscal Agent shall retain all earnings (calculated by taking into account net gains or losses on sales or exchanges and taking into account amortized discount or premium as a gain or loss, respectively) on investments held in the Rebate Fund. Money shall not be transferred from the Rebate Fund except as provided in paragraph (e) below.

(e) Upon receipt of the District's written directions, the Fiscal Agent shall remit part or all of the balances in the Rebate Fund to the United States, as so directed. In addition, if on the first day of any Bond Year the amount credited to the Rebate Fund exceeds the Rebate Requirement, and the District so directs, the Fiscal Agent will deposit moneys into or transfer moneys out of the Rebate Fund from or into such accounts or funds as directed by the District's written directions. Any funds

remaining in the Rebate Fund after payment of all of the Bonds and payment and satisfaction of any Rebate Requirement shall be withdrawn and remitted to the District.

(f) Notwithstanding any other provision of this Fiscal Agent Agreement, the obligation to remit the Rebate Requirement to the United States and to comply with all other requirements of this Section and the Tax Certificate shall survive the defeasance or payment in full of the Bonds.

Section 4.09 Surplus Fund.

(a) After making the transfers required from the Special Tax Fund to the Administrative Expense Fund pursuant to Section 4.04(a) and (b) hereof, the Bond Service Fund, the Reserve Fund, and the Rebate Fund, as soon as practicable after each September 1, the Fiscal Agent shall transfer all remaining amounts in the Special Tax Fund not so transferred to the Surplus Fund, unless on or prior to such date, it has received a certificate of an Authorized Representative of the District directing that certain amounts be retained in the Special Tax Fund because the District has included such amounts as being available in the Special Tax Fund in calculating the amount of the levy of Special Taxes for such Fiscal Year pursuant to Section 6.03 hereof. Moneys deposited in the Surplus Fund will be transferred by the Fiscal Agent as directed by the District in a certificate of an Authorized Representative of the District (i) to the Administrative Expense Fund to pay Administrative Expenses to the extent that the amounts on deposit in the Administrative Expense Fund are insufficient to pay Administrative Expenses, (ii) to the Bond Service Fund to pay the principal, including sinking fund payments, of, premium, if any, and interest on the Bonds when due in the event that moneys in the Special Tax Fund and the Reserve Fund are insufficient therefor; (iii) to the Reserve Fund in order to replenish the Reserve Fund to the Reserve Requirement; or (iv) to the District for any other lawful purpose of the District.

(b) Moneys deposited in the Surplus Fund are not pledged to the repayment of the Bonds and may be used by the District for any lawful purpose. In the event that the District reasonably expects to use any portion of the moneys in the Surplus Fund to pay debt service on any Outstanding Bonds, the District shall transfer such amounts to the Fiscal Agent and instruct in writing the Fiscal Agent to segregate such amount into a separate subaccount; and the moneys on deposit in such subaccount of the Surplus Fund shall be invested in Authorized Investments the interest on which is excludable from gross income under Section 103 of the Code (other than bonds the interest on which is a tax preference item for purposes of computing the alternative minimum tax of individuals and corporations under the Code) or in Authorized Investments at a Yield not in excess of the Yield on the Bonds, unless, in the opinion of Bond Counsel, investment at a higher Yield will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds then Outstanding.

ARTICLE V

INVESTMENTS

Section 5.01 Investments. Obligations purchased as investments of moneys in any fund or account in which investments are authorized shall be deemed at all times to be a part of such fund or account. Earnings on the investment of any moneys on deposit in the Special Tax Fund, the Administrative Expense Fund, the Reserve Fund, the Bond Service Fund, the Costs of Issuance Fund, the Surplus Fund, or the Rebate Fund shall be held in each such fund or account. Subject to the restrictions set forth herein, moneys in said funds and accounts may be from time to time invested by the Fiscal Agent at the written direction of an Authorized Representative of the District, or if no such written direction is given, in Authorized Investments described in clause (15) of the definition thereof so long as:

(a) Moneys in the Administrative Expense Fund shall be invested in obligations that will by their terms mature no later than the date on which moneys must be available to meet scheduled payments of Administrative Expenses;

(b) Moneys in the Reserve Fund shall be invested in obligations that have an average weighted term to maturity not greater than five (5) years;

(c) Moneys in the Cost of Issuance Fund shall be invested in obligations that will by their terms mature no later than the date on which moneys must be available to pay Costs of Issuance; and

(d) Moneys in the Bond Service Fund shall be invested only in obligations which will by their terms mature on such dates so as to ensure the payment of principal and interest on the Bonds as the same become due.

Subject to the restrictions set forth in Section 6.06 hereof, the Fiscal Agent shall sell at the best price obtainable or present for redemption any obligations so purchased whenever it may be necessary to do so in order to provide moneys to meet any payment or transfer for such funds and accounts or from such funds and accounts. For the purpose of determining at any given time the balance in any fund or account, any such investments constituting a part of such fund and account shall be valued at their original cost, except that amounts in the Reserve Fund shall be valued at the market value thereof at least semiannually on or before each Interest Payment Date. Notwithstanding anything herein to the contrary, the Fiscal Agent shall not be responsible for any loss from any investments authorized pursuant to this Fiscal Agent Agreement.

ARTICLE VI

COVENANTS

Section 6.01 Punctual Payment. The District covenants that it will duly and punctually pay or cause to be paid the principal of and interest on every Bond issued hereunder to the extent Net Taxes are available therefor, in strict conformity with the terms of the Bonds and this Fiscal Agent Agreement, and that it will faithfully observe and perform all of

the conditions, covenants and requirements of this Fiscal Agent Agreement as it may be amended from time to time.

Section 6.02 Limits on Additional Debt. The District covenants that it will not mortgage or otherwise encumber, pledge or place any charge upon any of the Gross Taxes, and will not issue any obligation or security superior to or on a parity with the Bonds, payable in whole or in part from the Net Taxes.

Section 6.03 Levy of Special Tax. Subject to the limitations on the rate of Special Taxes, the District shall levy or cause to be levied the Special Taxes in an amount anticipated to be sufficient, together with any moneys on deposit in the Special Tax Fund or the Bond Service Fund and anticipated to be available, to pay principal of and interest on the Bonds, to pay the Administrative Expenses, and, if necessary, to replenish the Reserve Fund to the Reserve Requirement.

Section 6.04 Commencement of Foreclosure Proceedings. The District shall cause the City, for and on behalf of the District, to annually reconcile Special Tax levies and Special Tax collections and to order, and cause to be commenced, judicial foreclosure proceedings against (i) parcels with delinquent Special Taxes in excess of \$5,000 by the October 1 following the close of the Fiscal Year in which such Special Taxes were due, and (ii) all properties with delinquent Special Taxes by the October 1 following the close of any Fiscal Year in which the District receives Special Taxes in an amount that is less than 95% of the total Special Taxes levied. The District shall cause the City, for and on behalf of the District, to diligently prosecute to completion such foreclosure proceedings as may be necessary to collect such delinquent amounts notwithstanding the payment by the County of any Special Taxes under Sections 4701-4717 of the California Revenue and Taxation Code.

Section 6.05 Books and Accounts. The District will keep proper books of records and accounts, separate from all other records and accounts of the City, in which complete and correct entries shall be made of all transactions relating to the Project, the levy of the Special Tax, and the deposits to the Special Tax Fund. Such books of record and accounts shall at all times during business hours be subject to the inspection of the Fiscal Agent or of the Owners of not less than ten percent (10%) of the principal amount of the Bonds then Outstanding or their representatives authorized in writing.

Section 6.06 Tax Covenants. In order to maintain the exclusion from gross income for Federal income tax purposes of the interest on the Bonds, the District covenants to comply with each applicable requirement of Section 103 and Sections 141 through 150 of the Code in that the District agrees to comply with the Tax Certificate, as such Tax Certificate may be amended from time to time, as a source of guidance for compliance with such provisions. The Fiscal Agent hereby agrees to comply with any written instructions received from the District which the District indicates must be followed in order to comply with the Tax Certificate. This covenant shall survive the payment or defeasance of the Bonds.

Section 6.07 General. The District shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the District under the provisions of this Fiscal Agent Agreement. The District warrants that upon the

date of execution and delivery of the Bonds, all conditions, acts and things required by law and this Fiscal Agent Agreement to exist, to have happened and to have been performed precedent to and in the execution and delivery of such Bonds do exist, have happened and have been performed and the execution and delivery of the Bonds shall comply in all respects with the applicable laws of the State.

Section 6.08 Extension of Payment of Bonds. The District shall not directly or indirectly extend the maturity dates of the Bonds or the time of payment of interest with respect thereto. Nothing herein shall be deemed to limit the right of the District to issue any securities for the purpose of providing funds for the redemption of the Bonds and such issuance shall not be deemed to constitute an extension of the maturity of the Bonds.

Section 6.09 Protection of Rights. The District will preserve and protect the security of the Bonds and the rights of the Owners against all claims and demands of all persons, and will faithfully perform and abide by all of the covenants, undertakings, and provisions contained in this Fiscal Agent Agreement or in any Bond issued pursuant to this Fiscal Agent Agreement and will contest by court action or otherwise (a) the assertion by any officer of any government unit or any other person whatsoever against the District that (i) the Act is unconstitutional, (ii) the Special Tax is invalid, or (iii) the Special Taxes cannot be paid by the District for the debt service on the Bonds, or (b) any other action affecting the validity of the Bonds or diluting the security therefor, including any initiatives pursuant to Section 3 of Article XIIC of the California Constitution, or (c) any assertion by the United States of America or any department or agency thereof or any other person that the interest received by the bondholders is includable in gross income for federal income tax purposes, to the extent there are Special Taxes available for such purpose.

Section 6.10 No City Covenants. The covenants contained herein are covenants of the District only and anything in this Article VI to the contrary notwithstanding, no covenant contained herein shall be deemed to have been made by the City, other than any such covenant it may have made in its capacity as legislative body of the District.

Section 6.11 Private Activity Bond Limitation. The District shall assure that the proceeds of the Bonds are not so used as to cause the Bonds to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

Section 6.12 Federal Guarantee Prohibition. The District shall not take any action or permit or suffer any action to be taken if the result of the same would be to cause any of the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 6.13 No Arbitrage. The District shall not take, or permit or suffer to be taken by the District, the City, the Fiscal Agent, or otherwise, any action with respect to the proceeds of the Bonds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the date of issuance of the Bonds would have caused the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code.

Section 6.14 Maintenance of Tax-Exemption. The District shall take all actions necessary to assure the exclusion of interest on the Bonds from the gross income of the Owners of the Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Bonds.

Section 6.15 State Reporting Requirements. The following requirements shall apply to the Bonds:

(a) Annual Reporting. Not later than October 30 of each calendar year, beginning with the October 30 first succeeding the date of the Bonds, and in each calendar year thereafter until the October 30 following the final maturity of the Bonds, the Chief Financial Officer shall cause the following information to be supplied to CDIAC: (i) the principal amount of the Bonds Outstanding; (ii) that a reserve fund was not funded from the proceeds of the Bonds; (iii) the amount of any capitalized interest funded from the proceeds of the Bonds and the amount thereof used for payment of the Bonds, if any; (iv) the number of parcels in the District which are delinquent in the payment of Special Taxes, the amount of each delinquency, the length of time delinquent and when foreclosure was commenced for each delinquent parcel; (v) that no new improvement fund moneys were funded from the Bonds; and (vi) the assessed value of all parcels in the District subject to the levy of the Special Taxes as shown in most recent equalized roll. The annual reporting shall be made using such form or forms as may be prescribed by CDIAC.

(b) Other Reporting. If at any time the Fiscal Agent fails to pay principal and interest due on any scheduled payment date for the Bonds, the Fiscal Agent shall notify the Chief Financial Officer of such failure or withdrawal in writing. The Chief Financial Officer shall notify CDIAC and the Bond Owners of such failure within ten (10) days of such failure.

(c) Amendment. The reporting requirements of this Section 6.15 shall be amended from time to time, without action by the City or the Fiscal Agent, to reflect any amendments to Section 53359.5(b) or Section 53359.5(c) of the California Government Code. The Chief Financial Officer shall provide the Fiscal Agent with a copy of any such amendment.

(d) No Liability. None of the City, the District, their respective officers, agents, and employees, or the Fiscal Agent shall be liable for any inadvertent error in reporting the information required by this Section 6.15.

Section 6.16 Limitation on Right to Tender Bonds. The District shall not adopt any policy pursuant to Section 53341.1 of the California Government Code permitting the tender of Bonds in full payment or partial payment of any Special Taxes unless the District shall have first received a certificate from an independent financial consultant to the District that the acceptance of such a tender will not result in the District having insufficient Special Tax revenues to pay the principal of and interest on the Bonds when due.

Section 6.17 Continuing Disclosure. The District shall comply with and carry out all of its obligations under the Continuing Disclosure Agreement to assist the Original Purchaser in complying with Rule 15(c)2-12 adopted by the Securities and Exchange Commission. Notwithstanding any other provision of this Fiscal Agent Agreement, failure of the District to comply with its obligations under the Continuing Disclosure Agreement shall not constitute an event of default hereunder, and the sole remedy, in the event of any failure of the District to comply with the Continuing Disclosure Agreement shall be an action to compel performance. Upon receipt of indemnification to its satisfaction, the Fiscal Agent shall at the request of the Original Purchaser or any Bond Owner or Beneficial Owner take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District to comply with its obligations under this Section. For purposes of this Section, "Beneficial Owner" means any person who (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

ARTICLE VII

FISCAL AGENT

Section 7.01 Employment of the Fiscal Agent. In consideration of the recitals hereinabove set forth and for other valuable consideration, the District hereby agrees to employ the Fiscal Agent to receive, hold, invest, and disburse the moneys received hereunder; to execute, deliver, and transfer the Bonds; and to pay the principal of and interest on the Bonds to the Owners of Bonds; and to perform certain other functions; all as herein provided and subject to the terms and conditions of this Fiscal Agent Agreement.

Section 7.02 Acceptance of Employment. In consideration of the compensation herein provided for, the Fiscal Agent accepts the employment above referred to subject to the terms and conditions of this Fiscal Agent Agreement.

Section 7.03 Fiscal Agent; Duties, Removal and Resignation. By executing and delivering this Fiscal Agent Agreement, the Fiscal Agent accepts the duties and obligations of the Fiscal Agent provided in this Fiscal Agent Agreement, but only upon the terms and conditions set forth in this Fiscal Agent Agreement.

The District or the Owners of a majority in aggregate principal amount of all Bonds Outstanding, may by written request to the Fiscal Agent, remove the Fiscal Agent initially a party to this Fiscal Agent Agreement, and any successor thereto, and may appoint a successor Fiscal Agent, but any such successor shall be a bank or trust company doing business and having a corporate trust office in California, which has (or the parent holding company of which has) a combined capital (exclusive of borrowed capital) and surplus of at least fifty million dollars (\$50,000,000) and subject to supervision or examination by federal or state authorities. If such bank or trust company publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this Section the combined capital and surplus of such bank or trust company shall be deemed

to be its combined capital and surplus as set forth in its most recent report of condition so published.

Any company into which the Fiscal Agent may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion, or consolidation to which it shall be a party or any company to which the Fiscal Agent may sell or transfer all or substantially all of its corporate trust business, provided that such company shall meet the requirements set forth in this Section 7.03, shall be the successor to the Fiscal Agent and vested with all of the title to the trust estate and all of the trusts, powers, discretions, immunities, privileges, and all other matters as was its predecessor, without the execution or filing of any paper or further act, anything herein to the contrary notwithstanding.

The Fiscal Agent may resign by giving thirty (30) days written notice to the District and by giving to the Bond Owners notice of such resignation by mail at the addresses shown on the Bond Register maintained by the Fiscal Agent. Upon receiving such notice of resignation, the District shall promptly appoint a successor Fiscal Agent by an instrument in writing; provided, however, that in the event that the District does not appoint a successor Fiscal Agent within thirty (30) days following receipt of such notice of resignation, the resigning Fiscal Agent may at the expense of the District petition the appropriate court having jurisdiction to appoint a successor Fiscal Agent. Any resignation or removal of the Fiscal Agent and appointment of a successor Fiscal Agent shall become effective upon acceptance of appointment by the successor Fiscal Agent.

Notwithstanding any other provision of this Fiscal Agent Agreement, no removal, resignation, or termination of the Fiscal Agent shall take effect until a successor shall be appointed by the District.

Section 7.04 Compensation of the Fiscal Agent. The District shall from time to time, subject to any agreement in effect with the Fiscal Agent, pay to the Fiscal Agent reasonable compensation for its services and shall reimburse the Fiscal Agent for all its advances and expenditures, including but not limited to advances to and fees and expenses of independent appraisers, accountants, consultants, counsel, agents, and attorneys-at-law or other experts employed by it in the exercise and performance of its powers and duties hereunder. The Fiscal Agent shall not have any claims or lien for payment of compensation for its services against any other moneys held by it in the funds or accounts established hereunder but may take whatever legal actions are lawfully available to it directly against the District.

Section 7.05 Protection of the Fiscal Agent. The Fiscal Agent shall be protected and shall incur no liability in acting or proceeding in good faith upon any resolution, notice, telegram, request, consent, waiver, certificate, statement, opinion, affidavit, voucher, bond, requisition, or other paper or document which it shall in good faith believe to be genuine and to have been adopted, executed, or delivered by the proper party or pursuant to any of the provisions of this Fiscal Agent Agreement, and the Fiscal Agent shall be under no duty to make any investigation or inquiry as to any statements contained or matters referred to in any such instrument, but may accept and rely upon the same as conclusive evidence of the truth and accuracy of such statements. The Fiscal Agent shall not be bound to recognize any person as an Owner of any Bond or to take any action at the request of any such person unless such Bond

shall be deposited with the Fiscal Agent or satisfactory evidence of the ownership of such Bond shall be furnished to the Fiscal Agent. The Fiscal Agent may consult with counsel, who may be counsel to the District or the City, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith in accordance therewith.

Whenever in the administration of its duties under this Fiscal Agent Agreement, the Fiscal Agent shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) shall be deemed to be conclusively proved and established by a certificate of the District or the City and such certificate shall be full warranty to the Fiscal Agent for any action taken or suffered under the provisions of this Fiscal Agent Agreement upon the faith thereof, but in its discretion the Fiscal Agent may (but shall have no duty), in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

The Fiscal Agent may buy, sell, own, hold, and deal in any of the Bonds provided pursuant to this Fiscal Agent Agreement, and may join in any action which any Owner may be entitled to take with like effect as if the Fiscal Agent were not a party to this Fiscal Agent Agreement. The Fiscal Agent, either as principal or agent, may also engage in or be interested in any financial or other transaction with the City or the District, and may act as depository, Fiscal Agent, or agent for any committee or body of Owners of Bonds or of obligations of the District or the City as freely as if it were not the Fiscal Agent hereunder.

The Fiscal Agent may, to the extent reasonably necessary, execute any of the trusts or powers hereof and perform the duties required of it hereunder by or through attorneys, agents, or receivers, and shall be entitled to advice of counsel concerning all matters of trust and its duties hereunder, and the Fiscal Agent shall not be answerable for the default or misconduct of any such attorney, agent or receiver selected by it with reasonable care. The Fiscal Agent shall not be answerable for the exercise of any discretion or power under this Fiscal Agent Agreement or for anything whatever in connection with the funds and accounts established hereunder, except only for its own willful misconduct or negligence.

The recitals, statements, and representations by the City or the District contained in this Fiscal Agent Agreement or in the Bonds shall be taken and construed as made by and on the part of the City or District and not by the Fiscal Agent and the Fiscal Agent does not assume, and shall not have, any responsibility or obligations for the correctness of any thereof.

The Fiscal Agent undertakes to perform such duties, and only such duties as are specifically set forth in this Fiscal Agent Agreement and no implied duties or obligations shall be read into this Fiscal Agent Agreement against the Fiscal Agent.

No provision in this Fiscal Agent Agreement shall require the Fiscal Agent to risk or expend its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder.

In accepting the trust hereby created, the Fiscal Agent acts solely as the Fiscal Agent for the Owners and not in its individual capacity; and all persons, including without limitation the Owners and the City or the District having any claim against the Fiscal Agent arising from this Fiscal Agent Agreement shall look only to the funds and accounts held by the Fiscal Agent hereunder for payment except as otherwise provided herein. Under no circumstances shall the Fiscal Agent be liable in its individual capacity for the obligations evidenced by the Bonds.

The Fiscal Agent makes no representation or warranty express or implied as to the title, value, design, compliance with specifications or legal requirements, quality, durability, operation, condition, merchantability or fitness for any particular purpose, or fitness for the use contemplated by the City or the District of the Project. In no event shall the Fiscal Agent be liable for incidental, indirect, special, or consequential damages in connection with or arising from this Fiscal Agent Agreement for the existence, furnishing, or use of the Project.

The Fiscal Agent shall not be accountable for the use or application by the City, or the District or any other party of any funds which the Fiscal Agent has released in accordance with the terms of this Fiscal Agent Agreement.

The Fiscal Agent shall have no responsibility with respect to any information, statement, or recital in any official statement, offering memorandum, or any other disclosure material prepared or distributed with respect to the Bonds.

The immunities extended to the Fiscal Agent also extend to its directors, officers, employees, and agents.

The Fiscal Agent shall not be liable for any action taken or not taken by it in accordance with the direction of a majority (or other percentage provided for herein) in aggregate principal amount of Bonds Outstanding relating to the exercise of any right, power, or remedy available to the Fiscal Agent.

The permissive right of the Fiscal Agent to do things enumerated in this Fiscal Agent Agreement shall not be construed as a duty.

The Fiscal Agent's rights to immunities and protection from liability hereunder and its rights to payment of its fees and expense shall survive its resignation or removal and final payment or defeasance of the Bonds.

ARTICLE VIII

DEFEASANCE

Section 8.01 Defeasance. If the District shall pay or cause to be paid, or there shall otherwise be paid, to the Owners of all Outstanding Bonds the interest due thereon and the principal thereof, at the times and in the manner stipulated therein and in this Fiscal Agent Agreement, then the Owners of such Bonds shall cease to be entitled to the pledge of Net Taxes and other amounts pledged under this Fiscal Agent Agreement to the repayment of such Bonds, and all covenants, agreements, and other obligations of the District to the Owners of such Bonds under this Fiscal Agent Agreement shall thereupon cease, terminate, and become void and be discharged and satisfied, except for the District's obligations to comply with the tax covenants contained herein. In such event, the Fiscal Agent shall execute and deliver to the District such instruments as may be desirable to evidence such discharge and satisfaction, and, after payment of any amounts due the Fiscal Agent hereunder, the Fiscal Agent shall pay over or deliver to the District all money or securities held by it pursuant to this Fiscal Agent Agreement which are not required for the payment of the interest due on and the principal of such Bonds.

Any outstanding Bond shall be deemed to have been paid within the meaning expressed in the first paragraph of this Section if such Bond is paid in any one or more of the following ways:

(a) by paying or causing to be paid the principal of, premium, if any, and interest on such Bond, as and when the same becomes due and payable, whether at maturity or by prior redemption;

(b) by depositing with the Fiscal Agent, in trust, at or before maturity, money that, together with the amounts constituting Net Taxes then on deposit in the Special Tax Fund (i.e., exclusive of an amount equal to the Priority Administrative Expense Amount) and in the Bond Service Fund and available under the terms of this Fiscal Agent Agreement to pay such Bond, without reinvestment, is fully sufficient to pay the principal of, premium, if any, and interest on such Bond, as and when the same shall become due and payable, whether at maturity or by prior redemption; or

(c) by depositing with the Fiscal Agent, or another escrow bank appointed by the District, in trust, noncallable Federal Securities in which the District may lawfully invest its money, in such amount as an independent certified public accountant shall determine will be sufficient, together with the interest to accrue thereon and the amounts constituting Net Taxes then on deposit in the Special Tax Fund (i.e., exclusive of an amount equal to the Priority Administrative Expense Amount) and in the Bond Service Fund and available for such purpose, together with the interest to accrue thereon, to pay and discharge the principal of, premium, if any, and interest on such Bond, as and when the same shall become due and payable, whether at maturity or by prior redemption;

then, notwithstanding that any Outstanding Bond shall not have been surrendered for payment, all obligations of the District under this Fiscal Agent Agreement with respect to such Bond shall cease and terminate, except for the obligation of the Fiscal Agent to pay or cause to

be paid to the Owner of such Bond not so surrendered and paid all sums due thereon and except for the District's obligations to comply with the tax covenants contained herein.

In connection with a defeasance under clause (c) above, an independent certified public accountant shall provide to the District a certificate stating its opinion as to the sufficiency of the moneys and securities deposited with the Fiscal Agent or the escrow bank to pay and discharge the principal of, premium, if any, and interest on any Outstanding Bond to be defeased in accordance with this Section, as and when the same shall become due and payable, whether at maturity or by prior redemption, and an opinion of Bond Counsel (which may rely on the opinion of the independent certified public accountant) to the effect that the Bonds being defeased have been legally defeased in accordance with this Fiscal Agent Agreement and that such defeasance will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds. Upon a defeasance, the Fiscal Agent shall release the rights of the Owners of such Bonds that have been defeased under this Fiscal Agent Agreement and execute and deliver to the District all such instruments provided to it as may be necessary or desirable to evidence such release, discharge, and satisfaction. In the case of a defeasance hereunder of all Outstanding Bonds, the Fiscal Agent shall pay over or deliver to the District any funds, after payment of all fees and expenses of the Fiscal Agent, held by the Fiscal Agent at the time of such defeasance that are not required for the purpose of paying and discharging the principal of, premium, if any, or interest on the Bonds when due. The Fiscal Agent shall, at the written direction of the District, mail, first class, postage prepaid, a notice to the Bond Owners whose Bonds have been defeased, in the form directed by the District, stating that such defeasance has occurred.

ARTICLE IX

SUPPLEMENTAL FISCAL AGENT AGREEMENTS

Section 9.01 Supplemental Fiscal Agent Agreements without Bond Owner Consent. The District and the Fiscal Agent, may from time to time, and at any time, without notice to or consent of any of the Bond Owners, enter into such Supplemental Fiscal Agent Agreements as shall not be inconsistent with the terms and provisions hereof (which Supplemental Fiscal Agent Agreements or agreements shall thereafter form a part hereof) for any of the following purposes:

(a) To cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provision herein, or to make any other provision with respect to matters or questions arising under this Fiscal Agent Agreement or in any Supplemental Fiscal Agent Agreement, provided that such action shall not adversely affect the interests of the Bond Owners;

(b) To add to the covenants and agreements of and the limitations and the restrictions upon the District contained in this Fiscal Agent Agreement, other covenants, agreements, limitations, and restrictions to be observed by the District which are not contrary to or inconsistent with this Fiscal Agent Agreement as theretofore in effect;

(c) To modify, alter, amend, or supplement this Fiscal Agent Agreement for any reason in any other respect which is not materially adverse to the interests of Bond Owners.

Section 9.02 Supplemental Fiscal Agent Agreement with Bond Owner Consent. Exclusive of the Supplemental Fiscal Agent Agreements covered by Section 9.01 hereof, the Owners of not less than sixty percent (60%) in aggregate principal amount of the Bonds then Outstanding shall have the right to consent to and approve the execution of such Supplemental Fiscal Agent Agreements as shall be deemed necessary or desirable for the purpose of waiving, modifying, altering, amending, adding to, or rescinding, in any particular, any of the terms or provisions contained in this Fiscal Agent Agreement or in any Supplemental Fiscal Agent Agreement or agreement; provided, however, that nothing herein shall permit, or be construed as permitting, (a) an extension of the maturity date of the principal of, or the payment date of interest on, any Bond, (b) a reduction in the principal amount of any Bond or the rate of interest thereon, or (c) a reduction in the aggregate principal amount of the Bonds the Owners of which are required to consent to such Supplemental Fiscal Agent Agreement, without the consent of the Owners of all Bonds then Outstanding. Nothing herein contained, however, shall be construed as making necessary the approval by Bond Owners of the execution of any Supplemental Fiscal Agent Agreements or agreements.

Section 9.03 Notice of Supplemental Fiscal Agent Agreement to Bond Owners. If at any time the District shall desire to enter into a Supplemental Fiscal Agent Agreement, which pursuant to the terms of Section 9.02 hereof shall require the consent of the Bond Owners, the District shall so notify the Fiscal Agent and shall deliver to the Fiscal Agent a copy of the proposed Supplemental Fiscal Agent Agreement. The Fiscal Agent shall, at the expense of the District, cause notice of the proposed Supplemental Fiscal Agent Agreement (or a summary thereof) to be mailed, by first class mail postage prepaid, to all Bond Owners at their addresses as they appear in the Bond Register. Such notice shall briefly set forth the nature of the proposed Supplemental Fiscal Agent Agreement and shall state that a copy thereof is on file at the office of the Authorized Representative of the District for inspection by all Bond Owners. The failure of any Bond Owners to receive such notice shall not affect the validity of such Supplemental Fiscal Agent Agreement when consented to and approved by the Owners of not less than sixty percent (60%) in aggregate principal amount of the Bonds then Outstanding as required by Section 9.02 hereof. Whenever at any time within one year after the date of the first mailing of such notice, the Fiscal Agent shall receive an instrument or instruments purporting to be executed by the Owners of not less than sixty percent (60%) in aggregate principal amount of the Bonds then Outstanding, which instrument or instruments shall refer to the proposed Supplemental Fiscal Agent Agreement described in such notice, and shall specifically consent to and approve the Supplemental Fiscal Agent Agreement substantially in the form of the copy referred to in such notice as on file with the Authorized Representative of the District, such proposed Supplemental Fiscal Agent Agreement, when duly entered into by the District and the Fiscal Agent, shall thereafter become a part of the proceedings for the issuance of the Bonds. In determining whether the Owners of sixty percent (60%) of the aggregate principal amount of the Bonds have consented to the adoption of any Supplemental Fiscal Agent Agreement, Bonds which are known to the Fiscal Agent to be owned by the District or by any person directly or indirectly controlling or controlled by or under the direct or indirect common control with the

District, shall be disregarded and shall be treated as though they were not Outstanding for the purpose of any such determination.

Upon the execution and delivery by the District and the Fiscal Agent of any Supplemental Fiscal Agent Agreement and the receipt of consent to any such Supplemental Fiscal Agent Agreement from the Owners of not less than sixty percent (60%) in aggregate principal amount of Bonds Outstanding in instances where such consent is required pursuant to the provisions of this Section, this Fiscal Agent Agreement shall be, and shall be deemed to be, modified and amended in accordance therewith, and the respective rights, duties, and obligations under this Fiscal Agent Agreement of the District, the Fiscal Agent, and all Owners of Bonds then Outstanding shall thereafter be determined, exercised, and enforced hereunder, subject in all respects to such modifications and amendments.

ARTICLE X

MISCELLANEOUS

Section 10.01 Cancellation of Bonds. All Bonds surrendered to the Fiscal Agent for payment upon maturity shall, upon payment therefor, be cancelled immediately and forthwith transmitted to or upon the order of the District. Any Bond purchased by the District as authorized herein shall be delivered to the Fiscal Agent and cancelled forthwith and shall not be reissued. All of the cancelled Bonds shall be transferred to and shall remain in the custody of the District until destroyed by the Fiscal Agent pursuant to due authorization.

Section 10.02 Execution of Documents and Proof of Ownership. Any request, direction, consent, revocation of consent, or other instrument in writing required or permitted by this Fiscal Agent Agreement to be signed or executed by Bond Owners, may be in any number of concurrent instruments of similar tenor, and may be signed or executed by such Owners in person or by their attorneys appointed by an instrument in writing for that purpose, or by any bank, trust company, or other depository for such Bonds. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, and of the ownership of Bonds shall be sufficient for the purposes of this Fiscal Agent Agreement (except as otherwise herein provided), if made in the following manner:

(a) The fact and date of the execution by any Owner or his or her attorney of any such instrument and of any instrument appointing any such attorney may be proved by a signature guarantee of any bank or trust company located within the United States of America. Where any such instrument is executed by an officer of a corporation or association or a member of a partnership on behalf of such corporation, association, or partnership, such signature guarantee shall also constitute sufficient proof of his or her authority.

(b) As to any Bond, the person in whose name the same shall be registered in the Bond Register shall be deemed and regarded as the absolute Owner thereof for all purposes, and payment of or on account of the principal of any such Bond, and the interest thereon, shall be made only to or upon the order of the registered Owner thereof or his or her legal representative. All such payments shall be valid and effectual

to satisfy and discharge the liability upon such Bond and the interest thereon to the extent of the sum or sums so paid. Any notice shall not affect the Fiscal Agent to the contrary.

Nothing in this Fiscal Agent Agreement shall be construed as limiting the Fiscal Agent to such proof, it being intended that the Fiscal Agent may accept any other evidence of the matters herein stated which the Fiscal Agent may deem sufficient. Any request or consent of the Owner of any Bond shall bind every future Owner of the same Bond in respect of anything done or suffered to be done by the Fiscal Agent in pursuance of such request or consent.

Section 10.03 Provisions Constitute Contract. In consideration of the purchase and acceptance of any and all of the Bonds authorized to be issued hereunder by those who shall hold the same from time to time, this Fiscal Agent Agreement shall be deemed to be and shall constitute a contract between the District and the Owners from time to time of the Bonds; and the pledge made in this Fiscal Agent Agreement and the covenants and agreements herein set forth to be performed on behalf of the District shall be for the equal benefit, protection, and security of the Owners of any and all of the Bonds, all of which, regardless of the time or times of their issuance, shall be of equal rank without preference, priority, or distinction of any of the Bonds over any other thereof except as expressly provided in or permitted by this Fiscal Agent Agreement.

No remedy conferred hereby upon any Bond Owner is intended to be exclusive of any other remedy, but each such remedy is cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred by the Act or any other law of the State. No waiver of any default or breach of duty or contract by any Bond Owner shall affect any subsequent default or breach of duty or contract or shall impair any rights or remedies on said subsequent default or breach. No delay or omission of any Bond Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed as a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Bond Owners may be enforced and exercised as often as may be deemed expedient. In case any suit, action, or proceeding to enforce any right or exercise any remedy shall be brought or taken and the Bond Owner shall prevail, said Bond Owner shall be entitled to receive from the Special Tax Fund reimbursement for reasonable costs, expenses, outlays, and attorney's fees and should said suit, action, or proceeding be abandoned, or be determined adversely to the Bond Owners then, and in every such case, the District and the Bond Owners shall be restored to their former positions, rights, and remedies as if such suit, action, or proceeding had not been brought or taken.

After the issuance and delivery of the Bonds, this Fiscal Agent Agreement shall be irrevocable, but shall be subject to modification to the extent and in the manner provided in this Fiscal Agent Agreement, but to no greater extent and in no other manner.

Section 10.04 Severability. If any covenant, agreement, or provision, or any portion thereof, contained in this Fiscal Agent Agreement, or the application thereof to any person or circumstance, is held to be unconstitutional, invalid, or unenforceable, the remainder of this Fiscal Agent Agreement and the application of any such covenant, agreement, or provision, or portion thereof, to other persons or circumstances, shall be deemed severable and shall not be affected thereby, and this Fiscal Agent Agreement and the Bonds issued pursuant hereto shall

remain valid and the Bond Owners shall retain all valid rights and benefits accorded to them under this Fiscal Agent Agreement and the Constitution and laws of the State.

Section 10.05 Notice. Any notice, demand, direction, request, or other instrument authorized or required by this Fiscal Agent Agreement to be given to or filed with the District or the Fiscal Agent shall be deemed to have been sufficiently given or filed for all purposes of this Fiscal Agent Agreement if and when delivered to or sent by certified mail, return receipt requested to:

District: Community Facilities District No. 3
 (Seabridge at Mandalay Bay) of the City of Oxnard
 c/o City of Oxnard
 300 West Third Street
 Oxnard, CA 93030
 Attention: Chief Financial Officer

Fiscal Agent: Wells Fargo Bank, National Association
 707 Wilshire Blvd., 17th Floor
 Los Angeles, CA 90017
 Attention: Corporate Trust Services
 Ref: City of Oxnard

All documents received by the Fiscal Agent under the provisions of this Fiscal Agent Agreement shall be retained in its possession, subject at all times to the reasonable inspection of the District, any Bond Owner, and the agents and representatives thereof.

Section 10.06 Personal Liability. Neither the District nor the City nor any officer, agent, or employee of the District or the City shall be individually or personally liable for the payment of the principal of or interest on the Bonds; but nothing herein contained shall relieve any such entity, officer, agent, or employee from the performance of any official duty provided by law.

Section 10.07 Validity of Multiple Copies. This Fiscal Agent Agreement may be executed in multiple counterparts, each of which shall be regarded for all purposes, as an original; and such counterpart shall constitute but one and the same instrument.

Section 10.08 Headings. Any headings preceding the texts of the several Articles hereof, and any table of contents appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this Fiscal Agent Agreement, nor shall they affect its meaning, construction or effect.

All references herein to "Articles," "Sections," and other subdivisions are to the corresponding Articles, Sections, or subdivisions of this Fiscal Agent Agreement; and the words "herein," "hereof," "hereunder," and other words of similar import refer to this Fiscal Agent Agreement as a whole and not to any particular Article, Section, or subdivision hereof.

Section 10.09 Governing Law. All provisions of this Fiscal Agent Agreement are to be governed by the laws of the State.

Section 10.10 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Fiscal Agent Agreement effective as of the date first above written.

WELLS FARGO BANK, NATIONAL
ASSOCIATION, as the Fiscal Agent

By: _____
Its: Authorized Officer

ATTEST:

COMMUNITY FACILITIES DISTRICT
NO. 3 (SEABRIDGE AT MANDALAY BAY)
OF THE CITY OF OXNARD

Daniel Martinez, City Clerk of the
City of Oxnard

By: _____
Tim Flynn, Mayor of the
City of Oxnard

APPROVED AS TO FORM

 For

Alan Holmberg, City Attorney of the
City of Oxnard

APPROVED AS TO CONTENT

James Cameron,
Chief Financial Officer of the
City of Oxnard

EXHIBIT A

FORM OF BOND

No. _____

\$ _____

United States of America
State of California

COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY)
OF THE CITY OF OXNARD
2013 SPECIAL TAX REFUNDING BOND

Interest Rate	Maturity Date	Dated Date	CUSIP
_____ %	September 1, 20__	July __, 2013	_____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

COMMUNITY FACILITIES DISTRICT NO. 3 (SEABRIDGE AT MANDALAY BAY) OF THE CITY OF OXNARD (the “**District**”), situated in the City of Oxnard (the “**City**”), State of California, FOR VALUE RECEIVED, hereby promises to pay, solely from Special Taxes (as hereafter defined) to be collected in the District and certain other moneys, to the Registered Owner named above, or registered assigns, on the Maturity Date set forth above, the Principal Amount set forth above and to pay interest on such Principal Amount from the Dated Date shown above semiannually on each March 1 and September 1, commencing March 1, 2014 (each an “**Interest Payment Date**”) at the Interest Rate set forth above, until the Principal Amount hereof is paid or made available for payment. The principal on this Bond is payable to the Registered Owner hereof in lawful money of the United States of America upon presentation and surrender of this Bond at maturity at the designated corporate trust office of Wells Fargo Bank, National Association, as fiscal agent (or any successors thereto) (the “**Fiscal Agent**”). Interest on this Bond shall be payable by check of the Fiscal Agent mailed by first-class postage prepaid mail to the Registered Owner hereof as of the close of business on the 15th calendar day of the month preceding the Interest Payment Date (the “**Record Date**”) at such Registered Owner’s address as it appears on the registration books maintained by the Fiscal Agent (the “**Bond Register**”).

This Bond is one of a duly authorized issue of “Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds” (the “**Bonds**”) issued in the aggregate principal amount of \$[PRINCIPAL AMOUNT] pursuant to the Mello-Roos Community Facilities Act of 1982, constituting Section 53311 *et seq.* of the California Government Code, as amended (the “**Act**”), for the purpose of refunding the bonds issued to finance certain improvements in and/or for the District (the “**Project**”). The issuance

of the Bonds and the terms and conditions thereof are provided for by a Fiscal Agent Agreement, dated as of July 1, 2013 (the “**Fiscal Agent Agreement**”), by and between the District, acting through the City Council (the “**City Council**”) of the City, as the legislative body of the District, and the Fiscal Agent. Capitalized terms used herein shall have the meanings ascribed to such terms in the Fiscal Agent Agreement unless otherwise specified herein. The Fiscal Agent Agreement is incorporated herein by this reference, and by acceptance hereof the Registered Owner of this Bond assents to said terms and conditions. The Fiscal Agent Agreement is authorized under, this Bond is issued under, and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Act and the Fiscal Agent Agreement, the principal of and interest on this Bond are payable solely from, and shall be secured by a pledge of and lien upon (less certain Administrative Expenses), (i) the annual special taxes authorized under the Act to be levied on property lying within the District (the “**Special Taxes**”), (ii) proceeds from the sale of property collected pursuant to the foreclosure provisions of the Act and the Fiscal Agent Agreement for the delinquency of such Special Taxes, and (iii) certain other moneys as described in the Fiscal Agent Agreement.

Interest on this Bond shall be payable from the Interest Payment Date next preceding the date of authentication of this Bond, unless (i) such date of authentication is an Interest Payment Date, in which event interest shall be payable from such date of authentication, (ii) the date of authentication is after a Record Date but prior to the immediately succeeding Interest Payment Date, in which event interest shall be payable from such Interest Payment Date, or (iii) the date of authentication is prior to the close of business on the first Record Date, in which event interest shall be payable from the Dated Date set forth above; provided, however, that if at the time of authentication of this Bond, interest is in default, interest on this Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or from the Dated Date of the Bonds if no interest has been paid or made available for payment. Interest on any Bond shall be paid to the person whose name shall appear in the Bond Register as the Owner of such Bond as of the close of business on the Record Date at the address that appears on the Bond Register. Interest with respect to this Bond shall be computed using a year of 360 days comprised of twelve 30-day months.

Any tax for the payment hereof shall be limited to the Special Taxes, except to the extent that provision for payment has been made by the City Council, acting as the legislative body of the District, as may be permitted by law. The Bonds do not constitute obligations of the City or the District for which the City or the District is obligated to levy or pledge, or has levied or pledged, general or special taxation other than as described hereinabove. Subject to certain conditions set forth in the Fiscal Agent Agreement, the District has covenanted for the benefit of the Owners of the Bonds to commence or cause to be commenced appropriate foreclosure proceedings and diligently pursue or cause to be diligently pursued to completion such foreclosure proceedings against delinquent parcels in the District by the October 1 following the close of the Fiscal Year in which such delinquencies occur.

[**CONFIRM/REVISE:**] The Bonds or any portion of the principal thereof, in the principal amount of \$5,000 or any integral multiple thereof, maturing on or after September 1, 2024, may be redeemed, at the option of the City from any source of funds (excluding

Prepayments transferred from the Prepayment Account of the Bond Service Fund) on any date on or after September 1, 2023, subject to the restrictions upon refunding of bonds specified in the Act, by giving notice as provided in the Fiscal Agent Agreement and by paying the redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued interest to the date of redemption, without premium.

[CONFIRM/REVISE:] Each Outstanding Bond or any portion of the principal thereof, in the principal amount of \$5,000 or any integral multiple thereof, may be redeemed and paid in advance of maturity from Prepayments transferred from the Prepayment Account of the Bond Service Fund and amounts transferred from the Reserve Fund on any Interest Payment Date in any year, by giving notice as provided in the Fiscal Agent Agreement and by paying the redemption price set forth below (expressed as a percentage of the principal amount of the Bonds to be redeemed), plus accrued interest to the date of redemption, unless sooner surrendered, in which event said interest will be paid to the date of payment:

<u>Redemption Dates</u>	<u>Redemption Price</u>
March 1, 2014, through March 1, 2021	103%
September 1, 2021, and March 1, 2022	102%
September 1, 2022, and March 1, 2023	101%
September 1, 2023, thereafter	100%

The Bonds maturing on September 1, 20__, and September 1, 2035, shall be called before maturity and redeemed from sinking fund payments that have been deposited into the Bond Service Fund on September 1, 20__, and September 1, 20__, respectively, and on each September 1 thereafter prior to maturity, in accordance with the respective schedules of sinking fund payments set forth in the Fiscal Agent Agreement. The Bonds maturing on September 1, 20__, and September 1, 2035, so called for redemption shall be selected by the Fiscal Agent by lot and shall be redeemed at a redemption price for each redeemed Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium.

Notice of redemption with respect to the Bonds to be redeemed shall be mailed to the Registered Owners thereof not less than 30 nor more than 45 days prior to the redemption date by first class mail, postage prepaid, to the addresses set forth in the registration books. Neither a failure of the Registered Owner hereof to receive such notice nor any defect therein will affect the validity of the proceedings for redemption. All Bonds or portions thereof so called for redemption will cease to accrue interest on the specified redemption date; provided that funds for the redemption are on deposit with the Fiscal Agent on the redemption date. Thereafter, the Registered Owners of such Bonds shall have no rights except to receive payment of the redemption price upon the surrender of the Bonds.

This Bond shall be issued only in fully-registered form in the denomination of \$5,000 or any integral multiple thereof.

Each registration and transfer of registration of this Bond shall be entered by the Fiscal Agent in books kept by it for this purpose and authenticated by its manual signature upon the certificate of authentication and registration endorsed hereon.

No transfer hereof shall be valid for any purpose unless made by the Registered Owner, by execution of the form of assignment endorsed hereon, and authenticated as herein provided, and the principal hereof and interest hereon shall be payable only to the Registered Owner or to such Registered Owner's order. The Fiscal Agent may require the Bond Owner requesting transfer or exchange to pay any tax or other governmental charge required to be paid with respect to such transfer or exchange.

Neither the District nor the Fiscal Agent shall be required to make any such transfer or exchange of (i) Bonds on or after a Record Date and before the next ensuing Interest Payment Date (ii) any Bonds selected for redemption.

This Bond shall not become valid or obligatory for any purpose until the Certificate of Authentication and Registration hereon endorsed shall have been dated and signed by the Fiscal Agent.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required by law to exist, happen, and be performed precedent to and in the issuance of this Bond have existed, happened, and been performed in due time, form, and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the District, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

IN WITNESS WHEREOF the City Council, as the legislative body of the District, has caused this Bond to be dated as of the ___th day of July, 2013, to be signed by the Mayor of the City by facsimile signature, and attested by the City Clerk of the City by facsimile signature.

COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY)
OF THE CITY OF OXNARD

Mayor of the City of Oxnard

ATTEST:

City Clerk of the City of Oxnard

CERTIFICATE OF AUTHENTICATION AND REGISTRATION

This is one of the bonds described in the within-mentioned Fiscal Agent Agreement.

Date of Authentication: _____, 2013

WELLS FARGO BANK, NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Signatory

ASSIGNMENT

For value received the undersigned do(es) hereby sell, assign and transfer unto

(Name, Address, and Tax Identification or Social Security Number of Assignee)

the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s),

attorney, to transfer the same on the books of the Fiscal Agent with full power of substitution in the premises.

Dated: _____

NOTE: The signature to this assignment must correspond with the name as written on the face of the within Bond in every particular, without enlargement or any change whatsoever.

Signature Guaranty: _____

NOTE: Signature must be approved by a qualified guarantor.

EXHIBIT B

**COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY) OF THE CITY OF OXNARD**

ADMINISTRATIVE EXPENSE PAYMENT REQUEST FORM

Wells Fargo Bank, National Association
707 Wilshire Blvd., 17th Floor
Los Angeles, CA 90017
Attention: Corporate Trust Services
Ref: City of Oxnard

PAYMENT REQUEST NO.: _____

Ladies and Gentlemen:

The Fiscal Agent is hereby requested to pay from the Administrative Expense Fund established pursuant to the Fiscal Agent Agreement dated as of July 1, 2013, by and between Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard and you, as Fiscal Agent, to the person, corporation, or other entity designated below as Payee, the sum set forth below such designation, in payment of the Administrative Expense described below. The amount shown below is due and payable under a purchase order, contract, or other authorization with respect to the Administrative Expense described below and has not formed the basis of any prior request for payment.

Payee:

Address:

Amount: \$

Description:

The Administrative Expense described above is accepted by Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard and is authorized to be paid to the Payee.

Dated: _____

Executed by the Authorized Representative of
Community Facilities District No. 3
(Seabridge at Mandalay Bay) of the City of Oxnard

Signature: _____

Name: _____

Title: _____

EXHIBIT C

AUTHORIZED INVESTMENTS

“Authorized Investments” means any of the following to the extent then permitted by law and Section 5.01 hereof:

(1) Direct obligations of the United States of America and securities fully and unconditionally guaranteed as to the timely payment of principal and interest by the United States of America (**“U.S. Government Securities”**).

(2) Direct obligations (see footnote¹) of the following federal agencies which are fully guaranteed by the full faith and credit of the United States of America:

(a) Export-Import Bank of the United States - Direct obligations and fully guaranteed certificates of beneficial interest

(b) Federal Housing Administration - debentures

(c) General Services Administration - participation certificates

(d) Government National Mortgage Association (**“GNMAs”**) - guaranteed mortgage-backed securities and guaranteed participation certificates

(e) Small Business Administration - guaranteed participation certificates and guaranteed pool certificates

(f) U.S. Department of Housing & Urban Development - local authority bonds

(g) U.S. Maritime Administration - guaranteed Title XI financings

(h) Washington Metropolitan Area Transit Authority - guaranteed transit bonds

(3) Direct obligations¹ of the following federal agencies which are not fully guaranteed by the faith and credit of the United States of America:

¹ The following are explicitly excluded from the securities enumerated in clauses 2 and 3:

- (a) All derivative obligations, including without limitation inverse floaters, residuals, interest-only, principal-only and range notes;
- (b) Obligations that have a possibility of returning a zero or negative yield if held to maturity;
- (c) Obligations that do not have a fixed par value or those whose terms do not promise a fixed dollar amount at maturity or call date; and
- (d) Collateralized Mortgage-Backed Obligations (**“CMOs”**).

(a) Federal National Mortgage Association ("FNMA's") - senior debt obligations rated Aaa by Moody's and AAA by S&P

(b) Federal Home Loan Mortgage Corporation ("FHLMCs") - participation certificates and senior debt obligations rated Aaa by Moody's and AAA by S&P

(c) Federal Home Loan Banks - consolidated debt obligations

(d) Student Loan Marketing Association - debt obligations

(e) Resolution Funding Corporation - debt obligations

(4) Direct, general obligations of any state of the United States of America or any subdivision or agency thereof whose uninsured and unguaranteed general obligation debt is rated, at the time of purchase, A2 or better by Moody's and A or better by S&P, or any obligation fully and unconditionally guaranteed by any state, subdivision, or agency whose uninsured and unguaranteed general obligation debt is rated, at the time of purchase, A2 or better by Moody's and A or better by S&P.

(5) Commercial paper (having original maturities of not more than 270 days) rated, at the time of purchase, P-1 by Moody's and A-1 or better by S&P.

(6) Certificates of deposit, savings accounts, deposit accounts, or money market deposits in amounts that are continuously and fully insured by the Federal Deposit Insurance Corporation ("FDIC"), including the Bank Insurance Fund and the Savings Association Insurance Fund.

(7) Certificates of deposit, deposit accounts, federal funds, or bankers' acceptances (in each case having maturities of not more than 365 days following the date of purchase) of any domestic commercial bank or United States branch office of a foreign bank, provided that such bank's short-term certificates of deposit are rated P-1 by Moody's and A-1 or better by S&P (not considering holding company ratings).

(8) Investments in money-market funds rated AAAM or AAAM-G by S&P. Such money market funds may include funds for which the Fiscal Agent or its affiliates or subsidiaries provide investment advisory or other management services.

(9) State-sponsored investment pools rated AA- or better by S&P.

(10) Repurchase agreements that meet the following criteria:

(a) A master repurchase agreement or specific written repurchase agreement, substantially similar in form and substance to the Public Securities Association or Bond Market Association master repurchase agreement, governs the transaction.

(b) Acceptable providers shall consist of (i) registered broker/dealers subject to Securities Investors' Protection Corporation ("SIPC") jurisdiction or commercial banks insured by the FDIC, if such broker/dealer or bank has an uninsured, unsecured, and unguaranteed rating of A3/P-1 or better by Moody's and A-/A-1 or better by S&P, or (ii) domestic structured investment companies rated, or domestic structured investment companies with a guarantor rated, Aaa by Moody's and AAA by S&P.

(c) The repurchase agreement shall require termination thereof if the counterparty's ratings are suspended, withdrawn, or fall below A3 or P-1 from Moody's, or A- or A-1 from S&P. Within ten (10) days, the counterparty shall repay the principal amount plus any accrued and unpaid interest on the investments.

(d) The repurchase agreement shall limit acceptable securities to U.S. Government Securities and to the obligations of GNMA, FNMA or FHLMC described in clauses 2(d), 3(a) and 3(b) above. The fair market value of the securities in relation to the amount of the repurchase obligation, including principal and accrued interest, is equal to a collateral level of at least 104% for U.S. Government Securities and 105% for GNMAs, FNMAs, or FHLMCs. The repurchase agreement shall require (i) the Fiscal Agent or an independent third party acting solely as agent for the Fiscal Agent (the "Agent") to value the collateral securities no less frequently than weekly, (ii) the delivery of additional securities if the fair market value of the securities is below the required level on any valuation date, and (iii) liquidation of the repurchase securities if any deficiency in the required percentage is not restored within two (2) Business Days of such valuation.

(e) The repurchase securities shall be delivered free and clear of any lien to the Fiscal Agent or the Agent, and such Agent is (i) a Federal Reserve Bank or (ii) a bank which is a member of the FDIC and which has combined capital, surplus, and undivided profits or, if appropriate, a net worth, of not less than \$50 million, and the Fiscal Agent shall have received written confirmation from such third party that such third party holds such securities, free and clear of any lien, as agent for the Fiscal Agent.

(f) A perfected first security interest in the repurchase securities shall be created for the benefit of the Fiscal Agent, and the District and the Fiscal Agent shall receive an opinion of counsel as to the perfection of the security interest in such repurchase securities and any proceeds thereof.

(g) The repurchase agreement shall have a term of one year or less, or shall be due on demand.

(h) The repurchase agreement shall establish the following as events of default, the occurrence of any of which shall require the immediate liquidation of the repurchase securities:

i insolvency of the broker/dealer or commercial bank serving as the counterparty under the repurchase agreement;

ii failure by the counterparty to remedy any deficiency in the required collateral level or to satisfy the margin maintenance call under clause 10(d) above; or

iii failure by the counterparty to repurchase the repurchase securities on the specified date for repurchase.

(11) Investment agreements (also referred to as guaranteed investment contracts) that meet the following criteria:

(a) A master agreement or specific written investment agreement governs the transaction.

(b) Acceptable providers of uncollateralized investment agreements shall consist of (i) domestic FDIC-insured commercial banks, or U.S. branches of foreign banks, rated at least Aa2 by Moody's and AA by S&P; (ii) domestic insurance companies rated Aaa by Moody's and AAA by S&P; and (iii) domestic structured investment companies rated, or domestic structured investment companies with a guarantor rated, Aaa by Moody's and AAA by S&P.

(c) Acceptable providers of collateralized investment agreements shall consist of (i) registered broker/dealers subject to SIPC jurisdiction, if such broker/dealer has an uninsured, unsecured, and unguaranteed rating of A1 or better by Moody's and A+ or better by S&P; (ii) domestic FDIC-insured commercial banks, or U.S. branches of foreign banks, rated at least A1 by Moody's and A+ by S&P; (iii) domestic insurance companies rated at least A1 by Moody's and A+ by S&P; and (iv) domestic structured investment companies rated, or domestic structured investment companies with a guarantor rated, Aaa by Moody's and AAA by S&P. Required collateral levels shall be as set forth in clause 11(f) below.

(d) The investment agreement shall provide that, if the provider's ratings fall below Aa3 by Moody's or AA- by S&P, the provider shall within ten (10) days either (i) repay the principal amount plus any accrued and interest on the investment; or (ii) deliver Permitted Collateral as provided below.

(e) The investment agreement must provide for termination thereof if the provider's ratings are suspended, withdrawn, or fall below A3 from Moody's or A- from S&P. Within ten (10) days, the provider shall repay the principal amount plus any accrued interest on the agreement, without penalty.

(f) The investment agreement shall provide for the delivery of collateral described in clause (i) or (ii) below ("**Permitted Collateral**") which shall be maintained at the following collateralization levels at each valuation date:

i U.S. Government Securities at 104% of principal plus accrued interest; or

ii Obligations of GNMA, FNMA, or FHLMC (described in clauses 2(d), 3(a), and 3(b) above) at 105% of principal and accrued interest.

(g) The investment agreement shall require the Fiscal Agent or the Agent to determine the market value of the Permitted Collateral not less than weekly and notify the investment agreement provider on the valuation day of any deficiency. Permitted Collateral may be released by the Fiscal Agent to the provider only to the extent that there are excess amounts over the required levels. Market value, with respect to collateral, may be determined by any of the following methods:

i the last quoted "bid" price as shown in Bloomberg, Interactive Data Systems, Inc., The Wall Street Journal, or Reuters;

ii valuation as performed by a nationally recognized pricing service, whereby the valuation method is based on a composite average of various bid prices; or

iii the lower of two (2) bid prices by nationally recognized dealers. Such dealers or their parent holding companies shall be rated investment grade and shall be market makers in the securities being valued.

(h) Securities held as Permitted Collateral shall be free and clear of all liens and claims of third parties, held in a separate custodial account, and registered in the name of the Fiscal Agent or the Agent.

(i) The provider shall grant the Fiscal Agent or the Agent a perfected first security interest in any collateral delivered under an investment agreement. For investment agreements collateralized initially and in connection with the delivery of Permitted Collateral under clause 11(f) above, the Fiscal Agent shall receive an opinion of counsel as to the perfection of the security interest in the collateral.

(j) The investment agreement shall provide that moneys invested under the agreement must be payable and putable at par to the Fiscal Agent without condition, breakage fee, or other penalty, upon not more than two (2) Business Days' notice, or immediately on demand for any reason for which the funds invested may be withdrawn from the applicable fund or account established under the authorizing document, as well as the following:

i In the event of a deficiency in the debt service account;

ii Upon refunding of the Bonds in whole or in part; or

iii If a determination is later made by a nationally recognized bond counsel that investments must be yield-restricted.

Notwithstanding the foregoing, the agreement may provide for a breakage fee or other penalty that is payable in arrears and not as a condition of a draw by the Fiscal Agent if the

District's obligation to pay such fee or penalty is subordinate to its obligation to pay debt service on the Bonds.

(k) The investment agreement shall establish the following as events of default, the occurrence of any of which shall require the immediate liquidation of the investment securities:

i Failure of the provider or the guarantor (if any) to make a payment when due or to deliver Permitted Collateral of the character, at the times, or in the amounts described above;

ii Insolvency of the provider or the guarantor (if any) under the investment agreement;

iii Failure by the provider to remedy any deficiency with respect to required Permitted Collateral;

iv Failure by the provider to make a payment or observe any covenant under the agreement;

v The guaranty (if any) is terminated, repudiated, or challenged; or

vi Any representation of warranty furnished to the Fiscal Agent or the District in connection with the agreement is false or misleading.

(l) The investment agreement must incorporate the following general criteria:

i **"Cure periods"** for payment default shall not exceed two (2) Business Days;

ii The agreement shall provide that the provider shall remain liable for any deficiency after application of the proceeds of the sale of any collateral, including costs and expenses incurred by the Fiscal Agent;

iii If the investment agreement is for a reserve fund, reinvestments of funds shall be required to bear interest at a rate at least equal to the original contract rate;

iv The provider shall be required to immediately notify the Fiscal Agent of any event of default or any suspension, withdrawal, or downgrade of the provider's ratings; and

v The agreement shall be unconditional and shall expressly disclaim any right of set-off or counterclaim.

(12) Forward delivery agreements in which the securities delivered mature on or before each interest payment date (for debt service or debt service reserve funds) or draw down date (construction funds) that meet the following criteria:

(a) A specific written investment agreement governs the transaction.

(b) Acceptable providers shall be limited to (i) any registered broker/dealer subject to the SIPC jurisdiction, if such broker/dealer or bank has an uninsured, unsecured, and unguaranteed obligation rated A3 /P-1 or better by Moody's and A-/A-1 or better by S&P; (ii) any commercial bank insured by the FDIC, if such bank has an uninsured, unsecured, and unguaranteed obligation rated A3/P-1 or better by Moody's and A-/A-1 or better by S&P; and (iii) domestic structured investment companies rated, or domestic structured investment companies with a guarantor rated, Aaa by Moody's and AAA by S&P.

(c) The forward delivery agreement shall provide for termination or assignment (to a qualified provider hereunder) of the agreement if the provider's ratings are suspended, withdrawn, or fall below A3 or P-1 from Moody's or A- or A-1 from S&P. Within ten (10) days, the provider shall fulfill any obligations it may have with respect to shortfalls in market value. There shall be no breakage fee payable to the provider in such event.

(d) Permitted securities shall include the investments listed in clauses 1, 2, and 3 above.

(e) The forward delivery agreement shall include the following provisions:

i The permitted securities must mature at least one (1) Business Day before a debt service payment date or scheduled draw. The maturity amount of the permitted securities must equal or exceed the amount required to be in the applicable fund on the applicable valuation date.

ii The agreement shall include market standard termination provisions, including the right to terminate for the provider's failure to deliver qualifying securities or otherwise to perform under the agreement. There shall be no breakage fee or penalty payable to the provider in such event.

iii Any breakage fees shall be payable only on Interest Payment Dates and shall be subordinated to the payment of debt service fund and reserve fund replenishments.

iv The provider must submit at closing a bankruptcy opinion to the effect that upon any bankruptcy, insolvency, or receivership of the provider, the securities will not be considered to be a part of the provider's estate.

(13) Forward delivery agreements in which the securities delivered mature after the funds may be required but provide for the right of the District or the Fiscal Agent to put the securities back to the provider under a put, guaranty, or other hedging arrangement.

(14) Pre-refunded Municipal Obligations defined as follows: Any bonds or other obligations of the State of California or of any agency, instrumentality, or local governmental unit of the State of California which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice and which are rated, based on an irrevocable escrow account or fund, in the highest rating category of S&P and Moody's.

(15) Shares in any money market mutual fund registered under the Investment Company Act of 1940 whose investment portfolio consists solely of direct obligations of the United States Government, provided that any such fund has been rated in the highest category by a nationally recognized rating agency and, provided further, that such mutual funds may include funds for which the Fiscal Agent or its affiliates or subsidiaries provide investment advisory or other management services.

(16) The Local Agency Investment Fund ("LAIF").

(17) Maturity of investments shall be governed by the following:

(a) Investments of moneys (other than reserve funds) shall be in securities and obligations maturing not later than the dates on which such moneys will be needed to make payments.

(b) Investments shall be considered as maturing on the first date on which they are redeemable without penalty at the option of the holder or the date on which the Fiscal Agent may require their repurchase pursuant to repurchase agreements.

(c) Investments of moneys in reserve funds not payable upon demand shall be restricted to maturities of five (5) years or less.

EXHIBIT D

**COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY) OF THE CITY OF OXNARD**

**WRITTEN REQUEST OF THE DISTRICT
FOR DISBURSEMENT OF COSTS OF ISSUANCE**

Wells Fargo Bank, National Association
707 Wilshire Blvd., 17th Floor
Los Angeles, CA 90017
Attention: Corporate Trust Services
Ref: City of Oxnard

PAYMENT REQUEST NO.: _____

Ladies and Gentlemen:

The Fiscal Agent is hereby requested to pay from the Costs of Issuance Fund established pursuant to the Fiscal Agent Agreement dated as of July 1, 2013 (the "**Fiscal Agent Agreement**"), by and between Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard and you, as Fiscal Agent, to the person, corporation, or other entity designated on Schedule A attached hereto and by this reference incorporated herein, the respective sums set forth on said Schedule A. Each obligation, item of cost, or expense included in this Written Request is a Cost of Issuance (as defined in the Fiscal Agent Agreement), has been properly incurred and is a proper charge against the Costs of Issuance Fund and has not been the basis of any previous withdrawal and the payment of such obligation, cost, or expense will not cause the balance remaining in the Costs of Issuance Fund after such payment to be less than the amount necessary to pay the remaining estimated Costs of Issuance to be paid from the Costs of Issuance Fund.

The Costs of Issuance described on Schedule A attached hereto are accepted by Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard and are authorized to be paid to the Payee.

Dated: _____

Executed by the Authorized Representative of
Community Facilities District No. 3
(Seabridge at Mandalay Bay) of the City of Oxnard

Signature: _____
Name: _____
Title: _____

ESCROW AGREEMENT

THIS ESCROW AGREEMENT, dated as of July 1, 2013 (this "**Escrow Agreement**"), by and between Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard (the "**District**"), acting through the City Council (the "**City Council**") of the City of Oxnard (the "**City**") as the legislative body, and Wells Fargo Bank, National Association ("**Wells Fargo**"), as Escrow Holder (the "**Escrow Holder**") hereunder, with respect to the refunding of the \$30,810,000 outstanding principal amount of the \$32,275,000 original principal amount of Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2005 Special Tax Bonds (the "**Prior Bonds**"), is entered into in accordance with Resolution No. _____ of the City Council, acting as the legislative body of the District, adopted on June 11, 2013 (the "**Resolution**"), and a Fiscal Agent Agreement dated as of July 1, 2013 (the "**Fiscal Agent Agreement**"), by and between the District and Wells Fargo, as fiscal agent, to refund the Prior Bonds.

WITNESSETH:

WHEREAS, the City has (i) heretofore taken proceedings under Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section 53311) of the California Government Code, known as the "Mello Roos Community Facilities Act of 1982" (the "**Mello-Roos Act**"), (ii) levied special taxes upon the taxable real property within the District, (iii) executed and delivered an Indenture, dated as of October 1, 2005 (the "**Prior Indenture**"), by and between the District and Wells Fargo, as fiscal agent, which Prior Indenture set forth the terms of the Prior Bonds, and (iv) issued, pursuant to the Mello-Roos Act, the Prior Bonds on November 15, 2005, secured by special taxes levied in the District, for the purpose of providing funds for the acquisition and construction of improvements benefiting the property in the District; and

WHEREAS, the City has undertaken proceedings pursuant to the Mello-Roos Act to refund the Prior Bonds; and

WHEREAS, the Prior Indenture provides that the Prior Bonds may be defeased in accordance with Article IX thereof; and

WHEREAS, the District has determined it is beneficial to its taxpayers to refund, on a current refunding basis, all of the Prior Bonds currently outstanding in the principal amount of \$30,810,000; and

WHEREAS, the District has determined that \$_____ aggregate principal amount of Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds (the "**Bonds**") shall be issued pursuant to the Fiscal Agent Agreement for, among other purposes, the purpose of providing a portion of the funds to pay, on September 1, 2013, the accrued interest on the Prior Bonds maturing on and after September 1, 2013, the principal amount of the Prior Bonds maturing on September 1, 2013, and the redemption price of 101% of the principal amount payable with respect to the Prior Bonds maturing after September 1, 2013; and

WHEREAS, the Fiscal Agent Agreement provides that a portion of the proceeds from the sale of the Bonds, excluding accrued interest, if any, received by the District, shall be placed in an escrow hereunder, in part for the purpose of providing funds necessary to refund the Prior Bonds and to defease the Prior Indenture, all as provided herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the District and the Escrow Holder agree as follows:

SECTION 1. Receipt of Documents. The Escrow Holder hereby acknowledges the receipt of copies of the Resolution, the Prior Indenture, and the Fiscal Agent Agreement. Any reference herein to, or citation herein of, any provision of said documents shall be deemed an incorporation of such provision as a part hereof in the same manner and with the same effect as if it were fully set forth herein.

SECTION 2. Deposit of Moneys. Wells Fargo, in its capacity as fiscal agent under the Fiscal Agent Agreement, shall deposit with Escrow Holder \$_____ by federal funds wire (which deposit may also be made via federal funds wire of said amount directly from Piper Jaffray & Co., as underwriter of the Bonds), representing a portion of the net proceeds of the sale of the Bonds, to be held in an irrevocable escrow by the Escrow Holder separate and apart from other funds of the District, the City, and the Escrow Holder, in a fund hereby created and established to be known as the "**Escrow Fund**" to be applied solely as provided in this Escrow Agreement. Wells Fargo, in its capacity as fiscal agent under the Prior Indenture, shall transfer or cause to be transferred the following funds for deposit in the Escrow Fund; **[CONFIRM TRANSFERS FROM FUNDS:]** (i) from the Reserve Fund established with respect to the Prior Bonds the amount of \$_____, (ii) from the Bond Payment Fund established with respect to the Prior Bonds the amount of \$_____, and (iii) from the Redemption Fund established with respect to the Prior Bonds the amount of \$_____. In addition, the City shall transfer \$_____ from the Special Tax Fund (exclusive of amounts in the Administrative Expense Account therein), which fund was established and maintained by the Treasurer of the City, acting for and on behalf of the District, to the Escrow Holder for deposit into the Escrow Fund. Moneys in the amount of \$_____ will be applied to purchase **[CONFIRM:]** [United States Treasury notes, bonds, bills, or certificates of indebtedness including United States Treasury Obligations - State and Local Government Series or other direct obligations issued by the United States Treasury for which the faith and credit of the United States are pledged for the payment of principal and interest] (the "**Federal Securities**"), and \$_____ of said moneys in the Escrow Fund will be held uninvested as cash. The moneys set forth above shall be at least an amount sufficient (a) to refund and redeem the Prior Bonds and to discharge the Prior Bonds and the Prior Indenture in accordance with its terms and (b) to pay, on September 1, 2013, the accrued interest on the Prior Bonds maturing on and after September 1, 2013, the principal amount of the Prior Bonds maturing on September 1, 2013, and the redemption price of 101% of the principal amount payable with respect to the Prior Bonds maturing after September 1, 2013. The verification report (the "**Verification Report**") prepared by Causey Demgen & Moore, Inc., certified public accountants, (the "**Verification Agent**"), as to the sufficiency of such moneys to pay such amounts shall be furnished as a condition precedent to the delivery of the Bonds.

SECTION 3. Investment of Moneys. The Escrow Holder acknowledges receipt of the moneys described in Section 2 hereof as set forth in Schedule A hereto, and agrees immediately

to invest such moneys in the Federal Securities set forth in Schedule B hereto and to deposit such Federal Securities in the Escrow Fund and to reinvest in Federal Securities, any payment of principal and interest on such Federal Securities at the times and in the amounts set forth on Schedule B hereto. All other amounts held in the Escrow Fund shall be held as cash except as provided in Sections 4 and 5 hereof.

SECTION 4. Investment of Any Remaining Moneys. In the event that the Escrow Holder shall receive (i) any cash payment not required for the initial purchase of Federal Securities set forth in Schedule B hereto, or (ii) any payment of principal or interest from the Federal Securities prior to the date on which such payment is required for the purposes set forth herein other than as set forth on Schedule B, then, at the written direction of the District, the Escrow Holder shall reinvest the amount of such payment, or any portion thereof, in noncallable Federal Securities maturing in an amount at least equal to the purchase price thereof and maturing not later than the date on which such payment or portion thereof is required for the purposes set forth in Section 7 hereof, as verified in a verification report prepared by the Verification Agent or any other independent certified public accountant or firm of certified public accountants of favorable national reputation experienced in the refunding of obligations of political subdivisions and provided the District has obtained and delivered to the Escrow Holder an unqualified opinion of nationally recognized bond counsel that such reinvestment will not adversely affect the exclusion from gross income of interest payable on the Bonds or the Prior Bonds for purposes of federal income taxation. The Escrow Holder shall monitor compliance with the foregoing requirements. Any investment income resulting from investment or reinvestment of moneys pursuant to this Section 4 which is not required for the purposes set forth in this Section 4 or in Section 1 hereof, as verified in the Verification Report prepared by the Verification Agent with respect to the refunding of the Prior Bonds or in any other verification report prepared by the Verification Agent or any other independent certified public accountant or firm of certified public accountants of favorable national reputation experienced in the refunding of obligations of political subdivisions, shall be paid to the District upon the written direction of the District.

SECTION 5. Substitution of Securities. Upon the written request of the District, which request shall be subject to the conditions and limitations herein set forth and applicable governmental rules and regulations, the Escrow Holder shall sell, redeem, or otherwise dispose of the Federal Securities, provided that there are substituted therefor from the proceeds of the Federal Securities, other Federal Securities, but only after the District has obtained and delivered to the Escrow Holder, (i) an unqualified opinion of nationally recognized bond counsel that such reinvestment will not adversely affect the exclusion from gross income of interest payable with respect to the Bonds or the Prior Bonds for purposes of federal income taxation, and (ii) a report by a Verification Agent or any other independent certified public accountant or firm of certified public accountants of favorable national reputation experienced in the refunding of obligations of political subdivisions to the effect that such reinvestment will not adversely affect the sufficiency of the amounts of securities, investments, and money in the Escrow Fund to pay, on September 1, 2013, the accrued interest on the Prior Bonds maturing on and after September 1, 2013, the principal amount of the Prior Bonds maturing on September 1, 2013, and the redemption price of 101% of the principal amount payable with respect to the Prior Bonds maturing after September 1, 2013. The Escrow Holder shall not be liable or responsible for any

loss resulting from any reinvestment made pursuant to this Escrow Agreement and in full compliance with the provisions hereof.

SECTION 6. Irrevocable Deposit; Express Trust. The escrow created hereby shall upon the issuance of the Bonds be irrevocable, and all moneys, Federal Securities, and any securities substituted therefor in accordance with the terms of this Escrow Agreement held in the Escrow Fund shall be subject to the express trust created by this Escrow Agreement until paid out, used and applied in accordance with this Escrow Agreement.

The deposits made pursuant to Section 2 hereof shall, upon the issuance of the Bonds, constitute an irrevocable deposit for the benefit of the Prior Bonds, and the moneys and Federal Securities and any securities substituted therefor in accordance with the terms of this Escrow Agreement, together with any interest paid thereon, shall be held in trust, and shall be applied solely by the Escrow Holder in accordance with the provisions of this Escrow Agreement. Neither the Federal Securities, securities substituted therefor, nor moneys deposited with the Escrow Holder under this Escrow Agreement nor principal or interest payments on any such securities shall, except as provided in Sections 7 and 8 hereof, be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal, premium, if any, and interest on the Prior Bonds.

SECTION 7. Payment of Prior Bonds.

(a) Payment. From the maturing principal of the Federal Securities and the investment income and other earnings thereon and other moneys on deposit in the Escrow Fund, the Escrow Holder shall apply the amounts on deposit in the Escrow Fund to pay, on September 1, 2013, the accrued interest on the Prior Bonds maturing on and after September 1, 2013, the principal amount of the Prior Bonds maturing on September 1, 2013, and the redemption price of 101% of the principal amount payable with respect to the Prior Bonds maturing after September 1, 2013. THE DISTRICT IRREVOCABLY WAIVES ITS RIGHTS TO REDEEM THE PRIOR BONDS ON ANY OTHER DATE. Any moneys remaining in the Escrow Fund after payment in full of the principal of, unpaid interest on, and premium, if any, on the Prior Bonds shall be repaid by the Escrow Holder to the District.

(b) Irrevocable Instructions to Provide Notice. The District hereby irrevocably instructs the Escrow Holder to mail to the owners of the Prior Bonds a Notice of Full Redemption in accordance with Section 4.3 of the Prior Indenture. The form of such Notice of Full Redemption is attached hereto as Exhibit A. The Escrow Holder is hereby irrevocably instructed to mail a copy of such Notice of Full Redemption to the Securities Depositories and to the Information Services, each as defined below.

“**Securities Depositories**” means The Depository Trust Company, 55 Water Street, 22nd Floor, New York, New York 10041-0099, Attn. Call Notification Department, Facsimile transmission: (212) 855-7232, or, in accordance with the then current guidelines of the Securities and Exchange Commission, such other securities depositories, or no such depositories, as the District may indicate in a certificate of the District delivered to the Escrow Holder.

"Information Services" means Financial Information, Inc.'s "Financial Daily Called Bond Service," 30 Montgomery Street, 10th Floor, Jersey City, New Jersey 07302, Attention: Editor; Kenny Information Services' "Called Bond Service," 55 Broad Street, 28th Floor, New York, New York 10004; Moody's Investors Service "Municipal and Government," 77 Center Drive, Suite 150, Charlotte, North Carolina 28217, Attention: Called Bonds Department; and Standard and Poor's "Called Bond Record," 25 Broadway, 3rd Floor, New York, New York 10004; or, in accordance with then current guidelines of the Securities and Exchange Commission, such other services providing information with respect to called bonds, or no such services, as the District may designate in writing to the Escrow Holder.

(c) Unclaimed Moneys. To the extent permitted by law, any moneys which remain unclaimed for (i) two years after the principal of all of the Prior Bonds has become due and payable, if such moneys were so held at such date, or (ii) two years after the date of deposit of such moneys if such moneys were deposited after said date when all of the Prior Bonds become due and payable, shall be repaid by the Escrow Holder to the District, provided, however, that before being required to make any such payment to the District, the Escrow Holder shall at the expense of the District cause to be mailed to the owners of such Prior Bonds a notice that said money remains unclaimed and that, after a date named in such notice, the balance of such money then unclaimed will be returned to the District.

(d) Priority of Payments. The owners of the Prior Bonds shall have a first and exclusive lien on all moneys and securities in the Escrow Fund until such moneys and such securities are used and applied as provided in this Escrow Agreement.

(e) Termination of Obligation. As provided in the Prior Indenture, upon deposit with the Escrow Holder in the Escrow Fund of moneys or securities in the amounts set forth in Section 2 hereof, and the purchase of the various Federal Securities as provided in Sections 2 and 3 hereof, all liability of the District with respect to such Prior Bonds shall cease, terminate and be completely discharged, and the owners thereof shall thereafter be entitled only to payment out of such money deposited with the Escrow Holder as aforesaid for their payment, subject however, to Section 7(c) hereof. The Escrow Holder acknowledges receipt of (i) an opinion of Goodwin Procter LLP, Bond Counsel to the District, addressed to the District and the Escrow Holder that the Prior Bonds have been discharged in accordance with the Prior Indenture and (ii) the Verification Report prepared by the Verification Agent determining that the moneys and securities deposited in the Escrow Account are sufficient to defease the Prior Bonds and discharge the Prior Indenture.

SECTION 8. Application of Certain Terms of the Prior Indenture. All of the terms of the Prior Indenture relating to the transfer and exchange and the making of payments of principal of and interest on the Prior Bonds are incorporated in this Escrow Agreement as if set forth in full herein.

SECTION 9. Performance of Duties. The Escrow Holder agrees to perform only the duties set forth herein and shall have no responsibility to take any action or omit to take any action not set forth herein.

SECTION 10. Escrow Holder's Authority to Make Investments. Except as provided in Sections 2, 3, 4, and 5 hereof, the Escrow Holder shall have no power or duty to invest any funds held under this Escrow Agreement or to sell, transfer or otherwise dispose of the moneys held hereunder.

SECTION 11. Indemnity. To the extent permitted by law, the District hereby assumes liability for, and hereby agrees (whether or not any of the transactions contemplated hereby are consummated) to indemnify, protect, save and keep harmless the Escrow Holder and its respective successors, assigns, agents, and employees, from and against any and all liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, expenses and disbursements (including reasonable legal fees and disbursements) of whatsoever kind and nature which may be imposed on, incurred by, or asserted against, the Escrow Holder at any time (whether or not also indemnified against the same by the District or any other person under any other agreement or instrument, but without double indemnity) in any way relating to or arising out of the execution, delivery and performance of this Escrow Agreement, the establishment hereunder of the Escrow Fund, the acceptance of the funds and securities deposited therein, the purchase of the Federal Securities, the retention of the Federal Securities or the proceeds thereof, and any payment, transfer, or other application of moneys or securities by the Escrow Holder in accordance with the provisions of this Escrow Agreement; provided, however, that the District shall not be required to indemnify the Escrow Holder against the Escrow Holder's own negligence or willful misconduct or the negligence or willful misconduct of the Escrow Holder's respective successors, assigns, agents, and employees. In no event shall the District or the Escrow Holder be liable to any person by reason of the transactions contemplated hereby other than to each other as set forth in this Section. The indemnities contained in this Section shall survive the termination of this Escrow Agreement.

SECTION 12. Responsibility of Escrow Holder. The Escrow Holder and its agents shall not be held to any personal liability whatsoever, in tort, contract, or otherwise, in connection with the execution and delivery of this Escrow Agreement, the establishment of the Escrow Fund, the acceptance of the moneys or securities deposited therein, the purchase of the Federal Securities or the proceeds thereof, the sufficiency of such moneys and securities to pay the Prior Bonds, or any payment, transfer, or other application of moneys by the Escrow Holder in accordance with the provisions of this Escrow Agreement or by reason of any non-negligent omission or non-negligent error of the Escrow Holder made in good faith in the conduct of its duties. The recitals of fact contained in the "Whereas" clauses herein shall be taken as the statements of the District and the Escrow Holder assumes no responsibility for the correctness thereof. The Escrow Holder makes no representation as to the sufficiency of the Federal Securities or other amounts deposited in the Escrow Fund to accomplish the refunding of the Prior Bonds or to the validity of this Escrow Agreement as to the District and, except as otherwise provided herein, the Escrow Holder shall incur no liability in respect thereof. The Escrow Holder shall not be liable in connection with the performance of its duties under this Escrow Agreement except for its own negligence or misconduct, and the duties and obligations of the Escrow Holder shall be determined by the express provisions of this Escrow Agreement. The Escrow Holder may consult with counsel, who may or may not be counsel to the District, and in reliance upon the written opinion of such counsel shall have full and complete authorization and protection in respect of any action taken, suffered or omitted by it in good faith in accordance therewith. Whenever the Escrow Holder shall deem it necessary or desirable that

a matter be proved or established prior to taking, suffering, or omitting any action under this Escrow Agreement, such matter may be deemed to be conclusively established by a certificate signed by an officer of the District or the City.

SECTION 13. Amendments. This Escrow Agreement is made for the benefit of the District and the owners from time to time of the Prior Bonds, and it shall not be repealed, revoked, altered or amended without the written consent of all such owners, the Escrow Holder, and the District; provided, however, that the District and the Escrow Holder may, without the consent of, or notice to, such owners, amend this Escrow Agreement or enter into such agreements supplemental to this Escrow Agreement as shall not adversely affect the rights of such owners or the exclusion from gross income of interest payable on the Prior Bonds for purposes of federal income taxation, and as shall not be inconsistent with the terms and provisions of this Escrow Agreement or the Prior Indenture, for any one or more of the following purposes: (i) to cure any ambiguity or formal defect or omission in this Escrow Agreement; (ii) to grant to, or confer upon, the Escrow Holder for the benefit of the owners of the Prior Bonds, any additional rights, remedies, powers or authority that may lawfully be granted to, or conferred upon, such owners or the Escrow Holder; and (iii) to include under this Escrow Agreement additional funds, securities, or properties. The Escrow Holder shall be entitled to rely conclusively upon an unqualified opinion of nationally recognized bond counsel, with respect to compliance with this Section, including the extent, if any, to which any change, modification, addition or elimination affects the rights of the owners of the Prior Bonds or that any instrument executed hereunder complies with the conditions and provisions of this Section.

SECTION 14. Insufficient Funds. If at any time the moneys and investments in the Escrow Fund, including the anticipated earnings thereon, will not be sufficient to make all payments required by this Escrow Agreement, the Escrow Holder shall notify the District in writing, immediately upon its actual knowledge of such deficiency, of the amount thereof and if actually known to it the reason therefor. The Escrow Holder shall have no further responsibility regarding any such deficiency.

SECTION 15. Notices. In the event that this agreement or any provision thereof is severed, amended or revoked, the District shall provide written notice of such severance, amendment or revocation to Standard & Poor's Ratings Service, 55 Water Street, 38th Floor New York, New York 10041 Attention: Public Finance Surveillance Group. Any notice to or demand upon the Escrow Holder may be served or presented, and such demand may be made to Wells Fargo Bank, National Association, 707 Wilshire Blvd., 17th Floor, Los Angeles, California, 90017, Attention: Corporate Trust Services, Ref: City of Oxnard. Any notice to or demand upon the District shall be deemed to have been sufficiently given or served for all purposes by being mailed by registered or certified mail, and deposited, postage prepaid, in a post office letter box, addressed to the District c/o the City of Oxnard, 300 West Third Street, Oxnard, California, 93030, Attention: Chief Financial Officer (or such other address as may have been filed in writing by the District with the Escrow Holder).

SECTION 16. Term. This Escrow Agreement shall commence upon its execution and delivery and shall terminate on the later to occur of either (i) the date upon which the Prior Bonds have been paid in accordance with this Escrow Agreement or (ii) the date upon which no unclaimed moneys remain on deposit with the Escrow Holder pursuant to Section 7(c) hereof.

SECTION 17. Compensation. The Escrow Holder shall receive its reasonable fees and expenses as previously agreed to by the Escrow Holder and the District and any other reasonable fees and expenses approved by the District; provided, however, that under no circumstances shall the Escrow Holder be entitled to any lien whatsoever on any moneys or obligations in the Escrow Fund for the payment of fees and expenses for services rendered or expenses incurred by the Escrow Holder under this Escrow Agreement.

SECTION 18. Severability. If any one or more of the covenants or agreements provided in this Escrow Agreement to be performed on the part of the District or the Escrow Holder should be determined by a court of competent jurisdiction to be contrary to law, such covenants or agreements shall be null and void and shall be deemed separate from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Escrow Agreement.

SECTION 19. Counterparts. This Escrow Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as an original but all of which shall constitute and be but one and the same instrument.

SECTION 20. Governing Law. This Escrow Agreement shall be construed under the laws of the State of California.

IN WITNESS WHEREOF, the parties hereto have caused this Escrow Agreement to be executed by their duly authorized officers as of the date first above written.

WELLS FARGO BANK NATIONAL
ASSOCIATION, as Escrow Holder

By: _____
Its: Authorized Officer

COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY) OF THE
CITY OF OXNARD

By: _____
James Cameron,
Chief Financial Officer of
the City of Oxnard

SCHEDULE A

On the date of issuance of the Bonds, Wells Fargo Bank, National Association, as Escrow Holder, shall receive and deposit the moneys referred to in Section 2 of the Escrow Agreement as follows: **[CONFIRM NO OTHER SOURCES OF FUNDS:]**

SOURCES OF FUNDS TO BE RECEIVED FOR DEPOSIT IN THE ESCROW FUND

Bond proceeds

Special Tax Fund held by City (exclusive of amounts in the
Administrative Expense Fund therein)

Bond Payment Fund of Prior Indenture

Redemption Fund of Prior Indenture

Reserve Fund of Prior Indenture

TOTAL SOURCES

USES OF FUNDS DEPOSITED IN ESCROW FUND

Purchase of Federal Securities

Cash to be held in Escrow Fund

TOTAL USES

SCHEDULE B

Copy of Subscription for Purchase of Federal Securities

Exhibit A

NOTICE OF FULL REDEMPTION

**TO THE HOLDERS OF
COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY)
OF THE CITY OF OXNARD
2005 SPECIAL TAX BONDS**

NOTICE is hereby given on behalf of Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard (the “**District**”) that, pursuant to Section 4.1(a) of the Indenture dated as of October 1, 2005 (the “**Indenture**”), by and between the District and Wells Fargo Bank, National Association, as fiscal agent (the “**Fiscal Agent**”), the above-referenced bonds (the “**Bonds**”), originally issued on November 15, 2005, in the aggregate principal amount of \$32,275,000 as listed below are being called for redemption on September 1, 2013 (the “**Redemption Date**”), at the redemption price of 101% (expressed as a percentage of the principal amount of Bonds called for redemption) (the “**Redemption Price**”) plus accrued interest to the Redemption Date. On and after September 1, 2013, interest shall cease to accrue on the Bonds.

Maturity Date (September 1)	Interest Rate	Redemption Price	Principal Amount Called	CUSIP No.
September 1, 2014	4.300%	101%	\$430,000	691901CQ3
September 1, 2015	4.400%	101%	\$485,000	691901CR1
September 1, 2016	4.500%	101%	\$545,000	691901CS9
September 1, 2017	4.625%	101%	\$610,000	691901CT7
September 1, 2018	4.700%	101%	\$680,000	691901CU4
September 1, 2019	4.750%	101%	\$755,000	691901CV2
September 1, 2020	4.800%	101%	\$835,000	691901CW0
September 1, 2022	5.000%	101%	\$1,930,000	691901CX8
September 1, 2023	5.000%	101%	\$1,105,000	691901CY6
September 1, 2025	5.125%	101%	\$2,525,000	691901CZ3
September 1, 2028	5.000%	101%	\$4,670,000	691901DA7
September 1, 2035	5.000%	101%	\$16,045,000	691901DB5

Payment of the Redemption Price on the Bonds called for redemption will become due and payable on the Redemption Date upon presentation and surrender thereof in the following manner.

By Registered or Certified Mail:
Wells Fargo Bank Minnesota, N.A.
Attn: Corporate Trust Operations
P.O. Box 1517
Minneapolis, MN 55480-1517

If in person, by hand:
Wells Fargo Bank Minnesota, N.A.
Northstar East Building
608 Second Avenue South
12th Floor-Corporate Trust Services
Minneapolis, MN

By Air Courier:
Wells Fargo Bank Minnesota, N.A.
Attn: Investor & Payment Services
MAC Code: N9303-121
Sixth and Marquette
Minneapolis, MN 55479

Our customer service number is 1-800-344-5128.

Registered or certified mail is suggested when submitting Bonds for payment.

When inquiring about this redemption, please have the Bond number available. Please inform the customer service representative of the CUSIP number(s) of the affected Bonds.

Withholding of 30% of gross redemption proceeds of any payment made within the United States may be required by the Economic Growth and Tax Relief Reconciliation Act of 2001, unless the Trustee has the correct taxpayer identification number (social security or employer identification number) or exemption certificate of the payee. Please furnish a properly completed Form W-9 or exemption certificate or equivalent when presenting your securities.

The CUSIP numbers have been assigned by Standard & Poor's Corporation and are included solely for the convenience of the Bondholders. Neither the District nor the Fiscal Agent shall be responsible for the selection or use of the CUSIP numbers nor is any representation made as to their correctness on the Bonds or as indicated in any redemption notice.

Dated: July __, 2013
Loan Key: _____

Wells Fargo Bank, National Association
as Fiscal Agent

\$ _____
CITY OF OXNARD
Community Facilities District No. 3
(Seabridge at Mandalay Bay)
2013 Special Tax Refunding Bonds

PURCHASE AGREEMENT

_____, 2013

City of Oxnard
300 W. Third Street, Third Floor
Oxnard, California 93030

Ladies and Gentlemen:

The undersigned Piper Jaffray & Co. (the "Underwriter") offers to enter into this Purchase Agreement (this "Purchase Agreement") with the Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard (the "District") acting through the City Council (the "**City Council**") of the City of Oxnard, California (the "**City**"), as the legislative body of the District, which upon acceptance will be binding upon the Underwriter, the City and the District. The agreement of the Underwriter to purchase the above-captioned bonds (the "Bonds") is contingent upon the City satisfying all the obligations imposed upon it under this Purchase Agreement. This offer is made subject to the City's acceptance by executing this Purchase Agreement and delivering it to the Underwriter on the date hereof. The Underwriter may withdraw the offer by notifying the City in writing at any time prior to acceptance. All capitalized terms used, but not defined, herein have the meanings assigned to them in the Fiscal Agent Agreement (as hereinafter defined).

Proceeds of the Bonds will be used primarily to refund the District's \$32,275,000 original aggregate principal amount of the "Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2005 Special Tax Bonds" (the "Prior Bonds"), which were issued on November 15, 2005. In order to accomplish the refunding, net proceeds of the Bonds, together with certain other funds on hand with respect to the Prior Bonds, will be transferred to Wells Fargo Bank, National Association, as Escrow Holder for the Prior Bonds (the "Escrow Holder"), for deposit in an escrow fund (the "Escrow Fund") to be established under an Escrow Agreement dated as of July 1, 2013, by and between the City and the Escrow Holder (then "Escrow Agreement").

1. Purchase, Sale and Delivery of the Bonds.

(a) Subject to the terms and conditions, and in reliance upon the representations, warranties and agreements set forth herein, the Underwriter hereby agrees to purchase from the City, and the City hereby agrees to sell to the Underwriter, all (but not less than all) of the

ATTACHMENT NO. 4
PAGE 1 OF 18

\$_____ aggregate principal amount of the Bonds, dated as of their date of delivery, bearing interest at the rates and maturing on the dates and in the principal amounts set forth in Exhibit A hereto. The purchase price for the Bonds shall be \$_____ (representing the principal of amount of the Bonds, less an underwriter's discount of \$_____ and less a net original issue discount of \$_____). The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from the Special Taxes as provided in the Fiscal Agent Agreement, dated as of July 1, 2013, by and between the City and The Wells Fargo Bank, National Association, as fiscal agent (the "Fiscal Agent"), the Official Statement (as hereinafter defined), and the Mello-Roos Community Facilities Act of 1982, constituting Section 53311 et seq. of the California Government Code (the "Mello-Roos Act") and the Resolution adopted by the City Council of the City on _____, 2013 (the "Resolution of Issuance"), which resolution, among other matters, authorized the issuance of the Bonds.

The Underwriter agrees to make a bona fide initial public offering of all of the Bonds in compliance with federal and state securities laws, at a price not in excess of the initial offering prices (or yields) set forth in Exhibit A attached hereto and incorporated herein by reference. Subsequent to the initial public offering, the Underwriter reserves the right to change the public offering prices (or yields) as it deems necessary in connection with the offering of the Bonds, without any requirement of prior notice, provided that the Underwriter shall not change the interest rates set forth in Exhibit A. The Bonds may be offered and sold to certain dealers at prices lower than such initial offering prices.

The City acknowledges that the Underwriter is entering into this Purchase Agreement in reliance on the representations, warranties and agreements made by the City herein, and the City shall take all action necessary to enforce its rights hereunder for the benefit of the Underwriter and shall immediately notify the Underwriter if it becomes aware that any representation, warranty or agreement made by the City herein is incorrect in any material respect.

The City, on behalf of itself and the District, acknowledges and agrees that: (i) the primary role of the Underwriter, as an underwriter, is to purchase securities for resale to investors in an arm's-length commercial transaction between the City and the Underwriter and that the Underwriter has financial and other interests that differ from those of the City; (ii) the Underwriter is not acting as a municipal advisor, financial advisor or fiduciary to the City or any other person or entity and has not assumed any advisory or fiduciary responsibility to the City with respect to the transaction contemplated hereby and the discussions, undertakings and proceedings leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the City on other matters); (iii) the only obligations the Underwriter has to the City with respect to the transaction contemplated hereby expressly are set forth in this Purchase Agreement; and (iv) the City has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent each has deemed appropriate in connection with the transaction contemplated herein.

(b) The Preliminary Official Statement, dated _____, 2013 relating to the Bonds, together with all appendices thereto, is herein called the "Preliminary Official Statement." The City hereby ratifies the use by the Underwriter of the Preliminary Official Statement and authorizes the Underwriter to use and distribute the Preliminary Official Statement, the Official Statement (as defined below), the Fiscal Agent Agreement, the Resolution of Issuance and this Purchase Agreement, and all information contained therein, and all other documents, certificates and written statements furnished by the City to the Underwriter in connection with

the transactions contemplated by this Purchase Agreement, in connection with the offer and sale of the Bonds by the Underwriter. The term "Official Statement" means the Preliminary Official Statement, as modified with the prior approval of the Underwriter and the City, for use by the Underwriter in connection with the sale of the Bonds.

(c) Subject to preparation of the Official Statement with the assistance of the Underwriter, the City shall deliver or cause to be delivered to the Underwriter promptly after acceptance hereof copies of the Official Statement. The City shall deliver any amount of copies of the Official Statement as are requested by the Underwriter in order to comply with Rule 15c2-12 promulgated under the Securities Exchange Act of 1934 ("Rule 15c2-12"). The City shall deliver these copies to the Underwriter within seven business days after the execution of this Purchase Agreement and thereafter for such period of time ending on a date referred to herein as the "End Date", which date is the earlier of: (1) 90 days after the end of the underwriting period (as defined in Rule 15c2-12); or (2) the time when the Official Statement becomes available from Municipal Securities Rulemaking Board's Electronic Municipal Market Access, but in no event less than 25 days after the underwriting period (as defined in Rule 15c2-2) ends.

(d) At 8:00 o'clock A.M., Pacific Time, on _____, 2013, or at such other time or date as shall be agreed upon by the Underwriter and the City (such time and date being herein referred to as the "Closing Date"), the City, on behalf of the District, will deliver to the Underwriter, at a location or locations to be designated by the Underwriter, the Bonds in book-entry form (all Bonds having had the CUSIP numbers assigned to them thereon), duly executed by the officers of the City, on behalf of the District, as provided in the Fiscal Agent Agreement, and the other documents herein mentioned; and the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in paragraph (a) of this section in immediately available funds (such delivery and payment being herein referred to as the "Closing"). The Bonds shall be made available to the Underwriter, or its designee, not later than the last business day before the Closing Date for purposes of inspection and packaging. Upon initial issuance, the ownership of such Bonds shall be registered in the registration books kept by the Fiscal Agent in the name of Cede & Co., as the nominee of The Depository Trust Company.

2. Representations, Warranties and Agreements of the City. The City hereby represents and warrants to and agrees with the Underwriter that:

(a) The City is duly organized and validly existing as a general law city under the Constitution and laws of the State and has duly authorized the formation of the District pursuant to a resolution duly adopted by the City Council (the "CFD Formation Resolution") and the Mello-Roos Act. The City Council, as the legislative body of the City and the District, has duly adopted the CFD Formation Resolution and has caused to be recorded in the real property records of the County of Ventura, notices of special tax lien and any required amendments thereof (collectively, the "Notice of Special Tax Lien") (the CFD Formation Resolution and Notice of Special Tax Lien being collectively referred to herein as the "Formation Documents"). The Formation Documents remain in full force and effect as of the date hereof and has not been amended. The District is duly organized and validly existing as a community facilities district under the laws of the State.

(b) The City hereby acknowledges that the Underwriter is entering into this Purchase Agreement in reliance on the representations, warranties and agreements made by the City herein, and the City shall take all action necessary to enforce its rights hereunder for the benefit of the Underwriter and shall immediately notify the Underwriter if it becomes aware that any

representation, warranty or agreement made by the City herein is incorrect in any material respect.

(c) The governing body of the City has duly and validly adopted the Resolution of Issuance and has duly authorized and approved the delivery and use of the Preliminary Official Statement, which it hereby deems near final as of its date, the execution, delivery and use of the Official Statement, the execution and delivery of the Bonds, the Fiscal Agent Agreement, the Escrow Agreement, this Purchase Agreement and the performance by the City of its obligations contained therein, and the taking of any and all action on its part as may be necessary to carry out, give effect to and consummate the transactions on the part of the City contemplated by each of said documents, and the Fiscal Agent Agreement and this Purchase Agreement (assuming due authorization, execution and delivery by the other parties thereto, where necessary) will constitute the valid, legal and binding obligations of the City, enforceable in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, arrangement, moratorium and other similar laws affecting the enforcement of creditors' rights in general and to the application of equitable principles if equitable remedies are sought.

(d) At the Closing Date, the City will have full legal right, power and authority to (i) execute, deliver and perform its obligations under this Purchase Agreement and to carry out all other transactions on its part contemplated hereby, (ii) issue, sell and deliver the Bonds to the Underwriter pursuant to the Fiscal Agent Agreement as provided herein, and (iii) carry out, give effect to and consummate the transactions on its part contemplated by the Resolution of Issuance, the Fiscal Agent Agreement and this Purchase Agreement.

(e) The City is, and at the Closing Date will be, in compliance, in all respects, with its obligations under the Resolution of Issuance, Fiscal Agent Agreement, the Mello-Roos Act and this Purchase Agreement.

(f) The City is not in breach of or in default under any applicable law or administrative rule or regulation of the State of California or the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, trust agreement, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the performance by the City of its obligations under the Resolution of Issuance, the Bonds, the Fiscal Agent Agreement or this Purchase Agreement.

(g) The adoption by the governing body of the City of the Resolution of Issuance, and the execution and delivery by the City of the Fiscal Agent Agreement, the Bonds, the Escrow Agreement or this Purchase Agreement, and compliance by the City with the provisions hereof and thereof, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State of California or the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, trust agreement, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the performance by the City of its obligations under the Resolution of Issuance, the Bonds, the Fiscal Agent Agreement, the Escrow Agreement and this Purchase Agreement.

(h) All approvals, consents, authorizations, elections and orders of or filings or registrations with any governmental authority, board, agency or commission having jurisdiction

which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the City of its obligations hereunder, or under the Resolution of Issuance, the Bonds, the Escrow Agreement or the Fiscal Agent Agreement have been obtained and are in full force and effect; provided that no representation is made as to any necessary "blue sky" filings.

(i) The Bonds and the Fiscal Agent Agreement conform as to form and tenor to the descriptions thereof contained in the Official Statement and when delivered to and paid for by the Underwriter on the Closing Date as provided herein the Bonds will be validly issued and outstanding and entitled to all the benefits of the Fiscal Agent Agreement and the Resolution of Issuance.

(j) The City has deemed the Preliminary Official Statement to be near final as of the date of the Preliminary Official Statement, as required by Rule 15c2-12. As of the date thereof and at all times up to the Closing Date, the information contained in the Preliminary Official Statement is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

(k) If between the date of this Purchase Agreement and the End Date an event occurs, of which the City has knowledge, which might or would cause the information relating to the City, the District or the City's functions, duties and responsibilities contained in the Official Statement, as then supplemented or amended, to contain an untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make such information therein, in the light of the circumstances under which it was presented, not misleading, the City will notify the Underwriter, and if, in the opinion of the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Official Statement, the City will cooperate with the Underwriter in the preparation of an amendment or supplement to the Official Statement in a form and in a manner approved by the Underwriter, provided all expenses thereby incurred for such publication will be paid for by the City.

(l) No action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body is pending or to the knowledge of the officers of the City executing this Purchase Agreement, is threatened in any way, affecting the existence of the City or the District or the titles of the City's officers to their respective offices or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, the application of the proceeds thereof in accordance with the Fiscal Agent Agreement or the collection or application of the Special Tax or the proceeds thereof pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Fiscal Agent Agreement, this Purchase Agreement, the Escrow Agreement or any action of the City contemplated by any of said documents, or in any way contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or the powers of the City or its authority with respect to the Bonds, the Fiscal Agent Agreement, the Resolution of Issuance, the Escrow Agreement, this Purchase Agreement or any action of the City contemplated by any of said documents, or which would adversely affect the exemption of interest paid on the Bonds from federal income taxation or California personal income taxation, and to the knowledge of the officer of the City executing this Purchase Agreement there is no basis therefor.

(m) The City will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order for the Underwriter to qualify the Bonds for offer and sale under the "blue sky" or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate; provided, however, the City shall not be required to register as a dealer or a broker of securities or consent to service of process or register as a foreign corporation in any such state or jurisdiction.

(n) Any certificate signed by any authorized official of the City authorized to do so and delivered by the City to the Underwriter shall be deemed a representation and warranty by the City to the Underwriter as to the statements made therein.

(o) The City is not in default, and it has not been in default at any time, as to the payment of principal or interest with respect to an obligation of the City or with respect to an obligation guaranteed by the City as guarantor or successor of a guarantor, which default has or could have a material adverse affect on the ability of the City to comply with its obligations under this Purchase Agreement, the Bonds or the Fiscal Agent Agreement.

(p) The City has not been notified by any listing or proposed listing by the Internal Revenue Service to the effect that it is a bond issuer whose arbitrage certifications may not be relied upon.

(q) The City will not knowingly take or omit to take any action, which action or omission will in any way cause the proceeds from the sale of the Bonds to be applied in a manner other than as provided in the Fiscal Agent Agreement or which would cause the interest on the Bonds to be includable in gross income for federal income tax purposes.

(r) The City will enter into a written agreement or contract, constituting an undertaking (the "Undertaking"), to provide ongoing disclosure about the District for the benefit of the Bondholders on or before the Closing Date as required by Section (b)(5)(i) of Rule 15c2-12. The Undertaking shall be as provided in a Continuing Disclosure Certificate substantially in the form and substance as an attached to the Preliminary Official Statement, with such changes as may be agreed to in writing by the Underwriter.

(s) The City has not failed in any material respect to comply with any undertaking of the Issuer under the Rule in the previous five years.

(t) The City agrees: (a) to inform the Underwriter, from time to time, upon the reasonable request of the Underwriter, of the amount then on deposit in the Reserve Fund; and (b) to make available to the Underwriter, upon reasonable request of the Underwriter, at the expense of the City, sufficient copies of its audited financial statements, if any, and any resolutions of its legislative body with respect to the Bonds and other documents relating to the Bonds and pertaining to the City adopted or executed, as the case may be, after the Closing Date, to the extent that such documents are publicly available.

3. Conditions to the Obligations of the Underwriter. The obligations of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties on the part of the City contained herein, as of the date hereof and as of the Closing Date, to the accuracy in all material respects of the statements of the officers and other officials of the City and other persons and entities made in any certificates or other documents furnished

pursuant to the provisions hereof, to the performance by the City of its obligations to be performed hereunder at or prior to the Closing Date and to the following additional conditions (any of which may be waived by the Underwriter):

(a) At the Closing Date, the Resolution of Issuance and the Fiscal Agent Agreement shall be in full force and effect according to their terms, and shall not have been otherwise amended, modified or supplemented after the date hereof, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds and with the transactions contemplated thereby and by this Purchase Agreement, such actions as, in the opinion of Goodwin Procter LLP, Los Angeles, California, Bond Counsel for the City ("Bond Counsel"), shall be necessary and appropriate in order for Bond Counsel to render its approving opinion, as contemplated in Section 3(c)(2) hereof;

(b) Between the date hereof and the Closing Date, the market price or marketability of the Bonds at the initial offering prices shall not have been materially adversely affected, in the judgment of the Underwriter (evidenced by a written notice to the City terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

(1) legislation shall have been enacted by the United States or the State of California or shall have been reported out of committee or be pending in committee, or a decision shall have been rendered by a court of the United States or the Tax Court of the United States, or a ruling shall have been made or a regulation or a temporary regulation shall have been proposed or made or any other release or announcement shall have been made by the Treasury Department of the United States or the Internal Revenue Service, with respect to Federal or California taxation upon interest received on obligations of the general character of the Bonds, which in the reasonable opinion of the Underwriter materially adversely affects the market for the Bonds;

(2) the occurrence of any outbreak of hostilities or other national or international calamity or crisis, or the escalation of an existing national or international calamity or crisis, the effect of such outbreak, calamity or crises on the financial markets of the United States being such as would make it impracticable, in the reasonable opinion of the Underwriter, for the Underwriter to sell the Bonds;

(3) a general suspension of trading on the New York Stock Exchange or other minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on the New York Stock Exchange or any other exchange, whether by virtue of a determination by the New York Stock Exchange or such other exchange or by orders of the Securities and Exchange Commission or any other governmental authority;

(4) declaration of a general banking moratorium shall have been declared by either Federal, California or New York authorities having jurisdiction and be in force;

(5) establishment of any new restrictions in securities materially affecting the free market for securities (including the imposition of any limitations on interest rates) or the charge to the net capital requirements of the Underwriter established by the New York Stock Exchange, the Securities and Exchange Commission, any other Federal or state agency or the Congress of the United States, or by Executive Order;

(6) the occurrence of an adverse event in the affairs of the City that, in the opinion of the Underwriter, materially impairs the investment quality of the Bonds;

(7) legislation enacted (or resolution passed) by the Congress of the United States of America, or an order, decree or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, including any or all underlying arrangements, are not exempt from registration under the Securities Act of 1933, as amended, or that the Fiscal Agent Agreement is not exempt from qualification under the Trust Fiscal Agent Agreement Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds, or of the Bonds, including any or all underlying arrangements, as contemplated hereby or by the Official Statement, is or would be in violation of the federal securities laws as amended and then in effect;

(8) any amendment to the federal or California Constitution or action by any federal or California court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the City, its property, income or securities (or interest thereon), the validity or enforceability of the Special Tax or the ability of the City, to issue the Bonds and levy the Special Tax as contemplated by the Resolution of Issuance, the Fiscal Agent Agreement and the Official Statement; or

(9) any event occurring, or information becoming known which, in the judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Preliminary Official Statement or the Official Statement, or results in the Preliminary Official Statement or the Official Statement containing any untrue statement of a material fact or omitting to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(c) On or prior to the Closing Date, the Underwriter shall have received counterpart originals, or certified copies, of the following documents, in each case satisfactory in form and substance to the Underwriter:

(1) One counterpart original or copy certified by a duly authorized officer of the City of a complete transcript of all proceedings of the City relating to the approval of the Fiscal Agent Agreement, this Purchase Agreement, the Escrow Agreement, the Preliminary Official Statement, and the Official Statement and the authorization, issuance, sale and delivery of the Bonds, together with a certificate dated as of the Closing Date of a duly authorized officer of the City to the effect that each included resolution and the Fiscal Agent Agreement is a true, correct and complete copy of the one duly adopted by the City Council of the City and that none have been amended, modified or rescinded since adoption (except as reflected in said transcript or as may have been agreed to in writing by the Underwriter) and is in full force and effect as of the Closing Date;

(2) An approving opinion, dated the Closing Date and addressed to the City, of Bond Counsel in form and substance as attached as APPENDIX D to the Official Statement;

(3) A supplemental opinion, dated the Closing Date and addressed to the Underwriter, of Bond Counsel to the effect that:

(i) The statements contained in the Official Statement under the captions "THE BONDS," "SECURITY FOR THE BONDS" and "TAX MATTERS", insofar as such statements expressly summarize certain provisions of the Fiscal Agent Agreement, the resolutions of the City with respect to the Bonds, and the opinions of such counsel concerning certain federal and state tax matters relating to the Bonds, present fair and accurate summaries thereof.

(ii) The Bonds are exempt from registration pursuant to the Securities Act of 1933, as amended, and the Fiscal Agent Agreement is exempt from qualification pursuant to the Trust Fiscal Agent Agreement Act of 1939, as amended.

(4) A letter, dated the Closing Date and addressed to the Underwriter, of Disclosure Counsel, to the effect that Disclosure Counsel is not passing upon and has not undertaken to determine independently or to verify the accuracy or completeness of the statements contained in the Official Statement, and is, therefore, unable to make any representation to the Underwriter in that regard, but on the basis of its participation in conferences with representatives of the City, the City Attorney, Bond Counsel, representatives of the Underwriter and others, during which conferences the content of the Official Statement and related matters were discussed, and its examination of certain documents, and, in reliance thereon and based on the information made available to it in its role as Disclosure Counsel and its understanding of applicable law, Disclosure Counsel advises the Underwriter as a matter of fact, but not opinion, that no information has come to the attention of the attorneys in the firm working on such matter which has led them to believe that the Preliminary Official Statement as of its date and the Official Statement as of its date and as of the Closing Date (excluding therefrom the financial and statistical data, forecasts, charts, numbers, estimates, projections, assumptions and expressions of opinion included in the Official Statement, information regarding DTC and its book-entry system and the information set forth in the Appendices thereto, as to all of which no opinion is expressed) contained any untrue statement of a material fact or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, and advising the Underwriter that, other than reviewing the various certificates and opinions required by this Purchase Agreement regarding the Official Statement, Disclosure Counsel has not taken any steps since the date of the Official Statement to verify the accuracy of the statements contained in the Official Statement;

(5) an opinion of the City Attorney, dated the date of Closing and addressed to the City, the Fiscal Agent and the Underwriter, in form and substance satisfactory to the Underwriter, to the effect that:

(A) the City is a public body, corporate and politic, duly organized and validly existing under the laws of the State of California;

(B) the resolution of the City approving and authorizing the execution and delivery of the Fiscal Agent Agreement and approving the Official Statement was duly adopted at a meeting of the governing body of the City which was called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout;

(C) the Fiscal Agent Agreement has been validly authorized, executed and delivered by the City, and, assuming due authorization, execution and delivery by the other parties thereto, constitutes the legal, valid and binding agreement of the City, enforceable in accordance with its terms, except as enforcement thereof may be limited by bankruptcy, insolvency or other laws affecting the enforcement of creditors' rights and by the application of equitable principles if equitable remedies are sought;

(D) there is no action, suit, proceeding or investigation at law or in equity before or by any court, public board or body pending with respect to which the City has been served or, to the best of such counsel's knowledge, threatened against or affecting the City, which would adversely impact the City's ability to complete the transactions contemplated by the Fiscal Agent Agreement, the Escrow Agreement and the Bonds, to restrain or enjoin the collection of the Special Taxes, or in any way contesting or affecting the validity of the Bonds, the Fiscal Agent Agreement or the transactions described in and contemplated hereby wherein an unfavorable decision, ruling or finding would adversely affect the validity and enforceability of the Bonds, the Fiscal Agent Agreement or the Escrow Agreement or in which a final adverse decision could materially adversely affect the operations of the City;

(E) the execution and delivery of the Fiscal Agent Agreement and the Escrow Agreement and the approval of the Official Statement and compliance with the provisions of the Fiscal Agent Agreement and hereof, under the circumstances contemplated thereby, do not in any material respect conflict with or constitute on the part of the City a breach of or default under any agreement or other instrument to which the City is a party or by which it is bound or any existing law, regulation, court order or consent decree to which the City is subject which breach or default has or may have a material adverse effect on the ability of the City to perform its obligations under the Fiscal Agent Agreement; and

(F) no authorization, approval, consent, or other order of any court or governmental body is required for the valid authorization, execution and delivery of the Fiscal Agent Agreement by the City and the approval by the City of the Official Statement or the consummation by the City of the transactions on its part contemplated herein and in the Official Statement, except such as have been obtained and except such as may be required under state securities or blue sky laws in connection with the purchase and distribution of the Bonds by the Underwriter;

(6) A certificate, dated the Closing Date and signed by an authorized officer of the City, ratifying the use and distribution by the Underwriter of the Preliminary Official Statement and the Official Statement in connection with the offering and sale of the Bonds, and certifying that (i) the representations and warranties made by the City contained herein are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date; (ii) to the best knowledge of such officer, no event has occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purpose for which it is to be used or which it is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect; (iii) the City has complied with all the agreements and satisfied all the conditions on its part to be satisfied under this Purchase Agreement, the CFD Resolution and the Official Statement at or prior to the Closing Date; and (iv) all information in the Official Statement relating to the City and the District (other than information therein provided by the Special Tax Consultant) is true and correct in all material respects as of the date of the Official Statement and as of the Closing Date;

(7) Continuing Disclosure Certificate (or agreement) of the City, in the form and substance substantially as set forth as an exhibit to the Preliminary Official Statement, with such changes as may be agreed to in writing by the Underwriter;

(8) An issue price certificate of the Underwriter in form and substance reasonably satisfactory to Bond Counsel and the Underwriter;

(9) A verification report of an independent certified public accountant verifying the accuracy of the mathematical computations concerning the adequacy of the maturing principal amounts of the government obligations, together with other moneys, if any, to be deposited with the City in the escrow established for the Prior Bonds to pay when due pursuant to the stated maturity or call for redemption the principal of and interest and premium, if any, with respect to the Prior Bonds; and

(10) An opinion of counsel to the Underwriter, dated the date of the Closing, addressed to the Underwriter in form and substance acceptable to the Underwriter; and

(11) A certificate, dated the Closing Date from NBS Government Finance Group addressed to the City and the Underwriter to the effect that: (i) the Special Tax, if collected in the maximum amounts permitted pursuant to the Rate and Method of Apportionment of Special Taxes as of the Closing Date, would generate at least 100% of the maximum annual debt service payable with respect to the Bonds, based on such assumptions and qualifications as shall be acceptable to the Underwriter; and (ii) the statements in the Official Statement concerning Special Taxes and all information supplied by it for use in the Official Statement were as of the date of the Official Statement and are as of the Closing Date true and correct, and do not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading; and

(12) Certified copies of the general resolutions of the Fiscal Agent authorizing the execution and delivery of certain documents by certain officers of the Fiscal Agent, which resolutions authorize the execution of the Fiscal Agent Agreement and the authentication of the Bonds; and

(13) Certificate of the Fiscal Agent, addressed to the Underwriter and the City dated the Closing Date, to the effect that: (i) the Fiscal Agent has full power and authority to perform its duties under the Fiscal Agent Agreement and the Escrow Agreement; (ii) the Fiscal Agent is duly authorized to execute and deliver the Fiscal Agent Agreement and the Escrow Agreement, to accept the obligations created by the Fiscal Agent Agreement and the Escrow Agreement and to authenticate the Bonds pursuant to the terms of the Fiscal Agent Agreement; (iii) assuming due authorization, execution and delivery thereof by the City and the other parties thereto, constitute valid and binding agreements of the Fiscal Agent and the Escrow Holder, as applicable, enforceable against the Fiscal Agent and the Escrow Holder, as applicable, in accordance with their respective terms, and the Bonds have been authenticated in accordance with the Mello-Roos Act by a duly authorized officer or signatory of the Fiscal Agent; (iv) no consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over the Fiscal Agent and the Escrow Holder that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Fiscal Agent and the Escrow Holder, as applicable, of the other transactions contemplated to be performed by the Fiscal Agent and the Escrow Holder in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Fiscal Agent

Agreement and the Escrow Agreement; and (v) to the best of its knowledge, compliance with the terms of the Fiscal Agent Agreement and the Escrow Agreement will not conflict with, or result in a violation or breach of, or constitute a default under, any loan agreement, indenture, bond, note, resolution or any other agreement or instrument to which the Fiscal Agent or Escrow Holder, as applicable, is a party or by which it is bound, or any law or any rule, regulation, order or decree of any court or governmental agency or body having jurisdiction over the Fiscal Agent and Escrow Holder or any of its activities or properties; and

(14) Opinions of counsel to the Fiscal Agent, dated the Closing Date, addressed to the Underwriter and the City, to the effect that the Fiscal Agent is a national banking association duly organized and validly existing under the laws of the United States of America having full power and being qualified to enter into, accept and agree to the provisions of the Fiscal Agent Agreement, and that such document has been duly authorized, executed and delivered by the Fiscal Agent, and, assuming due execution and delivery by the other parties thereto, each constitutes the legal, valid and binding obligation of the Fiscal Agent, enforceable in accordance with its terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and except as such enforceability may be limited by the application of equitable principles if equitable remedies are sought; and

(15) A certificate of the City dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended; and

(16) An issue price certificate of the Underwriter in form and substance reasonably satisfactory to Bond Counsel and the Underwriter; *provided* that such certificate shall include a statement to the effect that nothing therein represents any interpretation by the Underwriter of any laws, rules or regulations under the Internal Revenue Code of 1986, as amended; and

(17) An Information Return for Tax-Exempt Bond Issues (Internal Revenue Service Form 8038-G), in a form satisfactory to Bond Counsel for filing, executed by a duly authorized officer of the City, together with evidence that such Form 8038-G has been mailed; and

(18) Copies of filings with the California Debt and Investment Advisory Commission relating to the issuance of the Bonds; and

(19) A copy of the Blanket Letter of Representations to DTC relating to the Bonds signed by the City; and

(20) Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the statements and information contained in the Official Statement, of the City's representations and warranties contained herein and the due performance or satisfaction by the City at or prior to the Closing Date of all agreements then to be performed and all conditions then to be satisfied by the City and the District in connection with the transactions contemplated on their part hereby and by the Fiscal Agent Agreement and the Official Statement.

If any of the conditions to the obligations of the Underwriter contained in this section or elsewhere in this Purchase Agreement shall not have been satisfied or waived when and as required herein, all obligations of the Underwriter hereunder may be terminated by the Underwriter at, or at any time prior to, the Closing Date by written notice to the City.

4. Expenses.

(a) The Underwriter shall be under no obligation to pay, and the City shall pay or cause to be paid out of the proceeds of the Bonds, all expenses incident to the performance of the City's obligations hereunder, including but not limited to: the cost of photocopying and delivering the Bonds to the Underwriter; the cost of preparing, printing (and/or word processing and reproducing), distributing and delivering the Fiscal Agent Agreement, this Purchase Agreement, the Continuing Disclosure Agreements and the cost of printing, distributing and delivering the Preliminary Official Statement and the Official Statement in such reasonable quantities as requested by the Underwriter; and the fees and disbursements of Bond Counsel, Disclosure Counsel and any accountants, financial advisors or other engineers or experts or consultants the City has retained in connection with the Bonds.

(b) Whether or not the Bonds are delivered to the Underwriter as set forth herein, the City shall be under no obligation to pay, and the City shall not pay CUSIP® and CDIA fees, the cost of preparation of any "blue sky" or legal investment memoranda, expenses to qualify the Bonds for sale under any "blue sky" or other state securities laws and all other expenses incurred by the Underwriter in connection with its public offering and distribution of the Bonds (except those specifically enumerated in paragraph (a) of this section).

5. Indemnification.

(a) The City agrees to indemnify and hold harmless the Underwriter, and each person, if any, who controls (within the meaning of Section 15 of the Securities Act or Section 20 of the Exchange Act) the Underwriter, and their directors, officers, agents and employees, against any and all losses, claims, damages, liabilities and expenses to which the Underwriter may become subject, insofar as such losses, claims, damages, liabilities or expenses (or actions in respect thereof), arise out of or are based upon (i) a claim in connection with the public offering of the Bonds to the effect that the Bonds or any related security are required to be registered under the Securities Act or any indenture is required to be qualified under the Trust Indenture Act, or (ii) any statement or information in the Preliminary Official Statement or in the Official Statement that is or is alleged to be untrue or incorrect in any material respect, or any omission or alleged omission of any statement or information in the Preliminary Official Statement or the Official Statement (other than in the excluded sections) which is necessary in order to make the statements therein not misleading. The foregoing indemnity agreement shall be in addition to any liability that the City otherwise may have.

(b) The Underwriter, jointly and severally, will indemnify and hold harmless the City, its officers and employees, and each person who controls the City within the meaning of Section 15 of the Securities Act or Section 20 of the Exchange Act, to the same extent as the foregoing indemnity from the City to the Underwriter, but only with reference to the statements under the caption "UNDERWRITING" in the Preliminary Official Statement and the Official Statement.

(c) In case any claim shall be made or action brought against an indemnified party for which indemnity may be sought against any indemnifying party, as provided above, the indemnified party shall promptly notify the indemnifying party in writing setting forth the

particulars of such claim or action; but the omission to so notify the indemnifying party (i) shall not relieve it from liability under paragraph (a) or (b) above unless and to the extent it did not otherwise learn of such action and such failure results in the forfeiture by the indemnifying party of substantial rights and defenses and (ii) shall not relieve it from any liability which it may have to any indemnified party otherwise than under paragraph (a) or (b) above. The indemnifying party shall assume the defense thereof, including the retention of counsel acceptable to such indemnified party and the payment of all expenses and shall have the right to negotiate and consent to settlement. An indemnified party shall have the right to retain separate counsel in any such action and to participate in the defense thereof but the fees and expenses of such counsel shall be at the expense of such indemnified party unless the employment of such counsel has been specifically authorized by the indemnifying party or the indemnifying party shall not have employed counsel reasonably acceptable to the indemnified party to have charge of the defense of such action or proceeding or the indemnified party shall have reasonably concluded that there may be defenses available to it which are different from or additional to those available to the indemnifying party (in which case the indemnifying party shall not have the right to direct the defense of such action or proceeding on behalf of the indemnified party), in any of which events, such legal or other expenses shall be borne by the indemnifying party. No party shall be liable for any settlement of any action effected without its consent, but if settled with the consent of the indemnifying party or if there is a final judgment for the plaintiff in any action with or without written consent of the indemnifying party, the indemnifying party agrees to indemnify and hold harmless the indemnified parties to the extent of the indemnities set forth above from and against any loss or liability by reason of such settlement or judgment. Any such settlement must include an unconditional release of each indemnified party from all liability arising out of such action.

(d) If the indemnification provided for above is unenforceable, or is unavailable to an indemnifying party in respect of any losses, claims, damages or liabilities (or actions in respect thereof) of the type subject to indemnification herein, then the indemnifying party shall, in lieu of indemnifying such person, contribute to the amount paid or payable by such person as a result of such losses, claims, damages or liabilities (or actions in respect thereof). Contribution shall be in such proportion as is appropriate to reflect the relative benefits received by the the City, on the one hand, and the Underwriter, on the other, from the sale of the Bonds. If, however, the allocation provided by the immediately preceding sentence is not permitted by applicable law, then the indemnifying party shall contribute to such amount paid or payable by such indemnified party in such proportion as is appropriate to reflect not only such relative benefits but also the relative fault of the City, on the one hand, and the Underwriter, on the other, in connection with the statements or omissions which resulted in such losses, claims, damages or liabilities (or action in respect thereof), as well as any other relevant equitable considerations. The relative benefits received by the City on the one hand and the Underwriter on the other shall be deemed to be in the same proportion as the total net proceeds of sale of the Bonds paid to the City pursuant to this Purchase Agreement (before deducting expenses) bear to the underwriting discount or commission received by the Underwriter. The relative fault shall be determined by reference to, among other things, whether the untrue or alleged untrue statement of a material fact or the omission or alleged omission to state a material fact relates to information supplied by the City or the Underwriter and the parties' relative intent, knowledge, access to information and opportunity to correct or prevent such untrue statement or omission. The City and the Underwriter agree that it would not be just and equitable if contribution pursuant to this paragraph were determined by pro rata allocation or by any other method of allocation which does not take account of the equitable considerations referred to above in this paragraph. The amount paid or payable by any person as a result of the losses, claims, damages or liabilities (or actions in respect thereof) referred to above shall be deemed to include any legal or other

11. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understandings between the parties hereto in relation to the sale of Bonds by the City and represents the entire agreement of the parties as to the subject matter herein.

12. Partial Unenforceability. Any provision of this Purchase Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of this Purchase Agreement or affecting the validity or enforceability of such provision in any other jurisdiction.

Very truly yours,

PIPER JAFFRAY & CO.

By: _____
Authorized Signatory

ACCEPTED AS OF _____, 2013
at _____ .m. (PDT)

CITY OF OXNARD

By: _____
Chief Financial Officer

EXHIBIT A
MATURITY SCHEDULE

<u>Maturity</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Yield</u>	<u>Price</u>
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† Term Bonds

In the opinion of Goodwin Procter LLP, Los Angeles, California, Bond Counsel to the District, based upon an analysis of existing laws, regulations, rulings, and judicial decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants and requirements, interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended, and is exempt from State of California personal income taxes. In the further opinion of Bond Counsel, interest on the Bonds is not a specific preference item for purposes of federal individual or corporate alternative minimum taxes, although Bond Counsel observes that such interest is included in adjusted current earnings in calculating federal corporate alternative minimum taxable income. Bond Counsel expresses no opinion regarding other tax consequences relating to the ownership or disposition of, or the accrual or receipt of interest on, the Bonds. See “TAX MATTERS.”

\$ _____
COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY)
OF THE CITY OF OXNARD
2013 SPECIAL TAX REFUNDING BONDS

Dated: Date of Delivery**Due: September 1, as shown on the inside cover**

THIS COVER PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THIS ISSUE. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.

The Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds (the “Bonds”), are being issued pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, constituting Section 53311 *et seq.* of the California Government Code, and a Fiscal Agent Agreement, dated as of July 1, 2013 (the “Fiscal Agent Agreement”), by and between Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard (the “District”), acting through the City Council of the City of Oxnard, California (the “City”), as the legislative body of the District, and Wells Fargo Bank, National Association, as fiscal agent (the “Fiscal Agent”). The proceeds from the sale of the Bonds will be used to (i) refund the outstanding Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2005 Special Tax Bonds, previously issued by the District on November 15, 2005, in the aggregate principal amount of \$32,275,000, of which \$30,810,000 are currently outstanding, (ii) pay costs of issuance of the Bonds, and (iii) fund a reserve fund for the Bonds established pursuant to the Fiscal Agent Agreement. See “THE REFINANCING PLAN.”

The Bonds will be delivered in fully registered form without coupons and, when delivered, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry form only, in the principal amount of \$5,000 or integral multiples thereof for each maturity. Purchasers will not receive certificates representing their interest in the Bonds purchased. See “APPENDIX E – Book-Entry Only System.”

Payments of principal of and interest on the Bonds will be made by the Fiscal Agent to DTC, which will in turn remit such principal and interest to its participants for subsequent dispersal to beneficial owners of the Bonds as described herein. Interest on the Bonds is payable semiannually on each March 1 and September 1, commencing March 1, 2014, until the maturity or the earlier redemption thereof. Principal and any redemption premiums with respect to each Bond will be paid upon surrender of such Bond at the designated corporate office of the Fiscal Agent upon maturity or the earlier redemption thereof.

The Bonds are subject to optional, extraordinary, and mandatory sinking fund redemption prior to the stated maturity dates thereof, as described herein. See “THE BONDS – Redemption.”

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE DISTRICT (EXCEPT TO THE EXTENT DESCRIBED HEREIN), THE STATE OF CALIFORNIA (THE “STATE”), OR ANY POLITICAL SUBDIVISION OF THE STATE IS PLEDGED TO THE PAYMENT OF THE BONDS. EXCEPT FOR THE SPECIAL TAXES (AS DEFINED HEREIN), NO OTHER TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NEITHER GENERAL OR SPECIAL OBLIGATIONS OF THE CITY NOR GENERAL OBLIGATIONS OF THE DISTRICT, BUT ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE EXCLUSIVELY FROM SPECIAL TAXES LEVIED ON CERTAIN TAXABLE PROPERTY WITHIN THE DISTRICT, AS PROVIDED IN THE FISCAL AGENT AGREEMENT AND AS MORE FULLY DESCRIBED HEREIN.

See “RISK FACTORS” for a discussion of certain risk factors that should be considered in addition to the other matters set forth herein when evaluating the investment quality of the Bonds generally.

[See Maturity Schedule on Inside Cover]

The Bonds are offered when, as, and if delivered to and received by the Underwriter, subject to the approval of legality by Goodwin Procter LLP, Los Angeles, California, Bond Counsel. Certain legal matters will be passed upon for the Underwriter by Jones Hall, San Francisco, California, and for the City and the District by the City Attorney and by Goodwin Procter LLP, Los Angeles, California, serving as Bond Counsel or as Disclosure Counsel. It is anticipated that the Bonds in book-entry form will be available for delivery to DTC in New York, New York on or about July __, 2013.

PiperJaffray

Dated: _____, 2013

* Preliminary; subject to change.

MATURITY SCHEDULE

Maturity Date (September 1)	Principal Amount	Interest Rate	Price/Yield	CUSIP ⁽¹⁾ No.	Maturity Date (September 1)	Principal Amount	Interest Rate	Price/Yield	CUSIP ⁽¹⁾ No.
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\$ _____ % Term Bonds due September 1, 20__ ; Price: _____ % CUSIP ⁽¹⁾ No. _____
 \$ _____ % Term Bonds due September 1, 20__ ; Price: _____ % CUSIP ⁽¹⁾ No. _____

(1) Copyright 2013, American Bankers Association. CUSIP data are provided by Standard & Poor's CUSIP Service Bureau, a division of The McGraw-Hill Companies, Inc. ("CUSIP Service Bureau"). Such CUSIP data are provided only for the convenience of the reader and are not intended to create a database and do not serve in any way as a substitute for the services and information provided by the CUSIP Service Bureau. CUSIP is a registered trademark of the American Bankers Association. Neither the City nor the District takes any responsibility for the accuracy of any CUSIP data set forth herein or for any changes or errors in such data.

No dealer, broker, salesperson, or other person has been authorized by the City, the District, or Piper Jaffray & Co. (the "Underwriter") to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy the Bonds, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation, or sale.

This Official Statement is not to be construed to be a contract with the purchasers of the Bonds. Statements contained in this Official Statement that involve estimates, forecasts, or matters of opinion, whether or not expressly described as such herein, are intended solely as such and are not to be construed as representations of fact.

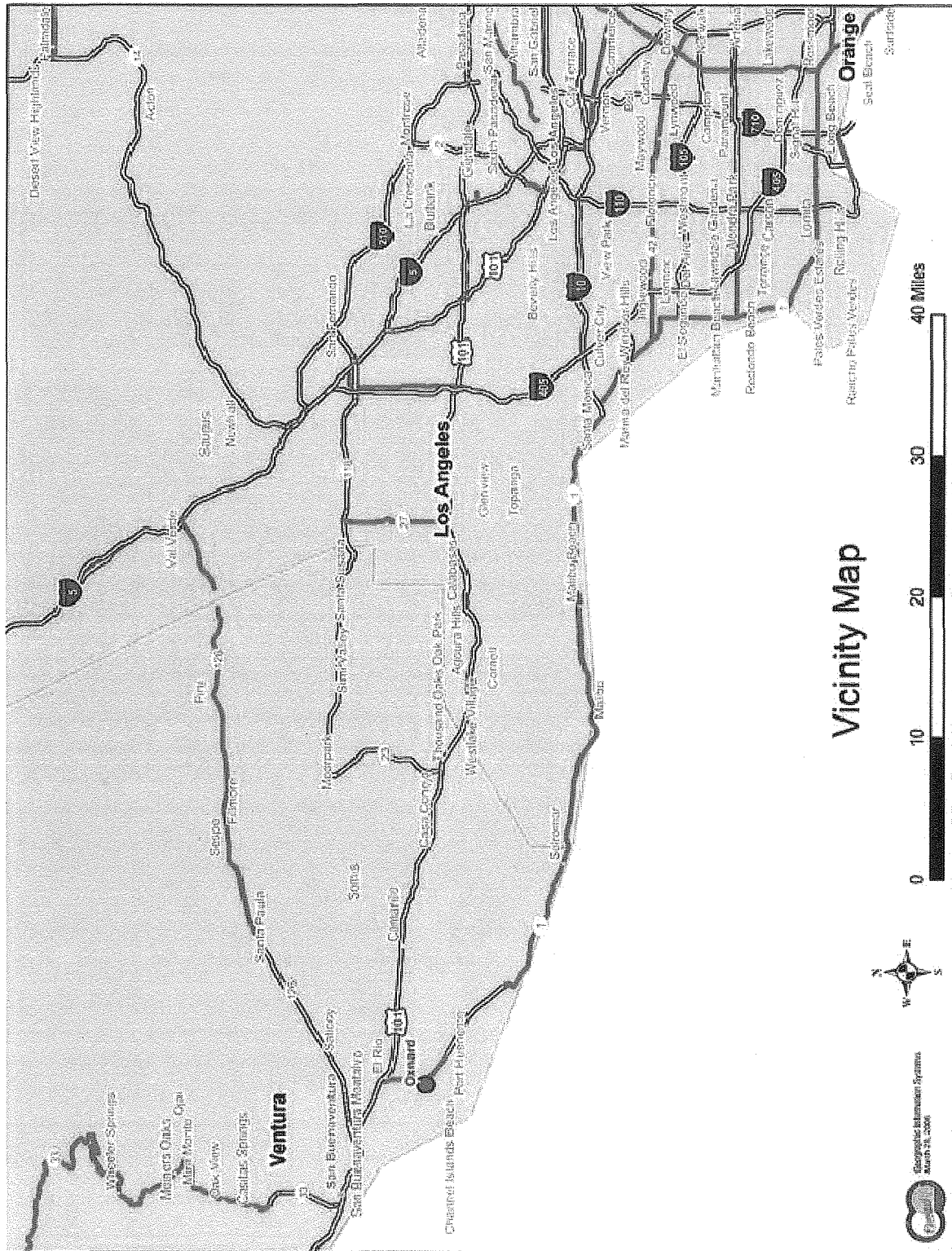
The information set forth in this Official Statement has been obtained from the City, the District, and other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and it is not to be construed as a representation by the City or the District. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder will, under any circumstances, create any implication that there has been no change in the affairs of the City or the District since the date hereof.

The Underwriter has provided the following sentence for inclusion in this Official Statement: The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

This Official Statement is submitted in connection with the sale of the Bonds referred to herein and may not be reproduced or used, in whole or in part, for any other purpose.

THE BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, IN RELIANCE UPON AN EXEMPTION CONTAINED IN SUCH ACT. THE BONDS HAVE NOT BEEN REGISTERED OR QUALIFIED UNDER THE SECURITIES LAWS OF ANY STATE.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS THAT STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.



CITY OF OXNARD, CALIFORNIA

MAYOR AND CITY COUNCIL

Tim Flynn, *Mayor*
Carmen Ramirez, Esq., *Mayor Pro Tem*
Bryan A. MacDonald, *Councilman*
Dorina Padilla, *Councilmember*
(one councilmember seat to be filled)

CITY OFFICIALS

Karen R. Burnham, *Interim City Manager*
Alan Holmberg, *City Attorney*
Daniel Martinez, *City Clerk*
Danielle Navas, *City Treasurer*
James Cameron, *Chief Financial Officer*
Michael J. More, *Financial Services Manager*

PROFESSIONAL SERVICES

Bond Counsel and Disclosure Counsel
Goodwin Procter LLP
Los Angeles, California

Fiscal Agent and Escrow Holder
Wells Fargo Bank, National Association
Los Angeles, California

Financial Advisor
First Southwest Company
Santa Monica, California

Special Tax Consultant
NBS
Temecula, California

Verification Agent
Causey, Demgen & Moore Inc.
Denver, Colorado

The City maintains a website. However, the information presented on that website is not part of this Official Statement and should not be relied upon in making investment decisions with respect to the Bonds.

AERIAL PHOTOGRAPH OF DISTRICT

Seabridge



OXNARD
CALIFORNIA

This map was created for and is owned by the City of Oxnard. It is not to be used for any other purpose. The City of Oxnard is not responsible for any errors or omissions on this map. It is not to be used for any other purpose.

Aerial Year - 2010



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§ _____ *

**COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY)
OF THE CITY OF OXNARD
2013 SPECIAL TAX REFUNDING BONDS**

INTRODUCTION

General

This Official Statement, which includes the cover page, inside the cover page, the Table of Contents, and the Appendices (the "Official Statement"), is provided to furnish certain information in connection with the issuance and sale by Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard (the "District") of \$ _____* aggregate principal amount of the Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds (the "Bonds").

The Bonds are being issued pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, constituting Section 53311 et seq. of the California Government Code (the "Mello-Roos Act"), and a Fiscal Agent Agreement, dated as of July 1, 2013 (the "Fiscal Agent Agreement"), by and between the District, acting through the City Council (the "City Council") of the City of Oxnard, California (the "City"), as the legislative body of the District, and Wells Fargo Bank, National Association, as fiscal agent (the "Fiscal Agent"). The proceeds from the sale of the Bonds will be used to (i) refund the outstanding Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2005 Special Tax Bonds (the "Refunded Bonds"), previously issued by the District on November 15, 2005, in the aggregate principal amount of \$32,275,000, of which \$30,810,000 are currently outstanding, (ii) pay costs of issuance of the Bonds, and (iii) fund a reserve fund for the Bonds established pursuant to the Fiscal Agent Agreement. See "THE REFINANCING PLAN."

Capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Fiscal Agent Agreement. See "APPENDIX B – Summary of Certain Provisions of the Fiscal Agent Agreement – Selected Definitions."

The District

The City formed the District on November 23, 2004, pursuant to Resolution No. 12,737, adopted by the City Council. The property in the District consists of a mixed-use development known as Seabridge at Mandalay Bay, a community of approximately 135.3 gross acres located near the coast in the Channel Islands neighborhood of the City. See "APPENDIX G – Boundary Map of District." Seabridge at Mandalay Bay is part of a 220-acre specific plan area known as Mandalay Bay – Phase IV. The Seabridge at Mandalay Bay development includes an expansion of the inland waterway off the existing Mandalay Bay project in Oxnard Harbor and has created a variety of waterfront living and recreational opportunities, including single-family residences with canal frontage and boat slips, a mix of multifamily housing types, a public recreational bay, and a boardwalk promenade with a neighborhood retail component, all linked by a series of jogging paths, parks, and view corridors. The largest property owner in the District is currently D.R. Horton Los Angeles Holding Company, Inc., a California corporation ("D.R. Horton Los Angeles Holding Company" or the "Developer"), which entity owns property in the District responsible for the payment of approximately 13% of the Special Taxes (as defined herein) levied within the District each year. D.R. Horton Los Angeles Holding Company is a wholly-owned subsidiary of D.R. Horton, Inc., a Delaware corporation, which corporation's stock is listed on the New York Stock Exchange under the symbol "DHI." Other owners of property in the District include ROIC Seabridge II, LLC, K&G Seabridge II LLC, Rocklin Covenant, Kallen Harvey Trust, and EKJ Investment Real Estate, which entities own property in the District responsible, in the aggregate, for the payment of approximately 7% of the Special Taxes levied within the District each year. Individual homeowners own property in the District responsible, in the aggregate, for the payment of approximately 80% of the Special Taxes levied within the District each year.

* Preliminary; subject to change.

The property in the District has been developed for the following uses: (1) 276 units on approximately 33.6 acres for single-family detached residential use (of which three units have prepaid their Special Taxes), (2) 334 units on approximately 15.3 acres for multifamily attached residential use, and (3) 6 parcels on approximately 10.6 acres for visitor-serving commercial use. In addition, approximately 8.5 acres of the property in the District (the "School District Option Site"), which acres are not included in the summary of uses presented in the preceding sentence, are the subject of an agreement with the Oxnard School District (the "School District") pursuant to which the School District has an option to purchase the property for use as a school site. The remaining approximately 67.3 acres of property in the District has been developed and is being used for public waterways, public parks and recreation facilities, streets, utilities, and property owner association facilities, which acres are not subject to the Special Tax.

All of the property within the District is classified as "Developed Property" for purposes of the Rate and Method of Apportionment of Special Tax for the District (the "Rate and Method of Apportionment"). The term "Developed Property" is defined in the Rate and Method of Apportionment as, for each fiscal year, all Taxable Property, exclusive of Taxable Property Owner Association Property, or Taxable Public Property (as such capitalized terms are defined in the Rate and Method of Apportionment), for which a building permit for new construction was issued as of January 1 of the previous fiscal year, irrespective of whether such property has otherwise been developed or improved. The Developed Property within the District has been fully developed, with the exception of two multifamily residential developments being constructed by D.R. Horton, which developments are currently approximately 30% complete. Upon completion, such developments are expected to contain 117 multifamily units. See "THE DISTRICT" and "RISK FACTORS – Failure to Develop Property; Future Land Use Regulations and Growth Control Initiatives."

Security and Sources of Payment for the Bonds

Special Taxes. The Bonds are secured by and payable from an irrevocable first lien on the Net Taxes. The term "Net Taxes" is defined in the Fiscal Agent Agreement as, for each fiscal year, the amount of all Gross Taxes minus the Priority Administrative Expense Amount for such fiscal year. The term "Gross Taxes" is defined in the Fiscal Agent Agreement as (i) all Special Taxes and (ii) all proceeds from the sale of property collected pursuant to the foreclosure provisions of the Mello-Roos Act and the Fiscal Agent Agreement for the delinquency of such Special Taxes. The term "Special Taxes" is defined in the Fiscal Agent Agreement as the annual special taxes authorized under the Mello-Roos Act to be levied on property lying within the District, as described in the Rate and Method of Apportionment and in accordance with the Mello-Roos Act. The term "Priority Administrative Expense Amount" is defined in the Fiscal Agent Agreement as \$62,300 for the fiscal year ending June 30, 2014, as such amount shall be increased each fiscal year thereafter by an amount equal to 2.0% of the Priority Administrative Expense Amount in effect for the previous fiscal year. The Priority Administrative Expense Amount will be used to pay Administrative Expenses. The term "Administrative Expenses" is defined in the Fiscal Agent Agreement as the ordinary and necessary costs of administering the levy and collection of the Special Taxes and all other administrative costs and incidental expenses related to the Bonds or the Special Taxes, including but not limited to annual audit fees, Fiscal Agent fees, Escrow Holder fees, fees incurred in connection with the calculation of arbitrage rebate due to the federal government, costs of compliance with disclosure obligations of the District and other costs permitted by the Mello-Roos Act. See "SECURITY FOR THE BONDS."

Reserve Fund. Pursuant to the Fiscal Agent Agreement, the Fiscal Agent will establish a reserve fund for the Bonds (the "Reserve Fund"). Upon issuance of the Bonds, the Reserve Fund will be initially funded from the proceeds of the Bonds in an amount equal to the Reserve Requirement (as defined herein). Moneys in the Reserve Fund shall be used solely for the purpose of paying the principal, including sinking fund payments, of and interest on the Bonds when due in the event that the balance on deposit in the Bond Service Fund (as defined herein) is insufficient for such purpose. See "SECURITY FOR THE BONDS – Reserve Fund."

Bond Insurance

The District has applied for a policy of municipal bond insurance with respect to the Bonds. If bond insurance is purchased, payment of the principal of and interest on any insured Bonds when due will be guaranteed under an insurance policy to be issued concurrently with the issuance of the Bonds.

Continuing Disclosure

In connection with the issuance of the Bonds, the District will covenant in a continuing disclosure agreement, the form of which is attached as Appendix D (the "Continuing Disclosure Agreement"), to provide certain financial information and operating data relating to the City and the District, and notices of certain events listed therein. This covenant is being made by the District in order to assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12, as amended. See "CONTINUING DISCLOSURE" and "APPENDIX D – Form of Continuing Disclosure Agreement."

Risk Factors

See the section of this Official Statement entitled "RISK FACTORS" for a discussion of certain risk factors which should be considered, in addition to the other matters set forth herein, in evaluating the investment quality of the Bonds generally.

Limited Obligations

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE DISTRICT (EXCEPT TO THE EXTENT DESCRIBED HEREIN), THE STATE OF CALIFORNIA (THE "STATE"), OR ANY POLITICAL SUBDIVISION OF THE STATE IS PLEDGED TO THE PAYMENT OF THE BONDS. EXCEPT FOR THE SPECIAL TAXES (AS DEFINED HEREIN), NO OTHER TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NEITHER GENERAL OR SPECIAL OBLIGATIONS OF THE CITY NOR GENERAL OBLIGATIONS OF THE DISTRICT, BUT ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE EXCLUSIVELY FROM SPECIAL TAXES LEVIED ON CERTAIN TAXABLE PROPERTY WITHIN THE DISTRICT, AS PROVIDED IN THE FISCAL AGENT AGREEMENT AND AS MORE FULLY DESCRIBED HEREIN.

Forward-Looking Statements

Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as "plan," "intend," "expect," "propose," "estimate," "project," "budget," "anticipate," or other similar words. The achievement of certain results or other expectations contained in such forward-looking statements involves known and unknown risks, uncertainties, and other factors that may cause the actual results, performance, or achievements described to be materially different from any future results, performance, or achievements expressed or implied by such forward-looking statements. No updates or revisions to these forward-looking statements are expected to be issued if or when the expectations, events, conditions, or circumstances on which such statements are based change. The forward-looking statements in this Official Statement are subject to risks and uncertainties that could cause actual results to differ materially from those expressed in or implied by such forward-looking statements. **READERS ARE CAUTIONED NOT TO PLACE UNDUE RELIANCE ON SUCH FORWARD-LOOKING STATEMENTS, WHICH SPEAK ONLY AS OF THE DATE HEREOF.** See also "RISK FACTORS."

References Qualified

The summaries of and references to all documents, statutes, reports, and other instruments referred to in this Official Statement do not purport to be complete, comprehensive, or definitive, and each such summary and reference is qualified in its entirety by reference to each such document, statute, report, or instrument.

Additional Information

Additional information regarding this Official Statement, as well as copies of the Fiscal Agent Agreement and other documents described herein, may be obtained from the City. The City's address for such purpose is: City of Oxnard, 300 West Third Street, Oxnard, California 93030, Attention: Chief Financial Officer. The Chief Financial Officer's telephone number is (805) 385-7475.

THE REFINANCING PLAN

The Bonds are being issued to provide funds to refund, on a current basis, the Refunded Bonds. Concurrently with the delivery of the Bonds, the District will cause a portion of the proceeds of the sale of the Bonds and certain other amounts on deposit in the funds and accounts established for the Refunded Bonds to be deposited into an escrow fund to be established under an Escrow Agreement, dated as of July 1, 2013 (the "Escrow Agreement"), by and between the District and Wells Fargo Bank, National Association, as escrow holder (the "Escrow Holder"). Such amounts will be sufficient to pay, on September 1, 2013, the accrued interest on the Refunded Bonds maturing on and after September 1, 2013, the principal amount of the Refunded Bonds maturing on September 1, 2013, if any, and the redemption price of 101% of the principal amount payable with respect to the Refunded Bonds maturing after September 1, 2013, as verified by Causey, Demgen & Moore Inc., Denver, Colorado, an independent firm of certified public accountants (the "Verification Agent"). See "ESTIMATED SOURCES AND USES OF FUNDS" and "VERIFICATION."

Amounts in the escrow fund established for the Refunded Bonds will be invested in Federal Securities (as such term is defined in the Escrow Agreement) or held as cash.

ESTIMATED SOURCES AND USES OF FUNDS

The estimated sources and uses of funds with respect to the Bonds are set forth in the following table:

Sources of Funds

Principal Amount
Less: Underwriter's Discount
[Plus/Less]: Net Original Issue [Premium/Discount]
Refunded Bonds Reserve Fund
Refunded Bonds Redemption Fund
Refunded Bonds Bond Payment Fund
Refunded Bonds Special Tax Fund
Total Sources

Uses of Funds

Transfer to Escrow Holder for Deposit in Escrow Fund established under Escrow Agreement
Deposit to Costs of Issuance Fund ⁽¹⁾
Deposit to Reserve Fund ⁽²⁾
Total Uses

- (1) To be used to pay costs of issuance, including the costs for printing the preliminary and final official statements, rating agency fees, [bond insurance policy premiums,] and fees of the Fiscal Agent, the Escrow Holder, the Financial Advisor, the Special Tax Consultant, the Verification Agent, Bond Counsel, and Disclosure Counsel.
(2) Equal to the Reserve Requirement for the Bonds.

THE BONDS

Description of the Bonds

The Bonds will be issued in fully registered form and, when delivered, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Bonds. Ownership interests in the Bonds may be purchased in book-entry form only in denominations of \$5,000 or any integral multiple thereof. See "APPENDIX E – Book-Entry Only System."

The Bonds will be dated their date of delivery. The Bonds will bear interest at the rates per annum and will mature, subject to the redemption provisions set forth below, on the dates and in the principal amounts, all as set forth on the inside cover page hereof.

Principal of and interest and any redemption premium on the Bonds shall be payable in lawful money of the United States of America. Principal of and any redemption premium on the Bonds shall be payable upon presentation and surrender thereof at maturity at the Office of the Fiscal Agent.

Interest with respect to each Bond shall accrue from the dated date of the Bonds and shall be payable on March 1 and September 1 of each year, commencing March 1, 2014 (each, an "Interest Payment Date"). Interest on

any Bond shall be paid by check of the Fiscal Agent mailed by first class mail, postage prepaid, to the person whose name shall appear in the records maintained by the Fiscal Agent for the registration and transfer of ownership of the Bonds (the "Bond Register"), as the registered owner (each, an "Owner") of such Bond as of the close of business on the fifteenth calendar day of the month preceding any Interest Payment Date, regardless of whether such day is a Business Day (each, a "Record Date"), at the address which appears on the Bond Register; provided, however, that in the case of an Owner of \$1,000,000 or more in aggregate principal amount of Bonds upon written request of such Owner to the Fiscal Agent 20 calendar days prior to any Interest Payment Date, such interest shall be paid on the Interest Payment Date in immediately available funds by wire transfer. Interest with respect to each Bond shall be computed using a year of 360 days comprised of twelve 30-day months.

The Bonds will mature on September 1 in the principal amounts and years as shown on the inside cover page hereof and are subject to optional, extraordinary, and mandatory sinking fund redemption as described herein.

Redemption

Optional Redemption*. The Bonds maturing on or before September 1, 2023, are not subject to optional redemption prior to their respective stated maturities. The Bonds or any portion of the principal thereof, in the principal amount of \$5,000 or any integral multiple thereof, maturing on or after September 1, 2024, may be redeemed, at the option of the City from any source of funds (including amounts transferred from the Reserve Fund, but excluding Prepayments transferred from the Prepayment Account of the Bond Service Fund) on any date on or after September 1, 2023, subject to the restrictions upon refunding of bonds specified in the Mello-Roos Act, by giving notice as provided in the Fiscal Agent Agreement and by paying the redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued interest to the date of redemption, without premium.

Extraordinary Redemption from Prepayments*. Each Outstanding Bond or any portion of the principal thereof, in the principal amount of \$5,000 or any integral multiple thereof, may be redeemed and paid in advance of maturity from Prepayments transferred from the Prepayment Account of the Bond Service Fund and any amounts transferred from the Reserve Fund on any Interest Payment Date in any year, by giving notice as provided in the Fiscal Agent Agreement and by paying the redemption price set forth below (expressed as a percentage of the principal amount of the Bonds to be redeemed), plus accrued interest to the date of redemption, unless sooner surrendered, in which event said interest will be paid to the date of payment:

<u>Redemption Dates*</u>	<u>Redemption Price*</u>
March 1, 2014, through March 1, 2021	103%
September 1, 2021, and March 1, 2022	102
September 1, 2022, and March 1, 2023	101
September 1, 2023, thereafter	100

Mandatory Sinking Fund Redemption.

The Bonds maturing on September 1, 20__, are subject to mandatory redemption in part on September 1 in the following years in the following amounts at a redemption price equal to the principal amount thereof together with accrued interest to the date fixed for redemption, without premium:

* Preliminary; subject to change.

Mandatory Redemption Date
(September 1)

Principal
Amount

(maturity)

The Bonds maturing on September 1, 2035, are subject to mandatory redemption in part on September 1 in the following years in the following amounts at a redemption price equal to the principal amount thereof together with accrued interest to the date fixed for redemption, without premium:

Mandatory Redemption Date
(September 1)

Principal
Amount

2035 (maturity)

In the event of any optional or extraordinary redemption of Bonds maturing on September 1, 20__, or September 1, 2035, as described above, the foregoing schedule of mandatory sinking fund installments shall be reduced, as nearly as practicable, on a pro rata basis, provided that the reductions shall be made in multiples of not less than \$5,000.

Notice of Redemption

The Fiscal Agent shall cause at least 30 days and not more than 45 days written notice of any redemption to be given by registered or certified mail or by personal service, to the respective Owners of any Bonds designated for redemption, at their addresses appearing on the Bond Register in the Office of the Fiscal Agent. The Fiscal Agent shall also cause notice of redemption to be mailed to the Securities Depositories and to one or more of the Information Services at least one day earlier than the giving of notice to the Owners as aforesaid; provided, however, such mailing to the Securities Depositories and Information Services shall not be a condition precedent to such redemption and failure to so mail or of any person or entity to receive any such notice, or any defect in any notice of redemption, shall not affect the validity of the proceeding for the redemption of such Bonds.

With respect to any notice of optional redemption of Bonds, such notice may state that such redemption will be conditional upon the receipt by the Fiscal Agent on or prior to the date fixed for such redemption of moneys sufficient to pay the principal of, premium, if any, and interest on such Bonds to be redeemed and that, if such moneys will not have been so received, said notice will be of no force and effect and the Fiscal Agent will not be required to redeem such Bonds. In the event that such notice of redemption contains such a condition and such moneys are not so received, the redemption will not be made, and the Fiscal Agent will within a reasonable time thereafter give notice, in the manner in which the notice of redemption was given, that such moneys were not so received.

Partial Redemption of Bonds

Upon surrender of Bonds redeemed in part only, the District shall execute and the Fiscal Agent shall authenticate and deliver to the registered Owner, at the expense of the District, a new Bond or Bonds, of the same series and maturity, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the Bond or Bonds.

Effect of Notice of Redemption

From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the Bonds so called for redemption shall have been deposited in the Bond Service Fund or Prepayment Account on the date fixed for redemption, such Bonds so called shall become due and payable and shall cease to be entitled to any benefit under the Fiscal Agent Agreement other than the right to receive payment of the redemption price, and no interest shall accrue thereon on or after the redemption date specified in

such notice. All Bonds redeemed by the Fiscal Agent shall be canceled by the Fiscal Agent. The Fiscal Agent shall destroy the canceled Bonds in accordance with its retention policy then in effect.

Transfers and Exchange

So long as the Bonds remain in book-entry form, transfer and exchange of any of the Bonds will be accomplished in accordance with the provisions of such book-entry system. In the event of termination of such book-entry system with respect to the Bonds, the Bonds may be transferred and exchanged in accordance with the terms of the Fiscal Agent Agreement. See "APPENDIX E – Book-Entry Only System."

Debt Service Schedule

The annualized debt service schedule for the Bonds, assuming no redemptions other than mandatory sinking fund redemptions, is set forth below:

DEBT SERVICE SCHEDULE

Year Ending (September 1)	Principal	Interest	Total Debt Service
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
Totals			

Source: Underwriter

SECURITY FOR THE BONDS

Repayment of the Bonds; Special Taxes

Pledge Under Fiscal Agent Agreement. Pursuant to the Fiscal Agent Agreement, the Bonds are secured by and payable from an irrevocable first lien on the Net Taxes. The term "Net Taxes" is defined in the Fiscal Agent Agreement as, for each fiscal year, the amount of all Gross Taxes minus the Priority Administrative Expense Amount for such fiscal year. The term "Gross Taxes" is defined in the Fiscal Agent Agreement as (i) all Special Taxes and (ii) all proceeds from the sale of property collected pursuant to the foreclosure provisions of the Mello-Roos Act and the Fiscal Agent Agreement for the delinquency of such Special Taxes. The term "Special Taxes" is defined in the Fiscal Agent Agreement as the annual special taxes authorized under the Mello-Roos Act to be levied

on property lying within the District, as described in the Rate and Method of Apportionment and in accordance with the Mello-Roos Act. The term "Priority Administrative Expense Amount" is defined in the Fiscal Agent Agreement as \$62,300 for the fiscal year ending June 30, 2014, as such amount shall be increased each fiscal year thereafter by an amount equal to 2.0% of the Priority Administrative Expense Amount in effect for the previous fiscal year. The Priority Administrative Expense Amount will be used to pay Administrative Expenses. The term "Administrative Expenses" is defined in the Fiscal Agent Agreement as the ordinary and necessary costs of administering the levy and collection of the Special Taxes and all other administrative costs and incidental expenses related to the Bonds or the Special Taxes, including but not limited to annual audit fees, Fiscal Agent fees, Escrow Holder fees, fees incurred in connection with the calculation of arbitrage rebate due to the federal government, costs of compliance with disclosure obligations of the District and other costs permitted by the Mello-Roos Act.

All Gross Taxes received by the District will be directly deposited into the Special Tax Fund established under the Fiscal Agent Agreement (the "Special Tax Fund"). It is expected that the Special Taxes levied by the City on behalf of the District will be collected for the City by the County Treasurer-Tax Collector (the "Treasurer") in the same manner and at the same time as *ad valorem* property taxes are collected by the County. Special Taxes may, however, be collected by direct billing by the City of the affected property owners.

THE OBLIGATIONS OF THE DISTRICT UNDER THE FISCAL AGENT AGREEMENT AND THE BONDS ARE SPECIAL OBLIGATIONS OF THE DISTRICT, PAYABLE SOLELY FROM SPECIAL TAXES AND THE FUNDS PLEDGED THEREFOR UNDER THE FISCAL AGENT AGREEMENT. NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY OR THE DISTRICT (EXCEPT TO THE LIMITED EXTENT DESCRIBED HEREIN), THE COUNTY, THE STATE, OR ANY POLITICAL SUBDIVISION OF THE STATE IS PLEDGED TO THE PAYMENT OF THE BONDS.

The Special Taxes will be levied against taxable property within the District; they do not constitute a personal indebtedness of the respective property owners. There is no assurance that the property owners will be financially able to pay the annual Special Taxes or that they will pay such Special Taxes even if financially able to do so. See "RISK FACTORS – The Bonds are Limited Obligations of the District."

Rate and Method of Apportionment. The Rate and Method of Apportionment has not been amended and will continue to be used for the District upon the issuance of the Bonds. See "APPENDIX F – Rate and Method of Apportionment of Special Tax for the District."

In general, the Rate and Method of Apportionment imposes a different Maximum Special Tax on Taxable Property within the District depending upon (i) whether such Taxable Property is classified as "Developed Property" (all Taxable Property, exclusive of Property Owner Association Property, or Taxable Public Property, for which a building permit for new construction was issued as of January 1 of the previous fiscal year), Property Owner Association Property, Taxable Public Property or Undeveloped Property and (ii) the Land Use Class to which Developed Property is assigned. There are 10 Land Use Classes applicable to Residential Property and one Land Use Class applicable to Non-Residential Property.

The Maximum Special Tax for Developed Property is the greater of the Assigned Special Tax or the Back-up Special Tax. The Assigned Special Tax for Residential Property for fiscal year 2013-14 ranges from \$1,772.32 to \$3,049.87 per dwelling unit for multifamily attached property and from \$3,892.41 to \$5,710.15 per dwelling unit for single family detached property. The Assigned Special Tax applicable to Non-Residential Property for fiscal year 2013-14 is \$0.87 per square foot of Non-Residential Floor Area. The Back-up Special Tax for Developed Property for fiscal year 2013-14 is equal to \$40,158.69 per acre of the applicable Assessor's Parcel. The Assigned Special Tax and the Back-up Special Tax are increased on each July 1 by an amount equal to 2% of the amount in effect for the previous fiscal year. If an Assessor's Parcel of Developed Property contains more than one Land Use Class, the Maximum Special Tax shall be the sum of the Maximum Special Taxes that can be levied for all Land Use Classes located on such parcel. The Maximum Special Tax for Undeveloped Property, Property Owner Association Property and Taxable Public Property for fiscal year 2013-14 is \$48,814.75 per acre, which amount is increased on each July 1 by 2% of the amount in effect for the previous fiscal year. None of the Taxable Property within the District is classified as Undeveloped Property, Property Owner Association Property and Taxable Public Property for purposes of the Rate and Method of Apportionment.

All of the property within the District is classified as "Developed Property" for purposes of the Rate and Method of Apportionment of Special Tax for the District. The term "Developed Property" is defined in the Rate and

Method of Apportionment as, for each fiscal year, all Taxable Property, exclusive of Taxable Property Owner Association Property, or Taxable Public Property (as such capitalized terms are defined in the Rate and Method of Apportionment), for which a building permit for new construction was issued as of January 1 of the previous fiscal year, irrespective of whether such property has been otherwise developed or improved. The Developed Property within the District has been fully developed, with the exception of two multifamily residential developments being constructed by D.R. Horton, which developments are currently approximately 30% complete. Upon completion, such developments are expected to contain 117 multifamily units. See "RISK FACTORS – Failure to Develop Property; Future Land Use Regulations and Growth Control Initiatives."

Pursuant to the Rate and Method of Apportionment, the City Council is required to determine the "Special Tax Requirement" for each fiscal year. The Special Tax Requirement is the amount required in any fiscal year to pay: (i) debt service on all outstanding Bonds, (ii) periodic costs on the Bonds (such as credit enhancement and rebate payments), (iii) Administrative Expenses, (iv) any amounts required to establish or replenish the Reserve Fund, (v) reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year, less (vi) a credit for funds available to reduce the annual Special Tax levy as determined pursuant to the Fiscal Agent Agreement.

The Special Tax Requirement is to be satisfied first by levying the Special Tax Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax. If additional moneys are needed to satisfy the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax for Undeveloped Property. If additional moneys are still needed to satisfy the Special Tax Requirement, the Special Tax that is to be levied on each Parcel of Developed Property whose Maximum Special Tax is derived by the application of the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to the Maximum Special Tax. Finally, any additional amounts required in order to satisfy the Special Tax Requirement shall be raised by the levy of the Special Tax Proportionately on each Parcel of Taxable Public Property and Property Owner's Association Property at up to 100% of the applicable Maximum Special Tax. Notwithstanding the foregoing, the Special Tax levied against any Assessor's Parcel of Residential Property for which a permit allowing occupancy for residential use has been issued may not be increased by more than 10% as a consequence of delinquency or default by the owner of any other Assessor's Parcel.

Special Taxes were first levied in the District in fiscal year 2006-07, with a total levy of \$1,757,759.32. The Special Tax levy for fiscal year 2013-14 has been determined to be an aggregate of \$1,883,796.67, and will be delinquent if not paid by December 10, 2013 (as to one-half of the levy) and April 10, 2014 (as to the other one-half of the levy). The Special Tax Consultant reports that, as of April 30, 2013, over 98% of the Special Taxes levied in the District in fiscal year 2012-13 had been received by the County, with only 13 parcels in the District delinquent in the payment of such levy.

Covenant to Commence Superior Court Foreclosure for Delinquent Special Taxes. Pursuant to Section 53356.1 of the Mello-Roos Act, the District has covenanted to cause the City, for and on behalf of the District, for the benefit of the registered owners of the Bonds, to order and cause to be commenced as provided in the Fiscal Agent Agreement, and thereafter diligently prosecute to judgment (unless such delinquency is theretofore brought current), an action in the Superior Court to foreclose the lien of any Special Tax or installment thereof not paid when due. In such an action, the real property subject to the unpaid amount may be sold at judicial foreclosure sale. Such a judicial foreclosure sale is not mandatory under the Mello-Roos Act. However, pursuant to the Fiscal Agent Agreement, the District has covenanted to cause the City, for and on behalf of the District, for the benefit of the registered owners of the Bonds, to annually reconcile Special Tax levies and Special Tax collections and to order, and cause to be commenced, judicial foreclosure proceedings against (i) parcels with delinquent Special Taxes in excess of \$5,000 by the October 1 following the close of the fiscal year in which such Special Taxes were due, and (ii) all properties with delinquent Special Taxes by the October 1 following the close of any fiscal year in which the District receives Special Taxes in an amount that is less than 95% of the total Special Taxes levied. The District's covenant to cause the City, for and on behalf of the District, to initiate judicial foreclosure proceedings shall be honored notwithstanding that the annual installments of Special Taxes may be paid by the County pursuant to a Teeter Plan, should the County institute a Teeter Plan that includes the collection of the Special Taxes. Currently, no such Teeter Plan is in place with respect to the Special Taxes. The District has also covenanted to cause the City, for and on behalf of the District, to diligently prosecute to completion such foreclosure proceedings as may be necessary to collect the delinquent amounts.

No assurances can be given that the real property subject to a judicial foreclosure sale will be sold or, if sold, that the proceeds of sale will be sufficient to pay any delinquent Special Tax installment. The Mello-Roos Act does not require the City to purchase or otherwise acquire any lot or parcel of property foreclosed upon if there is no other purchaser at such sale. See "RISKS FACTORS – Bankruptcy and Foreclosure Delays" for a discussion of factors that could impact amounts, if any, to be realized by owners of the Bonds as a result of a foreclosure sale.

Judicial Foreclosure Sale Proceedings. Section 53356.6 of the Mello-Roos Act requires that property sold pursuant to foreclosure under the Mello-Roos Act be sold for not less than the amount of judgment in the foreclosure action, plus post-judgment interest and authorized costs, unless the consent of the owners of 75% of the outstanding Bonds is obtained. However, under Section 53356.6 of the Mello-Roos Act, the City, as judgment creditor, is entitled to purchase any property sold at foreclosure using a "credit bid," whereby the City could submit a bid crediting all or part of the amount required to satisfy the judgment for the delinquent amount of the Special Tax. If the City becomes the purchaser under a credit bid, the City must pay the amount of its credit bid into the Redemption Account; provided, however, that this payment may be made up to 24 months after the date of the foreclosure sale. *The City has no obligation whatsoever to make any credit bid or purchase any property subject to delinquent Special Taxes and has no intention to do so.*

No assurance can be given that, in the event of a foreclosure proceeding, a parcel could be sold for the full amount of the delinquency or that any bid would be received for such parcel. See "RISK FACTORS – Land Values." Foreclosure by court action is subject to normal litigation delays, the nature and extent of which are largely dependent on the nature of the defense, if any, put forth by the debtor and the Superior Court calendar. In addition, the ability of the City to foreclose the lien of delinquent unpaid Special Taxes may be substantially delayed by bankruptcy court proceedings, may be limited in certain other circumstances, and may require prior consent of the property owner if the property is owned by or in receivership of the Federal Deposit Insurance Corporation. See "RISK FACTORS – Bankruptcy and Foreclosure Delays" and "– FDIC/Federal Government Interest in Properties."

Sales of Tax-Defaulted Property Generally. A parcel securing delinquent installments of Special Taxes that is not sold pursuant to the judicial foreclosure proceeding as described above may be sold, subject to redemption by the parcel owner, in the same manner and to the same extent as real property sold for nonpayment of general County property taxes. On or before June 30 of the year in which such delinquency occurs, the parcel becomes tax-defaulted. This initiates a five-year period during which the parcel owner may redeem the parcel. At the end of the five-year period, the parcel becomes subject to sale by the Treasurer. Except in certain circumstances, as provided in the Mello-Roos Act, the purchaser at any such sale takes such parcel subject to all delinquent installments of the Special Taxes, interest and penalties, costs, fees, and other charges that are not satisfied by application of the sales proceeds and subject to all prior or co-equal liens.

The Special Tax Fund and the Bond Service Fund; collection of the Special Taxes. Special Taxes will be billed by the County on the general property tax bill to the owners of taxable property within the District. The County, upon collection, will remit the portion of the tax payment attributable to the Special Taxes to the District. Upon receipt, the City shall transfer or cause to be transferred all sums received from the collection of the Special Taxes, and of interest and certain penalties thereon, to the Fiscal Agent for deposit into the Special Tax Fund. The Fiscal Agent shall then transfer such Special Taxes, on the dates and in the amounts set forth in the Fiscal Agent Agreement, in the following order of priority, to: (1) the Administrative Expense Fund established under the Fiscal Agent Agreement (the "Administrative Expense Fund"), an amount not in excess of the Priority Administrative Expense Amount for such fiscal year, to pay Administrative Expenses, and (2) the Bond Service Fund established under the Fiscal Agent Agreement (the "Bond Service Fund"), to pay the principal of and interest on the Bonds, as such payments become due, (3) the Reserve Fund, to restore the amount in the Reserve Fund to the Reserve Requirement, if necessary, (4) the Administrative Expense Fund, any additional amounts needed to pay Administrative Expenses, (5) the Rebate Fund established under the Fiscal Agent Agreement (the "Rebate Fund"), to pay any required rebate to the federal government, and (6) the Surplus Fund established under the Fiscal Agent Agreement (the "Surplus Fund"), amounts remaining in the Special Tax Fund after each September 1. Any amounts remaining on deposit in the Special Tax Fund when there are no longer any Bonds Outstanding shall be transferred to the Rebate Fund, if necessary, and otherwise shall be transferred to the District and used for any lawful purpose under the Mello-Roos Act.

On or before one Business Day prior to each Interest Payment Date, the Fiscal Agent shall withdraw from the Special Tax Fund to the extent required, and place in the Bond Service Fund an amount equal, together with

amounts on deposit therein, to all of the principal and all of the interest due and payable on all of the Bonds on the next applicable Interest Payment Date. One Business Day prior to each such Interest Payment Date, the Fiscal Agent shall determine if the amounts to be on deposit in the Bond Service Fund (following the transfer of collected Special Taxes from the City) will be sufficient to pay all of the principal and all of the interest due and payable on the Bonds on such Interest Payment Date. On each such Interest Payment Date, the Fiscal Agent shall withdraw from the Bond Service Fund and pay to the owners of the Bonds the principal of and interest then due and payable on the Bonds. If, after making any necessary transfers of moneys from the Reserve Fund, there are insufficient funds in the Bond Service Fund to make the payments as provided above, the Fiscal Agent shall apply the available funds first to the payment of interest on the Bonds, and then to the payment of principal due on the Bonds, and then to payment of principal due on the Bonds by reason of Bonds called for redemption under the Fiscal Agent Agreement.

Monies in the Bond Service Fund (and the account therein) shall be invested and deposited in accordance with the Fiscal Agent Agreement. Interest earnings and profits resulting from such investment and deposit shall be retained in the Bond Service Fund (and the account therein). The Fiscal Agent shall transfer any moneys remaining in the Bond Service Fund when there are no longer Bonds Outstanding to the Special Tax Fund.

Neither the City nor the District has any obligation to advance funds from any funds, accounts, or revenues of the City or the District to cure any deficiency which may occur in the funds and accounts held under the Fiscal Agent Agreement for payment of the Bonds. If a delinquency occurs in the payment of any Special Tax, neither the City nor the District has any duty to transfer to the Fiscal Agent the amount of the delinquency out of available funds of the City or the District.

NO OTHER FUNDS OF THE CITY OR THE DISTRICT ARE PLEDGED FOR THE PAYMENT OF DELINQUENT SPECIAL TAXES. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE CITY, THE DISTRICT, THE STATE, OR ANY POLITICAL SUBDIVISION OF THE STATE. NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE DISTRICT (EXCEPT AS DESCRIBED HEREIN), OR THE CITY, THE STATE, OR ANY POLITICAL SUBDIVISION OF THE STATE, IS PLEDGED TO THE PAYMENT OF THE BONDS.

Prepayment of Special Taxes; Bonds Prepayment Account. A property owner may prepay its Special Tax and thereby cause a partial redemption of the Bonds. Pursuant to the Fiscal Agent Agreement, within the Bond Service Fund there will be established the Prepayment Account to be held in trust by the Fiscal Agent for the benefit of the District and the Owners. The Prepayment Account shall be used exclusively for the administration of any Prepayments of Special Taxes to assure the timely redemption of Bonds. In the event all of the Special Taxes are prepaid in full, the Prepayment Account shall be closed. See "THE BONDS – Redemption – Extraordinary Redemption from Prepayments" and "RISK FACTORS – Potential Early Redemption of Bonds from Prepayments."

Priority of Special Tax Lien

The lien of the Special Taxes has priority over all private liens on the taxable property within the District whenever imposed. The lien of the Special Taxes is co-equal to and independent of the lien for general property taxes, fixed lien special assessments, and any other special taxes, including, without limitation, special taxes created pursuant to the Mello-Roos Act. See "THE DISTRICT – Direct and Overlapping Debt."

No Obligation of the City Upon Delinquency

The City is under no obligation to transfer any funds of the City into the Bond Service Fund for the payment of the principal of or interest on the Bonds if a delinquency occurs in the payment of any Special Taxes. See "SECURITY FOR THE BONDS – Repayment of Bonds; Special Taxes – Covenant to Commence Superior Court Foreclosure for Delinquent Special Taxes" above for a discussion of the City's obligation to foreclose the Special Tax liens upon delinquencies thereof. Neither the City nor the District has any obligation to advance available funds to make up any deficiencies in the amount of Special Taxes.

Reserve Fund

Pursuant to the Fiscal Agent Agreement, the City has established the Reserve Fund for the Bonds. Upon issuance of the Bonds, the Reserve Fund will be initially funded from the proceeds of the Bonds in an amount equal to the Reserve Requirement. The term "Reserve Requirement" is defined in the Fiscal Agent Agreement to mean, as

of any date of calculation, an amount equal to the least of (i) 10% of the aggregate principal amount of the Bonds originally issued, (ii) Maximum Annual Debt Service (as defined below) on the Bonds, or (iii) 125% of the Average Annual Debt Service (as defined below) on the Bonds. Upon issuance of the Bonds, the Reserve Requirement is expected to be \$_____.

The term "Annual Debt Service" is defined in the Fiscal Agent Agreement to mean, for any Bond Year (i.e., the sum of (1) the interest payable on all Outstanding Bonds in such Bond Year, assuming that all Outstanding serial Bonds are retired as scheduled and that all Outstanding term Bonds, if any, are redeemed or paid from sinking fund payments as scheduled (except to the extent that such interest is to be paid from the proceeds of the sale of any Bonds), and (2) the principal amount of all Outstanding Bonds maturing by their terms in such Bond Year. The term "Maximum Annual Debt Service" is defined in the Fiscal Agent Agreement to mean, at any point in time, with respect to the Bonds then Outstanding, the greatest amount of Annual Debt Service on the Bonds in the then current or any succeeding Bond Year prior to the maturity of the Bonds. The term "Average Annual Debt Service" is defined in the Fiscal Agent Agreement to mean the amount determined by dividing the sum of all Annual Debt Service due in each of the Bond Years following the date of such calculation by the number of such Bond Years. The term "Bond Year" is defined in the Fiscal Agent Agreement to mean the period beginning on the date the Bonds are issued and ending on September 1, 2013, and each successive twelve-month period beginning on September 2 and ending on the following September 1 in any year during which Bonds are or will be Outstanding; provided, however, that the final Bond Year shall end on the date on which the Bonds are fully paid or redeemed.

Moneys in the Reserve Fund shall be used solely for the purpose of paying the principal, including sinking fund payments, of and interest on the Bonds when due in the event that the balance on deposit in the Bond Service Fund is insufficient for such purpose. If the amounts in the Bond Service Fund are insufficient to pay the principal, including sinking fund payments, of or interest on the Bonds when due, the Fiscal Agent shall withdraw from the Reserve Fund for deposit in the Bond Service Fund moneys necessary for such purposes. See "APPENDIX B – Summary of Certain Provisions of the Fiscal Agent Agreement – Reserve Fund."

Whenever moneys have been withdrawn from the Reserve Fund, the Fiscal Agent, after making the required transfers to the Administrative Expense Fund (in an amount not in excess of the Priority Administrative Expense Amount for such fiscal year) and the Bond Service Fund, shall transfer to the Reserve Fund from available moneys in the Special Tax Fund, or from any other legally available funds which the District elects to apply to such purpose, the amount needed to restore the amount of the Reserve Fund to the Reserve Requirement. If amounts in the Special Tax Fund, together with any other amounts transferred to replenish the Reserve Fund, are inadequate to restore the Reserve Fund to the Reserve Requirement, then the District shall include the amount necessary to fully restore the Reserve Fund to the Reserve Requirement in the next annual Special Tax levy, subject to the maximum Special Taxes that may be levied. See "APPENDIX F – Rate and Method of Apportionment of Special Tax."

In connection with any optional redemption of Bonds, redemption of Bonds from Prepayment of the Special Taxes, or a partial defeasance of Bonds in accordance with the Fiscal Agent Agreement, amounts in the Reserve Fund may be applied to such redemption or partial defeasance if so provided in a certificate of an authorized representative of the District, so long as the amount on deposit in the Reserve Fund following such optional redemption or partial defeasance equals the Reserve Requirement following such optional redemption or partial defeasance.

To the extent that the amount on deposit in the Reserve Fund as of the first day of the final Bond Year for the Bonds equals or exceeds Annual Debt Service for that Bond Year, amounts in the Reserve Account may be applied to pay the principal of and interest due on the Bonds in the final Bond Year, if so provided in a certificate of an authorized representative of the District.

The Fiscal Agent will withdraw from the Reserve Fund moneys in excess of the Reserve Requirement not transferred as described above one Business Day before each March 1 and September 1, and transfer such moneys to the Special Tax Fund, unless prior to such date the Fiscal Agent is directed in a certificate of an authorized representative of the City or the District to transfer such moneys to a different fund or account specified in such certificate.

Debt Service Coverage from Special Taxes.

Based upon the fiscal year 2013-14 CFD No. 3 Assigned Special Tax, the estimated debt service coverage for the Bonds is approximately 120%. Notwithstanding the foregoing, the Special Tax levied against any Assessor's Parcel of Residential Property for which a permit allowing occupancy for residential use has been issued may not be increased by more than 10% as a consequence of delinquency or default by the owner of any other Assessor's Parcel. Pursuant to the Fiscal Agent Agreement, the District will covenant that it will not issue any obligation or security superior to or on a parity with the Bonds payable in whole or in part from Special Taxes.

The following table sets forth the estimated debt service coverage for the Bonds based on the total Assigned Special Tax amount for the District, increased by 2% each year. The debt service coverage shown in the following table is based on the assumption that the debt service on the Bonds is paid when due. If there are delinquencies in the payment of debt service on the Bonds, the debt service coverage shown in the following table will not be realized. See "THE DISTRICT – Delinquency History" below and "RISK FACTORS" for a description of certain events that would increase the likelihood of payment delinquencies.

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**TABLE 1
ESTIMATED DEBT SERVICE COVERAGE**

<i>Fiscal Year</i>	<i>Residential Property Assigned Special Tax Revenues ^{(1) (2)}</i>	<i>Non-Residential Property Assigned Special Tax Revenues ⁽³⁾</i>	<i>Estimated Annual Administrative Expenses ⁽⁴⁾</i>	<i>Net Special Tax Revenues ⁽⁵⁾</i>	<i>Bond Debt Service ^{(6)*}</i>	<i>Coverage ^{(7)*}</i>
2013-14	\$2,103,147.50	\$133,956.89	\$62,300.00	\$2,174,804.39	\$1,821,496.67	1.19
2014-15	2,145,210.45	136,636.03	63,546.00	2,218,300.48	1,853,900.00	1.20
2015-16	2,188,114.66	139,368.75	64,816.92	2,262,666.49	1,889,050.00	1.20
2016-17	2,231,876.95	142,156.12	66,113.26	2,307,919.82	1,927,700.00	1.20
2017-18	2,276,514.49	144,999.25	67,435.52	2,354,078.21	1,969,700.00	1.20
2018-19	2,322,044.78	147,899.23	68,784.23	2,401,159.78	2,009,900.00	1.19
2019-20	2,368,485.68	150,857.22	70,159.92	2,449,182.97	2,051,100.00	1.19
2020-21	2,415,855.39	153,874.36	71,563.12	2,498,166.63	2,094,500.00	1.19
2021-22	2,464,172.50	156,951.85	72,994.38	2,548,129.97	2,136,250.00	1.19
2022-23	2,513,455.95	160,090.88	74,454.27	2,599,092.56	2,173,750.00	1.20
2023-24	2,563,725.07	163,292.70	75,943.35	2,651,074.42	2,222,000.00	1.19
2024-25	2,614,999.57	166,558.56	77,462.22	2,704,095.90	2,260,250.00	1.20
2025-26	2,667,299.56	169,889.73	79,011.46	2,758,177.82	2,308,750.00	1.19
2026-27	2,720,645.55	173,287.52	80,591.69	2,813,341.38	2,356,750.00	1.19
2027-28	2,775,058.46	176,753.27	82,203.53	2,869,608.21	2,399,000.00	1.20
2028-29	2,830,559.63	180,288.34	83,847.60	2,927,000.37	2,455,500.00	1.19
2029-30	2,887,170.82	183,894.10	85,524.55	2,985,540.38	2,500,250.00	1.19
2030-31	2,944,914.24	187,571.99	87,235.04	3,045,251.19	2,553,500.00	1.19
2031-32	3,003,812.52	191,323.43	88,979.74	3,106,156.21	2,599,500.00	1.19
2032-33	3,063,888.78	195,149.89	90,759.34	3,168,279.33	2,653,250.00	1.19
2033-34	3,125,166.55	199,052.89	92,574.52	3,231,644.92	2,704,000.00	1.20
2034-35	3,187,669.88	203,033.95	94,426.01	3,296,277.82	2,761,500.00	1.19

(1) Residential Property Assigned Special Tax Revenues for fiscal year 2013-14 are based on property for which a building permit was issued as of January 1, 2013.

(2) Residential Property Assigned Special Tax Revenues for fiscal year 2014-15 and each fiscal year thereafter are increased 2% each fiscal year and are based on property for which a building permit was issued as January 1, 2013, and the assumption that no further development will take place.

(3) Non-Residential Property Assigned Special Tax Revenues for fiscal year 2013-14 are based on property for which a building permit was issued as of January 1, 2013, and on the assumption that no further non-residential development will take place in the District. For fiscal year 2014-15 and each fiscal year thereafter, the Assigned Special Tax is increased by 2% each fiscal year.

(4) Based on fiscal year 2013-14 Priority Administrative Expense Amount of \$62,300, assumed to increase by 2% in each subsequent fiscal year.

(5) The total Assigned Special Tax Revenues, less Estimated Administrative Expenses.

(6) Based on the preliminary bond sizing provided by the Underwriter.

(7) Calculated by dividing the Net Special Tax Revenues column by the Debt Service column.

Source: NBS.

THE DISTRICT

Description of District

The City formed the District on November 23, 2004, pursuant to Resolution No. 12,737, adopted by the City Council of the City (the "City Council"). The property in the District consists of a mixed-use development known as Seabridge at Mandalay Bay, a community of approximately 135.3 gross acres located near the coast in the Channel Islands neighborhood of the City. See "APPENDIX G – Boundary Map of District." Seabridge at Mandalay Bay is part of a 220-acre specific plan area known as Mandalay Bay – Phase IV. The Seabridge at Mandalay Bay development includes an expansion of the inland waterway off the existing Mandalay Bay project in Oxnard Harbor and has created a variety of waterfront living and recreational opportunities, including single-family residences with canal frontage and boat slips, a mix of multifamily housing types, a public recreational bay, and a boardwalk promenade with a neighborhood retail component, all linked by a series of jogging paths, parks, and view corridors. The largest property owner in the District is currently the Developer, D.R. Horton Los Angeles Holding Company, which entity owns property in the District responsible for the payment of approximately 13% of the Special Taxes levied within the District each year. D.R. Horton Los Angeles Holding Company is a wholly-owned subsidiary of D.R. Horton, Inc., a Delaware corporation, which corporation's stock is listed on the New York Stock

* Preliminary; subject to change.

Exchange under the symbol “DHI.” Other owners of property in the District include ROIC Seabridge II, LLC, K&G Seabridge II LLC, Rocklin Covenant, Kallen Harvey Trust, and EKJ Investment Real Estate, which entities own property in the District responsible, in the aggregate, for the payment of approximately 7% of the Special Taxes levied within the District each year. Individual homeowners own property in the District responsible, in the aggregate, for the payment of approximately 80% of the Special Taxes levied within the District each year.

The property in the District has been developed for the following uses: (1) 276 units on approximately 33.6 acres for single-family detached residential use (of which three units have prepaid their Special Taxes), (2) 334 units on approximately 15.3 acres for multifamily attached residential use, and (3) 6 parcels on approximately 10.6 acres for visitor-serving commercial use. In addition, the approximately 8.5 acres of property in the District comprising the School District Option Site are not included in the summary of uses presented in the preceding sentence, are the subject of an agreement with the School District pursuant to which the School District has an option to purchase the property for use as a school site. The remaining approximately 67.3 acres of property in the District has been developed and is being used for public waterways, public parks and recreation facilities, streets, utilities, and property owner association facilities, which acres are not subject to the Special Tax.

Development Within the District

The following table sets forth a summary of the land use and development status within the District.

TABLE 2
SUMMARY OF LAND USE, OWNERSHIP, AND DEVELOPMENT
WITHIN THE DISTRICT ⁽¹⁾

<u>Land Use/Owner⁽²⁾</u>	<u>Taxable Units/Acres</u>	<u>Taxable Parcels</u>	<u>Prepaid Units/Acres</u>	<u>Total Units/Acres</u>
Residential Property				
Single-Family Residential:				
Individual Owners	273 Units	273 Parcels	3 Units	276 Units
Multifamily Residential:				
D.R. Horton LA Holding Co. ⁽³⁾	120 Units	5 Parcels	0 Units	120 Units
Individual Owners	214 Units	214 Parcels	0 Units	214 Units
Total Residential Property	607 Units	492 Parcels	3 Units	610 Units
Total Non-Residential Property	10.6 Acres	6 Parcels	0 Acres	10.6 Acres

(1) Residential and non-residential property for which a building permit was issued as of January 1, 2013.

(2) Based on the 2012-13 County secured roll ownership information as of the January 1, 2012.

(3) Two of the five parcels owned by D.R. Horton LA Holding Co. are under construction for a total of 117 residential units; building permits have already been issued for these two parcels. See “RISK FACTORS – Failure to Develop Property, Future Land Use Regulations and Growth Control Initiatives.”

Source: NBS.

Description of Public Improvements Financed with Refunded Bonds

Pursuant to the Agreement for Construction and Acquisition of Public Improvements (the “Acquisition Agreement”), by and between the City and the Developer, the Developer constructed certain improvements that constituted the “Project,” as such term is defined in the Acquisition Agreement. In accordance with the Acquisition Agreement, the City acquired the components of the Project from the Developer upon the completion thereof, paying for such components with proceeds from the sale of the Refunded Bonds. Improvements comprising the Project included street improvements to Harbor Island Lane and Hemlock Street, park improvements, in-tract water and sewer improvements, and storm drain improvements. The total acquisition cost, paid by the City from Refunded Bond proceeds, was \$13,257,087.74.

In addition to the improvements described above, the Project also consists of certain facilities constructed by the City and other improvements constructed by the School District. The City paid \$8,845,416.54 for the facilities constructed by the School District and \$7,635,087.98 for the facilities constructed by the City from Refunded Bond proceeds.

Assessed Value of Property in District

The following table sets forth the assessed value of the property within the District for fiscal years 2008-09 through 2012-13.

TABLE 3
SUMMARY OF ASSESSED VALUES
OF PROPERTY IN DISTRICT
(Fiscal Years 2008-09 through 2012-13)

<u>Fiscal Year</u>	<u>Taxable Parcels</u>	<u>Land Value</u>	<u>Structure Value</u>	<u>Total Assessed Value</u>	<u>Percent Change Each Year</u>	<u>Residential Assessed Value</u>	<u>Non-Residential Assessed Value</u>	<u>School Site Parcel</u>
2008-09	458	\$293,050,746	\$171,474,969	\$464,525,715	N/A	\$421,633,839	\$28,019,772	\$14,872,104
2009-10	502	228,852,506	161,202,635	390,055,141	-16.0%	338,634,668	36,250,927	15,169,546
2010-11	501	219,793,768	176,209,684	396,003,452	1.5	344,655,256	36,214,243	15,133,953
2011-12	500	190,441,208	164,586,524	355,027,732	-10.3	302,554,839	37,225,345	15,247,548
2012-13	498 ⁽¹⁾	165,264,171	153,252,727	318,516,898	-6.1 ⁽²⁾	281,156,376	37,360,522	15,552,498

(1) The fiscal year 2012-13 assessed value does not include the assessed value for the exempted School Site parcel (\$15,552,498) or for one single-family residential parcel for which the Special Tax lien has been paid in full (\$518,000).

(2) Reflects the percentage change in assessed value from fiscal year 2011-12 to fiscal year 2012-13 for all taxable parcels in the District. The percentage change calculation does not include the assessed values of the School Site parcel and a recently paid-off single-family residential parcel.

Source: NBS.

Estimated Assessed Value-to-Lien Ratios for District Property

The following table sets forth the estimated assessed value-to-lien ratios based on the ownership of the taxable property within the District as of the date of this Official Statement. The estimated assessed value-to-lien ratio (including general obligation debt) for all parcels within the District is approximately 8.53:1*; provided, however, that the ratios for individual parcels within the District vary widely. The value of such individual parcels is significant because, in the event of a delinquency in payment of Special Taxes, the only remedy available to the City is to foreclose on the delinquent parcel. A parcel with a lower value-to-lien ratio may be less likely to sell at foreclosure or provide sale proceeds adequate to pay all delinquent Special Taxes. See "SECURITY FOR THE BONDS – Repayment of Bonds; Special Taxes – Judicial Foreclosure Proceedings" and " – Sale of Tax Defaulted Property Generally," and "RISK FACTORS – Land Values."

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* Preliminary; subject to change.

TABLE 4
ESTIMATED ASSESSED VALUE-TO-LIEN RATIOS

<i>Owner ⁽¹⁾</i>	<i>Number of Parcels</i>	<i>Estimated Fiscal Year 2013-14 Special Tax</i>	<i>Percentage of Estimated Fiscal Year 2013-14 Special Tax</i>	<i>Outstanding Bond Amount ^{(2) *}</i>	<i>Total Overlapping General Obligation Debt ⁽³⁾</i>	<i>Total Direct and Overlapping Debt ^{(3) *}</i>	<i>Fiscal Year 2012-13 Assessed Value ⁽⁴⁾</i>	<i>Estimated Assessed Value-to-Lien Ratio (Not Including General Obligation Debt) ^{(5) *}</i>	<i>Estimated Assessed Value-to-Lien Ratio (Including General Obligation Debt) ^{(6) *}</i>
Taxable Property									
Single-Family Residential	273	\$1,091,535	58%	\$16,623,943	\$5,011,754	\$21,635,697	\$191,150,747	11.50:1	8.83:1
Multifamily Residential	219	679,461	36	10,348,111	3,119,728	13,467,839	90,005,629	8.70:1	6.68:1
Non-Residential	6	112,801	6	1,717,945	517,923	2,235,868	37,360,522	21.75:1	16.71:1
Total: Taxable Property ⁽⁷⁾⁽⁸⁾	498	\$1,883,797	100%	\$28,690,000	\$8,649,404	\$37,339,404	\$318,516,898	11.10:1	8.53:1

(1) Based on the 2012-13 County secured roll ownership information as of January 1, 2012.

(2) Estimated aggregate principal amount of Bonds. Allocated based on the Estimated Fiscal Year 2013-14 Special Tax levy.

(3) As of May 1, 2013. Allocated based on Estimated Fiscal Year 2013-14 Special Tax levy.

(4) Based on net assessed values as of January 1, 2012, provided by the County; does not include three developed parcels for which Special Taxes have been prepaid as of March 31, 2013, and the exempted School Site parcel.

(5) Calculated by dividing Fiscal Year 2012-13 Assessed Value column by Outstanding Bond Amount column.

(6) Calculated by dividing Fiscal Year 2012-13 Assessed Value column by Total Direct and Overlapping Debt column.

(7) All taxable property within the District has been issued a building permit as of January 1, 2013.

(8) Totals may not add due to rounding.

Source: NBS.

* Preliminary; subject to change.

The following table sets forth a distribution of the aggregate value-to-lien ratios of parcels within the District.

TABLE 5
ASSESSED VALUE-TO-LIEN RATIOS OF PROPERTIES

<i>Overall Value-to-Lien Range</i>	<i>Number of Parcels</i>	<i>Estimated Fiscal Year 2013-14 Special Tax</i>	<i>Percentage of Estimated Fiscal Year 2013-14 Special Tax</i>	<i>Outstanding Bond Amount ^{(1)*}</i>	<i>Total Overlapping General Obligation Debt ⁽²⁾</i>	<i>Total Direct and Overlapping Debt [*]</i>	<i>Fiscal Year 2012-13 Assessed Value ⁽³⁾</i>	<i>Estimated Assessed Value-to- Lien Ratio (Land- Secured) ^{(4)*}</i>	<i>Estimated Assessed Value-to- Lien Ratio (Overall) ^{(5)*}</i>
0-2.99 ⁽⁶⁾	3	\$ 9,257	0%	\$ 140,989	\$ 42,505	\$ 183,494	\$ 439,837	3.12:1	2.40:1
3.00-4.99	13	252,082	13	3,839,180	1,157,428	4,996,608	19,644,099	5.12:1	3.93:1
5.00-9.99	372	1,078,944	57	16,432,196	4,953,945	21,386,141	168,526,230	10.26:1	7.88:1
10.00-14.99	104	440,674	23	6,711,414	2,023,344	8,734,757	95,200,779	14.18:1	10.90:1
15.00-19.99	5	102,167	5	1,555,985	469,095	2,025,080	34,381,365	22.10:1	16.98:1
20.00-49.99	1	672	0	10,237	3,086	13,323	324,588	31.71:1	24.36:1
Total/Average ⁽⁷⁾	498	\$1,883,797	100%	\$28,690,000	\$8,649,404	\$37,339,404	\$318,516,898	11.10:1	8.53 :1

(1) Estimated aggregate principal amount of Bonds; allocated based on the fiscal year 2013-14 Special Tax levy.

(2) As of May 1, 2013; allocated based on fiscal year 2013-14 Special Tax levy.

(3) Based on net assessed values as of January 1, 2012, provided by the County. Does not include three developed parcels for which Special Taxes have been prepaid as of March 31, 2013, and the exempted School Site parcel.

(4) Calculated by dividing Fiscal Year 2012-13 Assessed Value column by Outstanding Bond Amount column.

(5) Calculated by dividing Fiscal Year 2012-13 Assessed Value column by Total Direct and Overlapping Debt column.

(6) Parcels are developed residential units under individual ownership with additional County assessed value exemptions.

(7) Totals may not add due to rounding.

Source: NBS.

Major Taxpayers in District

The following table lists the top Special Tax payers in the District.

TABLE 6
TOP SPECIAL TAX PAYERS IN THE DISTRICT

<i>Owner ⁽¹⁾</i>	<i>Number of Parcels Taxed</i>	<i>Estimated Fiscal Year 2013-14 Special Tax Levy</i>	<i>Percent of Total Levy</i>	<i>Fiscal Year 2012-13 Delinquency Amount as of April 30, 2013 ⁽²⁾</i>	<i>Fiscal Year 2012-13 Delinquency Percentage as of April 30, 2013 ⁽²⁾</i>
D.R. Horton Los Angeles Holding Company	5 ⁽³⁾	\$ 236,400	13%	\$ 0	0.00%
ROIC Seabridge II, LLC	4	64,529	3	0	0.00
K&G Seabridge II LLC & Rocklin Covenant	2	48,272	3	0	0.00
Kallen Harvey Trust	3	11,825	1	0	0.00
EKJ Investment Real Estate	2	9,617	1	0	0.00
All Other Special Tax Payers	482	1,513,154	80	22,995	1.17
Total ⁽⁴⁾	498	\$1,883,797	100%	\$22,995	1.17%

(1) Based on the 2012-13 County secured roll ownership information as of January 1, 2012.

(2) As of April 30, 2013; provided by County.

(3) Two of the five parcels owned by D.R. Horton LA Holding Co. are under construction for a total of 117 residential units; building permits have already been issued for these two parcels. See "RISK FACTORS – Failure to Develop Property; Future Land Use Regulations and Growth Control Initiatives."

(4) Totals may not add due to rounding.

Source: NBS.

* Preliminary; subject to change.

Special Tax Levies and Delinquencies

The following table describes the Special Tax levies and the delinquencies in the payment of Special Taxes in fiscal years 2008-09 through 2012-13 for each fiscal year end and as of April 30, 2013.

TABLE 7
HISTORY OF SPECIAL TAX LEVIES AND DELINQUENCIES

<i>Fiscal Year</i>	<i>Total Tax Levy</i>	<i>Number of Delinquent Parcels at Fiscal Year End ⁽¹⁾</i>	<i>Delinquent Special Tax at Fiscal Year End ⁽¹⁾</i>	<i>Delinquency Rate at Fiscal Year End ⁽¹⁾</i>	<i>Number of Delinquent Parcels as of April 30, 2013 ⁽²⁾⁽³⁾</i>	<i>Delinquent Special Tax as of April 30, 2013 ⁽²⁾⁽³⁾</i>	<i>Delinquency Rate as of April 30, 2013 ⁽²⁾</i>
2008-2009	\$1,814,854.80	20	\$65,159.98	3.59%	0	\$ 0.00	0.00%
2009-2010	1,865,048.32	24	60,377.17	3.24	1	2,366.04	0.13
2010-2011	1,899,309.36	29	68,236.34	3.59	1	2,080.62	0.11
2011-2012	1,929,463.76	10	24,235.61	1.26	1	4,207.74	0.22
2012-2013 ⁽⁴⁾	1,965,003.90	13	22,994.66	1.17	13	22,994.66	1.17

(1) As of fiscal year end of year levied, unless otherwise noted.

(2) Delinquency data as of April 30, 2013, provided by the County.

(3) As of April 30, 2013, there are a total of 15 parcels with delinquent Special Tax amounts. Some such parcels have multiple fiscal year delinquencies.

(4) Number of delinquent parcels and delinquent Special Tax amount as of April 30, 2013.

Source: NBS.

Representative Property Tax Bill

The following two tables set forth a representative property tax bill for a single-family residential unit and for a multifamily residential unit within the District for fiscal year 2012-13.

TABLE 8
REPRESENTATIVE PROPERTY TAX BILL
(Single-Family Residential Unit – Fiscal Year 2012-13)

Land Use: Single-Family Residential

2012-13 Local Secured Assessed Valuation (includes \$7,000 Home Owner Exemption):

		\$700,000.00
<u>Ad Valorem Taxes:</u>	<u>Rate per \$100</u>	<u>Amount</u>
General Tax Levy	1.000000	\$7,000.00
Oxnard Elementary School District General Obligation Bonds	0.008500	59.50
Oxnard Elementary School District General Obligation Bonds #2	0.039900	279.30
Oxnard Elementary School District General Obligation Bonds #3	0.036700	256.90
Oxnard Union High School District General Obligation Bonds	0.010600	74.20
Oxnard Union High School District General Obligation Bonds #2	0.009300	65.10
Ventura Community College District General Obligation Bonds	0.019100	133.70
Metropolitan Water District General Obligation Bonds	0.003500	24.50
City of Oxnard General Fund Obligations	0.076637	536.44
Total Ad Valorem Taxes	1.204237	\$8,429.64
<u>Special Taxes and Assessments:</u>		
CFD No. 3		\$3,740.42
CFD No. 4 ⁽¹⁾		1,851.08
Calleguas MWD		5.00
Metro Water Standby		9.58
Vector Control		4.74
VCWPD NPDES Oxnard		2.76
NPDES Oxnard		7.20
Flood Zone 2 Benefit		19.52
Total Special Taxes and Assessments		\$5,640.30
Total Taxes		\$14,069.94
As a Percentage of the District's Total 2012-13 Assessed Valuation		2.01%

(1) The City formed Community Facilities District No. 4 (Seabridge at Mandalay Bay) of the City of Oxnard ("CFD No. 4") on December 14, 2004, pursuant to Resolution no. 12,739, for the purpose of levying a special tax sufficient to pay certain costs of services and incidental expenses relating to the maintenance of CFD No. 4. CFD No. 4 is co-terminus with the District.

Source: NBS.

TABLE 9
REPRESENTATIVE PROPERTY TAX BILL
(Multifamily Residential Unit – Fiscal Year 2012-13)

<i>Land Use: Multifamily Residential</i>		
<u>2012-13 Local Secured Assessed Valuation (includes \$7,000 HOE):</u>		\$331,583
<u>Ad Valorem Taxes:</u>	<u>Rate per \$100</u>	<u>Amount</u>
General Tax Levy	1.000000	\$3,315.83
Oxnard Elementary School District General Obligation Bonds	0.008500	28.18
Oxnard Elementary School District General Obligation Bonds #2	0.039900	132.30
Oxnard Elementary School District General Obligation Bonds #3	0.036700	121.69
Oxnard Union High School District General Obligation Bonds	0.010600	35.15
Oxnard Union High School District General Obligation Bonds #2	0.009300	30.84
Ventura Community College District General Obligation Bonds	0.019100	63.33
Metropolitan Water District General Obligation Bonds	0.003500	11.60
City of Oxnard General Fund Obligations	0.076637	<u>254.12</u>
Total Ad Valorem Taxes	1.204237	\$3,993.04
<u>Special Taxes and Assessments:</u>		
CFD No. 3		\$2,157.28
CFD No. 4 ⁽¹⁾		1,080.42
Calleguas MWD		5.00
Metro Water Standby		9.58
Vector Control		2.84
VCWPD NPDES Oxnard		2.14
NPDES Oxnard		5.54
Flood Zone 2 Benefit		<u>15.06</u>
Total Special Taxes and Assessments		\$3,277.86
Total Taxes		\$7,270.90
As a Percentage of the District's Total 2012-13 Assessed Valuation		2.19%

(1) The City formed CFD No. 4 on December 14, 2004, pursuant to Resolution no. 12,739, for the purpose of levying a special tax sufficient to pay certain costs of services and incidental expenses relating to the maintenance of CFD No. 4. CFD No. 4 is co-terminus with the District.

Source: NBS.

Direct and Overlapping Debt

The presence of overlapping debt issued by the City on property in the District complicates and could delay the foreclosure process in the event of delinquencies. See "RISK FACTORS –Direct and Overlapping Indebtedness."

The City has no control over the amount of additional debt payable from taxes or assessments levied on all or a portion of the property within the District that may be incurred in the future by other governmental agencies having jurisdiction over all or a portion of the property therein. Other public agencies may issue additional indebtedness on property within the District at any time. Furthermore, nothing prevents the owners of property within the District from consenting to the issuance of additional debt by other governmental agencies that would be secured by taxes on a parity with the Special Taxes or assessments that would be subordinate to the Special Taxes. To the extent such indebtedness is payable from assessments, other special taxes levied pursuant to the Mello-Roos Act, or taxes, such assessments, special taxes, and taxes will be secured by liens on the property within the District.

Accordingly, the debt on the property within the District could increase, without any corresponding increase in the value of the subject property. The imposition of such additional indebtedness could reduce the willingness and ability of the property owners within the District to pay the Special Taxes when due. Moreover, in the event of a delinquency in the payment of Special Taxes, no assurance can be given that the proceeds of any foreclosure sale of property with delinquent Special Taxes would be sufficient to pay the delinquent Special Taxes. See "RISK FACTORS – Land Values."

The information in the following tables has been obtained from California Municipal Statistics, Inc. The City has not independently verified and does not guarantee such information.

The following table sets forth information regarding the assessed valuation of, and the direct and overlapping debt applicable to, the property within the District:

TABLE 10
ASSESSED VALUATION AND DIRECT AND OVERLAPPING DEBT
FOR THE DISTRICT
(As of May 1, 2013)

2012-13 Local Secured Assessed Valuation: \$318,516,898

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt 5/1/13</u>
Metropolitan Water District General Obligation Bonds	0.015%	\$ 25,053
Ventura Community College District General Obligation Bonds	0.305	940,193
Oxnard Union High School District General Obligation Bonds	0.954	874,233
Oxnard School District General Obligation Bonds	3.115	3,962,566
City of Oxnard Community Facilities District No. 3	100.	30,810,000 (1)
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$36,612,045
 <u>OVERLAPPING GENERAL FUND DEBT:</u>		
Ventura County General Fund Obligations	0.304%	\$1,182,771
Ventura County Superintendent of Schools Certificates of Participation	0.304	35,046
Oxnard Union High School District General Fund Obligations	0.954	73,249
Oxnard School District Certificates of Participation	3.115	150,932
City of Oxnard General Fund Obligations	2.079	1,405,361
TOTAL OVERLAPPING GENERAL FUND DEBT		\$2,847,359
 COMBINED TOTAL DEBT		 \$39,459,404 (2)

(1) Excludes issue to be sold.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Ratios to 2012-13 Assessed Valuation:

Direct Debt (\$30,810,000)	9.67%
Total Direct and Overlapping Tax and Assessment Debt.....	11.49%
Combined Total Debt	12.39%

California Municipal Statistics, Inc.

See also "RISK FACTORS – Direct and Overlapping Indebtedness."

RISK FACTORS

Investment in the Bonds involves risks that may not be appropriate for certain investors. The following is a discussion of certain risk factors that should be considered, in addition to other matters set forth herein, in evaluating the Bonds for investment. The information set forth below does not purport to be an exhaustive listing of the risks and other considerations that may be relevant to an investment in the Bonds. In addition, the order in which the following information is presented is not intended to reflect the relative importance of any such risks. If any risk factor materializes to a sufficient degree, it alone could delay or preclude payment of principal of or interest on the Bonds.

The Bonds are Limited Obligations of the District

Neither the City nor the District is obligated to advance available funds from the City's treasury to make up deficiencies in the amount of Special Taxes collected. Sustained failure by property owners within the District to pay Special Taxes when due and the inability of the City to sell parcels which have become subject to judicial foreclosure proceedings for amounts sufficient to cover the delinquent Special Taxes will likely result in the inability of the District to make full or punctual payments of principal of or interest on the Bonds, which could deplete the Reserve Fund securing the Bonds and result in a default on the Bonds.

The Mello-Roos Act provides that if any property within the District not otherwise exempt from the Special Taxes is acquired by a public entity through a negotiated transaction, or by gift or devise, the Special Taxes will continue to be levied on and enforceable against the public entity that acquired the property. In addition, the Mello-Roos Act provides that if property subject to the Special Taxes is acquired by a public entity through eminent domain proceedings, the obligation to pay the Special Taxes with respect to that property is to be treated as if it were a special assessment and paid from the eminent domain award. The constitutionality and operative effect of these provisions of the Mello-Roos Act have not been tested in the courts. If, for any reason, property subject to the Special Taxes becomes exempt from taxation by reason of ownership by the federal government, subject to the limitation of the maximum authorized Special Taxes and any other limitation on the Special Tax rate imposed by the District or the City, the maximum Special Tax that could be levied upon the remaining taxable property within the District might not be sufficient to make the payments required to pay principal of and interest on the Bonds when due and a default could occur with respect to the payment of such principal and interest.

The obligation to pay Special Taxes does not constitute a personal obligation of the current or subsequent owners of the respective parcels in the District. Enforcement of Special Tax payment obligations by the City, for and on behalf of the District, is limited to judicial foreclosure in the County Superior Court pursuant to Section 53356.1 *et seq.* of the California Government Code. There is no assurance that any current or subsequent owner of a parcel subject to a Special Tax lien will be able to pay the Special Taxes or that such owner will choose to pay such installments even though financially able to do so.

Potential Early Redemption of Bonds from Prepayments

Property owners within the District are permitted to prepay their Special Taxes. Prepayments of Special Taxes will result in the extraordinary redemption of all or a portion of the Bonds (depending on the size of the prepayments). See "THE BONDS – Redemption – Extraordinary Redemption from Prepayments."

Depletion of Reserve Fund

The Reserve Fund is to be maintained at an amount equal to the Reserve Requirement (see "SECURITY FOR THE BONDS – Reserve Fund"). Moneys in the Reserve Fund may be used to pay principal of and interest on the Bonds in the event the proceeds of the levy and collection of the Special Taxes against property within the District are insufficient. If moneys in the Reserve Fund are depleted, such moneys can be replenished from the proceeds of the levy and collection of Special Taxes that are in excess of the amount required to pay all amounts to be paid to the Owners pursuant to the Fiscal Agent Agreement. However, no replenishment from the proceeds of a Special Tax levy can occur as long as the proceeds that are collected from the levy of the Special Taxes against property within the District, at the maximum tax rates, together with other available funds, remains insufficient to pay all such amounts. Thus, it is possible that the Reserve Fund will be depleted and not be replenished by the levy of the Special Taxes.

Concentration of Ownership

The Developer, D.R. Horton Los Angeles Holding Company, owns property in the District that is responsible for the payment of approximately 13% of the Special Tax levy, and the top five property owners own property in the District that is responsible for the payment of approximately 20% of the Special Tax levy. The timely payment of the principal of and interest on the Bonds depends upon the willingness and ability of the current and future property owners in the District to pay the Special Taxes when due. General and local economic conditions and governmental requirements or restrictions may affect the willingness of the current property owners, or any successor property owners, to pay the Special Taxes, and there is no assurance that the current property owners, or any successor property owners, will pay such Special Taxes, even if financially able to do so. Due to the concentration of ownership of the property within the District, a failure by the current top five property owners to pay the Special Taxes may result in a default in the payment of debt service on the Bonds. See "THE DISTRICT."

Billing and Collection of Special Taxes; Foreclosure

A special tax formula can result in a substantially heavier property tax burden being imposed upon properties within a community facilities district than elsewhere in a city or county, and this in turn can lead to problems in the collection of the special tax. In some community facilities districts, the taxpayers have refused to

pay the special tax and have commenced litigation challenging the special tax, the community facilities district, and the bonds issued by the affected district.

Under provisions of the Mello-Roos Act, the Special Taxes are billed to the properties within the District that were entered on the assessment roll of the County Assessor by January 1 of the previous fiscal year on the regular property tax bills sent to owners of such properties. Such Special Tax installments are due and payable, and bear the same penalties and interest for non-payment, as do regular property tax installments. These Special Tax installment payments cannot be made separately from property tax payments. Therefore, the unwillingness or inability of a property owner to pay regular property tax bills as evidenced by property tax delinquencies may also indicate an unwillingness or inability to make regular property tax payments and installment payments of Special Taxes in the future.

Moreover, pursuant to the Mello-Roos Act, the Special Taxes levied in any fiscal year against any parcel of residential property in the District may not be increased as a consequence of delinquency or default by the owners of any other parcels within the District by more than 10% above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. The District is primarily a residential development.

In order to pay debt service on the Bonds, it is necessary that the Special Taxes levied against land within the District be paid in a timely manner. The District has covenanted in the Fiscal Agent Agreement under certain conditions to institute foreclosure proceedings against property with delinquent Special Tax in order to obtain funds to pay debt service on the Bonds. If foreclosure proceedings were instituted, any mortgage or deed of trust holder could, but would not be required to, advance the amount of the delinquent Special Tax to protect its security interest. In the event such superior court foreclosure is necessary, there could be a delay in principal and interest payments to the Owners of the Bonds pending prosecution of the foreclosure proceedings and receipt of the proceeds of the foreclosure sale, if any. No assurances can be given that the real property subject to foreclosure and sale at a judicial foreclosure sale will be sold or, if sold, that the proceeds of such sale will be sufficient to pay any delinquent Special Tax installment. Further, neither the City nor the District is under any obligation to advance its own funds to pay foreclosure costs. Although the Mello-Roos Act authorizes the District to cause such an action to be commenced and diligently pursued to completion, the Mello-Roos Act does not specify the obligations of the District with regard to purchasing or otherwise acquiring any lot or parcel of property sold at the foreclosure sale if there is no other purchaser at such sale. See "SECURITY FOR THE BONDS – Repayment of the Bonds Special Taxes – *Covenant to Commence Superior Court Foreclosure for Delinquent Special Taxes*" for a discussion of the provisions that apply, and the procedures that the District is obligated to follow, in the event of delinquency in the payment of installments of any Special Taxes.

Direct and Overlapping Indebtedness

The ability of a property owner within the District to pay the Special Taxes could be adversely affected by the existence of other taxes and assessments imposed upon such owner's property. In addition, other public agencies whose boundaries overlap those of the District could, without the consent of the City or the District, and in certain cases without the consent of property owners, impose additional taxes or assessment liens on the property within the District to finance public improvements to be located inside or outside the District. See "THE DISTRICT – Direct and Overlapping Debt" for a discussion of the direct and overlapping indebtedness pertaining to the District.

The City has no control over the amount of additional debt payable from taxes or assessments levied on all or a portion of the property within the District that may be incurred in the future by other governmental agencies having jurisdiction over all or a portion of the property therein. Other public agencies may issue additional indebtedness on property within any District at any time. Furthermore, nothing prevents the owners of property within the District from consenting to the issuance of additional debt by other governmental agencies that would be secured by taxes or assessments on a parity with the Special Taxes. To the extent such indebtedness is payable from assessments, other special taxes levied pursuant to the Mello-Roos Act, or taxes, such assessments, special taxes, and taxes will be secured by liens on the property within the District.

Accordingly, the debt on the property within the District could increase without any corresponding increase in the value of the subject property. The imposition of such additional indebtedness could reduce the willingness and ability of the property owners within the District to pay the Special Taxes when due. Moreover, in the event of a

delinquency in the payment of any Special Taxes, no assurance can be given that the proceeds of any foreclosure sale of property with delinquent Special Taxes would be sufficient to pay the delinquent Special Taxes.

Risks of Real Estate Secured Investments Generally

The Owners of the Bonds will be subject to the risks generally incident to an investment secured by real estate, including, without limitation, (i) adverse changes in local market conditions, such as changes in the market value of real property in the vicinity of the District, the supply of or demand for competitive properties in such area, and the market value of commercial and industrial buildings and sites in the event of sale or foreclosure, (ii) changes in real estate tax rates and other operating expenses, government rules (including, without limitation, zoning laws and laws relating to threatened and endangered species) and fiscal policies, and (iii) natural disasters (including, without limitation, earthquakes and floods), which may result in uninsured losses.

Failure to Develop Property; Future Land Use Regulations and Growth Control Initiatives

All of the property within the District is classified as "Developed Property" for purposes of the Rate and Method of Apportionment of Special Tax for the District. The term "Developed Property" is defined in the Rate and Method of Apportionment as, for each fiscal year, all Taxable Property, exclusive of Taxable Property Owner Association Property, or Taxable Public Property (as such capitalized terms are defined in the Rate and Method of Apportionment), for which a building permit for new construction was issued as of January 1 of the previous fiscal year, irrespective of whether such property has been otherwise developed or improved. The Developed Property within the District has been fully developed, with the exception of two multifamily residential developments being constructed by D.R. Horton, which developments are currently approximately 30% complete. Upon completion, such developments are expected to contain 117 multifamily units. See "SECURITY FOR THE BONDS – Repayment of the Bonds; Special Taxes."

If a developer, merchant builder, or subsequent purchaser or owner of property in the District, experiences financial difficulties and is unwilling or unable to pay the annual Special Taxes when due, such nonpayment could result in the total depletion of the Reserve Fund prior to the replenishment thereof from the resale of property upon a foreclosure. In such event, there could be a default in payment of the principal of and interest on the Bonds.

The motivation of the present or future owners of the taxable property in the District to pay the Special Taxes when due may be diminished in the event significant delays are experienced in development efforts in the District with respect to projects for which construction has not yet been completed. Further development of property in the District may also be affected by changes in general economic conditions, fluctuations in the real estate market, changes in the ownership of the applicable land, changes in the income tax treatment of real property ownership, availability of utilities at a reasonable cost, and other factors. In addition, any proposed development is subject to existing and future federal, state, and local regulations. Approval will be required from various public agencies in connection with the design, nature, and extent of the required public improvements, and such matters as land use and zoning. Failure to meet any such future regulations or obtain any such approvals in a timely manner could delay or adversely affect any proposed development of the parcels of land in the District.

Under current California law, it is generally accepted that proposed development is not exempt from future land use regulations until building permits have been properly issued and substantial work has been performed and substantial liabilities have been incurred in good faith reliance on such permits. There can be no assurance that land development within the District will not be adversely affected by future governmental policies or growth control initiatives, including, but not limited to, governmental policies or initiatives to restrict or control development or further governmental regulation and protection.

In the past, a number of communities in southern California have placed on the ballot initiative measures intended to control the rate of future development. It is possible that future initiatives could be enacted, could become applicable to proposed development within the District and could negatively impact the ability of developers and merchant builders, or their successors, to complete development within the District. The application of future land use regulations to the proposed development could cause significant delays and cost increases in the completion of such development and could cause the land values of the undeveloped parcels, if any, within the District to decrease substantially.

Factors Which May Affect Land Development

Future development in the District may be affected by changes in general economic conditions, fluctuations in the real estate market, and other factors. In addition, development may be subject to future federal, state, and local regulations. Approval may be required from various agencies from time to time in connection with the layout and design of any proposed development in the District, the nature and extent of public improvements, land use, zoning, and other matters. Although no such delays are anticipated, failure to meet any such future regulations or obtain any such approvals in a timely manner could delay or adversely affect any proposed development in the District. The development of property within the District could be adversely affected if lawsuits or other actions were commenced to restrict or prevent further development within the District.

Bankruptcy and Foreclosure Delays

The payment of Special Taxes and the ability of the City to foreclose the lien of a delinquent Special Tax is normally delayed by and may be limited in other ways by bankruptcy, insolvency, or other laws generally affecting creditors' rights or by State laws relating to judicial foreclosure. In addition, the prosecution of a judicial foreclosure may be delayed due to congested local court calendars or procedural delays.

The various legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified as to the enforceability of the various legal instruments, including the Bonds, by bankruptcy, reorganization, insolvency, or other similar laws affecting the rights of creditors generally, by the application of equitable principles, and by the exercise of judicial discretion in appropriate cases.

Although bankruptcy proceedings would not cause the lien of the Special Taxes to become extinguished, bankruptcy of a property owner or of a partner or other equity owner of a property owner could result in a stay of enforcement of the lien for the Special Taxes, a delay in prosecuting Superior Court foreclosure proceedings, or adversely affect the ability or willingness of a property owner to pay the Special Taxes, and could result in the possibility of delinquent Special Taxes not being paid in full. In addition, the amount of any lien on property securing the payment of delinquent Special Taxes could be reduced if the value of the applicable property were determined by the bankruptcy court to have become less than the amount of the lien, and the amount of the delinquent Special Taxes in excess of the reduced lien could then be treated as an unsecured claim by the court. Any such stay of the enforcement of the lien for the Special Taxes, or any such delay or non-payment, would increase the likelihood of a delay or default in payment of the principal of and interest on the Bonds and the possibility of the delinquent Special Taxes not being paid in full. Moreover, amounts received upon foreclosure sales may not be sufficient to fully discharge delinquent Special Taxes. To the extent that a significant percentage of the property in the District is the subject of bankruptcy proceedings, the payment of the Special Taxes and the ability of the City to foreclose the lien of a delinquent unpaid Special Taxes could be extremely curtailed by bankruptcy, insolvency, or other laws generally affecting creditors' rights, or by the laws of the State relating to judicial foreclosure.

On July 30, 1992, the United States Court of Appeals for the Ninth Circuit issued an opinion in a bankruptcy case entitled *In re Glasply Marine Industries*, holding that *ad valorem* property taxes levied by a county in the State of Washington after the date that the property owner filed a petition for bankruptcy were not entitled to priority over the claims of a secured creditor with a prior lien on the property. Although the court upheld the priority of unpaid taxes imposed before the bankruptcy petition, unpaid taxes imposed subsequent to the filing of the bankruptcy petition were declared to be "administrative expenses" of the bankruptcy estate, payable after the claims of all secured creditors. As a result, the secured creditor was able to foreclose on the subject property and retain all the proceeds from the sale thereof except the amount of the pre-petition taxes. Pursuant to this holding, post-petition taxes would be paid only as administrative expenses and only if a bankruptcy estate has sufficient assets to do so. In certain circumstances, payment of such administrative expenses may be allowed to be deferred. Once the property is transferred out of the bankruptcy estate (through foreclosure or otherwise) it would be subject only to current *ad valorem* property taxes (*i.e.*, not those accruing during the bankruptcy proceeding).

The *Glasply* decision is controlling precedent in bankruptcy court in the State. If *Glasply* were held to be applicable to the Special Taxes, a bankruptcy petition filing would prevent the lien for Special Taxes levied in subsequent fiscal years from attaching so long as the property was part of the estate in bankruptcy, which could reduce the amount of Special Taxes available to pay debt service on the Bonds. However, *Glasply* speaks as to *ad*

valorem property taxes, and not special taxes, and no case law exists with respect to how a bankruptcy court would treat a lien for special taxes levied after the filing of a petition for bankruptcy.

It should also be noted that on October 22, 1994, Congress enacted 11 U.S.C. §362(b)(18), which added a new exception to the automatic stay for *ad valorem* property taxes imposed by a political subdivision after the filing of a bankruptcy petition. Under this law, if a bankruptcy petition is filed on or after October 22, 1994, the lien for *ad valorem* property taxes in subsequent fiscal years will attach even if the property is part of the bankruptcy estate. Bond Owners should be aware that the potential effect of 11 U.S.C. §362(b)(18) on the Special Taxes also depends upon whether a court were to determine that the Special Taxes should be treated like *ad valorem* property taxes for this purpose.

FDIC/Federal Government Interests in Properties

The ability of the District to collect interest and penalties specified by the Mello-Roos Act and to foreclose the lien of delinquent Special Taxes may be limited in certain respects with regard to parcels in which the Federal Deposit Insurance Corporation (the "FDIC"), or other federal government entities such as Fannie Mae or Freddie Mac, has or obtains an interest.

In the case of FDIC, in the event that any financial institution making a loan which is secured by parcels is taken over by the FDIC and the applicable Special Tax is not paid, the remedies available to the District may be constrained. The FDIC's policy statement regarding the payment of state and local real property taxes (the "Policy Statement") provides that taxes other than *ad valorem* taxes that are secured by a valid lien in effect before the FDIC acquired an interest in a property will be paid unless the FDIC determines that abandonment of its interests is appropriate. The Policy Statement provides that the FDIC generally will not pay installments of non-*ad valorem* taxes which are levied after the time the FDIC acquires its fee interest, nor will the FDIC recognize the validity of any lien to secure payment except in certain cases where the Resolution Trust Corporation had an interest in property on or prior to December 31, 1995. Moreover, the Policy Statement provides that, with respect to parcels on which the FDIC holds a mortgage lien, the FDIC will not permit its lien to be foreclosed out by a taxing authority without its specific consent, nor will the FDIC pay or recognize liens for any penalties, fines, or similar claims imposed for the nonpayment of taxes.

The FDIC has taken a position similar to that expressed in the Policy Statement in legal proceedings brought against Orange County in United States Bankruptcy Court and in Federal District Court. The Bankruptcy Court issued a ruling in favor of the FDIC on certain of such claims. Orange County appealed that ruling, and the FDIC cross-appealed. On August 28, 2001, the Ninth Circuit Court of Appeals issued a ruling favorable to the FDIC except with respect to the payment of pre-receivership liens based upon delinquent property tax.

The District is unable to predict what effect the application of the Policy Statement would have in the event of a delinquency with respect to parcels in which the FDIC has or obtains an interest, although prohibiting the lien of the FDIC to be foreclosed out at a judicial foreclosure sale would prevent or delay the foreclosure sale.

In the case of Fannie Mae and Freddie Mac, in the event a parcel of taxable property is owned by a federal government entity or federal government sponsored entity, such as Fannie Mae or Freddie Mac, or a private deed of trust secured by a parcel of taxable property is owned by a federal government entity or federal government sponsored entity, such as Fannie Mae or Freddie Mac, the ability to foreclose on the parcel or to collect delinquent Special Taxes may be limited. Federal courts have held that, based on the supremacy clause of the United States Constitution "this Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, anything in the Constitution or Laws of any State to the contrary notwithstanding." In the absence of Congressional intent to the contrary, a state or local agency cannot foreclose to collect delinquent taxes or assessments if foreclosure would impair the federal government interest. This means that, unless Congress has otherwise provided, if a federal government entity owns a parcel of taxable property but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments.

Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the District wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot

be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on a parity with the Special Taxes and preserve the federal government's mortgage interest.

The District's remedies may also be limited in the case of delinquent Special Taxes with respect to parcels in which other federal agencies (such as the Internal Revenue Service and the Drug Enforcement Administration) have or obtain an interest.

Based on the records of the County Assessor, the FDIC does not currently own any of the property in the District.

Loss of Tax Exemption

As discussed under the caption "TAX MATTERS," in order to maintain the exclusion from gross income for federal income tax purposes of the interest on the Bonds, the District has covenanted in the Fiscal Agent Agreement not to take any action, or fail to take any action, if such action or failure to take such action would adversely affect the exclusion from gross income of interest on the Bonds under Section 103 of the Code. Interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date the Bonds were issued, as a result of acts or omissions of the City in violation of the Code. Should such an event of taxability occur, the Bonds are not subject to early redemption and will remain outstanding to maturity or until redeemed under the extraordinary redemption provisions of the Fiscal Agent Agreement from Special Tax prepayments.

No Acceleration

There is no provision in the Fiscal Agent Agreement for acceleration of the payment of principal of or interest on the Bonds in the event of default or in the event interest on the Bonds becomes included in gross income for federal income tax purposes.

Private Indebtedness

Deeds of trust securing loans may encumber many properties within the District. Any such private liens, as well as any future private liens secured by land within the District, are subordinate to the lien securing the Special Taxes. Nevertheless, the existence of such private debt could reduce the ability of property owners to pay the Special Taxes.

Limitations on Remedies

Remedies available to the Owners may be limited by a variety of factors and may be inadequate to assure the timely payment of principal of and interest and premium, if any, on the Bonds or to preserve the tax-exempt status of interest on the Bonds.

Bond Counsel has limited its opinion as to the enforceability of the Bonds and the Fiscal Agent Agreement to the extent that enforceability may be limited by bankruptcy, insolvency, reorganization, fraudulent conveyance or transfer, moratorium, or other similar laws affecting generally the enforcement of creditor's rights, by equitable principles and by the exercise of judicial discretion. Additionally, the Bonds are not subject to acceleration in the event of the breach of any covenant or duty under the Fiscal Agent Agreement. The lack of availability of certain remedies or the limitation of remedies may entail risks of delay in the exercise of, or limitations on or modifications to, the rights of the Owners.

The enforceability of the rights and remedies of the owners of the Bonds, and the obligations incurred by the City or the District, may become subject to the following: the federal bankruptcy code and applicable bankruptcy, insolvency, reorganization, moratorium, or similar laws relating to or affecting the enforcement of creditors' rights generally, now or hereafter in effect, usual equitable principles that may limit the specific enforcement under state law of certain remedies; the exercise by the United States of America of the powers delegated to it by the federal Constitution; and the reasonable and necessary exercise, in certain exceptional situations, of the police power inherent in the sovereignty of the State and its governmental bodies in the interest of servicing a significant and legitimate public purpose and the limitations on remedies against governmental entities in the State. Bankruptcy proceedings, or the exercising of powers by the federal or State government, if initiated, could

subject the owners of the Bonds to judicial discretion and interpretation of their rights in bankruptcy or otherwise and consequently may entail risks of delay, limitation, or modification of such rights. See “RISK FACTORS – Bankruptcy and Foreclosure Delays,” and “– FDIC/Federal Government Interests in Properties.”

Land Values

The value of property within the District is an important factor in evaluating the investment quality of the Bonds. In the event that a property owner defaults in the payment of Special Taxes, the only remedy, other than drawing on the Reserve Fund, available to the City or the District is to judicially foreclose on the subject property. Prospective purchasers of the Bonds should not assume that the taxable property within the District could be sold for the assessed value described herein at a foreclosure sale for delinquent Special Taxes, or for an amount adequate to pay delinquent Special Taxes. Reductions in taxable property values within the District due to a downturn in the economy or the real estate market, events such as earthquakes, droughts, or floods, stricter land use regulations, threatened or endangered species, or other events may adversely impact the security underlying the Special Taxes. In addition, property owners may challenge the County Assessor’s valuation of their property and, if such challenges are successful, the assessed valuation of their property may be reduced.

The actual market value of the property within the District is subject to future events such as downturn in the economy, occurrences of certain acts of nature and the decisions of various governmental agencies as to land use, all of which could adversely impact the value of the property in the District that is the security for the Bonds. As discussed herein, many factors could adversely affect property values or prevent or delay development of property within the District.

Hazardous Substances

A reduction in the value of a parcel within the District could occur as a result of a claim with regard to a hazardous substance. In general, the owners and operators of a parcel within the District may be required by law to remedy conditions of such parcel relating to release or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as “CERCLA” or the “Superfund Act,” is the most well-known and widely applicable of these laws, but California laws with regard to hazardous substances are similarly stringent. Under many of these laws, the owner or operator is obligated to remedy a hazardous substance condition of the property whether or not the owner or operator had anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the parcels within the District be affected by a hazardous substance, will be to reduce the marketability and value of such parcel by the costs of remedying the condition, since the current owner, as well as any prospective purchaser, upon becoming an owner, will be obligated to remedy the condition.

Further, it is possible that liabilities may arise in the future with respect to a parcel as a result of a substance currently classified as hazardous but which has not been released or the release of which is not presently threatened, or may arise in the future as a result of the current existence on the parcel of a substance not presently classified as hazardous but which may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method in which it is handled. All of these possibilities could significantly affect the value of a parcel within the District that is realizable upon a delinquency of Special Taxes.

Seismic and Flood Hazards

California has historically been subject to periodic seismic activity. None of the property within the District is located within any Special Studies Zone, as defined in the Alquist-Priolo Special Studies Zone Act. Nevertheless, it may still be subject to moderate and severe ground shaking in the event of a major seismic occurrence on any of the active faults in the southern California area. The occurrence of seismic activity in the District could result in substantial damage to properties in the District which, in turn, could substantially reduce the value of such properties and could affect the ability or willingness of the property owners to pay their Special Taxes.

Judicial Delays

Judicial remedies, such as foreclosure and enforcement of covenants, are subject to the exercise of judicial discretion. A California court may not strictly apply certain remedies or enforce certain covenants if it concludes

that application or enforcement would be unreasonable under the circumstances, and it may delay the application of such remedies and enforcement.

Limited Secondary Market

As stated herein, investment in the Bonds poses certain economic risks which may not be appropriate for certain investors, and only persons with substantial financial resources who understand the risk of investment in the Bonds should consider such investment. There can be no guarantee that there will be a secondary market for purchase or sale of the Bonds or, if a secondary market exists, that the Bonds can or could be sold for any particular price. From time to time there may be no market for the Bonds, depending upon prevailing market conditions, the financial condition or market positions of firms who may make the secondary market, the financial condition and results of operations of the owners of property located within the boundaries of the District, and the extent of the development of property within the District.

Economic, Political, Social, and Environmental Conditions

Prospective investors are encouraged to evaluate current and prospective economic, political, social, and environmental conditions as part of an informed investment decision. Changes in economic, political, social, or environmental conditions on a local, state, federal, and/or international level may adversely affect investment risk generally. Such changes may also adversely affect the value of property within the District and the willingness or ability of the owners of land within the District to pay their Special Taxes. Such conditional changes may include (but are not limited to) fluctuations in business production, consumer prices, or financial markets, unemployment rates, technological advancements, shortages or surpluses in natural resources or energy supplies, changes in law, social unrest, fluctuations in the crime rate, political conflict, acts of war or terrorism, environmental damage, and natural disasters.

Articles XIII A and XIII B of the California Constitution

On June 6, 1978, California voters approved an amendment to the California Constitution, commonly known as Proposition 13 (the Jarvis/Gann Initiative), which added Article XIII A to the California Constitution. The effect of Article XIII A is to significantly limit the imposition of new *ad valorem* taxes, special taxes, transaction taxes, and sales taxes. On November 7, 1978, California voters approved Proposition 8, which made certain clarifications to Article XIII A.

Article XIII A of the California Constitution limits the amount of *ad valorem* taxes on real property to 1% of "full cash value" as determined by the county assessor. Article XIII A defines "full cash value" to mean "the county assessor's valuation of real property as shown on the 1975-76 tax bill under 'full cash value' or, thereafter, the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment." The "full cash value" is subject to annual adjustment to reflect increases, not to exceed 2% per year, or decreases in the consumer price index or comparable local data, or to reflect reductions in property value caused by damage, destruction or other factors.

Article XIII A exempts from the 1% tax limitation any taxes to repay indebtedness approved by the voters prior to July 1, 1978, and allows local governments to raise their property tax rates above the constitutionally mandated 1% ceiling for the purpose of paying off certain new general obligation debt issued for the acquisition or improvement of real property and approved by two-thirds of the votes cast by the qualified electorate. Article XIII A requires a vote of two-thirds of the qualified electorate to impose special taxes on real property, while otherwise generally precluding the imposition of any additional *ad valorem* taxes, special taxes, transaction taxes, and sales taxes. In addition, Article XIII A requires the approval of two-thirds of all members of the State Legislature to change any State laws resulting in increased tax revenues.

Enactment of Article XIII A has reduced the amount of general property tax revenues received by the City. This reduction in such revenues makes it less likely that the City or the District will have surplus funds, other than the Reserve Fund, with which to advance funds to make any payments or to cure any deficiency in the Bond Services Fund should the City or the District, in the exercise of its discretion, choose to do so. If there are additional delinquencies after exhaustion of funds in the Reserve Fund, neither the City nor the District has any obligation to transfer into the Bond Service Fund the amount of any such delinquencies out of any surplus moneys of the City.

On July 2, 1979, the Fifth District Court of Appeal rendered a 3-0 decision in the case of *County of Fresno v. Malmstrom* (94 Cal. App. 3d 1974) that determined that special assessments are not subject to the limitations of Article XIII A (Proposition 13). The Court held the one percent tax limitation imposed by California Constitution Article XIII A on *ad valorem* taxes does not apply to special assessments levied pursuant to the Improvement Act of 1911 (Streets and Highways Code, Section 5000 *et seq.*, the relevant portions of which are incorporated in the 1915 Act) and the 1913 Act. The Court further held that because special assessments pursuant to such acts are not within the definition of "special taxes" in Article XIII A, the Constitution does not require the levy of assessments and the issuance of bonds to be approved by a two-thirds vote of the qualified electors in an assessment district. On September 12, 1979, the California Supreme Court refused to hear an appeal of the lower court's decision.

At the November 6, 1979, general election, Proposition 4 (the Gann Initiative) was approved by the voters of California. Such proposition added Article XIII B to the California Constitution.

Article XIII B of the California Constitution limits the annual appropriations of the State and of any city, county, school district, authority, or other political subdivision of the State to the level of appropriations of the particular governmental entity for the prior fiscal year, as adjusted for changes in the cost of living, population and services rendered by the governmental entity. The "base year" for establishing such appropriation limit is the fiscal year 1978-79 and the limit is to be adjusted annually to reflect changes in population, consumer prices and certain increases in the cost of services provided by these public agencies.

Appropriations subject to Article XIII B generally include the proceeds of taxes levied by the State or other entity of local government, exclusive of certain State subventions, refunds of taxes, benefit payments from retirement, unemployment insurance, and disability insurance funds. "Proceeds of taxes" include, but are not limited to, all tax revenues and the proceeds to an entity of government from (i) regulatory licenses, user charges, and user fees (but only to the extent such proceeds exceed the cost of providing the service or regulation), and (ii) the investment of tax revenues. Article XIII B includes a requirement that if an entity's revenues in any year exceed the amounts permitted to be spent, the excess would have to be allocated to fund schools or be returned by revising tax rates or fee schedules over the subsequent two years.

On December 17, 1980, the Third District Court of Appeal rendered a 3-0 decision in the case *County of Placer v. Corin* (113 Cal. App. 3d 443) that determined that special assessments are not subject to the limitation of Article XIII B (Proposition 4). The Court held that the definition of "proceeds of taxes" imposed by California Constitution Article XIII B does not apply to special assessments and improvement bonds issued pursuant to the 1915 Act and the 1913 Act. The decision of the Court was not appealed.

The enactment of Article XIII A of the California Constitution (Proposition 13) and subsequent legislative enactments effectively repeal the otherwise mandatory duty on the part of the City, under the 1915 Act, to levy and collect a special tax (in an amount necessary to meet delinquencies, but not to exceed ten cents on each \$100 of assessable property within the City in any one year) if other funds are not available to cover delinquencies.

In early 1990, the U.S. Supreme Court struck down as a violation of equal protection certain property tax assessment practices in West Virginia, which had resulted in vastly different assessments of similar properties. Since Article XIII A provides that property may only be assessed up to 2%, per year, except upon change of ownership or new construction, recent purchasers may pay substantially higher property taxes than long-time owners of comparable property in a community. The Supreme Court in the West Virginia case expressly declined to comment in any way on the constitutionality of Article XIII A.

Based on this decision, however, property owners in California brought three suits challenging the acquisition value assessment provisions of Article XIII A. Two cases involve residential property and one case involves commercial property. In all three cases, State trial and appellate courts have upheld the constitutionality of Article XIII A's assessment rules and concluded that the West Virginia case did not apply to California's laws. On June 3, 1991, the U.S. Supreme Court agreed to hear the appeal in the challenge relating to commercial property, but the plaintiff subsequently decided to drop the case.

On October 7, 1991, the U.S. Supreme Court granted the plaintiff's petition for a writ of certiorari and agreed to hear the *Nordlinger v. Lynch* case. On June 18, 1992, the U.S. Supreme Court affirmed the Nordlinger decision (112 U.S. 2326) of the California Court of Appeal, Second Appellate District, which previously held that Article XIII A does not violate the U.S. Constitution.

The City cannot predict whether any other pending or future challenges to the State's present system of property tax assessment will be successful, when the ultimate resolution of any challenge will occur, or the ultimate effect any decision regarding the State's present system of property tax assessment will have on the City's revenues or on the State's financial obligations to local governments.

Articles XIII C and XIII D of the California Constitution

Proposition 218, a state ballot initiative known as the "Right to Vote on Taxes Act," was approved by California voters on November 6, 1996. Proposition 218 added Articles XIII C and XIII D to the State Constitution, and, with the exception of certain provisions, Articles XIII C and XIII D became effective on November 6, 1996.

Among other things, Proposition 218 imposed certain voting requirements and other limitations on the imposition of new or increased taxes, assessments, and property-related fees and charges. Under Proposition 218 (i) all taxes imposed by local governments are deemed to be either general taxes, or special taxes, (ii) no local government may impose, extend, or increase any general tax unless and until such tax is submitted to the electorate and approved by a majority vote, and (iii) no local government may impose, extend, or increase any special tax unless and until such tax is submitted to the electorate and approved by a two-thirds vote. Special purpose districts, including community facilities districts and assessment districts, have no power to levy general taxes. The City believes that the issuance of the Bonds does not require the conduct of further proceedings under the Refunding Act, the 1915 Act, the 1913 Act, the Mello-Roos Act, or Proposition 218, as applicable, other than as described herein.

Proposition 218 provides that the initiative power shall "not be prohibited or otherwise limited in matters reducing or repealing any local tax, assessment, fee or charge..." Thus, Proposition 218 removes limitations on the initiative power in matters of, among other things, the Special Taxes. Consequently, it is conceivable that the voters of the City or the District could, by future initiative, repeal, reduce, or prohibit the future imposition or increase of any Special Tax, subject to overriding federal constitutional principles relating to impairment of contracts.

Although the provisions of Article XIII C have not been interpreted by the courts, the City believes that the initiative power cannot be used to reduce or repeal the unpaid Special Taxes that are pledged as security for payment of the Acquired Obligations or to otherwise interfere with the mandatory, statutory duty of the City and the Ventura County Auditor with respect to the unpaid Special Taxes that are pledged as security for payment of the Acquired Obligations.

The interpretation and application of Proposition 218 will ultimately be determined by the courts with respect to a number of the matters discussed above, and it is not possible at this time to predict with certainty the outcome of such determination.

Future Initiatives

Articles XIII A, XIII B, XIII C, and XIII D of the Constitution were each adopted as measures that qualified for the ballot pursuant to California's initiative process. From time to time other initiative measures could be adopted, which may affect the ability of the City or the District to levy and maintain Special Taxes.

TAX MATTERS

Bond Counsel Opinion

In the opinion of Goodwin Procter LLP, Los Angeles, California, Bond Counsel to the District, based upon an analysis of existing laws, regulations, rulings, and judicial decisions and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants and requirements, interest on the Bonds is excluded from gross income for United States federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and is exempt from State of California personal income taxes. Bond Counsel is further of the opinion that interest on the Bonds is not a specific preference item for purposes of the United States federal individual or corporate alternative minimum taxes, although Bond Counsel observes that such interest is included in adjusted current earnings in calculating federal corporate alternative minimum taxable income. A copy of the proposed form of opinion of Bond Counsel with respect to the Bonds is set forth in Appendix C attached hereto and will accompany the Bonds.

The Code imposes various restrictions, conditions, and requirements relating to the exclusion from gross income for United States federal income tax purposes of interest received by persons such as the Owners of the Bonds. The District has made certain representations and has covenanted to comply with certain restrictions, conditions, and requirements designed to assure that interest on the Bonds will not be included in gross income for United States federal income tax purposes. Inaccuracy of these representations or failure to comply with those covenants may result in interest on the Bonds being included in gross income for United States federal income tax purposes, possibly from the date of issuance of the Bonds. The opinion of Bond Counsel assumes the accuracy of those representations and compliance with those covenants. Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken) or events occurring (or not occurring) after the date of issuance of the Bonds may adversely affect the tax status of interest on the Bonds.

Bond Counsel has not undertaken to advise in the future whether any events after the date of issuance of the Bonds may affect the United States federal or State tax status of interest on the Bonds or the tax consequences of ownership of the Bonds. No assurance can be given that future legislation, including amendments to the Code or interpretations thereof, if enacted into law, will not contain provisions that could directly or indirectly reduce the benefit of the excludability of the interest on the Bonds from gross income for United States federal income tax purposes.

Although Bond Counsel has rendered an opinion that interest on the Bonds is excluded from gross income for United States federal and State personal income tax purposes, a U.S. holder's United States federal and State tax liability may otherwise be affected by the ownership or disposition of the Bonds. The nature and extent of such other tax consequences will depend upon the U.S. holder's particular circumstances, including other items of income or deduction. Bond Counsel has expressed no opinion regarding any such other tax consequences. Accordingly, before purchasing any of the Bonds, all potential purchasers should consult their tax advisors concerning collateral tax consequences with respect to the Bonds.

Subsequent to the issuance of the Bonds, there might be federal, state, or local statutory changes (or judicial or regulatory interpretations of federal, state, or local law) that affect the federal, state, or local tax treatment of the Bonds or the market value of the Bonds. Legislative changes have been proposed in Congress, which changes, if enacted, would result in additional federal income tax being imposed on certain owners of tax-exempt state or local obligations, such as the Bonds. The introduction or enactment of any of such changes could adversely affect the market value or liquidity of the Bonds. No assurance can be given that, subsequent to the issuance of the Bonds, such changes (or other changes) will not be introduced or enacted or interpretations will not occur. Before purchasing any of the Bonds, potential purchasers should consult their tax advisors regarding possible statutory changes or judicial or regulatory changes or interpretations, and their collateral tax consequences relating to the Bonds, as to all of which Bond Counsel expresses no opinion.

Risk of Audit by Internal Revenue Service

The Internal Revenue Service has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Internal Revenue Service, interest on such tax-exempt obligations is includable in the gross income of the Owners thereof for United States federal income tax purposes. No assurances can be given as to whether or not the Internal Revenue Service will commence an audit of the Bonds. If an audit is commenced, under current procedures the Internal Revenue Service is likely to treat the District as the taxpayer and the Owners of the Bonds may have no right to participate in such procedure.

Bond Counsel's opinion represents its legal judgment based upon its review of existing law, regulations, rulings, judicial decisions, and other authorities, and upon the covenants and representations of the parties and such other facts as it has deemed relevant to render such opinion, and is not a guarantee of a result. Bond Counsel is not obligated to defend the tax-exempt status of the Bonds. Neither the District nor Bond Counsel is responsible to pay or reimburse the costs of any Owner with respect to any audit or litigation relating to the Bonds.

Original Issue Discount and Premium

If the Bonds' "stated redemption price at maturity" (generally the sum of all payments required under the Bonds other than payments of stated interest payable at least annually over the term of such Bonds) exceeds their

issue price by more than a de minimis amount, the difference constitutes "original issue discount" or "OID" the accrual of which, to the extent properly allocable to each Owner thereof, is treated as interest on the Bonds that is excluded from gross income for United States federal income tax purposes. OID with respect to any maturity of the Bonds accrues daily over the term to maturity of such Bonds on the basis of a constant interest rate compounded semiannually (with straight-line interpolations between compounding dates). Any accruing OID is added to the adjusted basis of such Bonds to determine taxable gain or loss upon disposition (including sale, redemption, or payment on maturity) of such Bonds. U.S. holders of the Bonds should consult their own tax advisors with respect to the tax consequences of ownership of Bonds with original issue discount.

In general, if the Bonds are issued for an amount greater than the stated principal amount of the Bonds, the Bonds will be considered to have "amortizable bond premium." No deduction is allowable for the amortizable bond premium in the case of bonds, like the Bonds, the interest on which is excluded from gross income for United States federal income tax purposes. However, the amount of tax-exempt interest received, and a U.S. holder's basis in a Bond issued with acquisition premium, would be reduced by the amount of amortizable bond premium properly allocable to such U.S. holder. U.S. holders of Bonds should consult their own tax advisors with respect to the proper treatment of amortizable bond premium in their particular circumstances.

Information Reporting and Backup Withholding

Information reporting requirements apply to interest on tax-exempt obligations, including the Bonds. In general, such requirements are satisfied if the interest recipient completes, and provides the payor, with a Form W-9 "Request for Taxpayer Identification Number and Certification," or unless the recipient is one of a limited class of exempt recipients, including corporations. A recipient not otherwise exempt from information reporting who fails to satisfy the information reporting requirements will be subject to "backup withholding," which means that the payor is required to deduct and withhold a tax from the interest payment, calculated in the manner set forth in the Code. For the foregoing purpose, a "payor" generally refers to the person or entity from whom a recipient receives its payments of interest or who collects such payments on behalf of the recipient.

If an Owner purchasing a Bond through a brokerage account has executed a Form W-9 in connection with the establishment of such account, as generally can be expected, no backup withholding should occur. In any event, backup withholding does not affect excludability of the interest on the Bonds from gross income for federal income tax purposes. Any amounts withheld pursuant to backup withholding would be allowed as a refund or a credit against the Owner's federal income tax once the required information is furnished to the Internal Revenue Service.

UNDERWRITING

The Bonds are being purchased by Piper Jaffray & Co., as Underwriter. The Underwriter has agreed to purchase the Bonds at a price of \$_____ (which represents the aggregate principal amount of the Bonds, less an Underwriter's discount of \$_____, [plus/less] a net original issue [premium/discount] of \$_____). The contract of purchase pursuant to which the Bonds are being purchased by the Underwriter provides that the Underwriter will purchase all of the Bonds if any are purchased.

The Underwriter and Pershing LLC, a subsidiary of The Bank of New York Mellon Corporation, entered into an agreement (the "Agreement") which enables Pershing LLC to distribute certain new issue municipal securities underwritten by or allocated to Piper Jaffray & Co., including the Bonds. Under the Agreement, Piper Jaffray & Co. will share with Pershing LLC a portion of the fee or commission paid to Piper Jaffray & Co.

RATING

Standard & Poor's Credit Markets Services, a division of The McGraw-Hill Companies, Inc. ("S&P"), has assigned a rating of "____" to the Bonds. Such rating reflects only the views of such organization and any desired explanation of the significance of such rating should be obtained from the rating agency furnishing the same at the following address: Standard & Poor's Credit Markets Services, 55 Water Street, New York, New York 10041. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies, and assumptions of its own. There is no assurance such rating will continue for any given period of time or that such rating will not be revised downward or withdrawn entirely by the rating agency, if in the judgment of such

rating agency, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Bonds.

CONTINUING DISCLOSURE

The District will covenant in a Continuing Disclosure Agreement to provide certain financial information and operating data relating to the City and the District, and notices of certain events listed therein. The specific nature of the information to be provided, the applicable deadlines for filing such information, and the entities to which such information must be provided will be set forth in the Continuing Disclosure Agreement, a form of which is attached hereto as Appendix D. This covenant is being made by the District in order to assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12, as amended. The District has never failed to provide any previous continuing disclosure or notices of material events. See "APPENDIX D –Form of Continuing Disclosure Agreement."

NO LITIGATION

The City and the District will certify, and the City Attorney will render separate opinions on behalf of the City and the District upon the issuance of the Bonds to the effect that, there is no action, suit, or proceeding known to the City or the District to be pending or threatened, restraining or enjoining the execution or delivery of the Bonds or the Fiscal Agent Agreement, as applicable, or in any way contesting or affecting the validity of the foregoing or any proceeding of the City or the District taken with respect to any of the foregoing.

CERTAIN LEGAL MATTERS

Goodwin Procter LLP, Los Angeles, California, Bond Counsel, will render an opinion with respect to the Bonds in substantially the form set forth in Appendix C attached hereto. Copies of such opinion will be furnished to the Underwriter and the District at the time of delivery of the Bonds. Certain legal matters will be passed upon for the Underwriter by Jones Hall, San Francisco, California, and for the City and the District by the City Attorney and by Goodwin Procter LLP, Los Angeles, California, serving as Bond Counsel or as Disclosure Counsel.

FINANCIAL ADVISOR

First Southwest Company is employed as financial advisor to the City and the District (the "Financial Advisor") in connection with the issuance of the Bonds. The Financial Advisor's fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. First Southwest Company, in its capacity as Financial Advisor, does not assume any responsibility for the information, covenants, and representations contained in any of the legal documents with respect to the federal income tax status of the Bonds, or the possible impact of any present, pending, or future actions taken by any legislative or judicial bodies.

The Financial Advisor to the City and the District has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the City and the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

VERIFICATION

Causey, Demgen & Moore Inc., Denver, Colorado, a firm of independent certified public accountants, will verify the accuracy of the mathematical computations of the adequacy of the amounts held under the Escrow Agreement by the Escrow Holder, together with other available funds held by the Escrow Holder, including the investment earnings on such amounts, to provide for the refunding and defeasance of the Refunded Bonds.

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MISCELLANEOUS

The purpose of this Official Statement is to supply information to prospective buyers of the Bonds. Quotations from and summaries and explanations of the Bonds and other documents contained herein do not purport to be complete and reference is made to said documents for full and complete statements of their provisions.

This Official Statement and its distribution have been duly authorized and approved by the District.

COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY) OF THE
CITY OF OXNARD

By: _____
Chief Financial Officer

APPENDIX A INFORMATION REGARDING THE CITY OF OXNARD

The Bonds do not constitute a general obligation debt of the City of Oxnard and the City has not pledged its full faith and credit to the repayment of the Bonds. The following information is presented for informational purposes only.

General

The City is located in western Ventura County (the "County") on the shore of the Pacific Ocean. The City is approximately 65 miles northwest of the City of Los Angeles, 35 miles south of the City of Santa Barbara, and 6 miles south of the county seat of the County. The City is the largest city in the County, with a population estimated at 200,390 in 2012, accounting for approximately 24% of the County's population. The City has a diversified economic base composed of agriculture and related business, retail, various services, and governmental agencies.

The City was incorporated as a general law city on June 30, 1903, and operates under a council-manager form of government. The City is governed by a five-member City Council elected at large for four-year alternating terms, with the exception of the Mayor, who is directly elected for a two-year term.

Population

The City's population has grown from approximately 160,300 people in 2000 to approximately 200,390 in 2012. The following table shows the approximate changes in population in the City, the County, the State, and the United States for the years 2000 through 2012.

**Population of
City, County, State, and U.S.
2000 through 2012 ⁽¹⁾**

<u>Year</u>	<u>City</u>	<u>Percent Change</u>	<u>County</u>	<u>Percent Change</u>	<u>State (000)</u>	<u>Percent Change</u>	<u>United States (000)</u>	<u>Percent Change</u>
2000	160,300	--	756,902	--	34,001	--	282,172	--
2001	177,700	10.85%	768,991	1.60%	34,513	1.51%	285,082	1.03
2002	182,027	2.44	779,894	1.42	34,938	1.23	287,804	0.95
2003	181,800	(0.12)	789,367	1.21	35,389	1.29	290,326	0.88
2004	186,122	2.38	795,046	0.72	35,753	1.03	293,046	0.94
2005	188,941	1.51	796,867	0.23	35,986	0.65	295,753	0.92
2006	189,990	0.56	801,225	0.55	36,247	0.73	298,593	0.96
2007	192,997	1.58	805,911	0.58	36,553	0.84	301,580	1.00
2008	194,905	0.99	812,028	0.76	36,856	0.83	304,375	0.92
2009	197,067	1.10	818,546	0.80	37,077	0.60	307,007	0.86
2010	200,004	1.50	825,378	0.83	37,309	0.62	309,326	0.75
2011	199,722	(0.14)	830,215	0.60	37,570	0.69	311,588	0.73
2012	200,390	0.33	834,109 ⁽²⁾	0.47	37,826 ⁽²⁾	0.68	313,914	0.74

(1) Unless otherwise noted, estimates for City are as of January 1, and estimates for the County, the State, and the U.S. are as of July 1.

(2) Preliminary.

Sources: For City: City's Comprehensive Annual Financial Report, Fiscal Year Ended June 30, 2012; for State and County: California Department of Finance (Report E-2: Table 2 (California County Population Estimates and Components of Change by Year – July 1, 2010-2012); for U.S.: United States Bureau of the Census.

Property Tax Rates

In June of 1978, California voters approved Proposition 13 (the Jarvis-Gann Initiative), which added Article XIII A to the California Constitution. Article XIII A limits ad valorem taxes on real property to 1% of the full cash value, plus taxes necessary to repay indebtedness approved by the voters prior to July 1, 1978. Voter-approved obligations of the City are comprised of an obligation of the City referred to as the "Public Safety Retirement Debt." The following table details the City's property tax rates for the last 10 fiscal years.

**City of Oxnard
Property Tax Rates
Fiscal Years 2003 through 2012**

Fiscal Year Ended June 30	Article XIII A Basic Tax Rate	City District (Public Safety Retirement Debt)	School Districts	Water Districts	Total Tax Rates
2003	1.00000%	0.21447%	0.10790%	0.05120%	1.37357%
2004	1.00000	0.20384	0.09770	0.04476	1.34630
2005	1.00000	0.19624	0.08410	0.04224	1.32258
2006	1.00000	0.17614	0.09850	0.03691	1.31155
2007	1.00000	0.16564	0.08220	0.03272	1.28056
2008	1.00000	0.17864	0.10500	0.02922	1.31286
2009	1.00000	0.19334	0.11160	0.01290	1.31784
2010	1.00000	0.20384	0.11470	0.01290	1.33144
2011	1.00000	0.22054	0.11990	0.01110	1.35154
2012	1.00000	0.20544	0.12200	0.01110	1.33854

Source: City's Comprehensive Annual Financial Report, Fiscal Year Ended June 30, 2012.

Property Tax Levies, Collections, and Delinquencies

The Ventura County Tax Collector collects ad valorem property tax levies representing taxes levied for each fiscal year on taxable real and personal property that is situated in the County as of the preceding March 1. Unsecured taxes are assessed and payable on March 1 and become delinquent August 31 in the next fiscal year. Accordingly, unsecured taxes are levied at the rate applicable to the fiscal year preceding the one in which they are paid.

One half of the secured tax levy is due November 1 and becomes delinquent December 10; the second installment is due February 1 and becomes delinquent April 10. A 10% penalty is added to any late installment.

Property owners may redeem property upon payment of delinquent taxes and penalties. Tax-delinquent properties are subject to a redemption penalty of 1½%) of the delinquent amount every month commencing on July 1 following the date on which the property became tax-delinquent. Properties may be redeemed under an installment plan by paying current taxes, plus 20% of delinquent taxes each year for five years, with interest accruing at 1½% per month on the unpaid balance.

The following table details the City's property tax levies, collections, and delinquencies for the last 10 fiscal years.

City of Oxnard
Property Tax Levies, Collections and Delinquencies
Fiscal Years 2003 through 2012

Year Ended June 30	Total Tax Levy	Current Tax Collections	Percent of Levy Collected	Delinquent Tax Collections	Total Tax Collections	Total Collections as a Percentage of Tax Levy
2003	\$30,040,000	\$29,892,747	99.51%	\$190,546	\$30,083,293	100.14%
2004	35,432,169	35,281,916	99.58	344,390	35,626,306	100.55
2005	44,743,658	49,223,170	110.01	126,250	49,349,420	110.29
2006	54,511,910	58,537,770	107.39	132,403	58,670,173	107.63
2007	59,401,879	68,429,117	115.20	129,679	68,558,796	115.42
2008	69,931,705	75,726,668	108.29	121,075	75,847,743	108.46
2009	69,147,624	76,681,392	110.90	145,945	76,827,337	111.11
2010	75,929,128	71,755,189	94.50	136,565	71,891,754	94.68
2011	72,434,536	71,118,203	98.18	105,158	71,223,361	98.33
2012	70,330,200	63,176,888	89.83	126,609	63,303,497	90.01

Source: City's Comprehensive Annual Financial Report, Fiscal Year Ended June 30, 2012.

Assessed Property Values

The following table details the assessed value of the real and personal property within the City for the last 10 fiscal years.

City of Oxnard
Assessed Values and Estimated Value of Taxable Property
Fiscal Years 2003 through 2012

Year Ended June 30	Assessed Value of Land	Assessed Value of Improvements	Assessed Value of Personal Property	Less: Tax Exempt Real Property	Estimated Total Assessed Value of Taxable Property
2003	\$3,189,299,331	\$5,584,524,376	\$444,095,624	\$1,110,078,014	\$ 8,107,841,317
2004	3,613,674,889	6,152,956,699	580,195,155	1,346,099,223	9,000,727,520
2005	4,320,681,588	6,818,196,522	484,878,479	1,537,114,090	10,086,642,499
2006	5,266,423,145	7,510,814,807	564,046,351	1,835,609,239	11,505,675,064
2007	6,122,287,297	8,427,981,083	598,530,800	2,126,175,049	13,022,624,131
2008	7,043,458,754	8,801,081,711	608,929,391	2,299,830,016	14,153,639,840
2009	7,364,501,802	8,753,745,455	637,023,113	2,692,759,267	14,062,511,103
2010	6,699,090,916	8,441,834,476	648,608,797	654,220,264	15,135,313,925
2011	6,524,818,244	8,540,793,743	618,870,116	654,216,502	15,090,265,601
2012	6,423,814,010	8,584,579,684	596,771,651	673,465,559	14,931,699,786

Source: City's Comprehensive Annual Financial Report, Fiscal Year Ended June 30, 2012.

Principal Taxable Property Owners

The following table lists the principal taxable property owners in the City as of June 30, 2012.

City of Oxnard Principal Property Taxpayers

<u>Property Owner</u>	<u>Assessed Valuation</u>	<u>Percentage of Total Assessed Valuation</u>
Procter & Gamble Paper Products	\$ 262,293,542	1.74%
SOCMI LLC	90,000,000	0.60
Essex Tierra Vista LP	83,289,069	0.55
Capri of KW Serenade LLC	81,500,000	0.54
Essex Arbors LP	77,728,243	0.52
Haas Automation Inc.	76,095,800	0.50
Sunbelt Enterprises LLC	69,824,554	0.46
GS Paz Mar LP	69,297,082	0.45
Duesenberg Investment Company	66,911,518	0.44
Genon Energy West LP – Mandalay	64,618,584	0.43
Other Taxpayers	<u>14,133,483,458</u>	<u>93.77</u>
Totals	\$15,075,041,850	100.00%

Source: City's Comprehensive Annual Financial Report, Fiscal Year Ended June 30, 2012.

Outstanding Debt

The City uses a variety of tax increment, revenue, and lease indebtedness to finance various capital acquisitions. The outstanding balances for indebtedness during the last 10 fiscal years are set forth in the following table:

City of Oxnard Outstanding Debt 2003 through 2012

<u>Fiscal Year</u>	<u>Governmental Activities</u>				<u>Business-Type Activities</u>		<u>Total Outstanding Debt</u>
	<u>Revenue Bonds</u>	<u>Certificates of Participation</u>	<u>Tax Allocation Bonds</u>	<u>Capital Leases</u>	<u>Revenue Bonds</u>	<u>Capital Leases</u>	
2003	\$ 9,535,000	\$ 8,245,000	\$13,850,000	\$ 307,187	\$ 84,030,000	\$2,824,171	\$118,791,358
2004	22,874,301	8,045,000	19,185,000	1,729,354	214,035,699	2,916,139	268,785,493
2005	21,607,009	7,835,000	18,635,000	1,412,398	236,943,314	2,469,070	288,901,791
2006	19,975,756	7,620,000	18,030,000	1,086,013	298,559,567	2,010,676	347,282,012
2007	43,109,750	7,395,000	37,940,000	749,911	292,625,260	1,536,788	383,356,709
2008	41,746,367	34,835,000	37,040,000	493,471	286,428,643	4,603,874	405,147,355
2009	40,337,356	34,350,000	47,755,000	293,886	278,427,654	4,053,370	405,217,266
2010	38,877,717	33,600,000	46,475,000	1,436,151	370,257,293	3,632,411	494,278,572
2011	37,359,198	32,820,000	45,155,000	2,552,594	383,230,810	3,623,668	504,741,270
2012	35,781,802	32,010,000	0	5,665,006	372,713,206	2,963,438	449,133,452

Source: City's Comprehensive Annual Financial Report, Fiscal Year Ended June 30, 2012.

Measure O Sales Tax

On November 4, 2008, the voters in the City approved Measure O, which imposed a one-half cent sales tax increase to be used to expand services within the City (the "Measure O Sales Tax"). The City began collecting the Measure O Sales Tax in April 2009. In Fiscal Year 2011-12, total revenues generated by the Measure O Sales Tax (excluding investment and interest earnings) totaled approximately \$13.3 million, which represented an increase of approximately \$3.3 million over Fiscal Year 2010-11 Measure O Sales Tax revenues. Total sales tax revenues (including Measure O Sales Tax revenues) increased by approximately \$3.6 million. While the Measure O Sales Tax is a general purpose tax, the City's policy is to use the additional revenue derived from the Measure O Sales Tax to improve services to the community by adding and improving City facilities and programs. This initiative includes a

citizen oversight committee and requires that revenues and the projects and programs funded with the Measure O Sales Tax be audited and reported annually to the community. The Measure O Sales Tax will require reauthorization by the voters in 2028.

Taxable Retail Sales

Consumer spending in calendar year 2011 resulted in \$2,122,220 in taxable sales in the City, which is approximately 8.4% higher than calendar year 2010. The following table provides a summary of taxable sales in the City for calendar years 2007 through 2011.

City of Oxnard
Taxable Retail Sales by Type of Business
2007 – 2011
(000s)

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Retail Outlets	1,809,324	1,648,461	\$1,436,959	\$1,507,987	\$1,633,046
All Other Outlets	<u>507,784</u>	<u>517,015</u>	<u>419,475</u>	<u>436,741</u>	<u>489,175</u>
Total All Outlets	\$2,317,108	\$2,165,477	\$1,856,434	\$1,944,728	\$2,122,220

Source: California State Board of Equalization.

Employment

The following tables present the available labor force data and unemployment rates for five years for the City and the County.

City and County
Labor Force and Unemployment Figures
(2008 through 2012)

<u>Year</u>	<u>City</u>		<u>County</u>	
	<u>Labor Force</u>	<u>Unemployment Rate</u>	<u>Labor Force</u>	<u>Unemployment Rate</u>
2008	89,000	8.6%	429,500	6.3%
2009	90,400	13.3	430,500	9.9
2010	91,800	14.6	435,200	10.8
2011	91,800	13.7	436,500	10.1
2012	92,300	12.3	440,700	9.0

Source: State of California, Employment Development Department. These data may differ from amounts reflected in the City's Comprehensive Annual Financial Report for the applicable Fiscal Year, which amounts are reported as an average rate on a fiscal year basis.

Transportation

Oxnard is served by all major modes of transportation. Both U.S. Highway 101 and State Highway 1 pass through the City, linking it with the Los Angeles metropolitan area and Santa Barbara County. Rail passenger service is provided by AMTRAK, which has a station in the City. Two trains daily pass through each direction and stop at the Oxnard station. Metrolink provides commuters from the Oxnard Transportation Center with several daily routes to the Los Angeles basin, including downtown Los Angeles. Union Pacific Railroad provides freight rail service through the City. The Ventura County Railroad Company connects Port Hueneme, the Ormond Beach Industrial Area, the Naval Construction Battalion Center, and surrounding industrial areas to the Union Pacific line. The Port of Hueneme, owned and operated by the Oxnard Harbor District, is the only commercial deep-draft harbor between Los Angeles and San Francisco. The port has five 600 to 700 foot berths and a 35-foot entrance channel depth. Completed in 1989 was an \$18 million expansion of the harbor that included the addition of an automobile terminal and the construction of a new wharf. The Port's acquisition of approximately 33 acres from the Navy in 1997 has enabled it to increase facilities for importing foreign automobiles. Automobile imports increased by 12.7% in 1997, making the Port one of the top 10 entry points in the United States for foreign automobiles. The Channel Islands Harbor is a modern 3,000 slip boat marina, which also serves the Oxnard area in the capacity of a recreational marina and covers approximately 310 acres. The Oxnard Airport is operated by the County as a general and commercial aviation air field. The Oxnard Airport handles passenger as well as cargo services. Local bus

service is provided by South Coast Area Transit System (SCAT), a regional public transit agency funded by the County and member cities. Service is available in Ojai, Ventura, Oxnard, and Port Hueneme. The Greyhound bus line provides passenger and parcel service from its Oxnard station. A multi-modal transportation center located in downtown Oxnard brings together all these forms of transportation.

Education

There are 35 elementary, 8 junior high, and 5 senior high schools located in and immediately around the City, plus eight parochial and private schools. The City is served by Oxnard College, a California community college. The 119-acre campus is located on Rose Avenue between Channel Island Boulevard and Pleasant Valley Road. Oxnard College currently offers degree and certificate programs. The California State University campus at Channel Islands (CSUCI) opened in fall 2002, and has a current enrollment of over 3,700 students. In addition, two campuses of the University of California, Santa Barbara (UCSB) and Los Angeles (UCLA), one campus of the California State University, Northridge (CSUN), and two private universities, Pepperdine and California Lutheran University, are within a 50 minute drive.

Recreation

The City offers its residents a wide range of recreational facilities. The beach parks, marina and neighborhood and regional parks add up to nearly 1,500 acres of park land. McGrath State Beach Park, located south of the Santa Clara River mouth, covers approximately 295 acres and includes over a mile of ocean frontage. Overnight camping and day picnics are the main use of that park. Oxnard Beach Park includes approximately 62 acres with concession stands and facilities for day picnics and sports. Silver Strand Beach, south of the Harbor entrance, and Hollywood Beach, north of the entrance, are day beach facilities. Channel Islands Harbor is a recreational boating marina administered by the County. The City has over 30 neighborhood parks located throughout the City. A tennis and softball center is located at Community Center Park. Additionally, Wilson Park contains the largest senior citizen center in the Tri-County area.

The City owns River Ridge Golf Club, consisting of two 18-hole championship golf courses, the Vineyard Course and the Victoria Lakes Course. The City also owns a 1,600-seat Performing Arts Center located on Hobson Way in the center of the City.

City's Investment Policy

The following is a summary of the City's investment policy (the "Investment Policy") applicable to certain of the City's funds and accounts, as described below, in effect as of the date of this Official Statement. Reference is made to the entire Investment Policy, including the appendices and attachments thereto, which is available upon request from the City.

Introduction. The following statement of the City's Investment Policy is intended to provide guidelines for the prudent investment of surplus funds of the City, and to outline the policies for maximizing the efficiency of the City's cash management system. It is the policy of the City to invest public funds in a manner which will provide high investment return with the maximum security while meeting the daily cash flow demands of the entity and conforming to all state and local statutes governing the investment of public funds.

Scope. This investment policy applies to the City's pooled investment fund, which encompasses all moneys under the direct oversight of the City Treasurer. These include the General Fund, Special Revenue Funds, Capital Project Funds, Enterprise Funds, Trust and Agency Funds, and Internal Service Funds. This policy is generally applicable to bond proceeds with consideration given to specific provisions of each issuance. Reports of the investment of bond proceeds are issued monthly by the Fiscal Agent and are not included in the City Treasurer's monthly report of the pooled investment fund. The employee's retirement and deferred compensation funds are not included.

Prudence. Investments shall be made with judgment and care – under circumstances then prevailing – which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived. The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written

procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

Objectives. The City's cash management system is designed to accurately monitor and forecast revenues and expenditures thus enabling the City Treasurer to invest funds to the fullest extent possible. The City Treasurer maintains a diversified portfolio to accomplish the primary objectives of safety, liquidity, and yield (in that order of priority).

Safety. The safety/risk associated with an investment refers to the potential loss of principal, accrued interest, or a combination of these. The City seeks to mitigate credit risk by prequalifying and continual monitoring of financial institutions with which it will do business, and by careful scrutiny of the credit worthiness of the investment instruments as well as the institutions. Such resources as the Sheshunoff Performance Report, Moody's, and Standard & Poor's may be utilized for this review. The City seeks to mitigate rate risk through diversification of instruments as well as maturities.

Liquidity. The portfolio will be structured with sufficient liquidity to allow the City to meet anticipated cash requirements. This will be accomplished through diversity of instruments to include those with active secondary markets, those that match maturities to expected cash needs, and the State Local Agency Investment Fund with immediate withdrawal provision.

Yield. A competitive market rate of return is the third objective of the investment program after the fundamental requirements of safety and liquidity have been met.

Delegation of Authority. California Government Code Section 53607 provides the authority for the legislative body of the local agency to invest the funds of the local agency or to delegate that authority to the treasurer of the local agency. Effective January 1, 1997, such delegation is to be reviewed each year and may be renewed by the City Council.

City Council. Under City of Oxnard Resolution No. 10455, the City Council has authorized the City Treasurer to invest City funds in accordance with California Government Code Section 53600, et. seq. The City Treasurer will include review of the delegation of authority in the annual presentation of the Investment Policy to the City Council.

City Treasurer. The execution of investment transactions on a daily basis will be conducted by the City Treasurer. The Assistant City Treasurer will execute transactions, only as directed by the City Treasurer, in the absence of the City Treasurer. The City Treasurer has established a system of controls and a segregation of responsibilities of investment functions to assure maintenance of internal control over the investment function.

Amendment of Investment Policy. The City Treasurer retains the authority to amend the Investment Policy and related guidelines and procedures at any time in order to carry out the duties as chief investment officer for the City of Oxnard. Notice of any such required amendment will be given to the Investment Review Committee and the City Council.

Ethics and Conflicts of Interest. The City Treasurer shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair the ability to make impartial investment decisions. The City Treasurer is governed by The Political Reform Act of 1974 regarding disclosure of material financial interests.

Authorized Financial Dealers and Institutions. The City Treasurer shall transact business only with banks, savings and loans, and securities dealers.

Authorization. The City may conduct business with major registered broker/dealers and with dealers designated Primary by the Federal Reserve provided all the following criteria are met. Broker/Dealers must: (1) have offices located in the State, (2) be adequately capitalized, (3) make markets in securities appropriate to the City's needs, and (4) agree to abide by the conditions set forth in the City's Investment Policy. The City Treasurer shall investigate all institutions which wish to do business with the City and shall require that each financial institution complete and return the appropriate questionnaire and

required documentation. An annual review of the financial condition and registrations of qualified bidders will be conducted by the City Treasurer.

Rating. With the exception of the LAIF and U.S. Treasury and Government Agency issues, investments shall be placed only in those instruments and institutions rated favorably as determined by the City Treasurer with the assistance of bank rating services and nationally recognized rating services (i.e., Moody's or Standard & Poor's).

Authorized and Suitable Investments. California Government Code Section 53601 defines eligible securities for the investment of surplus funds by local agencies. Surplus funds of the City of Oxnard are invested in compliance with this statute and as further limited in the Investment Policy.

U.S. Government. United States Treasury Bills, Notes, and Bonds are backed by the full faith and credit of the United States Government. There shall be no limitation as to the percentage of the portfolio invested in this category. Maturities are limited to a maximum of five years.

U.S. Agencies. The purchase of instruments of, or issued by, a federal agency or a United States government-sponsored enterprise will be limited to a maximum maturity of five years. Such agencies include, but are not limited to, the Federal Farm Credit Bank, Federal Home Loan Bank, Federal Home Loan Mortgage Corporation, Student Loan Marketing Association, Tennessee Valley Authority, and the Federal National Mortgage Corporation.

Other Bonds, Notes, or Evidences of Indebtedness. Bonds issued by the local agency, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency or by a department, board, agency, or authority of the local agency.

- Registered state warrants or treasury notes or bonds of the State, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the State or by a department, board, agency, or authority of the State.
- Bonds, notes, warrants, or other evidences of indebtedness of any local agency within the State, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency.

A maximum of 15% of the portfolio may be so invested with the approval of the Investment Review Committee.

Bankers' Acceptances. Bills of exchange or time drafts drawn on and accepted by commercial banks that are eligible for purchase by the Federal Reserve System are known as bankers' acceptances. Purchases of these instruments may not exceed 180 days to maturity or 40% of an agency's surplus funds. A maximum of 30% may be invested in the bankers' acceptances of any one commercial bank.

Commercial Paper. This short-term unsecured promissory note is issued to finance short-term credit needs. Eligible paper is that which is ranked "P1" by Moody's or "A1" by Standard & Poor's, issued by a domestic corporation having assets in excess of \$500,000,000, and having an "A" or better rating on issuer's debt. Purchases of commercial paper may not exceed 270 days or represent more than 10% of the outstanding paper of an issuing corporation. Commercial paper purchases will be limited to 15% of the City's portfolio.

Negotiable Certificates of Deposit ("NCDs"). Allowable NCDs are issued by a nationally or state-chartered bank or a state or federal association or by a state-licensed branch of a foreign bank. The City Treasurer may invest up to 30% of surplus funds in NCDs limited to institutions rated "Aa" or better by Moody's or "AA-" or better by Standard & Poor's. A rating equivalent to Sheshunoff performance rating of "A" or better is required for those institutions not rated by Moody's or Standard & Poor's. NCDs are considered liquid, trading actively in the secondary market.

Certificates of Deposit ("CDs"). CDs or "time deposits" of up to \$100,000 are federally insured. Beyond that amount, these CDs must be collateralized with the collateral held separately from the issuing institution. The value of the investment must have collateral of at least 110% if government securities, or collateral of at least 150% if mortgage-backed securities. Statute does not limit CDs, however, the Investment Policy shall limit such investments to a maximum of 40% of the portfolio and to a maximum of 15% deposited in any one institution. In addition, time deposits shall be placed in institutions meeting all capital requirements and which maintain a rating equivalent to Sheshunoff performance rating of "A" or better.

Repurchase Agreements. The City may invest in repurchase agreements with banks and dealers of primary dealer status recognized by the Federal Reserve with which the City has entered into a master repurchase contract which specifies terms and conditions of repurchase agreements. The maturity of repurchase agreements shall not exceed 90 days. The market value of securities used as collateral for repurchase agreements shall be monitored by the City Treasurer's office and will not be allowed to fall below 102% of the value of the repurchase agreement. In order to conform with provisions of the Federal Bankruptcy Code, which provide for the liquidation of securities held as collateral for repurchase agreements, the only securities acceptable as collateral shall be eligible negotiable certificates of deposit, bankers' acceptances, commercial paper, or securities that are direct obligations of or that are fully guaranteed by the United States or any agency of the United States. These eligible securities are further defined by California Government Code Section 53651.

Medium Term Notes. A maximum of 30% of the City's portfolio may be invested in medium-term notes issued by corporations organized and operating within the United States. Note maturities may not exceed five years. Securities eligible for investment must be rated in a rating category of "A" or its equivalent or better by a nationally recognized rating service (i.e., Moody's or Standard & Poor's).

Mutual Funds. Shares of beneficial interest (mutual funds) issued by diversified management companies investing in securities/obligations authorized by California Government Code Section 53600, et seq., and complying with California Government Code Section 53630, are permitted investments. California Government Code Section 53601(k) further defines requirements. A maximum of 15% of the portfolio may be so invested.

LAIF. LAIF (the Local Agency Investment Fund) has been established by the State Treasurer for the benefit of local agencies. The City may invest up to the maximum permitted by the LAIF.

Ineligible Investments. Investments not described in the Investment Policy, including but not limited to common stocks and financial futures contracts and options, are prohibited in this fund.

Short Term Loans. With the approval of the City Council and concurrence of the City Treasurer, funds may be invested in short term loans to provide specific funding to City programs.

Collateral. The issue of collateral requirements is addressed in California Government Code Section 53652. All active and inactive deposits must be secured at all times with eligible securities in securities pools pursuant to California Government Code Sections 53656 and 53657. Eligible securities held as collateral shall have a market value in excess of the total amount of all deposits of a depository as follows:

- government securities, at least 10% in excess.
- mortgage backed securities, at least 50% in excess.
- letters of credit, at least 5% in excess.

Safekeeping and Custody. Security transactions entered into by the City shall be conducted on a delivery-versus-payment basis. Securities of duration exceeding 30 days to maturity shall be held by a third party custodian designated by the City Treasurer. Evidence of account for each time deposit will be held in the Treasury vault.

Diversification. The City's portfolio will be suitably diversified by type and institution in an effort to reduce portfolio risk while attaining market average rates.

Security Type and Institution. With the exception of U.S. Treasury securities and authorized pools, no more than 50% of the total portfolio will be invested in a single security type and no more than 15% with a single financial institution. Investments are further limited by specific language relating to each investment type as stated in the Investment Policy.

Maximum Maturities. To the extent possible, the City Treasurer will attempt to match investments with anticipated cash flow requirements. The City's portfolio will not be directly invested in securities that mature more than five years from the date of purchase. Reserve funds may be invested in securities exceeding the five years (maturity of such investments should coincide as nearly as practicable with expected use of funds).

Internal Controls. A system of internal controls will be maintained to assure compliance with federal and State regulations, City Council direction, and prudent cash management procedures.

Investment Review Committee. The City Manager, Chief Financial Officer, and City Treasurer are the members of the Investment Review Committee tasked with quarterly review of procedures and adherence to the Investment Policy.

Investment Portfolio Guidelines. Guidelines have been established for procedures within the City Treasurer's Office to assure internal investment controls and a segregation of responsibilities of investment functions.

Annual Audit. The City's portfolio is included in the annual review of the City's financial management performed by an independent (as defined by the Financial Accounting Standards Board) outside audit firm.

Performance Standards. The investment portfolio will be designed to obtain a market-average rate of return during budgetary and economic cycles, taking into account the City's investment risk constraints and cash flow needs. The market-average rate of return is defined as the average return on three-month Treasury bills. In addition, the City portfolio will be compared with LAIF and expected to maintain an annual yield within 0.50 (1/2 of 1%) basis points of LAIF's annual yield.

Reporting. The City Treasurer shall provide investment information to City Council.

Periodic Reports. The City Treasurer will provide detailed reports of the investments in the pooled investment fund portfolio on a monthly basis to the City Council, City Manager, and Chief Financial Officer. Within 30 days of the end of each quarter, these reports will be provided with additional information such as market pricing. Summarized reports from Fiscal Agents regarding investments of bond proceeds, deferred compensation, and retirement funds are available for review.

Annual Report. The Investment Policy will be presented annually, following the close of the fiscal year, to the City Council for approval. A detailed report of the current status of the portfolio will be included in this presentation.

Financial Statements per GASB 31. City Treasurer will provide the portfolio's market value gains/losses to Finance to be incorporated in the fiscal year-end balance sheet.

California Debt and Investment Advisory Commission. Effective January 1, 2001, investment reports issued to City Council will also be distributed semi-annually to the California Debt and Investment Advisory Commission.

Financial Statements per GASB 40. Effective June 30, 2005, additional disclosure is required. City Treasurer will provide detailed maturity and rating information to Finance to be incorporated in the Comprehensive Annual Financial Report.

APPENDIX B
SUMMARY OF CERTAIN PROVISIONS OF THE FISCAL AGENT AGREEMENT

The following is a brief summary of certain provisions of the Fiscal Agent Agreement. This summary does not purport to be complete and is qualified in its entirety by reference to said document.

[TO FOLLOW]

APPENDIX C

PROPOSED FORM OF BOND COUNSEL OPINION

[Closing Date]

Community Facilities District No. 3
(Seabridge at Mandalay Bay)
of the City of Oxnard
300 West Third Street
Oxnard, California 93030

Re: FINAL OPINION
\$ _____ Community Facilities District No. 3
(Seabridge at Mandalay Bay) of the City of Oxnard
2013 Special Tax Refunding Bonds

Ladies and Gentlemen:

We have acted as Bond Counsel to Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard (the "District") in connection with the issuance by the District of \$ _____ aggregate principal amount of Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds (the "Bonds"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, constituting Section 53311 *et seq.* of the California Government Code, and a Fiscal Agent Agreement, dated as of July 1, 2013 (the "Fiscal Agent Agreement"), by and between the District, acting through the City Council of the City of Oxnard, California (the "City"), as the legislative body of the District, and Wells Fargo Bank, National Association, as fiscal agent (the "Fiscal Agent"). Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Fiscal Agent Agreement.

In such connection, we have reviewed the Fiscal Agent Agreement, the Tax Certificate of the District, dated the date hereof (the "Tax Certificate"), opinions of the City Attorney, certifications of the City, the District, and others, and such other documents, opinions, and matters to the extent we deemed necessary to render the opinions set forth herein.

The opinions expressed herein are expressed only on and as of the date hereof and are based on an analysis of existing laws, regulations, rulings, and judicial decisions and cover certain matters not directly addressed by such authorities. Such opinions may be affected by actions taken or omitted or events occurring after the date hereof. Changes to existing law may occur hereafter and could have retroactive effect. We have not undertaken to determine, or to inform any person, whether any such actions are taken or omitted or events do occur. Our engagement with respect to the Bonds has concluded with their issuance, and we disclaim any obligation to update this opinion letter. We have assumed the genuineness of all documents and signatures presented to us (whether as originals or copies) and the due and legal execution and delivery thereof by, and validity against, any parties other than the City or the District. We have not undertaken to verify independently, and have assumed, the accuracy of the factual matters represented, warranted, or certified in the documents, and of the legal conclusions contained in the opinions, referred to in the second paragraph hereof.

Furthermore, we have assumed compliance with all covenants and agreements contained in the Fiscal Agent Agreement and the Tax Certificate, including (without limitation) covenants and agreements compliance with which is necessary to assure that future actions, omissions, or events will not cause interest on the Bonds to be included in gross income for federal income tax purposes. In addition, we call attention to the fact that the rights and obligations under the Bonds, the Fiscal Agent Agreement, and the Tax Certificate and their enforceability may be subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium, and other similar laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases, and to the limitations on legal remedies against special districts and cities in the State of California. We express no opinion with respect to any indemnification, arbitration, contribution, penalty, choice of law, choice of forum, choice of venue, severability, or waiver provisions contained in the documents mentioned in the previous sentence.

We undertake no responsibility for the accuracy, completeness, or fairness of the Official Statement for the Bonds dated _____, 2013, or other offering material relating to the Bonds and express no opinion with respect thereto. We express no opinion regarding the perfection or priority of the lien on the Net Taxes.

Based on and subject to the foregoing, and in reliance thereon, as of the date hereof, we are of the following opinions:

1. The Bonds constitute the valid and binding limited obligations of the District.
2. The Fiscal Agent Agreement creates a valid pledge, to secure the payment of the principal of and interest on the Bonds, of the Net Taxes.
3. Interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and is exempt from State of California personal income taxes. Interest on the Bonds is not a specific preference item for purposes of the federal individual or corporate alternative minimum taxes, although we observe that such interest is included in adjusted current earnings in calculating federal corporate alternative minimum taxable income.

Except as stated in paragraph 3 above, we express no opinion as to federal or State of California tax consequences of the ownership of the Bonds. We also express no opinion regarding any other tax consequences with respect to the acquisition, ownership, or disposition of, or the accrual or receipt of interest on, the Bonds.

Respectfully submitted,

APPENDIX D

FORM OF CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (the "Disclosure Agreement"), dated as of [Closing Date], is executed and delivered by Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard (the "District") and Wells Fargo Bank, National Association, as dissemination agent (the "Dissemination Agent"), in connection with the issuance by the District of \$_____ aggregate principal amount of the Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2013 Special Tax Refunding Bonds (the "Bonds"). The Bonds are being issued pursuant to the provisions of a Fiscal Agent Agreement, dated as of July 1, 2013 (the "Fiscal Agent Agreement"), by and between the District, acting through the City Council (the "City Council") of the City of Oxnard, California (the "City"), as the legislative body of the District, and Wells Fargo Bank, National Association, as fiscal agent for the Bonds (the "Fiscal Agent"), and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, constituting Section 53311 *et seq.* of the California Government Code, in order to provide funds to refund, on a current refunding basis, the outstanding Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard 2005 Special Tax Bonds. The District and the Dissemination Agent hereby covenant and agree as follows:

Section 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the District and the Dissemination Agent for the benefit of the owners of the Bonds and in order to assist the Participating Underwriter in complying with the Rule.

Section 2. Definitions. In addition to the definitions set forth in the Fiscal Agent Agreement, which apply to any capitalized terms used in this Disclosure Agreement, unless otherwise defined in this section, the following capitalized terms shall have the following meanings:

"*Annual Report*" shall mean any Annual Report provided by the District pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"*Annual Report Date*" shall mean the date in each year that is nine months after the end of the District's fiscal year, the end of which, as of the date of this Disclosure Agreement, is June 30.

"*Dissemination Agent*" shall mean, initially, Wells Fargo Bank, National Association, acting in its capacity as Dissemination Agent hereunder, or any successor Dissemination Agent that is so designated in writing by the District and that has filed with the then current Dissemination Agent a written acceptance of such designation.

"*Listed Events*" shall mean any of the events listed in Section 5(a) of this Disclosure Agreement.

"*MSRB*" shall mean the Municipal Securities Rulemaking Board.

"*Official Statement*" shall mean the Official Statement relating to the Bonds.

"*Participating Underwriter*" shall mean Piper Jaffray & Co., the original underwriter of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"*Rule*" shall mean Rule 15c2-12(b)(5), adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

Section 3. Provisions of Annual Reports.

(a) The District shall, or shall cause the Dissemination Agent to, not later than the Annual Report Date, commencing March 31, 2014, provide to MSRB an Annual Report that is consistent with the requirements of Section 4 of this Disclosure Agreement. Not later than fifteen (15) calendar days prior to each such Annual Report Date, the District shall provide its Annual Report to the Dissemination Agent, if such Dissemination Agent is a different entity than the District. The Annual Report must be submitted in an electronic format as prescribed by MSRB, accompanied by such identifying information is prescribed by MSRB and may include by reference other information as provided in Section 4 of this Disclosure Agreement; provided that the audited financial statements of the City (which include information regarding the funds and accounts of the District, if any) may be submitted

separately from and later than the balance of the Annual Report if they are not available by the applicable Annual Report Date. If the District's fiscal year changes, the District shall provide written notice of such change in the same manner as for a Listed Event under Section 5(c) of this Disclosure Agreement. The District shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished hereunder. The Dissemination Agent may conclusively rely upon such certification of the District and shall have no duty or obligation to review such Annual Report.

(b) If the District is unable to provide to MSRB an Annual Report by the date required in subsection (a) above, the Dissemination Agent shall send to MSRB a notice in substantially the form attached hereto as Exhibit A. Such notice must be submitted in an electronic format as prescribed by MSRB, accompanied by such identifying information as prescribed by MSRB.

(c) The Dissemination Agent shall:

1. provide any Annual Report received by it to MSRB by the date required in subsection (a) above; and
2. file a report with the District and the Fiscal Agent (if the Dissemination Agent is other than the Fiscal Agent) certifying that the Annual Report has been provided to MSRB pursuant to this Disclosure Agreement, and stating the date the Annual Report was so provided.

Section 4. Content of Annual Reports. The Annual Report shall contain or incorporate by reference the following:

(a) Audited financial statements of the City, which include information regarding the funds and accounts of the District, if any, for the most recent fiscal year of the City then ended. If the audited financial statements are not available by the time the Annual Report is required to be filed, the Annual Report shall contain any unaudited financial statements of the City in a format similar to the audited financial statements, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available. Audited financial statements of the City shall be audited by such auditor as shall then be required or permitted by State law or the Fiscal Agent Agreement. Audited financial statements shall be prepared in accordance with generally accepted accounting principles as prescribed for governmental units by the Governmental Accounting Standards Board; provided, however, that the City may from time to time, if required by federal or state legal requirements, modify the basis upon which its financial statements are prepared. In the event that the City shall modify the basis upon which its financial statements are prepared, the City shall provide a notice of such modification to MSRB, including a reference to the specific federal or state law or regulation specifically describing the legal requirements for the change in accounting basis.

(b) The following information with respect to the District and the Bonds:

1. Principal amount of the Bonds (including principal amount and years of maturity of Bonds, if any, called for redemption in advance of maturity) outstanding as of the September 2 preceding the filing of the Annual Report.
2. Balance in the funds and accounts established under the Fiscal Agent Agreement as of the September 2 preceding the filing of the Annual Report.
3. If the amount on deposit in the Reserve Fund (taking into account any reserve fund surety bond or insurance policy) is less than the Reserve Requirement, the amount of such delinquency.
4. A discussion of the status of any foreclosure proceedings commenced against parcels in the District.

(c) An update of the information included in the following tables in the Official Statement for the fiscal year preceding the filing of the Annual Report:

- TABLE 3 – SUMMARY OF ASSESSED VALUES OF PROPERTY IN DISTRICT
- TABLE 4 – ESTIMATED ASSESSED VALUE-TO-LIEN RATIOS
- TABLE 5 – ASSESSED VALUE-TO-LIEN RATIOS OF DEVELOPED PROPERTIES
- TABLE 6 – TOP SPECIAL TAX PAYERS IN THE DISTRICT
- TABLE 7 – HISTORY OF SPECIAL TAX LEVIES AND DELINQUENCIES

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City, the District, or related public entities, which are available to the public on MSRB's Internet website or filed with the Securities and Exchange Commission. The District shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the District shall give, or cause to be given, not in excess of ten (10) business days after the occurrence of any of the following events, notice of the occurrence of such event with respect to the Bonds:

1. Principal and interest payment delinquencies.
2. Non-payment related defaults, if material.
3. Unscheduled draws on any reserve fund for the Bonds reflecting financial difficulties.
4. Unscheduled draws on any credit enhancements securing the Bonds reflecting financial difficulties.
5. Substitution of any credit or liquidity providers, or their failure to perform.
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the security or other material events affecting the tax status of the security.
7. Modifications to rights of owners of the Bonds, if material.
8. Bond calls, if material, and tender offers for the Bonds.
9. Defeasances.
10. Release, substitution, or sale of property securing repayment of the Bonds, if material.
11. Rating changes.
12. Bankruptcy, insolvency, receivership, or similar event of the City or the District, [this Listed Event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City or the District in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City or the District, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City or the District].

13. Consummation of a merger, consolidation, or acquisition involving the City or the District, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

14. Appointment of a successor or additional Fiscal Agent or the change of name of a Fiscal Agent, if material.

(b) Upon and after the occurrence of a Listed Event listed under subsection (a)(2), (a)(7), (a)(8), (a)(10), (a)(13), or (a)(14) above, the District shall as soon as possible determine if such event would be material under applicable federal securities laws. If the District determines that knowledge of the occurrence of such Listed Event would be material under applicable federal securities laws, the District shall promptly notify the Dissemination Agent in writing. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (d) below.

(c) Upon and after the occurrence of any Listed Event (other than a Listed Event listed under subsection (a)(2), (a)(7), (a)(8), (a)(10), (a)(13), or (a)(14) above), the District shall promptly notify the Dissemination Agent in writing. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (d) below.

(d) If the Dissemination Agent has been instructed by the District to report the occurrence of a Listed Event, the Dissemination Agent shall file a notice of such occurrence with MSRB not in excess of ten (10) business days after the occurrence of such Listed Event. Such notice must be submitted in an electronic format as prescribed by MSRB, accompanied by such identifying information as prescribed by MSRB. Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8) and (9) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to owners of affected Bonds pursuant to the Fiscal Agent Agreement. The District hereby agrees that the undertaking set forth in this Disclosure Agreement is the responsibility of the District and that the Fiscal Agent or the Dissemination Agent shall not be responsible for determining whether the District's instructions to the Dissemination Agent under this Section 5 comply with the requirements of the Rule.

Section 6. Termination of Reporting Obligation. The obligations of the District and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption, or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the District shall give notice of such termination in the same manner as for a Listed Event under Section 5(c) of this Disclosure Agreement.

Section 7. Dissemination Agent. The District may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent may resign by providing thirty days written notice to the District and the Fiscal Agent. The Dissemination Agent shall not be responsible for the content of any report or notice prepared by the District. The Dissemination Agent shall have no duty to prepare any information report nor shall the Dissemination Agent be responsible for filing any report not provided to it by the District in a timely manner and in a form suitable for filing. If at any time there is no designated Dissemination Agent, the District shall act as the Dissemination Agent.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the District and the Dissemination Agent may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived; provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to annual or event information to be provided hereunder, it may only be made in connection with a change in circumstances that arises from a change in legal (including regulatory) requirements, a change in law (including rules or regulations) or in interpretations thereof, or a change in the identity, nature, or status of the District or the type of business conducted thereby;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel have complied with the requirements of the Rule at the time of the primary offering of the

Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver (i) is approved by owners of the Bonds in the manner provided in the Fiscal Agent Agreement for amendments to such Fiscal Agent Agreement with the consent of owners, or (ii) does not, in the opinion of the District or nationally recognized bond counsel, materially impair the interest of owners of the Bonds.

Section 9. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the District from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the District chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the District shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of the occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the District to comply with any provision of this Disclosure Agreement, any owner of a Bond, Participating Underwriter, or Fiscal Agent may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed a default under the Fiscal Agent Agreement, and the sole remedy under this Disclosure Agreement in the event of any failure of the District to comply with this Disclosure Agreement shall be an action to compel performance.

Section 11. Duties, Immunities, and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and the District agrees to indemnify and save the Dissemination Agent and its officers, directors, employees, and agents, harmless against any loss, expense, and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the District under this section shall survive resignation or removal of the Dissemination Agent and payment of all of the Bonds. The Dissemination Agent shall not be responsible in any manner for the format or content of any notice or Annual Report prepared by the District pursuant to this Disclosure Agreement. The District shall pay the reasonable fees and expenses of the Dissemination Agent for its duties hereunder.

Section 12. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the City, the District, the Dissemination Agent, the Fiscal Agent, the Participating Underwriter, and the owners from time to time of the Bonds, and shall create no rights in any other person or entity.

[The remainder of this page is intentionally left blank.]

Section 13. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Date: [Closing Date]

COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY) OF THE
CITY OF OXNARD

By: _____
Chief Financial Officer of the
City of Oxnard, California

WELLS FARGO BANK, NATIONAL ASSOCIATION,
as Dissemination Agent

By: _____
Authorized Signatory

EXHIBIT A TO CONTINUING DISCLOSURE AGREEMENT
NOTICE TO MUNICIPAL SECURITIES RULEMAKING BOARD OF
FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Community Facilities District No. 3 (Seabridge at Mandalay Bay) of
the City of Oxnard

Names of Bond Issues: Community Facilities District No. 3 (Seabridge at Mandalay Bay) of
the City of Oxnard 2013 Special Tax Refunding Bonds

Date of Issuance: [Closing Date]

NOTICE IS HEREBY GIVEN that Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard (the "District") has not provided an Annual Report with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Agreement, dated [Closing Date], by and between the District, acting through the City Council of the City, as the legislative body of the District, and Wells Fargo Bank, National Association, as Fiscal Agent and dissemination agent. The District anticipates that the Annual Report will be filed by _____.

Dated: _____

WELLS FARGO BANK, NATIONAL ASSOCIATION,
as Dissemination Agent

By: _____
Authorized Signatory

APPENDIX E

BOOK-ENTRY-ONLY SYSTEM

The information concerning DTC set forth herein has been supplied by The Depository Trust Company ("DTC"), and neither the City nor the District assumes any responsibility for the accuracy thereof.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered Bond certificate will be issued for each maturity of the Bonds, each in a principal amount of such maturity, and will be deposited with DTC. The following description of DTC and its book-entry system has been provided by DTC and has not been verified for accuracy or completeness by the City or the District, and neither the City nor the District shall have any liability with respect thereto. Neither the City nor the District shall have any responsibility or liability for any aspects of the records maintained by DTC relating to, or payments made on account of, beneficial ownership, or for maintaining, supervising, or reviewing any records maintained by DTC relating to beneficial ownership, of interests in the Bonds.

DTC, the world's largest securities depository, is a limited purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation, and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com. *The foregoing internet address is included for reference only and the information on the internet site is not a part of this Official Statement or incorporated by reference into the Official Statement. No representation is made in this Official Statement as to the accuracy or adequacy of the information included in such internet site.*

Purchases of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners or in the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City or the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest with respect to the Bonds will be made to Cede & Co. or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from the City or the Fiscal Agent, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Fiscal Agent, or the City or District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Fiscal Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the City, the District, or the Fiscal Agent. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered. The City or the District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

THE INFORMATION IN THIS SECTION CONCERNING DTC AND DTC'S BOOK-ENTRY SYSTEM HAS BEEN OBTAINED FROM SOURCES THAT THE DISTRICT BELIEVES TO BE RELIABLE, BUT THE DISTRICT TAKES NO RESPONSIBILITY FOR THE ACCURACY THEREOF.

APPENDIX F

RATE AND METHOD OF APPORTIONMENT FOR COMMUNITY FACILITIES DISTRICT NO. 3 (SEABRIDGE AT MANDALAY BAY) OF THE CITY OF OXNARD

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard ("CFD No. 3") and collected each Fiscal Year commencing in Fiscal Year 2004-2005, in an amount determined by the Council through the application of the appropriate Special Tax for "Developed Property," "Taxable Property Owner Association Property," "Taxable Public Property," and "Undeveloped Property" as described below. All of the real property in CFD No. 3, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map; the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 3: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 3 or any designee thereof of complying with arbitrage rebate requirements; the costs to the City, CFD No. 3 or any designee thereof of complying with City, CFD No. 3 or obligated persons disclosure requirements associated with applicable federal and state securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 3 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from an escrow account; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 3 for any other administrative purposes of CFD No. 3, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

"Assigned Special Tax" means the Special Tax for each Land Use Class of Developed Property, as determined in accordance with Section C below.

"Backup Special Tax" means the Special Tax applicable to each Assessor's Parcel of Developed Property, as determined in accordance with Section C below.

"Bonds" means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by CFD No. 3 under the Act.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"CFD No. 3" means Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City.

"City" means the City of Oxnard.

"Council" means the City Council of the City, acting as the legislative body of CFD No. 3.

"County" means the County of Ventura.

"Developed Property" means, for each Fiscal Year, all Taxable Property, exclusive of Taxable Property Owner Association Property, or Taxable Public Property, for which a building permit for new construction was issued as of January 1 of the previous Fiscal Year.

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

"Indenture" means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time.

"Land Use Class" means any of the classes listed in Table 1.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C below, that can be levied in any Fiscal Year on any Assessor's Parcel.

"Non-Residential Floor Area" for any Non-Residential Property means the total square footage of the building(s) located on such property, measured from outside wall to outside wall, exclusive of overhangs, porches, patios, carports, or similar spaces attached to the building but generally open on at least two sides. The determination of Non-Residential Floor Area shall be made by reference to the building permit(s) issued for such Assessor's Parcel.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) was issued for a non-residential use.

"Non-Waterfront Property" means all Assessor's Parcels of Single Family Detached Property that are not classified as Waterfront Property.

"Occupied Residential Property" means all Assessor's Parcels of Residential Property which have been sold to, or occupied by, the initial occupant.

"Outstanding Bonds" means all Bonds which are deemed to be outstanding under the Indenture.

"Property Owner Association Property" means, for each Fiscal Year, any Assessor's Parcel within the boundaries of CFD No. 3 that was owned by or irrevocably offered for dedication to a property owner association, including any master or sub-association, as of January 1 of the previous Fiscal Year.

"Proportionately" means for Developed Property that the ratio of the actual Special Tax levy to the Assigned Special Tax is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property, Taxable Public Property, and Taxable Property Owner Association Property, "Proportionately" means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor's Parcels of Undeveloped Property, Taxable Public Property, or Taxable Property Owner Association Property, as applicable.

"Public Property" means, for each Fiscal Year, (i) any property within the boundaries of CFD No. 3 that was owned by or irrevocably offered for dedication to the federal government, the State, the City or

any other public agency as of January 1 of the previous Fiscal Year; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use; or (ii) any property within the boundaries of CFD No. 3 that was encumbered, as of January 1 of the previous Fiscal Year, by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

"Residential Property" means all Assessor's Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units.

"Residential Floor Area" for any Residential Property means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by reference to the building permit(s) issued for each dwelling unit prior to it being classified as Occupied Residential Property.

"Single Family Attached Property" means all Assessor's Parcels of Residential Property for which building permits have been issued for attached residential units.

"Single Family Detached Property" means all Assessor's Parcels of Residential Property for which building permits have been issued for detached residential units.

"Special Tax" means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property, Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property to fund the Special Tax Requirement.

"Special Tax Requirement" means that amount required in any Fiscal Year for CFD No. 3 to: (i) pay debt service on all Outstanding Bonds; (ii) pay periodic costs on the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) pay directly for acquisition or construction of CFD No. 3 facilities eligible under the Act; and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 3 which are not exempt from the Special Tax pursuant to law or Section E below.

"Taxable Property Owner Association Property" means all Assessor's Parcels of Property Owner Association Property that are not exempt from the Special Tax pursuant to Section E below.

"Taxable Public Property" means all Assessor's Parcels of Public Property that are not exempt pursuant to Section E below.

"Trustee" means the trustee or fiscal agent under the Indenture.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Taxable Property Owner Association Property, or Taxable Public Property.

"Waterfront Property" means all Assessor's Parcels of Single Family Detached Property that, as determined by the CFD Administrator (i) are contiguous to open water or channels of water, or (ii) have a minimum distance to open water or channels of water of no more than 50 feet and are contiguous to parkway or open space parcels that are contiguous to open water or channels of water.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Taxable Property within CFD No. 3 shall be classified as Developed Property, Taxable Property Owner Association Property, Taxable Public Property, or Undeveloped Property, and shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C and D below. Residential Property shall be assigned to Land Use Classes 1 through 10 based on the location, type of structure, and Residential Floor Area. Non-Residential Property shall be assigned to Land Use Class 11.

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

a. Maximum Special Tax

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax.

b. Assigned Special Tax

The Assigned Special Tax for Fiscal Year 2004-2005 for each Land Use Class is shown below in Table 1.

TABLE 1
Assigned Special Taxes for Developed Property
For Fiscal Year 2004-2005
Community Facilities District No. 3

Land Use Class	Description	Waterfront / Non-Waterfront	Residential Floor Area	Assigned Special Tax
1	Single Family Detached Property	Waterfront	> 3,500 SF	\$4,778 per unit
2	Single Family Detached Property	Waterfront	3,100 – 3,499 SF	\$4,387 per unit
3	Single Family Detached Property	Waterfront	< 3,100 SF	\$4,118 per unit
4	Single Family Detached Property	Non-Waterfront	> 3,100 SF	\$4,090 per unit
5	Single Family Detached Property	Non-Waterfront	2,700 – 3,099 SF	\$3,570 per unit
6	Single Family Detached Property	Non-Waterfront	< 2,700 SF	\$3,257 per unit
7	Single Family Attached Property	NA	> 1,800 SF	\$2,552 per unit
8	Single Family Attached Property	NA	1,400 – 1,799 SF	\$2,059 per unit
9	Single Family Attached Property	NA	1,000 – 1,399 SF	\$1,759 per unit
10	Single Family Attached Property	NA	< 1,000 SF	\$1,483 per unit
11	Non-Residential Property	NA	NA	\$0.7276 per square foot of Non-Residential Floor Area

c. Backup Special Tax

The Fiscal Year 2004-2005 Backup Special Tax for an Assessor's Parcel of Developed Property shall equal \$33,603 per Acre of the Assessor's Parcel.

d. Increase in the Assigned Special Tax and Backup Special Tax

On each July 1, commencing on July 1, 2005, the Assigned Special Tax and the Backup Special Tax shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

e. Multiple Land Use Classes

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Assigned Special Tax levied on an Assessor's Parcel shall be the sum of the Assigned Special Taxes for all Land Use Classes located on that Assessor's Parcel. The Maximum Special Tax that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Taxes that can be levied for all Land Use Classes located on that Assessor's Parcel. For an Assessor's Parcel that contains both Residential Property and Non-Residential Property, the Acreage of such Assessor's Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The CFD Administrator's allocation to each type of property shall be final.

2. Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property

a. Maximum Special Tax

The Fiscal Year 2004-2005 Maximum Special Tax for Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property shall be \$40,846 per Acre.

b. Increase in the Maximum Special Tax

On each July 1, commencing on July 1, 2005, the Maximum Special Tax for Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property, shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2004-2005 and for each following Fiscal Year, the Council shall levy the Special Tax until the amount of Special Taxes equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

First: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax as needed to satisfy the Special Tax Requirement;

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased in equal percentages from the Assigned Special Tax up to the Maximum Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association Property and Taxable Public Property at up to the Maximum Special Tax for Taxable Property Owner Association Property or Taxable Public Property.

Notwithstanding the above, under no circumstances will the Special Tax levied against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued

be increased by more than ten percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 3.

E. EXEMPTIONS

No Special Tax shall be levied on up to 59.7 Acres of Public Property and 11.5 Acres of Property Owner Association Property. Tax-exempt status will be assigned by the CFD Administrator in the chronological order in which property becomes Public Property or Property Owner Association Property. However, should an Assessor's Parcel no longer be classified as Public Property or Property Owner Association Property its tax-exempt status will be revoked.

Public Property or Property Owner Association Property that is not exempt from Special Taxes under this section shall be subject to the levy of the Special Tax and shall be taxed Proportionately as part of the fourth step in Section D above, at up to 100% of the applicable Maximum Special Tax for Taxable Public Property and/or Taxable Property Owner Association Property.

F. APPEALS AND INTERPRETATIONS

Any landowner or resident may file a written appeal of the Special Tax on his/her property with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has 30 days in which to appeal to the Council by filing a written notice of appeal with the City Clerk, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for its disagreement with the CFD Administrator's determination. Interpretations may be made by the Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment.

G. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 3 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

H. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section H:

"CFD Public Facilities" means either \$21,172,000 in 2004 dollars, which shall increase by the Construction Inflation Index on July 1, 2005, and on each July 1 thereafter, or such lower number as (i) shall be determined by the CFD Administrator as sufficient to provide the public facilities to be provided by CFD No. 3 under the authorized bonding program for CFD No. 3, or (ii) shall be determined by the Council concurrently with a covenant that it will not issue any more Bonds to be supported by Special Taxes levied under this Rate and Method of Apportionment as described in Section D.

"Construction Fund" means an account specifically identified in the Indenture to hold funds which are currently available for expenditure to acquire or construct public facilities eligible under the Act.

"Construction Inflation Index" means the annual percentage change in the Engineering News-Record Building Cost Index for the City of Los Angeles, measured as of the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Engineering News-Record Building Cost Index for the City of Los Angeles.

"Future Facilities Costs" means the CFD Public Facilities minus (i) public facility costs previously paid from the Construction Fund, (ii) moneys currently on deposit in the Construction Fund, and (iii) moneys currently on deposit in an escrow fund that are expected to be available to finance public facilities costs.

"Outstanding Bonds" means all Previously Issued Bonds which are deemed to be outstanding under the Indenture after the first interest and/or principal payment date following the current Fiscal Year.

"Previously Issued Bonds" means all Bonds that have been issued by CFD No. 3 prior to the date of prepayment.

The obligation of an Assessor's Parcel to pay the Special Tax may be prepaid and permanently satisfied as described herein; provided that a prepayment may be made only for Assessor's Parcels of Developed Property or Undeveloped Property for which a building permit has been issued, and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD Administrator shall notify such owner of the prepayment amount of such Assessor's Parcel. The CFD Administrator may charge a reasonable fee for providing this service. Prepayment must be made not less than 45 days prior to the next occurring date that notice of redemption of Bonds from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture.

The Prepayment Amount (defined below) shall be calculated as summarized below (capitalized terms as defined below):

Bond Redemption Amount:

Plus	Redemption Premium
Plus	Future Facilities Amount
Plus	Defeasance Amount
Plus	Administrative Fees and Expenses
Less	Reserve Fund Credit
<u>Less</u>	<u>Capitalized Interest Credit</u>
Total Equals:	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount (defined below) shall be calculated as follows:

Paragraph No.:

1. For Assessor's Parcels of Developed Property, compute the Assigned Special Tax and Backup Special Tax. For Assessor's Parcels of Undeveloped Property for which a building permit has been issued, compute the Assigned Special Tax and Backup Special Tax for that Assessor's Parcel as though it was already designated as Developed Property, based upon the building permit which has already been issued for that Assessor's Parcel.
2. (a) Divide the Assigned Special Tax computed pursuant to paragraph 1 by the total estimated Assigned Special Taxes for the entire CFD No. 3 based on the Developed Property Special Taxes which could be charged in the current Fiscal Year on all expected

development through buildout of CFD No. 3, excluding any Assessor's Parcels which have been prepaid, and

(b) Divide the Backup Special Tax computed pursuant to paragraph 1 by the total estimated Backup Special Taxes at buildout for the entire CFD No. 3, excluding any Assessor's Parcels which have been prepaid.

3. Multiply the larger quotient computed pursuant to paragraph 2(a) or 2(b) by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "Bond Redemption Amount").
4. Multiply the Bond Redemption Amount computed pursuant to paragraph 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").
5. Compute the current Future Facilities Costs.
6. Multiply the larger quotient computed pursuant to paragraph 2(a) or 2(b) by the amount determined pursuant to paragraph 5 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Amount").
7. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.
8. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
9. Determine the Special Taxes levied on the Assessor's Parcel in the current Fiscal Year which have not yet been paid.
10. Compute the minimum amount the CFD Administrator reasonably expects to derive from the reinvestment of the Prepayment Amount less the Future Facilities Amount and the Administrative Fees and Expenses from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the prepayment.
11. Add the amounts computed pursuant to paragraphs 7 and 9 and subtract the amount computed pursuant to paragraph 10 (the "Defeasance Amount").
12. Verify the administrative fees and expenses of CFD No. 3, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").
13. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "Reserve Fund Credit"). No Reserve Fund Credit shall be granted if reserve funds are below 100% of the reserve requirement.
14. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a

capitalized interest credit shall be calculated by multiplying the larger quotient computed pursuant to paragraph 2(a) or 2(b) by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the "Capitalized Interest Credit").

15. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to paragraphs 3, 4, 6, 11 and 12, less the amounts computed pursuant to paragraphs 13 and 14 (the "Prepayment Amount").
16. From the Prepayment Amount, the amounts computed pursuant to paragraphs 3, 4, 11, 13 and 14 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to paragraph 6 shall be deposited into the Construction Fund. The amount computed pursuant to paragraph 12 shall be retained by CFD No. 3.

The Prepayment Amount may be sufficient to redeem other than a \$5,000 increment of Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund established under the Indenture to be used with the next prepayment of bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax levy as determined under paragraph 9 (above), the CFD Administrator shall remove the current Fiscal Year's Special Tax levy for such Assessor's Parcel from the County tax rolls. With respect to any Assessor's Parcel that is prepaid, the Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

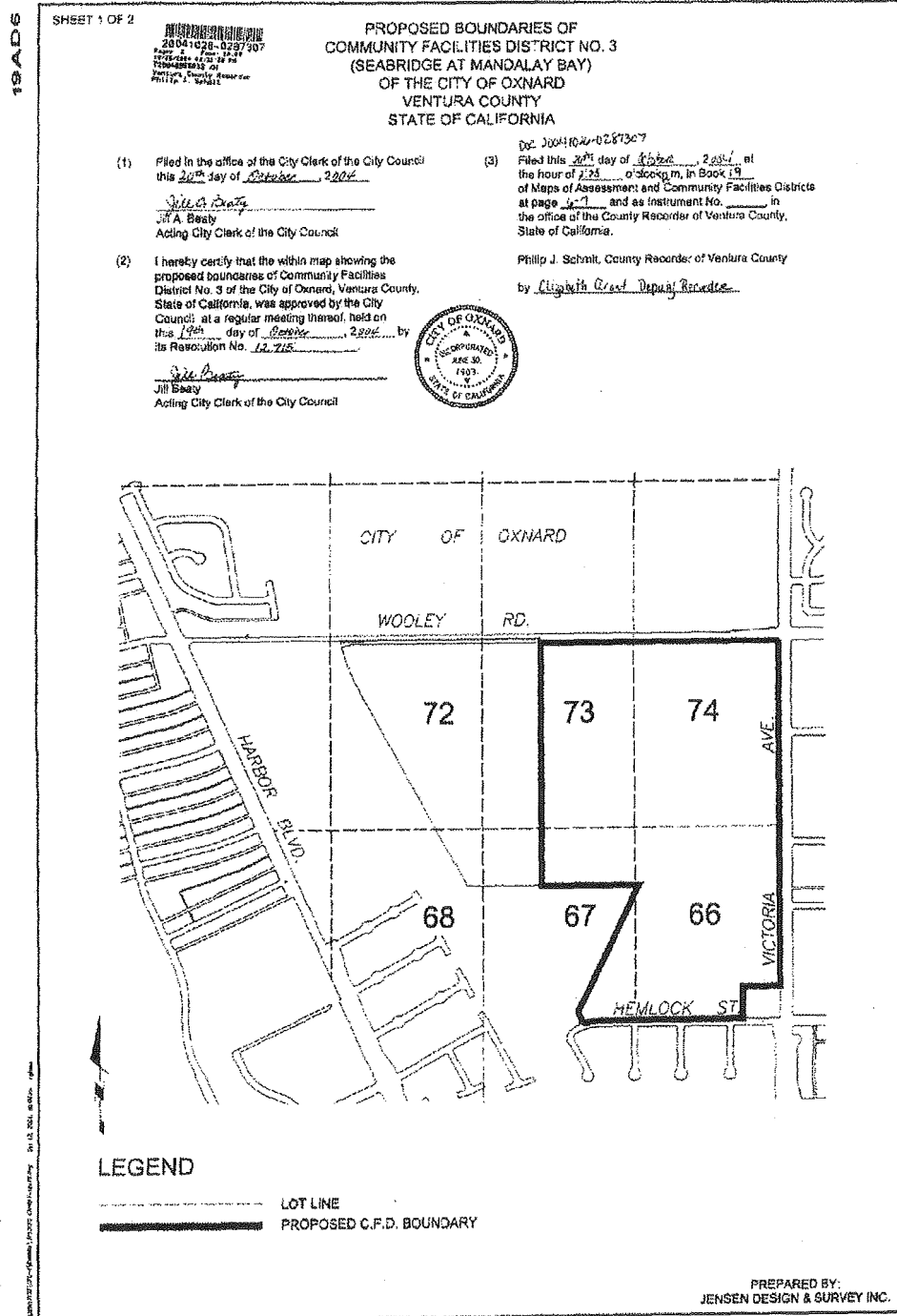
Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Assigned Special Taxes that may be levied on Taxable Property within CFD No. 3 both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding Bonds.

I. TERM OF SPECIAL TAX

The Special Tax shall be levied for a period not to exceed forty years, commencing in Fiscal Year 2004-2005.

APPENDIX G

BOUNDARY MAP OF DISTRICT



SUMMARY OF ESTIMATED SAVINGS CALCULATIONS

Date	Prior Debt Service	Prior Receipts	Refunding Debt Service	Savings	Present Value Savings @ 4.1043396%
9/1/2013	1,137,109.38	1,137,109.38			(5,632.48)
9/1/2014	1,938,468.76		1,862,918.89	75,549.87	69,980.08
9/1/2015	1,969,978.76		1,891,700.00	78,278.76	72,784.42
9/1/2016	2,008,858.76		1,926,550.00	82,308.76	73,382.53
9/1/2017	2,049,558.76		1,969,900.00	79,658.76	68,153.15
9/1/2018	2,091,577.50		2,006,450.00	85,127.50	69,801.58
9/1/2019	2,134,852.50		2,051,350.00	83,502.50	65,662.35
9/1/2020	2,179,227.50		2,091,950.00	87,277.50	65,826.77
9/1/2021	2,224,387.50		2,134,750.00	89,637.50	64,846.28
9/1/2022	2,268,637.50		2,175,750.00	92,887.50	64,495.62
9/1/2023	2,313,387.50		2,222,500.00	90,887.50	60,588.56
9/1/2024	2,363,387.50		2,269,500.00	93,887.50	60,072.55
9/1/2025	2,401,631.26		2,306,500.00	95,131.26	58,417.35
9/1/2026	2,454,750.00		2,358,750.00	96,000.00	56,576.41
9/1/2027	2,503,500.00		2,405,250.00	98,250.00	55,575.66
9/1/2028	2,551,250.00		2,451,000.00	100,250.00	54,428.28
9/1/2029	2,607,750.00		2,505,750.00	102,000.00	53,152.98
9/1/2030	2,657,250.00		2,548,750.00	108,500.00	54,260.76
9/1/2031	2,714,750.00		2,605,250.00	109,500.00	52,559.68
9/1/2032	2,764,500.00		2,654,250.00	110,250.00	50,791.91
9/1/2033	2,821,500.00		2,705,750.00	115,750.00	51,177.69
9/1/2034	2,875,000.00		2,759,250.00	115,750.00	49,118.37
9/1/2035	2,934,750.00		2,819,250.00	115,500.00	47,039.09
Totals	\$ 53,966,063.18	\$ 1,137,109.38	\$ 50,723,068.89	\$ 2,105,884.91	\$ 1,313,059.59

Estimated Savings Summary

PV of savings from cash flow	1,313,059.59
Less: Prior funds on hand	(2,943,692.85)
Plus: Refunding funds on hand	<u>2,820,819.84</u>
Net ESTIMATED PV Savings	<u>\$ 1,190,186.58</u>

ATTACHMENT NO. 6
PAGE 1 OF 1



Meeting Date: 06 / 18 / 13

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Carrie Sabatini

Agenda Item No. K-2Reviewed By: City Manager [Signature]City Attorney [Signature]Finance [Signature]

Other (Specify) _____

DATE: June 3, 2013**TO:** Housing Authority Board of Commissioners**FROM:** William E. Wilkins, Housing Director
Housing Authority [Signature]**SUBJECT:** Low Rent Public Housing Budget for Fiscal Year 2014**RECOMMENDATION**

That the Board of Commissioners of the Housing Authority of the City of Oxnard adopt a resolution approving and adopting the recommended \$7,265,803 operating budget for the Low Rent Public Housing program ("LRPH") for fiscal year 2014, as presented for each project area.

DISCUSSION

This recommended budget pertains exclusively to the 780 units of LRPH owned and operated by the City of Oxnard Housing Authority ("OHA"). The recommended operating budget for all projects and the Central Office Cost Center ("COCC") is \$7,265,803. The operating budgets, if adopted as recommended, would result in a collective \$510,139 residual receipt.

The public housing program continues to be subject to asset management regulations in fiscal year 2014 and therefore each public housing project, as have been determined in previous years (i.e. 31-1 Colonia Village, 31-4 Pleasant Valley Village, etc.), is funded and budgeted for independently, as is the Central Office Cost Center ("COCC").

The Low Rent Public Housing program ("LRPH") is funded primarily with two sources of income: tenant rental income and operating subsidy from the U.S. Department of Housing and Urban Development ("HUD"). The amount of operating subsidy received is based upon a HUD determined formula which considers the estimated costs to run each Public Housing development and reduces that by the amount of tenant rental income received by each development. So, as tenant rental income goes up, operating subsidy decreases and vice versa. An additional consideration in estimating the amount of operating subsidy each development may receive is based on the level of funding appropriated by Congress each year for the overall program. Operating subsidy for each year is appropriated on a calendar year basis. HUD subsidy for 2013 will be prorated at 82% of eligibility. 2014 subsidy is unknown as no federal budget has been adopted, so for purposes of the budgets funding is estimated to remain the same throughout the fiscal year.

For fiscal year 2014, staff projects that overall rental income will increase by \$105,624 over last year's rent projection. Staff continues to work extremely hard to maximize tenant rent through rent ranging and placing tenants in properly sized units.

The COCC operates on HUD determined fee revenue generated from the projects including a management fee, a bookkeeping fee, and an asset management fee. Also included in the fee revenue to the COCC is a concept termed "fee-for-service" which is guided by HUD regulation. Under this arrangement, for certain specialized services where providing dedicated staff to each project is not practical, a centralized service is available to the projects, charged only as they are used (i.e. higher level carpentry, electrical, plumbing, etc.). Since these fees are classified as expenses to the projects and income to the COCC, on audited financial statements the income and expense for these items would be zeroed out so as not to be double counted. On this budget document, however, they are shown both places to clearly present the entire budget for each project and the COCC.

On the expense side, the majority of line items have remained approximate to prior year's budget, adjusted to bring the budget closer to anticipated actual expenses and based upon actual experience over the past three years.

In project areas that are expected to result in a deficit position, residual receipts from other project area can be transferred to cover those losses at year-end. Staff will continue to closely monitor the budgets of all project areas and the COCC.

FINANCIAL IMPACT

It is anticipated that the proposed operating budget will result in an overall residual receipt for the year ending June 30, 2014.

CS

Attachment #1 - Housing Authority Resolution
 #2 – HUD Form 52574 Operating Budget Resolution
 #3 - Budget document

HOUSING AUTHORITY OF THE CITY OF OXNARD
RESOLUTION NO.

RESOLUTION APPROVING AND ADOPTING THE LOW
RENT PUBLIC HOUSING PROGRAM OPERATING BUDGET
FOR FISCAL YEAR 2014

WHEREAS, the Housing Authority of the City of Oxnard ("Authority") has prepared the Low Rent Public Housing Program Operating Budgets now totaling \$7,265,803 for the fiscal year 2014; and

WHEREAS, the budgeted expenditures are necessary for the efficient and economical operation of the Authority for the purpose of serving low-income families; and

WHEREAS, the budget for the fiscal year 2014 indicates a source of funding adequate to cover all proposed expenditures; and

WHEREAS, the budgeted rental charges and expenditures will be consistent with the provisions of law and the Annual Contribution Contract; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires the Authority to certify that no Authority employee is serving in a variety of positions which will exceed a 100% allocation of his/her time.

NOW THEREFORE, the Board of Commissioners of the Housing Authority of the City of Oxnard hereby resolves:

1. That the Low Rent Public Housing Program Operating Budgets (Operating Budgets) for the fiscal year 2014 totaling \$7,265,803 available on file at the Housing Department and incorporated in full herein by this reference is approved and adopted.
2. That no Authority employee reflected in the Operating Budgets is serving in a variety of positions which will exceed 100% allocation of his/her time.

[SIGNATURES ON FOLLOWING PAGE]

APPROVED AND ADOPTED this 18th day of June 2013, by the following vote:

AYES:

NOES:

ABSENT:

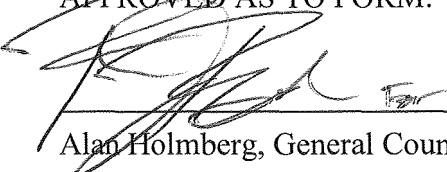
Tim Flynn, Chairman

Fiscal Year 2014 LRPH Budget
Resolution
Page Two

ATTEST:

Daniel Martinez, Secretary Designate

APPROVED AS TO FORM:



Alan Holmberg, General Counsel

ATTACHMENT NO. 1
PAGE 2 OF 2

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 04/30/2016)

Public reporting burden for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Housing Authority of the City of Oxnard PHA Code: CA031

PHA Fiscal Year Beginning: July 1, 2013 Board Resolution Number: _____

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on: _____
- ☐ Operating Budget submitted to HUD, if applicable, on: _____
- ☐ Operating Budget revision approved by Board resolution on: _____
- ☐ Operating Budget revision submitted to HUD, if applicable, on: _____

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Tim Flynn, Chairperson	Signature: 	Date:
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ALL PUBLIC HOUSING AND COCC (.alipham)

Property Comparison

Period = Jul 2013-Jun 2014

Book = Accrual ; Tree = ysi_bf

	311 Budget	312 Budget	313 Budget	314 Budget	315 Budget	317 Budget	318 Budget	coccadmn Budget	Total Budget
Revenue & Expenses									
INCOME									
TENANT INCOME									
Rental Income									
Tenant Rent	1,428,096	712,644	559,104	629,184	157,188	775,728	355,200	0	4,617,144
Total Rental Income	1,428,096	712,644	559,104	629,184	157,188	775,728	355,200	0	4,617,144
Other Tenant Income									
Laundry and Vending	0	0	0	0	2,035	0	6,797	0	8,832
Maintenance Charge	8,453	6,434	5,293	6,543	912	11,321	5,520	0	44,476
Late Charges	200	250	100	525	0	200	50	0	1,325
Cable Charges	25,836	9,945	6,971	9,714	4,989	9,869	10,000	0	77,324
Total Other Tenant Income	34,489	16,629	12,364	16,782	7,936	21,390	22,367	0	131,957
NET TENANT INCOME	1,462,585	729,273	571,468	645,966	165,124	797,118	377,567	0	4,749,101
GRANT INCOME									
HUD PHA Operating Grants/Subsidy	444,045	147,212	46,161	111,148	101,039	67,859	154,466	0	1,071,930
TOTAL GRANT INCOME	444,045	147,212	46,161	111,148	101,039	67,859	154,466	0	1,071,930
OTHER INCOME									
Investment Income - Unrestricted	1,786	933	1,441	1,427	459	918	682	2,394	10,040
Management Fee Income	0	0	0	0	0	0	0	863,811	863,811
Asset Mgmt Fee Income	0	0	0	0	0	0	0	93,600	93,600
Bookkeeping Fee Income	0	0	0	0	0	0	0	69,583	69,583
Fee for Service Income	0	0	0	0	0	0	0	779,255	779,255
IT Fees	0	0	0	0	0	0	0	31,361	31,361
Fraud Recovery-Adm Fee	4,200	0	0	1,260	0	4,330	0	0	9,790
Non-Dwelling Rental Income	0	0	0	50,166	0	0	0	42,592	92,758
Misc Other Income	1,900	725	500	513	194	459	387	35	4,713
TOTAL OTHER INCOME	7,886	1,658	1,941	53,366	653	5,707	1,069	1,882,631	1,954,911
TOTAL INCOME	1,914,516	878,143	619,570	810,480	266,816	870,684	533,102	1,882,631	7,775,942
EXPENSES									
ADMINISTRATIVE									

ALL PUBLIC HOUSING AND COCC (.allpham)

Property Comparison

Period = Jul 2013-Jun 2014

Book = Accrual ; Tree = ysi_bf

	311 Budget	312 Budget	313 Budget	314 Budget	315 Budget	317 Budget	318 Budget	coccadm Budget	Total Budget
Administrative Salaries									
Administrative Salaries	231,750	79,059	55,341	81,524	40,762	78,945	85,359	602,638	1,255,378
Employee Benefit Contribution-Admin	105,279	37,773	26,441	38,906	19,453	38,391	40,104	281,940	588,287
Total Administrative Salaries	337,029	116,832	81,782	120,430	60,215	117,336	125,463	884,578	1,843,665
Legal Expense									
Tenant Screening	9,100	3,510	0	1,608	1,690	3,478	3,484	0	22,870
Total Legal Expense	9,100	3,510	0	1,608	1,690	3,478	3,484	0	22,870
Other Admin Expenses									
Staff Training	0	0	0	0	0	0	0	7,063	7,063
Travel	750	750	500	750	375	740	750	4,663	9,278
Auditing Fees	4,459	1,716	1,202	1,716	859	1,719	1,716	1,425	14,812
Management Fee	217,665	83,732	58,678	83,638	42,007	83,261	84,015	0	652,996
Asset Management Fees	31,200	12,000	8,400	12,000	6,000	12,000	12,000	0	93,600
Bookkeeping Fees	23,273	8,950	6,260	8,880	4,460	8,840	8,920	0	69,583
Total Other Admin Expenses	277,347	107,148	75,040	106,984	53,701	106,560	107,401	13,151	847,332
Miscellaneous Admin Expenses									
Membership and Fees	194	94	65	102	28	101	57	1,168	1,809
Publications	196	49	34	40	20	41	38	62	480
Advertising	214	43	30	43	22	47	47	0	446
Office Supplies	1,646	870	596	720	146	722	273	3,164	8,137
Fuel-Administrative	780	86	65	483	166	263	326	2,223	4,392
City Overhead	14,430	7,060	5,313	9,315	2,692	5,144	5,933	46,982	96,869
Telephone	4,718	2,414	1,690	5,325	5,357	3,515	8,448	13,805	45,272
Postage	4,932	2,039	1,820	2,482	495	2,676	1,015	3,996	19,455
Paper	803	277	826	285	87	283	165	1,309	4,035
Copiers	2,163	1,170	0	736	527	776	386	414	6,172
Printer Supplies/Services	3,116	1,260	895	951	846	1,016	1,627	3,246	12,957
Misc Computer Equipment	0	0	0	0	0	0	0	1,581	1,581
Internet	1,489	573	401	850	1,350	932	1,921	3,649	11,165
Software Fees	0	0	0	0	0	0	0	5,460	5,460
Cell Phones/Pagers	500	259	189	119	196	89	322	2,696	4,370
Small Office Equipment	1,850	2,221	1,555	1,703	168	1,701	395	6,255	15,848
Bank Fees	0	0	0	0	0	0	0	3,013	3,013
Cable Charges	25,441	9,786	6,855	9,786	4,893	9,784	9,786	0	76,331
Other Misc Admin Expenses	680	337	157	129	70	169	80	638	2,260
Storage	329	134	140	301	37	302	39	491	1,773
Total Miscellaneous Admin Expenses	63,481	28,672	20,631	33,370	17,100	27,561	30,858	100,152	321,825

ALL PUBLIC HOUSING AND COCC (.allpham)

Property Comparison

Period = Jul 2013-Jun 2014

Book = Accrual ; Tree = ysi_bf

	311 Budget	312 Budget	313 Budget	314 Budget	315 Budget	317 Budget	318 Budget	coccadm Budget	Total Budget
TOTAL ADMINISTRATIVE EXPENSES	686,957	256,162	177,453	262,392	132,706	254,935	267,206	997,881	3,035,692
TENANT SERVICES									
Resident Council	3,198	1,230	861	1,230	615	1,231	1,230	0	9,594
Other Tenant Svcs.-OHA	2,132	820	574	820	410	844	820	0	6,421
Tenant Services Contract Costs	4,441	1,708	1,195	3,600	2,400	3,600	2,400	0	19,344
Tenant Beautification	1,167	449	314	449	224	450	449	0	3,502
TOTAL TENANT SERVICES EXPENSES	10,938	4,207	2,944	6,099	3,649	6,125	4,899	0	38,861
UTILITIES									
Water	166,389	61,227	41,238	50,395	11,138	46,218	20,599	2,302	399,506
Electricity	17,024	6,676	4,118	16,564	29,679	21,340	47,437	15,576	158,414
Electricity-Vacant Units	190	105	148	110	0	195	0	0	748
Gas	793	129	91	1,649	13,093	766	23,389	523	40,433
Gas-Vacant Units	302	127	117	141	0	281	0	0	968
Garbage/Trash Removal	100,200	35,424	44,076	47,076	5,532	52,530	11,724	2,364	298,926
Dump Expense	1,122	916	641	67	0	237	103	0	3,086
Sewer	100,223	35,341	23,386	28,403	7,388	25,478	14,647	743	235,609
TOTAL UTILITY EXPENSES	386,243	139,945	113,815	144,405	66,830	147,045	117,899	21,508	1,137,690
MAINTENANCE AND OPERATIONS									
General Maint Expense									
Maintenance Salaries	60,553	24,654	13,075	34,100	11,074	27,731	22,148	374,322	567,657
Maintenance Labor-Grounds	44,804	23,125	17,248	27,943	3,123	28,921	14,196	6,530	165,890
Maint-On Call Service	0	0	0	0	0	0	0	6,293	6,293
Maintenance - Temporary Labor	0	0	0	0	0	0	0	80,184	80,184
Maintenance OT	3,268	921	645	312	2,194	139	440	51,218	59,137
Grounds - OT	4,015	702	312	544	0	40	667	0	6,280
Employee Benefits Contribution-Maint.	37,772	18,367	11,236	24,014	4,102	21,018	10,731	134,285	261,525
Maintenance Uniforms	826	620	327	490	155	459	310	2,612	5,799
Vehicle Gas, Oil, Grease	4,441	2,240	1,565	3,219	655	3,859	1,624	11,317	28,920
Total General Maint Expense	155,679	70,629	44,408	90,622	21,303	82,167	50,116	666,761	1,181,685
Materials									
Supplies-Paint	10,691	2,967	2,393	4,162	779	8,320	1,228	601	31,141
Supplies-Grounds	5,898	1,689	1,368	1,318	213	1,227	749	471	12,933
Supplies-Appliance	6,720	2,487	2,960	3,605	1,996	1,762	4,035	86	23,651
Supplies-Plumbing	22,889	9,194	6,937	14,165	2,234	9,516	5,199	161	70,295

ALL PUBLIC HOUSING AND COCC (.allpham)

Property Comparison

Period = Jul 2013-Jun 2014

Book = Accrual ; Tree = ysi_bf

	311 Budget	312 Budget	313 Budget	314 Budget	315 Budget	317 Budget	318 Budget	coccadm Budget	Total Budget
Supplies-Electrical	7,957	6,109	3,408	3,959	655	4,294	1,922	560	28,864
Supplies-Building Repairs	23,014	6,418	3,834	4,396	570	7,970	1,475	649	48,326
Supplies-Windows	1,527	780	929	711	247	426	60	0	4,680
Supplies-Locks	2,182	1,116	2,403	434	211	520	961	104	7,931
Supplies-Janitorial/Cleaning	4,657	950	672	3,737	1,794	2,095	2,059	3,278	19,242
Supplies-Safety	3,320	1,574	877	1,818	181	1,357	710	149	9,986
Tools and Equipment	3,796	964	688	1,205	202	887	653	6,444	14,839
Grounds Tools and Equipment	3,425	908	875	854	71	758	172	55	7,118
Total Materials	96,076	35,156	27,344	40,364	9,153	39,132	19,223	12,558	279,006
Contract Costs									
Contract-Fire Alarm/Extinguisher	472	593	533	1,534	3,330	729	3,700	428	11,319
Contract-Appliance Repair	5,491	1,981	1,067	697	857	1,828	1,812	0	13,733
Contract-Building Repairs-Misc FFS	13,207	3,522	2,183	3,216	6,827	13,700	12,258	3,880	58,793
Contract-Unit Turnaround	103,100	38,597	36,309	53,283	17,155	52,978	33,311	0	334,733
Contract-Painting	28,740	5,591	2,782	4,019	1,785	6,182	1,759	674	51,532
Contract-Electrical	7,612	4,056	2,855	1,128	1,264	2,617	3,510	1,539	24,581
Contract-Pest Control	562	330	142	1,099	2,934	1,040	13,350	90	19,547
Contract-Floor Covering	669	584	1,054	886	0	11,231	2,500	345	17,269
Contract-Grounds	145	333	0	3,588	682	0	1,365	0	6,113
Contract-Janitorial/Cleaning	14,918	2,592	2,339	7,307	11,316	2,781	17,328	15,116	73,697
Contract-Plumbing	74,415	22,459	9,777	20,717	6,663	38,954	23,321	720	197,026
Contract-Window Covering	169	208	231	225	161	0	2,285	124	3,403
Contract-HVAC	1,631	379	247	358	4,737	0	4,429	3,873	15,654
Contract-Vehicle Maintenance	1,151	1,011	583	1,071	656	4,317	1,353	7,150	17,292
Contract-Equipment Rental	234	155	69	145	128	19	182	111	1,043
Contract-Equipment Repair	779	298	164	707	22	619	170	32	2,791
Contract-Elevator Maintenance	0	0	0	0	5,578	0	5,632	2,207	13,417
Contract-Alarm Monitoring	2,360	580	443	2,407	2,618	1,275	2,018	4,612	16,313
Contract-Tree Trimming	1,567	325	325	3,738	0	0	0	0	5,955
Contract-IT Contracts	9,446	4,769	3,443	4,629	2,302	2,910	3,862	0	31,361
Contract-Lock Outs	474	104	0	61	270	68	1,719	0	2,696
Contract-Inspections	5,416	1,587	1,110	1,661	1,180	3,938	1,570	0	16,462
Contract Costs-Other	7,063	137	96	131	216	0	214	5,967	13,824
Total Contract Costs	279,621	90,191	65,752	112,607	70,681	145,186	137,648	46,868	948,554
TOTAL MAINTENANCE EXPENSE	531,376	195,976	137,504	243,593	101,137	266,485	206,987	726,187	2,409,245
GENERAL EXPENSES									

ALL PUBLIC HOUSING AND COCC (.allpham)

Property Comparison

Period = Jul 2013-Jun 2014

Book = Accrual ; Tree = ysi_bf

	311 Budget	312 Budget	313 Budget	314 Budget	315 Budget	317 Budget	318 Budget	coccadmn Budget	Total Budget
WC Insurance	32,253	14,089	9,049	17,861	4,547	16,402	11,235	118,801	224,237
Auto Insurance	5,100	2,172	1,464	2,400	696	2,316	1,632	13,056	28,836
Property Insurance	42,504	12,420	22,020	22,428	3,288	24,504	6,072	2,604	135,840
General Liability Insurance	10,260	3,552	2,484	4,200	1,380	3,744	2,760	756	29,136
Fidelity	626	241	169	241	121	241	241	110	1,990
City-Umbrella Policy	22,524	8,652	5,197	8,784	2,892	8,546	5,796	264	62,655
Broker Fees	5,152	1,620	2,312	2,592	488	2,728	952	1,464	17,308
Payments in Lieu of Taxes	22,872	9,048	7,600	11,256	2,074	7,116	25,307	0	85,273
Bad Debt-Tenant Rents	4,000	2,000	2,000	5,500	2,200	1,708	4,000	0	21,408
TOTAL GENERAL EXPENSES	145,291	53,794	52,295	75,262	17,686	67,305	57,995	137,055	606,683
HOUSING ASSISTANCE PAYMENTS									
PH Tenant URP	528	60	60	744	0	204	0	0	1,596
PH FSS Escrow Payments	7,224	2,556	2,232	10,620	0	13,404	0	0	36,036
TOTAL HOUSING ASSISTANCE PAYMENTS	7,752	2,616	2,292	11,364	0	13,608	0	0	37,632
TOTAL EXPENSES	1,768,557	652,700	486,303	743,115	322,008	755,503	654,986	1,882,631	7,265,803
NET INCOME	145,959	225,443	133,267	67,365	-55,192	115,181	-121,884	0	510,139

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Carrie Sabatini *Carrie Sabatini* Agenda Item No. K-3Reviewed By: City Manager *JLP* City Attorney *PT* Finance *JS* Other (Specify) _____

DATE: June 3, 2013

TO: Housing Authority Board of Commissioners

FROM: William E. Wilkins, Housing Director
Housing Authority *William E. Wilkins*

SUBJECT: Section 8 Housing Choice Voucher Program Request for Use of Administrative Reserves

RECOMMENDATION

That the Board of Commissioners of the Housing Authority of the City of Oxnard (OHA) approve and authorize the use of \$90,000 of administrative reserves to fund the projected deficit.

DISCUSSION

On June 19, 2012, the Board of Commissioners passed the budget for the Section 8 Housing Choice Voucher Program for fiscal year 2013. During that budget process an administrative budget deficit of \$111,862 was identified and those funds were requested from reserves. During the course of the year, it became clear that the funding for calendar year 2013 was going to be cut dramatically. The budget was only renewed on a continuing resolution which automatically reduces funding due to funding rescissions built into the prior year on top of the sequestration effects that decimated the administrative fee funding for the program. The funding that the OHA was notified it would receive was prorated to 69% of what it was eligible to receive. It is anticipated that the actual deficit will be approximately \$200,000 by June 30, 2013. It is requested that an additional \$90,000 of administrative reserves be approved for use to cover the shortfall.

FINANCIAL IMPACT

As of June 30, 2012, the Authority's Section 8 administrative operating reserve had a balance of \$1,060,636.

CS

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Carrie SabatiniAgenda Item No. K-4Reviewed By: City ManagerCity AttorneyFinanceOther (Specify)**DATE:** June 4, 2013**TO:** Housing Authority Board of Commissioners**FROM:** William E. Wilkins, Housing Director
Housing Authority**SUBJECT:** Section 8 Housing Choice Voucher Program Budget for Fiscal Year 2014**RECOMMENDATION**

That the Board of Commissioners of the Housing Authority of the City of Oxnard 1) adopt a resolution approving and adopting the recommended \$17,062,636 operating budget for the Section 8 Housing Choice Voucher Program ("Section 8") for fiscal year 2014 and 2) approve and authorize the use of \$226,415 of administrative reserves to fund the projected deficit.

DISCUSSION

This recommended budget pertains exclusively to the 1684 Housing Choice Vouchers administered by the City of Oxnard Housing Authority ("OHA"). The recommended operating budget of \$17,062,636 is comprised of two parts, the housing assistance payments ("HAP") paid to landlords for subsidy of rental income and the administrative fees used to operate the administration of the Section 8 program. The HAP portion of the program is anticipated to be approximately \$15,461,443 for rental subsidies passed directly through the OHA from the Department of Housing and Urban Development ("HUD") to the private landlords in the community. Rental subsidies are known as housing assistance payments. The administrative operations are estimated to be approximately \$1,601,193, which is anticipated to result in a deficit of \$226,415.

The process of developing the fiscal year 2014 budget was difficult for several reasons. Congress and HUD allocate funding based upon a calendar year, as opposed to the Housing Authority fiscal year. Since the Congressional process for calendar year 2014 is unknown at this time, the 2013 funding methodology will be used to estimate revenues for the entire fiscal year for budget purposes. Funding in 2013 was reduced dramatically in comparison to previous years due in part to the federal budget being renewed on a continuing resolution, but most significantly to the sequestration. The combination of those two affects meant that HAP funding was prorated to 93% of what the OHA was eligible to receive and administrative funding was prorated to 69% of what it was eligible to receive. Both funding levels are all time low levels of funding at a time when regulatory requirements on the program are the tightest. Administrative funding eligibility is based upon the number of units leased each month; therefore, with a reduction of funding for HAP, that reduces the number of families that can be

assisted and further reduces the amount of administrative fees the OHA can earn. Current HAP funding, based on average HAP costs per unit, would only support approximately 1,500 units to be leased of the allocated 1684, leaving the OHA with about 184 unfunded units. Staff, however, continues to work diligently to optimize the number of units leased with the given funding and provide assistance to the maximum number of families possible. To mitigate the impact of this low level of HAP funding, the OHA has been utilizing its HAP reserves to continue to assist the maximum number of families possible, as well as try to maximize the amount of administrative funding received. The approach taken in this budget is that the OHA will continue to maintain the current level of leasing until such time that the HAP reserves run out, which is anticipated to happen in February 2014. At that time the new year's funding should be available and staff is hopeful that the sequestration affects are removed and the HAP funding will be adequate to maintain the lease-up rate. If not, in 2013 there is funding available to assist agencies with HAP shortfalls on a temporary basis and the anticipation is that the same funding would be available next year. Should no assistance be available, approximately 144 families would lose assistance or some other emergency cost saving measure would be put into effect. Additionally, historically funding has been calculated based upon how much assistance was provided in the prior year, so it behooves the program to keep its leasing as high as possible.

The administration of the program will prove difficult during the year with the diminishing resources available to run the program. Staff has been diligent over the years and with the current reduction, new approaches must be taken to maintain our program integrity. To address the shortfall of administrative funding, several measures are proposed in the budget as presented in this report. The most impactful change would be that the majority of the unit inspections required to be conducted under the program would be contracted to an outside firm. The only inspections proposed to be conducted with OHA staff are special inspections (inspections requested by the tenant or as a result of some outside factor) and initial inspections as the response time is relatively short in order to expedite the assistance of the tenants. This would result in the reduction of one staff inspector. The remaining savings would be achieved through the reassignment of staff to other OHA programs

The proposed administrative budget still results in a deficit of \$226,415 and the HAP budget shows a deficit of \$767,308.

FINANCIAL IMPACT

As of June 30, 2013, it is anticipated that the Authority's Section 8 administrative operating reserve will be \$860,306. It is anticipated that the Housing Authority will require the use of approximately \$226,415 in administrative reserves in fiscal year 2014.

CS

Attachment #1 - Housing Authority Resolution
#2 - Budget document

HOUSING AUTHORITY OF THE CITY OF OXNARD
RESOLUTION NO.

**RESOLUTION APPROVING AND ADOPTING THE SECTION 8 HOUSING CHOICE
VOUCHER PROGRAM OPERATING BUDGET FOR FISCAL YEAR 2014**

WHEREAS, the Housing Authority of the City of Oxnard (Authority) has prepared a Section 8 Housing Choice Voucher Program Operating Budget of \$17,062,636 for the fiscal year 2014; and

WHEREAS, the budgeted expenditures are necessary for the efficient and economical operation of the Authority for the purpose of serving low-income families; and

WHEREAS, the budget for the fiscal year 2014 indicates a source of funding adequate to cover all proposed expenditures; and

WHEREAS, the budgeted expenditures will be consistent with the provisions of law and the Annual Contribution Contract; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires the Authority to certify that no Authority employee is serving in a variety of positions which will exceed a 100% allocation of his/her time.

NOW THEREFORE, the Board of Commissioners of the Housing Authority of the City of Oxnard hereby resolves:

1. That the Section 8 Housing Choice Voucher Program Operating Budget (Operating Budget) for the fiscal year 2014 totaling \$17,062,636 available on file at the Housing Department and incorporated in full herein by this reference is approved and adopted.
2. That no Authority employee reflected in the Operating Budget is serving in a variety of positions which will exceed 100% allocation of his/her time.

APPROVED AND ADOPTED this 18th day of June 2013, by the following vote:

AYES:

NOES:

ABSENT:

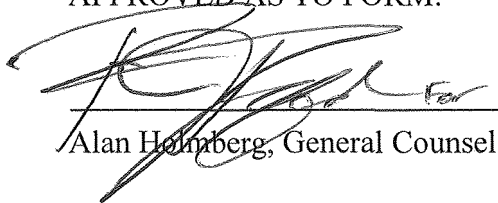
Tim Flynn, Chairman

Fiscal Year 2014 Section 8 Budget
Resolution
Page Two

ATTEST:

Daniel Martinez, Secretary Designate

APPROVED AS TO FORM:



Alan Holmberg, General Counsel

**OXNARD HOUSING AUTHORITY
SECTION 8 HOUSING CHOICE VOUCHERS
PROPOSED FY 2014 BUDGET**

	Administrative Budget	Housing Asst Payment Budget	Total Budget
INCOME			
GRANT INCOME			
HAP Income		14,662,623	14,662,623
Admin Fee Income	1,342,366		1,342,366
TOTAL GRANT INCOME	1,342,366	14,662,623	16,004,989
OTHER INCOME			
Investment Income - Unrestricted	900		900
Investment Income - Restricted		0	0
Fraud Recovery-Adm Fee	31,512		31,512
Fraud Recovery-HAP		31,512	31,512
Misc Other Income			0
TOTAL OTHER INCOME	32,412	31,512	63,924
TOTAL INCOME	1,374,778	14,694,135	16,068,913
EXPENSES			
ADMINISTRATIVE			
Administrative Salaries			
Administrative Salaries	864,293		864,293
Employee Benefit Contribution-Admin	405,422		405,422
Total Administrative Salaries	1,269,715		1,269,715
Other Admin Expenses			
Staff Training	4,000		4,000
Travel	6,000		6,000
Auditing Fees	31,462		31,462
Port Out Admin Fee Paid	20,400		20,400
Consultants	63,940		63,940
Total Other Admin Expenses	125,802		125,802
Miscellaneous Admin Expenses			
Membership and Fees	2,700		2,700
Publications	240		240
Advertising	1,200		1,200
Office Supplies	4,000		4,000
Fuel-Administrative	917		917
City Overhead	43,284		43,284
Telephone	16,932		16,932
Postage	18,000		18,000
Paper	2,900		2,900
Copiers	3,756		3,756
Printer Supplies/Services	3,850		3,850
Misc Computer Equipment	2,000		2,000
Internet	2,300		2,300
Software Fees	12,000		12,000

**OXNARD HOUSING AUTHORITY
SECTION 8 HOUSING CHOICE VOUCHERS
PROPOSED FY 2014 BUDGET**

	Administrative Budget	Housing Asst Payment Budget	Total Budget
Cell Phones/Pagers	1,080		1,080
Small Office Equipment	2,000		2,000
Bank Fees	2,000		2,000
Other Misc Admin Expenses	1,000		1,000
Storage	5,700		5,700
Total Miscellaneous Admin Expenses	125,859		125,859
TOTAL ADMINISTRATIVE EXPENSES	1,521,376		1,521,376
UTILITIES			
Water	475		475
Electricity	10,500		10,500
Gas	450		450
Garbage/Trash Removal	800		800
Sewer	170		170
TOTAL UTILITY EXPENSES	12,395		12,395
MAINTENANCE AND OPERATIONS			
General Maint Expense			
Maintenance Labor-Grounds	4,543		4,543
Employee Benefits Contribution-Maint.	1,444		1,444
Maintenance Uniforms	600		600
Vehicle Gas, Oil, Grease	120		120
Total General Maint Expense	6,707		6,707
Materials			
Supplies-Paint	300		300
Supplies-Grounds	50		50
Supplies-Appliance	75		75
Supplies-Plumbing	100		100
Supplies-Locks	100		100
Supplies-Janitorial/Cleaning	1,600		1,600
Supplies-Safety	350		350
Grounds Tools & Equipment	50		50
Total Materials	2,625		2,625
Contract Costs			
Contract-Fire Alarm/Extinguisher	400		400
Contract-Building Repairs-Misc FFS	1,000		1,000
Contract-Painting	500		500
Contract-Electrical	300		300
Contract-Floor Covering	400		400
Contract-Janitorial/Cleaning	9,400		9,400
Contract-Plumbing	400		400
Contract-HVAC	1,500		1,500
Contract-Vehicle Maintenance	500		500
Contract-Equipment Repair	50		50

**OXNARD HOUSING AUTHORITY
SECTION 8 HOUSING CHOICE VOUCHERS
PROPOSED FY 2014 BUDGET**

	Housing Asst		
	Administrative	Payment	Total
	Budget	Budget	Budget
Contract-Alarm Monitoring	2,096		2,096
Total Contract Costs	16,546		16,546
TOTAL MAINTENANCE EXPENSE	25,878		25,878
GENERAL EXPENSES			
WC Insurance	17,736		17,736
Auto Insurance	891		891
Property Insurance	1,047		1,047
General Liability Insurance	6,749		6,749
Fidelity	110		110
City-Umbrella Policy	14,148		14,148
Broker Fees	864		864
TOTAL GENERAL EXPENSES	41,545		41,545
Asset Purchases	0		0
HOUSING ASSISTANCE PAYMENTS			
Housing Assistance Payments		14,988,663	14,988,663
Tenant Utility Payments		29,163	29,163
Portable Out HAP Payments		389,648	389,648
FSS Escrow Payments		53,969	53,969
TOTAL HOUSING ASSISTANCE PAYMENTS		15,461,443	15,461,443
TOTAL EXPENSES	1,601,193	15,461,443	17,062,636
NET INCOME	(226,415)	(767,308)	(993,723)

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Carrie SabatiniAgenda Item No. K-5Reviewed By: City Manager [Signature]City Attorney [Signature]Finance [Signature]

Other (Specify) _____

DATE: June 5, 2013**TO:** Housing Authority Board of Commissioners**FROM:** William E. Wilkins, Housing Director
Housing Authority [Signature]**SUBJECT:** Revision to the Utility Allowances for Public Housing Residents and Section 8 Housing Choice Voucher Participants**RECOMMENDATION**

That the Housing Authority of the City of Oxnard Board of Commissioners adopt a resolution to adopt the revised utility allowance schedules for the Section 8 Housing Choice Voucher program and the Public Housing program.

DISCUSSION

Pursuant to the Code of Federal Regulations (24 CFR 982.517) a utility allowance schedule is used in determining family share and subsidy paid by the Oxnard Housing Authority ("OHA"). All housing authorities must maintain a utility allowance schedule for (1) all tenant-paid utilities, (2) the cost of tenant-supplied refrigerators and ranges, and (3) other tenant-paid housing services such as trash collection.

The utility allowance schedule must be determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the schedule, the normal patterns of consumption for the community as a whole are used along with current utility rates. HUD directs housing authorities to use their Utility Schedule Model to determine usage averages and there was no significant change in usage from the last schedule study.

Housing authorities must review their utility allowance schedules each year, and must revise the schedule if there has been a change of 10 percent or more in any utility rate since the last time the allowance for that utility was revised.

The first step in the analysis is determining if a revision is necessary to identify if the change in rates exceeds 10% from the existing schedule. It was determined that electric rates decreased 40%, gas rates

decreased 1%, water rates increased 10% along with a monthly water charge increase of 14%, sewer rates increased 3%, and trash collection increased 5%. Since water rates and monthly water charges exceeded the 10% threshold, the utility schedule needed to be revised.

In the Public Housing program, all residents, with the exception of those at the senior buildings (31-5 Plaza Vista and 31-8 Palm Vista), pay for electricity and gas. Water, sewer and trash are paid by the Authority. The senior building residents do not pay for any utilities.

In the Section 8 program, participants' utility responsibility varies, depending on the requirements of the owner of the property and the type of property. Therefore, there are three schedules – apartment/walk-up; row house/townhouse & semi-detached/duplex; and detached house – each with the various utility or service listed separately.

The OHA has notified all Public Housing residents, as required by HUD regulation, and has publicized the changes in the Ventura County Star and at all OHA locations. The new schedules, if approved, will be implemented at the time of the families' reexaminations effective July 1, 2013.

FINANCIAL IMPACT

The decrease in utility allowances will increase the family contribution for rent and thereby decrease the subsidy requirement for each unit or voucher.

CS

Attachment #1 – Resolution

Attachment #2 - Utility Allowance Schedules

HOUSING AUTHORITY OF THE CITY OF OXNARD
RESOLUTION NO. _____

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF OXNARD
ADOPTING A REVISED UTILITY ALLOWANCE SCHEDULE FOR THE SECTION 8
HOUSING CHOICE VOUCHER PROGRAM AND THE PUBLIC HOUSING
PROGRAM**

WHEREAS, pursuant to 24 CFR 982.517 the Housing Authority is required to establish allowances for all resident paid utilities for Public Housing resident and review the schedules annually for rate changes requiring revisions to the schedules; and

WHEREAS, pursuant to the HUD Housing Choice Voucher Program Guidebook the Housing Authority is required to establish allowances for all resident paid utilities for Section 8 Housing Choice Voucher participants and review them annually for rate changes requiring revisions to the schedules; and

WHEREAS, the Housing Authority has determined that new utility allowance schedules are required based upon changes in utility rates in excess of 10% from the previously adopted utility allowance schedules; and

NOW THEREFORE, BE IT RESOLVED, that the Commission does hereby authorize the adoption of the proposed utility allowance schedules for the Section 8 Housing Choice Voucher program and Public Housing program.

PASSED AND ADOPTED on this 18th day of June, 2013 by the following votes:

AYES:

NOES:

ABSENT:

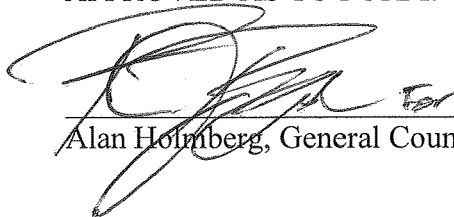
Tim Flynn, Chairperson

Resolution _____
Page 2 of 2

ATTEST:

Daniel Martinez, Secretary Designate

APPROVED AS TO FORM:



Alan Holmberg, General Counsel

Attachment 1
Page 2 of 2

Allowances for Tenant-Furnished Utilities and Other Services

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2014)

Utility Allowance Schedule:

Section 8 Apartment/Walk-up Utility Allowance

Locality Housing Choice Voucher	Unit Type Apartment/Walk-up									Date (mm/dd/yyyy) 7/1/2013
Utility or Service	Monthly Dollar Allowances									
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
heating natural gas	4	5	5	6	7	7	0	0	0	0
heat oil/electric	7	10	13	16	18	21	0	0	0	0
cooking natural gas	3	3	5	5	7	7	0	0	0	0
cooking oil/electric	5	6	8	10	12	14	0	0	0	0
other electric	13	20	26	35	50	66	0	0	0	0
air conditioning	1	2	3	4	4	5	0	0	0	0
water heating natural gas	4	6	9	11	13	16	0	0	0	0
water heating oil/electric	8	13	17	22	27	33	0	0	0	0
water	25	26	30	35	39	44	0	0	0	0
sewer	13	13	15	17	19	22	0	0	0	0
trash collection	25	25	25	25	25	25	0	0	0	0
range/microwave	12	12	12	12	12	12	0	0	0	0
refrigerator	13	13	13	13	13	13	0	0	0	0
other monthly electric fees	1	1	1	1	1	1	0	0	0	0
other monthly gas fees	5	5	5	5	5	5	0	0	0	0

Actual Family Allowances To be used by the family to compute allowances.
Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	

Previous editions are obsolete

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2014)

Utility Allowance Schedule:

Section 8 Detached House Utility Allowance

Locality Housing Choice Voucher				Unit Type Detached House				Date (mm/dd/yyyy) 7/1/2013		
Utility or Service	Monthly Dollar Allowances									
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
heating natural gas	7	12	16	20	24	28	0	0	0	0
heat oil/electric	11	15	19	23	27	31	0	0	0	0
cooking natural gas	3	3	5	5	7	7	0	0	0	0
cooking oil/electric	5	6	8	10	12	14	0	0	0	0
other electric	19	28	43	72	93	115	0	0	0	0
air conditioning	1	2	3	4	6	7	0	0	0	0
water heating natural gas	4	6	9	11	13	16	0	0	0	0
water heating oil/electric	8	13	17	22	27	33	0	0	0	0
water	38	38	44	50	59	78	0	0	0	0
sewer	30	30	33	36	39	42	0	0	0	0
trash collection	25	25	25	25	25	25	0	0	0	0
range/microwave	12	12	12	12	12	12	0	0	0	0
refrigerator	13	13	13	13	13	13	0	0	0	0
other monthly electric fees	1	1	1	1	1	1	0	0	0	0
other monthly gas fees	5	5	5	5	5	5	0	0	0	0

Actual Family Allowances To be used by the family to compute allowances.
Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	

Previous editions are obsolete

Allowances for Tenant-Furnished Utilities and Other Services

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2014)

Utility Allowance Schedule:

Section 8 Townhouse & Semi-Detached/Duplex

Locality Housing Choice Voucher	Unit Type Townhouse & Semi-Detached/Duplex	Date (mm/dd/yyyy) 7/1/2013
------------------------------------	---	-------------------------------

Utility or Service	Monthly Dollar Allowances									
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
heating natural gas	13	16	18	21	24	26	0	0	0	0
heat oil/electric	11	14	17	20	24	27	0	0	0	0
cooking natural gas	3	3	5	5	7	7	0	0	0	0
cooking oil/electric	5	6	8	10	12	14	0	0	0	0
other electric	13	22	31	55	75	95	0	0	0	0
air conditioning	1	1	3	4	6	7	0	0	0	0
water heating natural gas	4	6	9	11	13	16	0	0	0	0
water heating oil/electric	8	13	17	22	27	33	0	0	0	0
water	25	26	30	35	39	44	0	0	0	0
sewer	20	20	23	25	27	29	0	0	0	0
trash collection	25	25	25	25	25	25	0	0	0	0
range/microwave	12	12	12	12	12	12	0	0	0	0
refrigerator	13	13	13	13	13	13	0	0	0	0
other monthly electric fees	1	1	1	1	1	1	0	0	0	0
other monthly gas fees	5	5	5	5	5	5	0	0	0	0

Actual Family Allowances To be used by the family to compute allowances.
Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	

Previous editions are obsolete

Allowances for Tenant-Furnished Utilities and Other Services

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2014)

Utility Allowance Schedule:

31-1 Utility Allowance

Locality 31-1 Colonia Courts				Unit Type Apartment				Date (mm/dd/yyyy) 7/1/2013			
Utility or Service		Monthly Dollar Allowances									
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Public Housing Electricity		0	15	19	23	26	0	0	0	0	0
Public Housing Gas		0	22	26	29	31	0	0	0	0	0

Actual Family Allowances To be used by the family to compute allowances.
Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	

Previous editions are obsolete

Allowances for Tenant-Furnished Utilities and Other Services

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2014)

Utility Allowance Schedule:

31-2 Utility Allowance

Locality 31-2 Felicia Court		Unit Type Apartment					Date (mm/dd/yyyy) 7/1/2013			
Utility or Service	Monthly Dollar Allowances									
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Public Housing Electricity	0	0	17	20	24	28	0	0	0	0
Public Housing Gas	0	0	24	26	27	30	0	0	0	0

Actual Family Allowances To be used by the family to compute allowances. Complete below for the actual unit rented.	Utility or Service	per month cost
	Heating	
Name of Family	Cooking	
	Other Electric	
Address of Unit	Air Conditioning	
	Water Heating	
Number of Bedrooms	Water	
	Sewer	
	Trash Collection	
	Range/Microwave	
	Refrigerator	
	Other	
	Total	

Previous editions are obsolete

Allowances for Tenant-Furnished Utilities and Other Services

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2014)

Utility Allowance Schedule:

31-3 Utility Allowance

Locality 31-3 Colonia Road		Unit Type Apartment					Date (mm/dd/yyyy) 7/1/2013			
Utility or Service	Monthly Dollar Allowances									
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Public Housing Electricity	0	0	17	20	24	28	0	0	0	0
Public Housing Gas	0	0	24	26	27	30	0	0	0	0

Actual Family Allowances To be used by the family to compute allowances. Complete below for the actual unit rented. Name of Family Address of Unit Number of Bedrooms	Utility or Service	per month cost
	Heating	
	Cooking	
	Other Electric	
	Air Conditioning	
	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Range/Microwave	
	Refrigerator	
	Other	
Total		

Previous editions are obsolete

Allowances for Tenant-Furnished Utilities and Other Services

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2014)

Utility Allowance Schedule:

31-4 Utility Allowance

Locality 31-4 Pleasant Valley		Unit Type Apartment					Date (mm/dd/yyyy) 7/1/2013			
Utility or Service	Monthly Dollar Allowances									
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Public Housing Electricity	0	14	17	20	24	28	0	0	0	0
Public Housing Gas	0	21	25	27	29	32	0	0	0	0

Actual Family Allowances To be used by the family to compute allowances. Complete below for the actual unit rented.	Utility or Service	per month cost
	Heating	
Name of Family	Cooking	
	Other Electric	
Address of Unit	Air Conditioning	
	Water Heating	
Number of Bedrooms	Water	
	Sewer	
	Trash Collection	
	Range/Microwave	
	Refrigerator	
	Other	
	Total	

Previous editions are obsolete

Allowances for Tenant-Furnished Utilities and Other Services

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2014)

Utility Allowance Schedule:

31-7 Utility Allowance

Locality 31-7 Scattered Sites		Unit Type Apartment					Date (mm/dd/yyyy) 7/1/2013			
Utility or Service	Monthly Dollar Allowances									
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
Public Housing Electricity	0	0	19	23	26	31	0	0	0	0
Public Housing Gas	0	0	24	26	27	30	0	0	0	0

Actual Family Allowances To be used by the family to compute allowances. Complete below for the actual unit rented. Name of Family Address of Unit Number of Bedrooms	Utility or Service	per month cost
	Heating	
	Cooking	
	Other Electric	
	Air Conditioning	
	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Range/Microwave	
	Refrigerator	
	Other	
Total		

Previous editions are obsolete

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Carrie Sabatini

Agenda Item No. K-6

Reviewed By: City Manager

City Attorney

Finance

Other (Specify)

DATE: June 5, 2013

TO: Housing Authority Board of Commissioners

FROM: William E. Wilkins, Housing Director
Housing Authority

SUBJECT: Housing Authority Investment Policy

RECOMMENDATION

That the Board of Commissioners of the Housing Authority of the City of Oxnard ("Authority") adopt a resolution adopting an investment policy for the Housing Authority of the City of Oxnard for FY 2014.

DISCUSSION

On January 19, 2012, the Authority adopted an Investment Policy. The law requires the Authority to adopt an Investment Policy each year. The Authority is bound by State law, as is the City, but has further constraints imposed by the federal government involving the investment of Authority funds. The investment policy governs investment of funds, including funds on deposit. The Department of Housing and Urban Development ("HUD") has defined 'funds on deposit' as comprised of:

1. Funds for current transactions
2. Capital or development funds
3. Funds exceeding daily requirements
4. Operation reserve funds

This Investment Policy deals with Items 3 and 4 above. In recent history, the Authority has invested excess cash utilizing a combination of in-house efforts and an outside agent (State of California Local Agency Investment Fund), which is permitted by HUD and State law. Staff is recommending this practice be continued through FY 2014 because it is a safe, cost effective and a successful program.

This Investment Policy ensures prudent investing; and adequate reporting of investment results and financial position to the Authority and public. It also provides for periodic reporting and annual approval.

Safety is assured by adherence to HUD-approved investments. The restriction placed on allowable investment provides a degree of diversification to assure that potential loss on individual investments

does not compromise the remainder of the portfolio. The Authority is not permitted to invest in instruments, except those authorized by HUD.

Liquidity is addressed by HUD to assure the Authority is able to meet its operating requirements on a daily basis.

The final objective is earnings. The portfolio shall be designed to provide a reasonable rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and the cash flow characteristics of the portfolio.

The Investment Policy includes a delegation of authority from the Housing Authority to an Investment Committee consisting of the Housing Director, Housing Programs Manager, Housing Finance Officer, Management Accountant/Auditor, and Housing Accountant. This action continues to formalize procedures, which have been in place for a number of years.

The adoption of this Investment Policy will not affect the operations of the Authority to any material extent. The Investment Policy does not contain any material alterations in policy or procedures of the Authority. The Investment Policy satisfies requirements of State law combined with HUD's existing requirements.

FINANCIAL IMPACT

None

CS

Attachment #1 - Investment Policy
#2 - Investment Portfolio Procedures
#3 - Resolution

INVESTMENT POLICY OF THE HOUSING AUTHORITY OF THE CITY OF OXNARD

1.0 INTRODUCTION

This policy is intended to provide guidance for the investing of surplus cash of the Housing Authority of the City of Oxnard (Authority). The U.S. Department of Housing and Urban Development (HUD) has established requirements governing cash management and approved investment instruments for certain funds under the control of Public Housing Authorities. The Legislature of the State of California (CGC53600.6) has declared that the deposit and investment of funds by officials and local agencies is an issue of statewide concern. The Board of Commissioners of the Authority may invest surplus moneys not required for the immediate necessities of the Authority in accordance with the provisions of HUD Notice PIH 02-13 and California Government Code Sections 5922 and 53601. The Housing Finance Officer of the Authority shall annually prepare and submit a statement of investment policy and such policy, and any changes thereto shall be considered by the Board of Commissioners at a public meeting. The policy of the Authority is to invest funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the Authority and conforming to all statutes governing the investment of Authority funds.

2.0 SCOPE

This investment policy applies to the Authority's pooled investment fund, which encompasses all money under the direct oversight of the Housing Finance Officer. These include the Low Rent Public Housing Fund, Grant Funds, Section 8 Voucher Funds, Capital Funds and the Central Fund. This policy is generally applicable to bond proceeds with consideration given to specific provisions of each issuance. Reports of the investment of bond proceeds are issued periodically by the Trustee and are not included in the Housing Finance Officer's quarterly report of the pooled investment fund. The employee's retirement and deferred compensation funds are also not included.

3.0 PRUDENCE

Investments shall be made with foresight and care -- under circumstances then prevailing -- which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

3.1 The standard of prudence to be used by investment officials shall be the 'prudent person' standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and the investment policy and exercising due diligences shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

4.0 OBJECTIVES

The Authority's cash management system is designed to accurately monitor and forecast revenues and expenditures thus enabling the Housing Finance Officer to invest funds to the fullest extent possible. The Housing Finance Officer shall maintain a portfolio, which accomplishes the primary objectives of safety, liquidity, and yield (in that order of priority).

4.1 Safety: According to HUD Notice PIH 02-13, safety is achieved through adherence to the list of permitted investments which are backed by the full faith and credit of, or a guarantee of principal and interest by, the U. S. Government, a Government agency or issued by a Government sponsored agency, coupled with an appropriate maturity date.

4.2 Liquidity: All investments must be capable of being liquidated on one days notice.

4.3 Yield: The Authority should strive to achieve the highest yield consistent with the objectives of the Investment Policy.

5.0 DELEGATION OF AUTHORITY

Authority to manage the investment program is derived from Section 401 (E) of the HUD/PHA Annual Contributions Contract and California Government Code Sections 53601, et seq. Management responsibility for the investment program is hereby delegated to the Housing Finance Officer, who shall establish written procedures for the operation of the investment program consistent with Section 12.2 of this investment policy. Procedures should include references to: safekeeping, PSA repurchase agreements, wire transfer agreements, collateral/depository agreements and banking services contracts, as appropriate. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Housing Finance Officer. The Housing Finance Officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of the investment committee. The Housing Finance Officer is a trustee and a fiduciary subject to the prudent investor standard. The other housing staff with signatory authority on Authority checking and other accounts are the Housing Director, Housing Programs Manager and Management Accountant/Auditor.

6.0 ETHICS AND CONFLICTS OF INTEREST

The Housing Finance Officer shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. The Housing Finance Officer is governed by the Political Reform Act of 1974 regarding disclosure of material financial interests.

7.0 AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS

The Housing Finance Officer shall transact business only with banks, savings and loans, securities dealers and approved State and county investment pools.

7.1 Authorization: The Authority may conduct business with major registered broker/dealers and with dealers designated Primary by the Federal Reserve provided all the following criteria are met. Broker/Dealers must: 1) have offices located in the State of California, 2) be adequately capitalized, 3) locate markets for securities appropriate to the Authority needs, and 4) agree to abide by the conditions set forth in the Authority's Investment Policy and be among the authorized institutions approved by the City Treasurer.

7.2 Certification: Before engaging in investment transactions with a broker/dealer, the Housing Finance Officer shall have received from said firm a signed certification that the responsible party from that firm has reviewed the Authority's Investment Policy. The Certification shall also state that the firm understands the policy and intends to present investment recommendations and transactions to the Authority that are appropriate under the terms and conditions of the Investment Policy.

8.0 AUTHORIZED AND SUITABLE INVESTMENTS

HUD Notice PIH 02-13 states an Authority should compare the return of an 'in house' cash management program with a program managed by an agent. It also states the Authority may contract with an approved governmental unit such as a State agency established for this purpose, such as a Local Agency Investment Fund. The Notice also sets forth the following HUD-approved investments. The types of HUD-approved investments may change from time to time. It is the responsibility of the Housing Finance Officer to stay informed of the latest California Government Code and HUD-approved investments. HUD approved investments may be further limited by California Government Code Section 53601.

8.1 U.S. Treasury Bills, Notes and Bonds

8.2 Obligations issued by Agency or Instrumentality of the U.S. Government.

8.3 State or Municipal Depository Funds, such as the Local Agency Investment Fund (LAIF), or

pooled cash investment funds managed by County Treasurers.

8.4 Insured Demand and Savings Deposits, provided that deposits in excess of the insured amounts must be 100% collateralized by securities listed in 8.1 or 8.2 above.

8.5 Insured Money Market Deposit Accounts, provided that deposits in excess of the insured amount must be 100% collateralized by securities listed in 8.1 or 8.2 above.

8.6 Insured Super NOW Accounts, provided that deposits in excess of the insured amount must be 100% collateralized by Securities listed in 8.1 or 8.2 above.

8.7 Negotiable Certificates of Deposit issued by Federally or state chartered banks or associations. Not more than 30% of surplus funds can be invested in certificates of deposit.

8.8 Repurchase/Reverse Repurchase Agreements of any securities authorized by this section. (See special limits and qualifications in HUD Notice 99-48, and CGC 53601(j)).

8.9 Sweep Accounts that are 100% collateralized by securities listed in 8.1 or 8.2 above.

8.10 Shares of beneficial interest issued by diversified management companies (money market mutual funds) investing in the securities and obligations authorized by this section. Such Funds must carry the highest rating of at least two national rating agencies. Not more than 20% of surplus funds can be invested in money market mutual funds.

8.11 Funds held under the terms of a Trust Indenture or other contract or agreement, including the HUD/PHA Annual Contributions Contract, may be invested according to the provisions of those indentures or contracts.

8.12 Principal only STRIPS.

8.13 Any other investment security authorized under the provisions of HUD Notice PIH 02-13.

8.14 Prohibit securities that take the form of inverse floaters, range notes, mortgage-backed interest-only strips and floating-rate investments without a floor.

9.0 COLLATERAL

Collateral requirements are addressed in HUD Notice PIH 02-13 as well as California Government Code Section 53652. All Certificates of Deposits must be collateralized by US Treasury Obligations. Collateral must be held by a third party, and valued on a monthly basis.

10.0 SAFEKEEPING AND CUSTODY

Security transactions entered into by the Authority shall be conducted on a delivery-versus-payment (DVP) basis. Securities of duration exceeding 30 days to maturity shall be held by a third party custodian designated by the Housing Finance Officer. Evidence of account for each time deposit will be held in the Housing Authority safe.

11.0 DIVERSIFICATION

In an effort to reduce portfolio risk while attaining market average rates, the Authority's portfolio will be suitably diversified by type and institution.

11.1 With the exception of U. S. Treasury securities and authorized pools, no more than 50 percent of the total portfolio will be invested in a single security type. Investments are further limited by specific language relating to each investment type as stated in Section 8 of this Policy.

11.2 To the extent possible, the Housing Finance Officer will attempt to match investments with anticipated cash flow requirements. Operating reserve funds may not be invested in securities exceeding five years (maturity of such investments should coincide as nearly as practicable with expected use of funds).

12.0 INTERNAL CONTROLS

A system of internal controls will be maintained to assure compliance with Federal and State regulations, Housing Commission direction, and prudent cash management procedures.

12.1 Investment Review Committee: The Housing Director, Housing Programs Manager, Housing Finance Officer, Management Accountant/Auditor, and Housing Accountant are the members of the Investment Review Committee tasked with quarterly review of procedures and adherence to this Investment Policy.

12.2 Investment Portfolio Guidelines: Guidelines have been established for procedures within the Housing Finance Officer's office to assure internal investment controls and a segregation of responsibilities of investment functions. (Attachment No. 2)

12.3 Annual Audit: The Authority portfolio is included in the Independent Auditors' scope of examination during testing of the Authority's financial management at the annual audit.

13.0 REPORTING

The Housing Finance Officer shall provide investment information to the Housing Commission.

13.1 Periodic Reports: The Housing Finance Officer will provide detailed reports of the investments in the pooled investment fund portfolio on a quarterly basis to the Housing Commission. Within thirty days of the end of each quarter, these reports will be provided with such additional information as market pricing. Summarized reports from Trustees regarding investments of bond proceeds will be provided as they become available.

13.2 Annual Report: This Investment Policy will be presented annually, following the close of the fiscal year, to the Housing Commission for approval. Each of the four quarterly reports, which are submitted to the commission as briefing reports, will provide a detailed report of the current status of the portfolio.

HOUSING AUTHORITY OF THE CITY OF OXNARD
INVESTMENT PORTFOLIO GUIDELINES

July 1, 2013

INTRODUCTION. These guidelines are established to direct and control investment activities in such a manner to assure that the goals established in the Investment Policy are attained.

A. **GENERAL FACTORS.** Several factors must be considered in preparation for effective portfolio management.

1. **Cash Forecast.** The projected cash flow of the Authority shall be prepared annually, and updated as required throughout the year. A close working relationship with Authority Divisions having a significant impact on cash flow is maintained to maximize the efficiency of the Investment Program.
2. **Pooled Cash.** Whenever practical, the Authority cash will be consolidated into one bank account and invested on a pooled concept basis. Interest earnings are allocated according to the average daily balances specific to fund ledger balances. No Authority bank account may be opened without the knowledge and consent of the Housing Finance Officer.
3. **Authorized Institution.** A list of institutions that meet the criteria of the Investment Policy and have been authorized by the Housing Finance Officer to do business with the Authority will be established, maintained and regularly updated. Investment transactions will be executed only with approved broker/dealers, banks, and savings and loans.

B. **INVESTMENT PROCEDURES.** The Housing Finance Officer has developed internal investment procedures to provide for effective cash management. Segregation of responsibilities is maintained to assure an adequate system of internal control over the investment function.

1. **Investment Transactions.** The Housing Finance Officer will authorize investment transactions. In his/her absence, the Housing Director will execute transactions as prescribed by the Housing Finance Officer prior to his/her absence.
2. **Wire Transfers.** The Authority will use pre-formatted wire transfers to restrict the transfer of funds to pre-authorized accounts only. All wire transfers require an initiator plus an approval by an authorized employee.
3. **Safekeeping.** Securities purchased from broker/dealers (on which maturity is greater than 30 days) shall be held in third party safekeeping. All purchases will be on a delivery versus-payment basis. Evidences of accounts for certificates of deposit will be issued in the Authority name and held in Housing Finance Officer's safe.

C. **INVESTMENT CRITERIA.** All investments will be made in compliance with Federal, State, and Local laws governing the investment of Authority funds, and in accordance with the Authority's Investment Policy.

1. **Maturity of Investment.** Investments longer than one year may be made if consistent with the Authority cash flow needs and related intent of holding until maturity. Securities may be sold prior to maturity for cash flow purposes or to otherwise enhance the portfolio. If the rating of any depository declines to an unacceptable level prior to the maturity of an investment of Authority funds, the investment will be matured at the earliest possible convenience. If the rating drops below the allowable level of any one of the rating services, the investment will be sold if no significant loss of principal is involved. The Housing Finance Officer will determine such sales.
2. **Certificate of Deposit Evaluation.** Time Certificates of Deposit shall be evaluated in terms of FDIC coverage. For deposits in excess of the insured maximum of \$100,000, approved collateral shall be required at the percentage above market value as specified by HUD Notice PIH 02-13 and CGC Section 53652 and/or 53651.

F. **INTERNAL CONTROL OF INVESTMENTS.** Investment transactions are controlled through distribution of responsibilities within the Housing Finance Officer's office by the following procedures:

1. The Housing Finance Officer or Management Accountant/Auditor initiates each investment transaction.
2. A journal entry detailing the investment is prepared by the Housing Accountant and approved by the Housing Finance Officer or Management Accountant/Auditor.
3. The journal entry entered on a cash balance spread sheet by the Housing Accountant.
4. At month end the book balances, maintained by the Housing Accountant, must balance with the portfolio balance maintained independently by the Housing Accountant or Management Accountant/Auditor.

HOUSING AUTHORITY OF THE CITY OF OXNARD

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF
OXNARD APPROVING ADOPTION OF AN INVESTMENT POLICY FOR
THE HOUSING AUTHORITY OF THE CITY OF OXNARD

WHEREAS, the U. S. Department of Housing & Urban Development has established requirements governing cash management and approved investment instruments for certain funds under the control of public housing authorities (PIH Notice 02-13); and

WHEREAS, the Legislature of the State of California has declared that the deposit and investment of public funds by local officials and local agencies is an issue of statewide concern (California Government Code Section 53600.6); and

WHEREAS, the legislative body of the Housing Authority may invest surplus monies not required for the immediate necessities of the local agency in accordance with the provisions of U.S. Department of Housing & Urban Development Notice PIH 02-13 and California Government Code sections 5922 and 53601; and

WHEREAS, the Housing Finance Officer of the Housing Authority of the City of Oxnard (Authority) is required to annually prepare and submit a statement of investment policy and such policy, and any changes thereto, shall be considered by the Authority at a public meeting [California Government Code Section 53646(a)]; and

WHEREAS, the Board of Commissioners of the Authority ("Commission") determines that the policy of the Authority is to invest funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the Authority and conforming to all statutes governing the investment of Authority funds.

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the City of Oxnard resolves: the Investment Policy of the Housing Authority of the City of Oxnard along with the Investment Portfolio Guidelines are hereby approved and adopted as the instruments to govern investments for the Housing Authority of the City of Oxnard.

ATTACHMENT NO. 3
PAGE 1 OF 2

Resolution No. _____
Page 2

PASSED AND ADOPTED on this 18th day of June 2013 by the following votes:

AYES:

NOES:

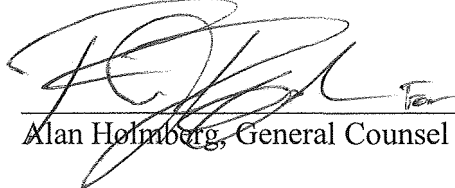
ABSENT:

Tim Flynn, Chairperson

ATTEST:

Daniel Martinez, Secretary Designate

APPROVED AS TO FORM:



Alan Holmberg, General Counsel

ATTACHMENT NO. 3
PAGE 1 OF 2



Meeting Date: 06/18/13

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐ Info/Consent
☐ Ord. No(s). _____	☒ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other: _____

Prepared By: Anthony Emmert, Water Resources Manager

Agenda Item No. K-7Reviewed By: City Manager [Signature]City Attorney [Signature]Finance [Signature]Treasurer [Signature]

Public Works

DATE: June 10, 2013**TO:** City Council**FROM:** Rob Roshanian, Interim Public Works Director
Public Works**SUBJECT:** Utility Rates Assistance Program Options**RECOMMENDATION**

That City Council receive a report on the options for a potential program to provide financial assistance on City utility bills to extremely low income residents and provide direction to staff on which option to pursue.

DISCUSSION**Background**

In order to provide high-quality utilities services to the City's residents and businesses, to ensure the reliability of the City's water and wastewater systems, and to comply with federal, state and local regulatory requirements, the City Council has approved a series of rate increases for its water, wastewater and environmental resources (solid waste and recycling) enterprises. While necessary, rate increases are difficult for low income households. Because of this, the City Council requested staff to research options for a rate relief program and report back to the Council in a study session. An ad hoc committee, with representation from the City Manager's Office, the City Treasurer's Office, City Attorney's Office, Development Services Department, and Public Works Department, researched programs available in California and across the nation, as well as applicable laws and regulations, and presented its findings to the City Council at its February 12, 2013 meeting.

The California Public Utilities Commission (CPUC) has approved several programs that provide financial benefit to ratepayers of utilities that it regulates, including the California Alternative Rates for Energy (CARE) Program for electricity and natural gas customers, the LifeLine Program for telephone service, and various smaller programs for private water companies. Locally, the Cities of Camarillo and Port Hueneme also have programs. The CARE Program provides up to a 20% discount off energy bills for low income households, and is funded by CPUC-approved rate cases with Southern California Edison Company and Southern California Gas Company in Oxnard. The LifeLine Program provides an approximately \$6 per month discount off basic land line telephone service, and is funded by CPUC-approved rate cases with Verizon in Oxnard. The Water Utility Low Income Assistance Program

Utility Rates Assistance Program Options

June 10, 2012

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provides a flat per-month discount for private water company customers, and is funded by CPUC—approved rate cases with Golden State Water, in Ventura County. Golden State Water’s Ojai-area eligible customers receive a \$12 per month discount, and its Simi Valley-area eligible customers receive an \$8 per month discount. The City of Camarillo provides qualifying low income senior customers with a 71% discount off its wastewater charges and waives the variable portion of the water charges, as long as water usage does not exceed 10 hundred cubic feet (HCF) per month. This program is funded by a voter-approved special tax. The City of Port Hueneme provides qualifying low income customers with a 15% discount on its water, wastewater & solid waste charges.

Unlike utilities regulated by the CPUC, cities, such as Oxnard, are prohibited by state law (Propositions 218 & 26) from funding their financial relief programs with charges to their customers. Cities must fund their programs with discretionary funds, voter-approved special taxes, or donations from citizens and businesses.

Current utility billing data show that the City has 33,142 single family residential customers. 2010 Census data indicates that there may be up to 6,628 single family households in Oxnard meeting the U.S. Housing and Urban Development (USHUD) “Extremely Low Income” criteria. Census data also indicates that up to 663 single family residential units may be led by persons over 65 years old. Utility billing data shows the average single family residential customer uses approximately 12 hundred cubic feet (HCF) of water per month. The average single family residential combined City utility bill (water, wastewater, solid waste) was \$114.91, as of January, 2013.

Alternative 1 -- Extremely Low Income Senior Head of Household Program

At its February 12, 2013 meeting, staff presented to the City Council a proposed program that would provide rates relief to single family residential households led by extremely low income seniors. The criteria for inclusion in the proposed program were the following:

- Ratepayer-Occupied Residential Unit (Typically Single Family Residential); and
- Extremely Low Income (USHUD Definition); and
- Head of Household Over 65 Years Old or Older; and
- Using no More Than 12 HCF of Water per Month.

The Committee recommended a flat \$25 discount off the monthly combined City utility bill for qualifying households, representing an approximately 22% discount for the average single family residential customer. The proposed discount percentage was similar to the percentage offered by the longstanding CPUC rates assistance programs. With an estimated 663 households qualifying, the cost of the proposed program subsidy would be approximately \$200,000 per year, plus a yet undetermined staffing cost to establish and maintain the program. Due to Proposition 218 restrictions, only discretionary funds can be for the subsidy and administration costs. Recommended funding sources were Measure O and/or voluntary contributions by residents and businesses.

Utility Rates Assistance Program Options

June 10, 2012

Page 3

Alternatives 2 A and B -- Extremely Low Income Programs

During the study session, several members of the City Council requested further information on the cost implications of expanding the proposed program serving only extremely low income seniors to one that would serve all extremely low income households. Following is a summary of two alternative programs that would serve all households that meet the Extremely Low Income definition, Alternative 2A, with a \$25.00 per month discount, and Alternative 2B, with a \$12.50 per month discount. The proposed criteria for inclusion in the Alternative 2 programs are:

- Ratepayer-Occupied Residential Unit (Typically Single Family Residential); and
- Extremely Low Income (US HUD Definition); and
- Using no More Than 12 HCF of Water per Month

Alternative 2A. Alternative 2A would provide a \$25 per month flat discount off the combined City utility bill for qualifying households, representing an approximately 22% discount for the average single family residential customer. With an estimated 6,628 households qualifying, the cost of the Alternative Program A subsidy would be approximately \$1,989,000 per year, plus a yet undetermined staffing cost to establish and maintain the program. Recommended funding sources continue to be Measure O and/or voluntary contributions by residents and businesses.

Alternative 2B: Alternative 2B would reduce the per month flat discount off the combined City utility bill by half, to \$12.50 per month, representing an approximately 11% discount for the average single family residential customer. The cost of Alternative 2B would be approximately \$995,000 for the subsidy, plus a yet undetermined staffing cost to establish and maintain the program. The staffing cost of Alternative 2B would be equivalent to that of Alternative 2A.

Consultation with the City's utility billing system provider has determined that the City's existing utility billing system could be modified to accept donations toward a Utility Rate Assistance Program without major programming. The initial cost could be below \$10,000. Research is still ongoing regarding staffing levels needed to administer the program, and does not currently have a cost estimate.

FINANCIAL IMPACT

The costs of the Utility Rates Assistance Program options' subsidies are approximately \$200,000 per year for Alternative 1; \$2,000,000 per year for Alternative 2A; and \$1,000,000 per year for Alternative 2B. Additional, as yet undetermined staffing and administration costs would be incurred, depending upon the program choices. Potential funding sources would be a combination of Measure O Fund plus voluntary contributions by residents and businesses.

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Karen R. Burnham, Interim City ManagerAgenda Item No. 5-1Reviewed By: City Manager [Signature]City Attorney [Signature]Finance [Signature]

Other (Specify) _____

DATE: June 12, 2013**TO:** City Council**FROM:** Karen R. Burnham, Interim City Manager
City Manager's Office**SUBJECT:** Agreements for City Council Review**RECOMMENDATION**

That City Council, pursuant to Ordinance 2835, and Resolution No. 13,932, approve and authorize the City Manager, to execute the agreements/contracts and change orders/amendments in amounts more than \$25,000 but no more than \$250,000, which are described on the attached list.

DISCUSSION

On November 16, 2010, the City Council approved changes to the City's Purchasing Procedures reducing the threshold for City agreements/contracts and change orders/amendments requiring City Council approval to \$25,000. The agreements/contract and change orders/amendments described on the attached list involve amounts above \$25,000 and up to \$250,000.

FINANCIAL IMPACT

Funding information is included on the attached list.

Attachment - #1 – List of Agreements/Contracts and/or Change Orders/Amendments

NOTE: Copies of the agreement/contracts and change orders/amendments on the list are available in the City Clerk's Office after 10:00 a.m. on Thursday prior to the Council meeting.

City Manager Contract List for 06/18/2013

Item	Type	Department/Contact	Vendor/Agreement Number	Description/Purpose	Amount
A	Original Agreement	Development Services - Traffic Eng. & Operations Soher Abdelmalik 385-7873	Taft Electric Company Agreement No. A-7588	Median & Traffic Signal -Ventura Rd. & Devonshire Dr. Public Bid Project-Median & Traffic Signal modifications at the intersection of Ventura Road and Devonshire Drive - Federal funded project (HSIPL-5129(065). Bid window opened to public on March 4, 2013 and closed on April 3, 2013; Three bids were received ranging from low of \$158,067.20 to high of \$183,333.00; awarded to lowest, responsible & responsive bidder. Total Contract Amount: \$158,067 FundingSource: Federal Grant & Circulation Sys. Impr. Fees	\$158,067
B	Purchase Order	General Services - Facilities Maintenance Michael Henderson 385-8099	Signet Controls, Inc. Purchase Order No. 1117	Software for HVAC Oxnard City Main Library - provide all labor, equipment, and materials to install new software with licensing and provide laptop for air conditioning programming. Alerton Building Suite V3.0 software license to support unlimited controllers. Alerton is the only supplier and Signet Controls is their authorized service representative. Total Contract Amount: \$27,000 FundingSource: Federal Energy & Conservation Block Grant	\$27,000
C	Purchase Order	General Services - Fleet Services Bill Birch 385-8080	SC Fuels Purchase Order No. 1156	Oil Delivery to Wastewater Treatment Plant for FY 2013-14 Request for Bid (RFB) FS-13-3 was posted on the City's website on 3/1/13 for solicitation of bids for delivery of bulk fuel to Fire Stations 1-6, River Ridge Golf Course, and Wastewater Treatment Plant; and for delivery of lubricants (oil, grease, transmission fluid, and hydraulic fluid) and antifreeze to Fleet Services Shops, River Ridge Golf Course, and WWTP. Two vendors submitted bids by the 3/28/13 deadline: Sawyer Petroleum and SC Fuels. Based on bid prices, proposed emergency support in case of a declared emergency, references, and company's experience and resources, staff recommends splitting the services requested and award contract to SC Fuels for oil delivery to Wastewater for FY 2013-14 only. Total Contract Amount: \$100,000 FundingSource: Wastewater Enterprise Fund	\$100,000

ATTACHMENT
PAGE 1 OF 2

City Manager Contract List for 06/18/2013

Item	Type	Department/Contact	Vendor/Agreement Number	Description/Purpose	Amount
D	Change Order	Public Works Construction and Design Services - Eng. Design & Contract Admin. Lou Balderrama 340-5358	Mladen Buntich Agreement No. A-7519 Change Order 4	Hueneme Road Recycled Water Pipeline Project Relocation of the blow-off assembly is required to allow the installation of the 42-inch recycled water line on Hueneme Road. This Change Order No. 4 was processed under the Emergency Change Order Process to avoid delay costs in the contract. This is to ratify action taken on May 23, 2013. Total Contract Amount: \$6,010,259 FundingSource: Grants and Water Bonds	\$37,083
E	Purchase Order	Recreation and Community Services - Recreation Services Richard Arias	The Bus Purchase Order No. 1182	Buses for Transportation of Grad Night Participants Bus transportation for the 2013 Grad Night event scheduled for Friday, June 7, 2013 at Magic Mountain. Three bids were received and the contract was awarded bid to the lowest bidder. This is to ratify action taken on May 31, 2013 due to time constraints. Total Contract Amount: \$31,457 FundingSource: Donations	\$31,457
F	Purchase Order	Recreation and Community Services - Recreation Services Richard Arias	Six Flags Magic Mountain Purchase Order No. 1183	Junior High Grad Night Tickets Six Flag Magic Mountain is the only theme park that holds a graduation event for junior high students. The event was scheduled for Friday, June 7, 2013. This is to ratify action taken on May 31, 2013 due to time constraints. Total Contract Amount: \$36,000 FundingSource: Donations	\$36,000
G	Amendment	Community Development - Central Business District Kymberly Horner 385-7853	Heritage Square Property Owners Association Agreement No. 6150-13-CD Amendment 1	Use of Common Area at Heritage Square The proposed amendment to the agreement between the Heritage Square Property Owners Association (HSPOA) and the Successor Agency (SA)/City, allows the SA/City use of common areas at Heritage Square (HS) for Summer Concerts, Holiday and Summer Tours, and other public/private events for Fy2013-14 as part of the HS Events Rental Program, administered by the SA staff. The amendment is for \$59,000 with the General Fund contributing \$16,000 and the Redevelopment Property Tax Trust Fund (RPTTF) contributing \$43,000, as approved by the SA Oversight Board from the Recognized Obligation Payment Schedule (ROPS). Total Contract Amount: \$118,000 FundingSource: RPTTF/General Fund	\$59,000

ATTACHMENT #1
PAGE 2 OF 7



Meeting Date: 06 / 11 / 2013

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Grace Magistrale HoffmanAgenda Item No. 5-2Reviewed By: City Manager City Attorney Finance Other (Specify)**DATE:** June 3, 2013**TO:** City Council**FROM:** Grace Magistrale Hoffman, Deputy City Manager
City Manager's Office**SUBJECT:** Authorization to Submit an Application for Fiscal Year (FY) 2013
Second Chance Act Adult Reentry Program Grant

RECOMMENDATION

That City Council adopt a resolution authorizing the City Manager to submit an application for up to \$750,000 in U. S. Department of Justice funds for Second Chance Act Adult Reentry Program.

DISCUSSION

The U. S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance is soliciting applications for funding for the FY 2013 Second Chance Act Adult Reentry Program. The City of Oxnard is eligible to submit a grant application and has been working with a multiagency group on the key concepts that will guide the reentry project. The key concepts will include the following:

- The recognition that, following their release most offenders return to their own community;
- Beginning evidence-based services with these offenders while they are in the custody facility and continuing services that address criminogenic factors (needs) upon their release creates the best opportunity for successful reintegration;
- The most cost effective use of limited resources is realized by focusing program efforts on individuals assessed with medium to high needs and risks for reoffending; and
- Effective reentry is a "smart on crime" approach to preventing overcrowding in our jail and maintaining public safety in our community.

FINANCIAL IMPACT

Applications under the Second Chance Act can be made for up to \$750,000. The grant application includes a 50% cash match and a 50% in-kind contribution. Staff is working with the multiagency group on the requirements for the cash match. The proposed match for the in-kind contribution will be met with staff support. Upon award, staff will return to the City Council for appropriation.

Attachment #1 – Resolution Approving Submittal of Grant Application

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING
SUBMITTAL OF APPLICATION FOR UNITED STATES DEPARTMENT OF JUSTICE
FUNDS FOR SECOND CHANCE ACT ADULT REENTRY PROGRAM GRANT

WHEREAS, City Council Resolution No. 12,053 sets out the procedure by which City staff may submit grant applications, following approval by resolution of the City Council; and

WHEREAS, the City Manager's Office has requested that City Council approve the submittal of an application to the United States Department of Justice for up to \$750,000 in Fiscal Year 2013 Second Chance Act Adult Reentry Program grant funds, to be used for adult reentry programs.

NOW, THEREFORE, the City Council of the City of Oxnard resolves to approve the submittal of a grant application by the City Manager for adult reentry programs. The City Council further resolves that the City Manager or designee is authorized to execute grant agreements; the Finance Director or designee is authorized to submit financial reports and grant claims and approve special budget appropriations for the use of grant funds; and the Deputy City Manager or designee is authorized to submit non-financial reports.

PASSED AND ADOPTED this 11th day of June, 2013 by the following vote:

AYES:

NOES:

ABSTAIN:

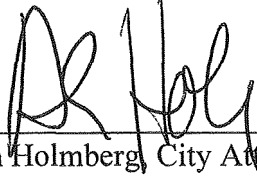
ABSENT:

Tim Flynn, Mayor

ATTEST:

APPROVED AS TO FORM:

Daniel Martinez, City Clerk



Alan Holmberg, City Attorney

Attachment 1
Page 1 of 1

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Sergio Cervantes *SC* Agenda Item No. 5-3Reviewed By: City Manager *JEP* City Attorney *FT* Finance *VC* Other _____

DATE: May 29, 2013

TO: City Council

FROM: Michael Henderson, General Services Superintendent
General Services Department *MA*

SUBJECT: Adoption of Resolutions Levying FY 2013-2014 Assessments in Landscape Maintenance District Nos. 27 through 60

RECOMMENDATION

That City Council adopt resolutions levying FY 2013-2014 assessments for Landscape Maintenance District Nos. 27 through 60 as follows:

- Tract No. 5016, District No. 27 (Rose Island);
- Tract No. 4268, District No. 28 (Harborside);
- APN 202-0-110-175 and 202-0-110-295, District No. 29 (Mercy Charities Housing Project);
- Tract No. 5020, District No. 30 (Haas Automation);
- Tract No. 4714, District No. 31 (Rancho de la Rosa);
- Tract No. 5070, District No. 32 (Oak Park);
- Tract No. 5153, District No. 33 (El Paseo);
- Tract No. 5136, District No. 34 (Sunrise/Sunset Cove);
- Parcel Map No. 97-5-55, District No. 35 (Airport Marina Center);
- Tract No. 5135, District No. 36 (Villa Carmel/Villa Santa Cruz);
- Tract No. 5137, District No. 37 (Pacific Breeze);
- Tract No. 5148, District No. 38 (Aldea Del Mar);
- Tract No. 5198-1 and 5198-2, District No. 39 (Promesa/Sueno);
- Tract No. 5214, District No. 40 (Cantada);
- Tract No. 5171, District No. 41 (Pacific Cove);
- Tract No. 5228, District No. 42 (Cantabria/Coronado);
- Parcel Map No. 98-5-117, Tract Nos. 4317, 5293 and 5294, District No. 43 (Parc Rose, Tierra Vista, Sonrisa II and Mayfield Village);
- Tract No. 5253, District No. 44 (American Pacific Homes);
- Parcel Map No. 00-5-55, District No. 45 (Channel Point);
- Tract No. 5276, District No. 46 (Daily Ranch);
- Tract No. 5339, District No. 47 (Sycamore Place);

- Tract No. 5234, District No. 48 (Victoria Estates);
- Tract No. 5296, District No. 49 (Cameron Ranch);
- Tract No. 5273, District No. 50 (Pleasant Valley Senior Housing);
- Tract No. 5389-1, 2 and 3, District No. 51 (Pfiler);
- Tract No. 5340, District No. 52 (Wingfield);
- Tract No. 5305, District No. 53 (Huff Court);
- Tract No. 5459, District No. 54 (Meadowcrest);
- Tract No. 5640, District No. 55 (Wingfield West),
- Tract No. 5450, District No. 56 (The Cottages);
- APN 144-0-150-085, APN 144-0-150-075, District 57 (Golden State Self Storage);
- Tract No. 5441, District No. 58 (Westwind);
- Tract No. 5542, District No. 59 (Orbela); and
- APN 213-0-031-250, APN 213-0-031-260, APN 213-0-031-450, District 60 (The Artisan).

DISCUSSION

In prior years, the City Council formed Landscape Maintenance Assessment Districts No. 27 through 60 as set forth above.

These districts were formed pursuant to the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.), in compliance with the procedures required by that Act and also in compliance with the procedures required by Article XIII D of the California Constitution (Proposition 218).

The property owners in District Nos. 27 through 30 approved assessments for 1997-98, and approved a formula by which such assessments will be increased in each subsequent year. The property owners in District No. 31 approved assessments for 1998-99, and also approved a formula by which such assessments will be increased in each subsequent year. The property owners in District No. 32 approved assessments for 1999-2000, and approved a formula by which such assessments will be increased in each subsequent year. Property owners for District Nos. 33 through 37 approved assessments for 2000-2001, and approved a formula by which such assessments will be increased in each subsequent year. The property owners in District Nos. 38 and 39 approved assessments for 2001-2002, and also approved a formula by which such assessments will be increased in each subsequent year. Property owners for District Nos. 40 through 43 approved assessments for 2002-2003, and approved a formula by which such assessments will be increased in each subsequent year. Property owners for District Nos. 44 through 50 approved assessments for 2003-2004, and also approved a formula by which such assessments will be increased in each subsequent year. Property owners of District Nos. 51 through 54 approved assessments for 2005-2006, and also approved a formula by which such assessments will be increased in each subsequent year. Property owners in Districts Nos. 55 through 57 approved assessments for 2006-2007, and also approved a formula by which such assessments will be increased in each subsequent year. The property owners of District Nos. 58 and 59 approved assessments for 2007-2008, and also approved a formula by which such assessments will be increased in each subsequent year. The property owners of District No. 60 approved assessments for

City Council

Subject: **Adoption of Resolutions Levying FY 2013-2014 Assessments in Landscape Maintenance District Nos. 27 through 60**

May 1, 2013

Page 3

2012-2013, and also approved a formula by which such assessments will be increased in each subsequent year.

On July 1, 1997, urgency legislation entitled the "Proposition 218 Omnibus Implementation Act" became effective, adopting and clarifying procedures required to comply with Proposition 218.

Subsection (a) of Government Code section 53753 now provides in part:

"The notice, protest, and hearing requirements imposed by this section supersede any statutory provisions applicable to the levy of a new or increased assessment that is in existence on the effective date of this section, whether or not that provision is in conflict with this article. Any agency that complies with the notice, protest, and hearing requirements of this section shall not be required to comply with any other statutory notice, protest, and hearing requirements that would otherwise be applicable to the levy of a new or increased assessment...."

Subsection (a) of Government Code section 53753.5 now provides in part:

"If an agency has complied with the notice, protest, and hearing requirements of Section 53753 ... then those requirements shall not apply in subsequent fiscal years unless the assessment methodology is changed to increase the assessment, or the amount of that assessment is proposed to exceed an assessment formula or range of assessments adopted by an agency in accordance with Article XIII D of the California Constitution or Section 53753."

In other words, section 53753 now provides the exclusive procedure to levy a new or increased assessment that is subject to Article XIII D, and once that procedure has been completed, section 53753.5 waives compliance therewith in subsequent fiscal years, as long as the assessments levied are within the formula or range previously approved. Therefore, in levying annual assessments in these districts, the City need no longer comply with the procedure contained in section 53753 or with the procedure for the levy of annual assessments contained in the Landscape and Lighting Act of 1972.

The proposed assessments for FY 2013-2014 in District Nos. 27 through 60 do not exceed the formula approved on formation of those districts in 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006 and 2007.

The resolutions levying FY 2013-2014 assessments, and associated assessment data, will be delivered to the County Auditor-Controller's Office before July 1, 2013, for inclusion on the tax rolls.

District No. 29 (Mercy Charities Housing Project) is a self-maintained district; that is, the landscaping is maintained without involving the City work force or contract maintenance services. However, the City requires an annual budget for contingencies and inspections by City staff.

City Council

Subject: **Adoption of Resolutions Levying FY 2013-2014 Assessments in Landscape Maintenance District Nos. 27 through 60**

May 1, 2013

Page 4

District Nos. 28 (Harborside), 30 (Haas Automation), 31 (Rancho de la Rosa), 32 (Oak Park), 33 (El Paseo), 34 (Sunrise/Sunset Cove), 35 (Airport Marina Center), 36 (Villa Carmel/Villa Santa Cruz), 37 (Pacific Breeze), 38 (Aldea Del Mar), 39 (Promesa/Sueno), 40 (Cantada), 41 (Pacific Cove), 42 (Cantabria/Coronado), 43 (Parc Rose/Tierra Vista/Sonrisa II/Mayfield Village), 44 (American Pacific Homes), 45 (Channel Point), 46 (Daily Ranch), 47 (Sycamore Place), 48 (Victoria Estates), 49 (Cameron Ranch), 50 (Pleasant Valley Senior Housing), 51 (Pfiler), 52 (Wingfield), 53 (Huff Court), 54 (Meadowcrest), 55 (Wingfield West), 56 (The Cottages), 57 (Golden State Self Storage), 58 (Westwind), 59 (Orbela) and 60 (The Artisan) are contract service districts. City staff will obtain the lowest bid from a private contractor on behalf of the districts.

District No. 27 (Rose Island) is maintained by City work force since the City provides maintenance services at less than the costs charged by contractors.

District No. 46 (Daily Ranch) has an area within the district that is to be fully funded by the City of Oxnard and internally invoiced each year. This area is identified as Area "D" in the engineers report for the district.

FINANCIAL IMPACT

Adoption of the resolutions levying assessments will allow the City to provide landscaping services in District Nos. 27 through 60 at the cost of the property owners therein.

Attachment 1 – Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 27

Attachment 2 – Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 28

Attachment 3 – Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 29

Attachment 4 – Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 30

Attachment 5 – Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 31

Attachment 6 – Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 32

Attachment 7 – Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 33

Attachment 8 – Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 34

Attachment 9 – Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 35

City Council

Subject: **Adoption of Resolutions Levying FY 2013-2014 Assessments in Landscape Maintenance District Nos. 27 through 60**

May 1, 2013

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- Attachment 10– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 36
- Attachment 11– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 37
- Attachment 12– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 38
- Attachment 13– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 39
- Attachment 14– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 40
- Attachment 15– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 41
- Attachment 16– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 42
- Attachment 17– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 43
- Attachment 18– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 44
- Attachment 19– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 45
- Attachment 20– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 46
- Attachment 21– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 47
- Attachment 22– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 48
- Attachment 23– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 49
- Attachment 24– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 50
- Attachment 25– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 51
- Attachment 26– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 52
- Attachment 27– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 53
- Attachment 28– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 54
- Attachment 29– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 55
- Attachment 30– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 56
- Attachment 31– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District No. 57

City Council

Subject: **Adoption of Resolutions Levying FY 2013-2014 Assessments in Landscape
Maintenance District Nos. 27 through 60**

May 1, 2013

Page 6

Attachment 32– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District
No. 58

Attachment 33– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District
No. 59

Attachment 34– Resolution Levying FY 2013-2014 Assessments in Landscape Maintenance District
No. 60

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 27

WHEREAS, on June 24, 1997, the City Council adopted Resolution No. 11,259, forming Landscape Maintenance District No. 27 (Rose Island) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 1997-1998 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5016 within the District, which is located at Channel Islands Boulevard, east of Dallas Drive in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated May 5, 1997, on file with the City Clerk.

Resolution No.

Page 2

3. An assessment in the amount of \$279.82 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 27.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

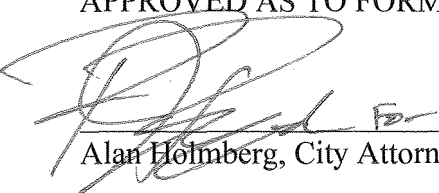
ABSTAIN:

Tim Flynn, Mayor

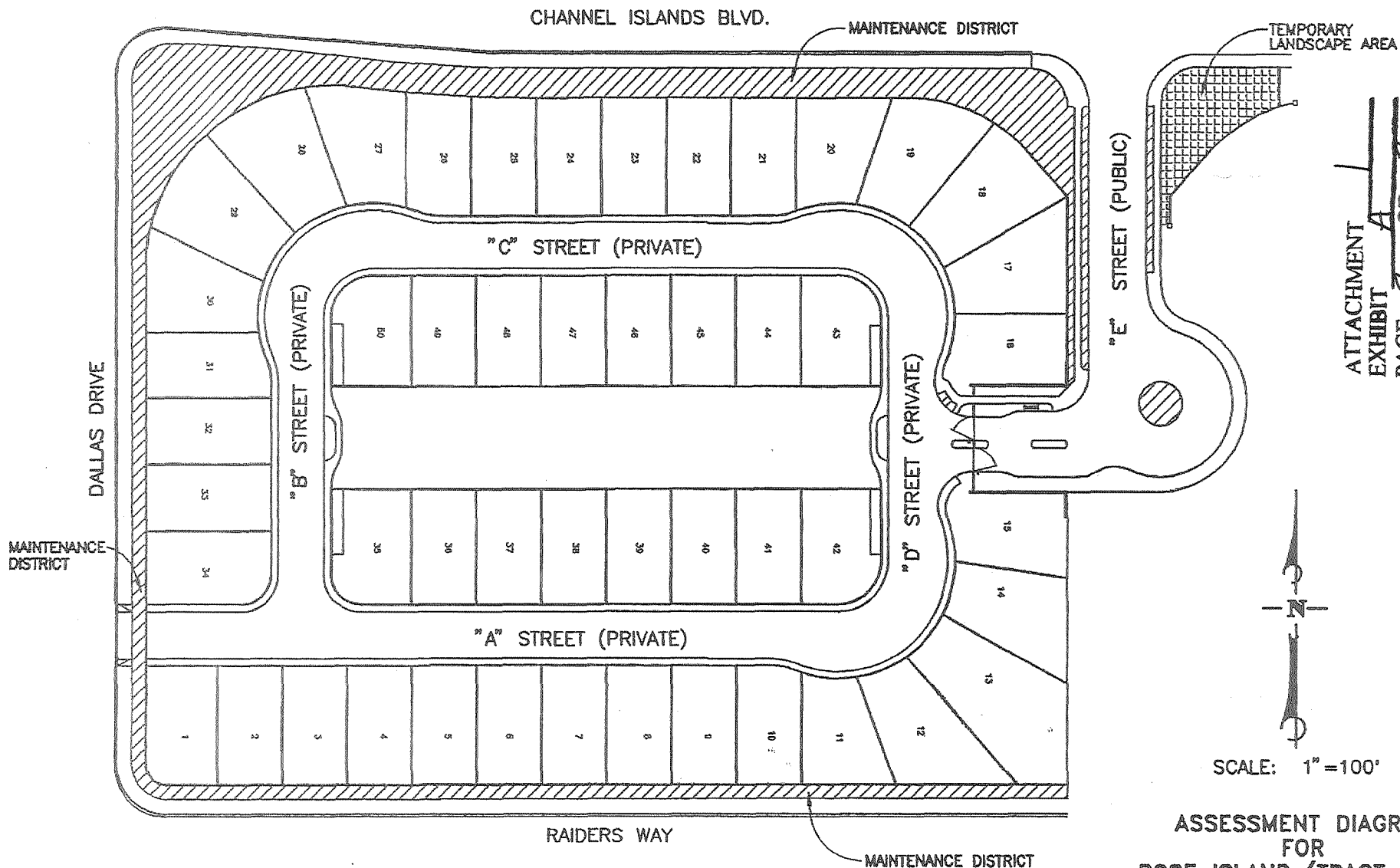
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



ATTACHMENT
EXHIBIT A
PAGE 3 OF 3



SCALE: 1"=100'

**ASSESSMENT DIAGRAM
FOR
ROSE ISLAND (TRACT 5016)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #27**

CITY OF OXNARD
COUNTY OF VENTURA
STATE OF CALIFORNIA

APRIL 1997

LEGEND:



CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT IMPROVEMENTS

NOTE:

ALL LOT NUMBERS ARE INDICATED IN VENTURA
COUNTY ASSESSOR'S BOOK 221, PAGE 23.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 28

WHEREAS, on June 24, 1997, the City Council adopted Resolution No. 11,260, forming Landscape Maintenance District No. 28 (Harborside) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 1997-1998 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 4268 within the District, which is located at Gonzales Road, east of Oxnard Boulevard in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated May 5, 1997, on file with the City Clerk.

Resolution No.

Page 2

3. An assessment in the amount of \$179.33 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 28.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

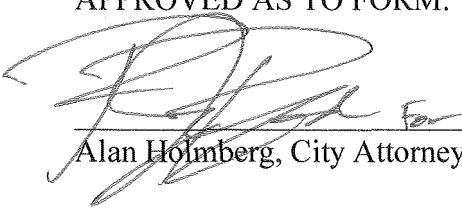
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

Attachment 2
Page 2 of 3

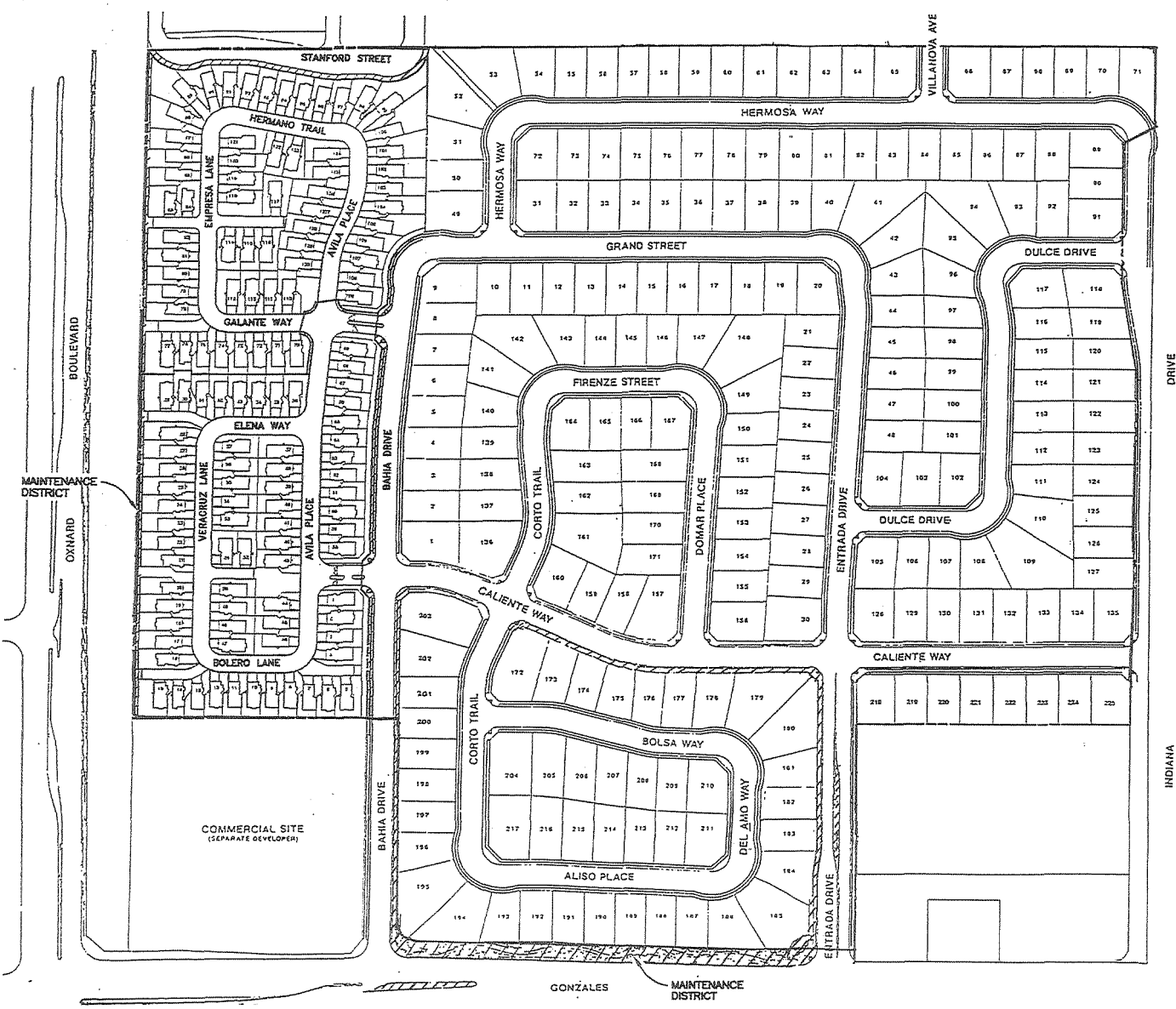


SCALE: 1"=200'

LEGEND:

-  CITY MAINTAINED LANDSCAPE ASSESSMENT DISTRICT IMPROVEMENTS

ASSESSMENT DIAGRAM
FOR
HARBORSIDE (TRACT 4268)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #28
CITY OF OXNARD
COUNTY OF VENTURA
APRIL 1997



CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 29

WHEREAS, on July 1, 1997, the City Council adopted Resolution No. 11,264, forming Landscape Maintenance District No. 29 (Mercy Charities Housing Project) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 1997-1998 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of APN 202-0-110-175 and 202-0-110-295 within the District, which is located at Hobson Way, south of Fifth Street in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated May 5, 1997, on file with the City Clerk.

Resolution No.

Page 2

3. An assessment in the amount of \$1,433.87 is imposed on the parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessment and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 29.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

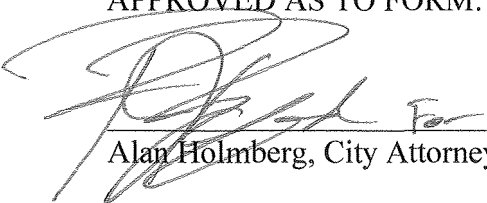
ABSTAIN:

Tim Flynn, Mayor

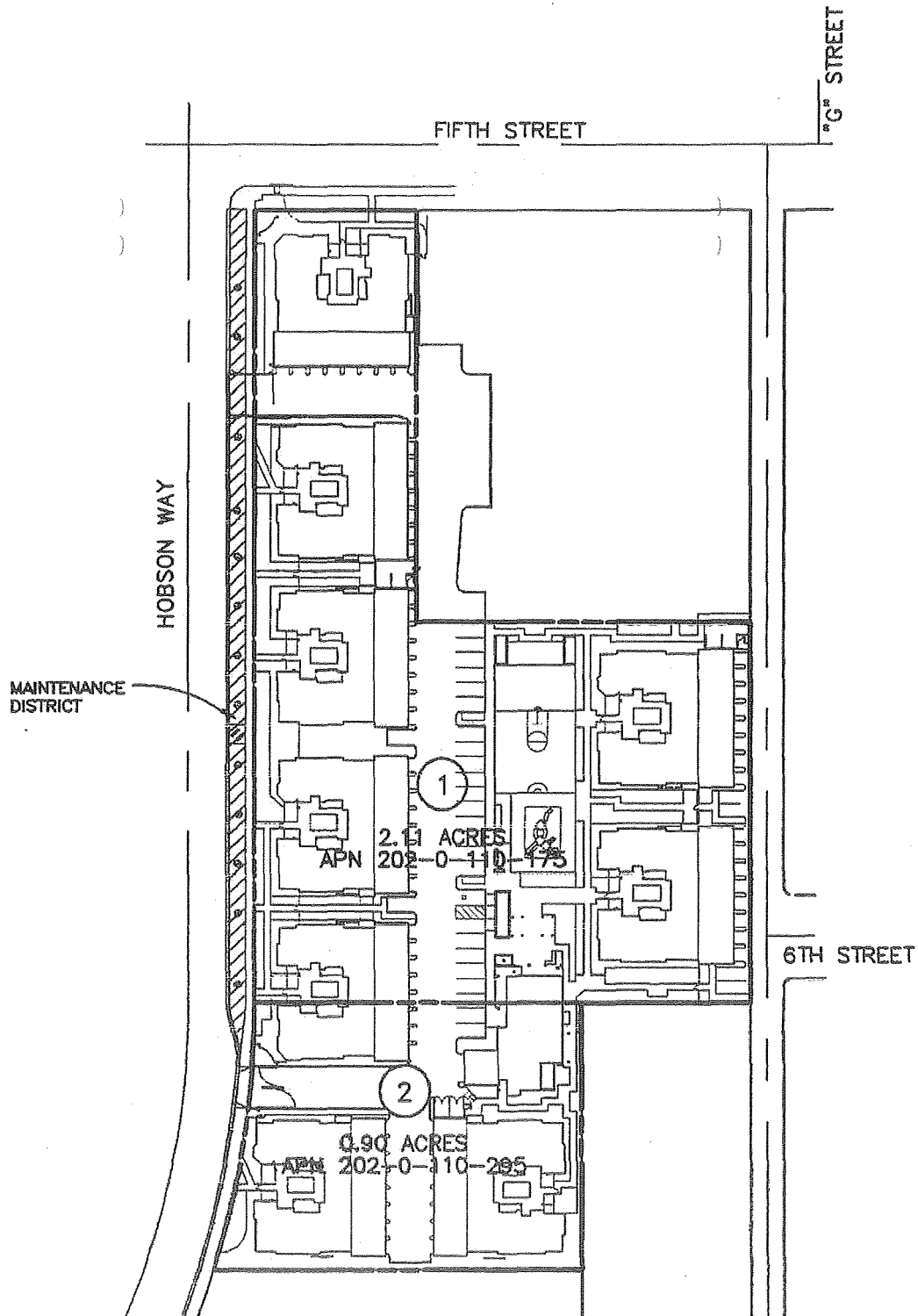
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



SCALE: 1" = 100'

ATTACHMENT 3
EXHIBIT 4
PAGE 3 OF 3

ASSESSMENT DIAGRAM
FOR
MERCY CHARITIES
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #29

LEGEND:



CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT IMPROVEMENTS

CITY OF OXNARD
COUNTY OF VENTURA
STATE OF CALIFORNIA

APRIL 1997

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 30

WHEREAS, on June 24, 1997, the City Council adopted Resolution No. 11,261, forming Landscape Maintenance District No. 30 (Haas Automation) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 1997-1998 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5020 within the District, which is located at Sturgis Road, east of Rice Avenue in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated May 5, 1997, on file with the City Clerk.

3. The assessment below is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

Lot 1=	\$1,804.16
Lot 2=	\$8,357.27
Lot 3=	\$5,490.64
Lot 4=	\$8,344.59
Lot 5=	\$3,224.58
Lot 6=	\$1,053.08
Lot 7=	\$15,275.63

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 30.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

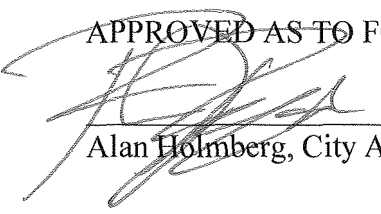
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

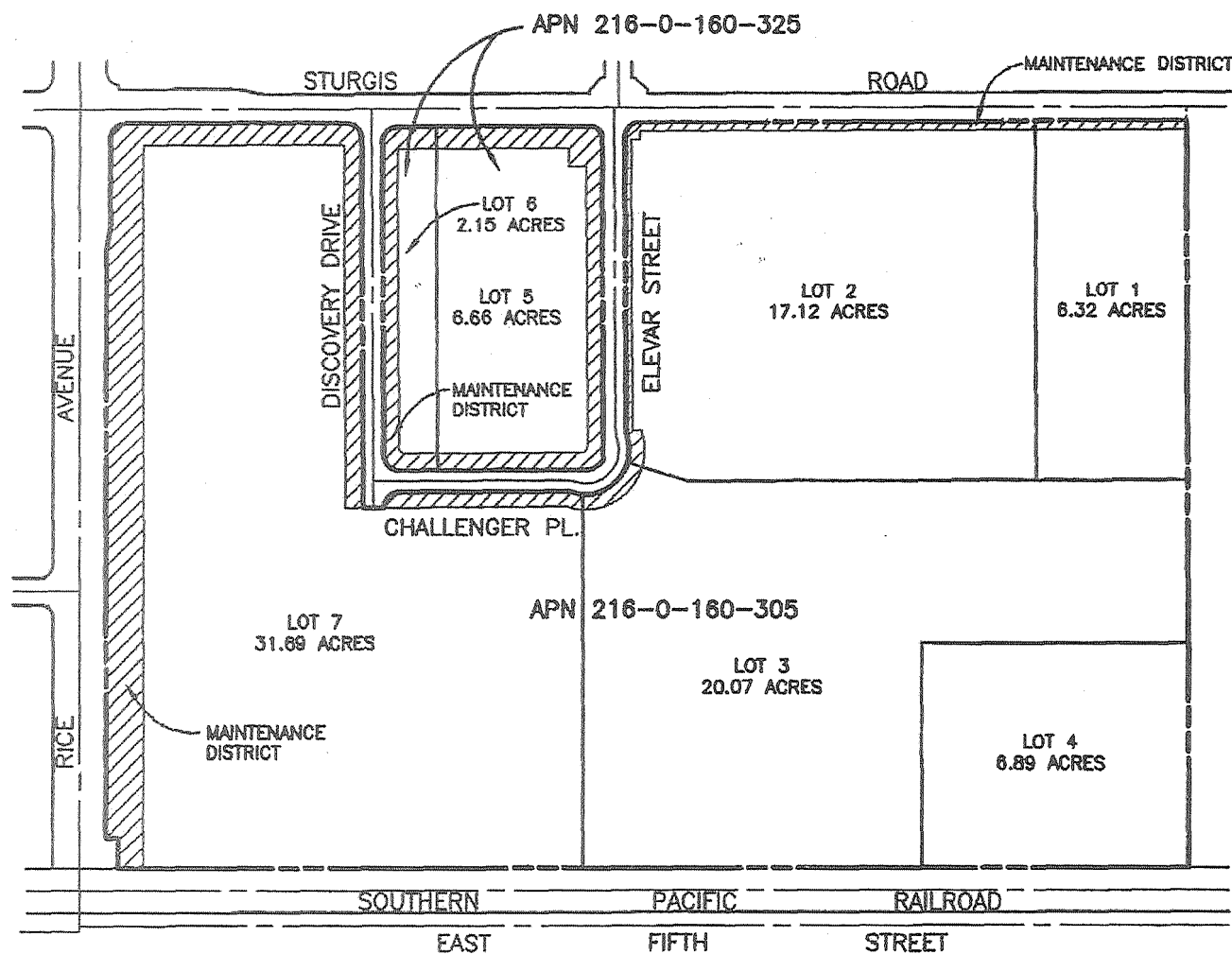
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

Attachment 4
Page 2 of 3



ATTACHMENT 4
EXHIBIT A
PAGE 3 OF 3



SCALE: 1"=400'

**ASSESSMENT DIAGRAM
FOR
HAAS AUTOMATION
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #30**

CITY OF OXNARD
COUNTY OF VENTURA
STATE OF CALIFORNIA

APRIL 1997

LEGEND:



CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT IMPROVEMENTS

NOTES:

THE PROPOSED LOTS ARE IN TRACT 5020
AND AREA LISTED IN VENTURA COUNTY
ASSESSOR'S BOOK 216, PAGE 16.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 31

WHEREAS, on June 23, 1998 the City Council adopted Resolution No. 11,415, forming Landscape Maintenance District No.31 (Rancho de la Rosa) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 1998-1999 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 4714 within the District, which is located at Rose Avenue, north of Camino del Sol in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated May 1998, on file with the City Clerk.

Resolution No.

Page 2

3. An assessment in the amount of \$300.86 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 31.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

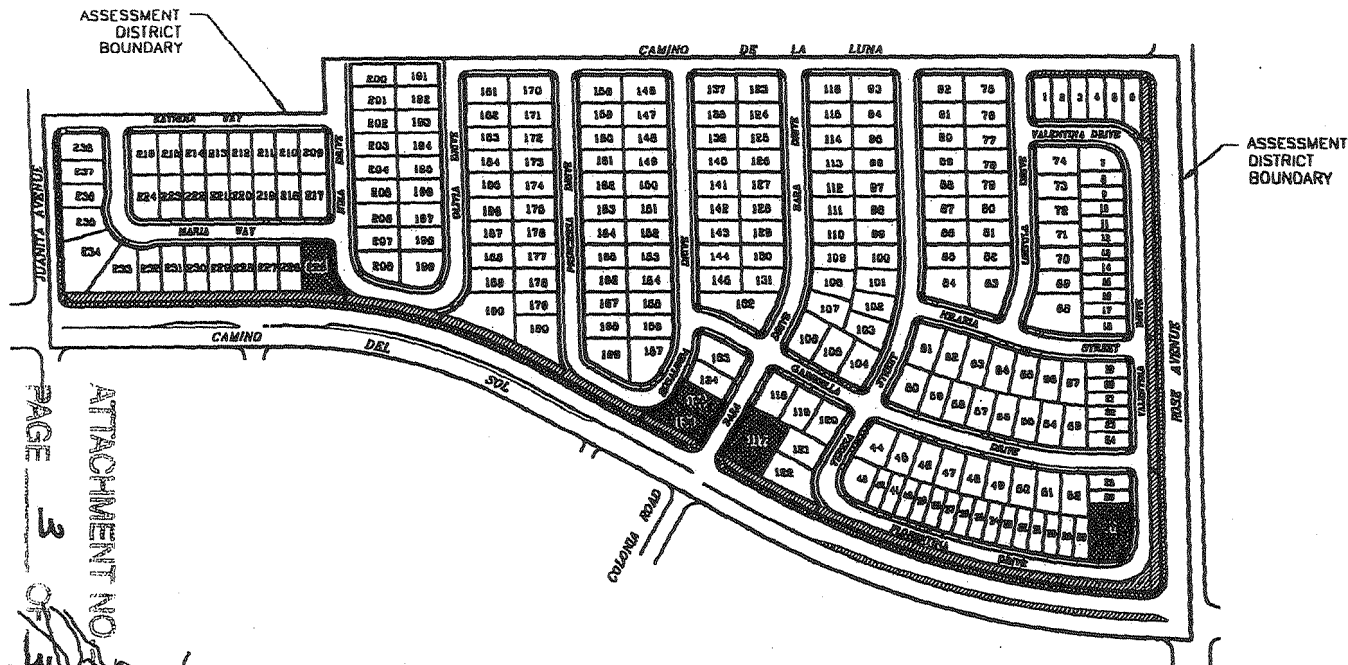
Alan Holmberg, City Attorney

Exhibit A

ASSESSMENT DIAGRAM FOR CITY OF OXNARD LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT No. 31 (RANCHO DE LA ROSA - TRACT 4714)

THE ASSESSMENT DISTRICT BOUNDARY INCLUDES TRACT 4714-1 AS RECORDED IN BOOK 127, PAGE 76 OF MISCELLANEOUS RECORDS; TRACT 4714-2 AS RECORDED IN BOOK 132, PAGE 46 OF MISCELLANEOUS RECORDS; AND A PORTION OF RANCHO EL RIO DE SANTA CLARA O'LA COLONIA AS RECORDED IN BOOK 1A PAGE 9 OF MISCELLANEOUS RECORDS; IN THE CITY OF OXNARD COUNTY OF VENTURA, STATE OF CALIFORNIA.

RANCHO DE LA ROSE - LANDSCAPE MAINTENANCE DIST. #31
026



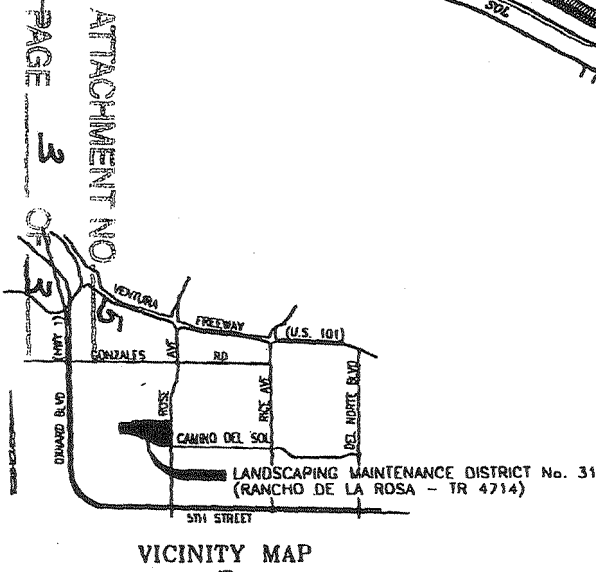
LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSMENT NUMBER
- AREA TO BE MAINTAINED
- RETENTION BASIN



NOTE: THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL OF LAND CONFORMS TO THOSE SHOWN ON THE ASSESSOR'S MAPS, BOOK 615, PAGES 4, 9, AND 10 COUNTY OF VENTURA, WHICH SHALL GOVERN FOR ALL DETAILS CONCERNING SUCH LINES AND DIMENSIONS.

The assessment diagram sets forth (a) the exterior boundaries of the district; (b) the boundaries of any zones within the District; and (c) the lines and dimensions of each lot or parcel of land within the District. The assessment diagram further identifies each lot or parcel by a distinctive number or letter.



CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 32

WHEREAS, on February 23, 1999, the City Council adopted Resolution No. 11,505, forming Landscape Maintenance District No. 32 (Oak Park) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 1999-2000 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5070 within the District, which is located at Entrada Dr. and Roble Lane

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated November 1998, on file with the City Clerk.

Resolution No.

Page 2

3. An assessment in the amount of \$802.06 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 32.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

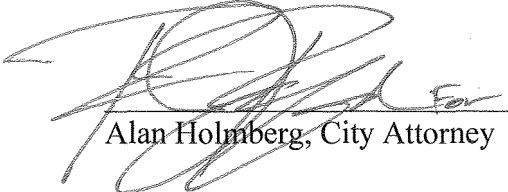
ABSTAIN:

Tim Flynn, Mayor

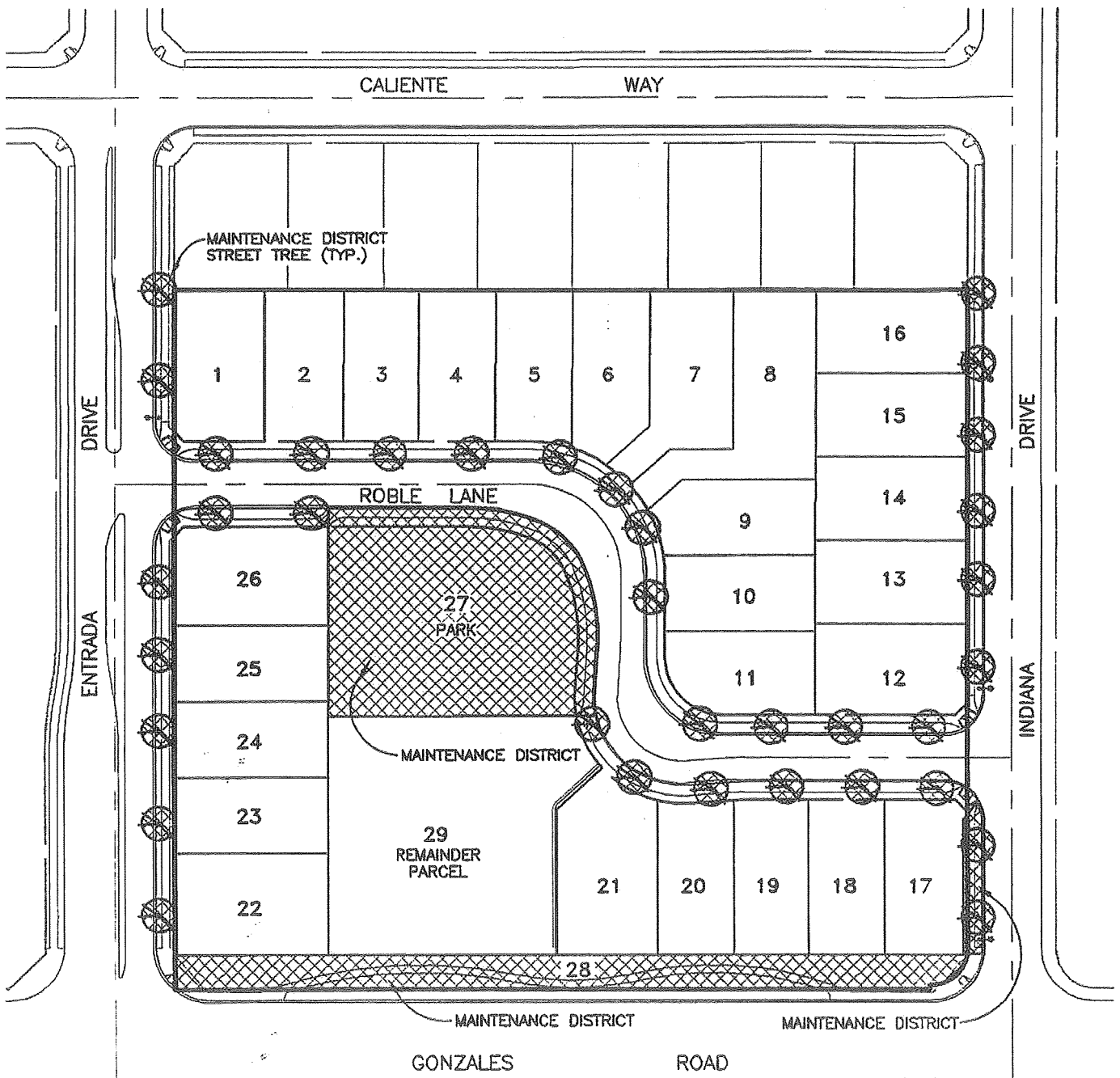
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



ASSESSMENT DIAGRAM
FOR
ATTACHMENT 6 OAK PARK (TRACT 5070)
EXHIBIT A LANDSCAPE MAINTENANCE
PAGE 3 OF 3 ASSESSMENT DISTRICT #32

CITY OF OXNARD
COUNTY OF VENTURA
STATE OF CALIFORNIA

NOVEMBER 1998

LEGEND:



CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT IMPROVEMENTS

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 33

WHEREAS, on October 19, 1999 the City Council adopted Resolution No. 11,653, forming Landscape Maintenance District No. 33 (El Paseo) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2000-2001 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5153 within the District, which is located at Kohala Street north of Camino del Sol.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated July 1999, on file with the City Clerk.

3. An assessment in the amount of \$275.04 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 33.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

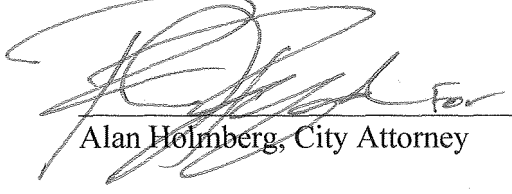
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 34

WHEREAS, on October 9, 1999, the City Council adopted Resolution No. 11,654, forming Landscape Maintenance District No. 34 (Sunrise/Sunset Cove) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2000-2001 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5136 within the District, which is located at Kohala Street and Del Rey Place.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, August 1999, on file with the City Clerk.

3. An assessment in the amount of \$198.85 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 34.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2012, by the following vote:

AYES:

NOES:

ABSENT:

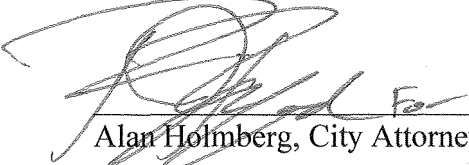
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 35

WHEREAS, on March 14, 2000, the City Council adopted Resolution No. 11,706, forming Landscape Maintenance District No. 35 (Airport Marina Center) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2000-2001 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Parcel Map No. 97-5-55 within the District, which is located at 5th Street and Victoria Avenue in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated January 2000, on file with the City Clerk.

3. The assessment below is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

Lot 1= \$1,771.00

Lot 2= \$1,393.56

Lot 3= \$1,456.44

Lot 4= \$8,879.53

Lot 5= \$5,529.73

Lot 6= \$1,031.84

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 35.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

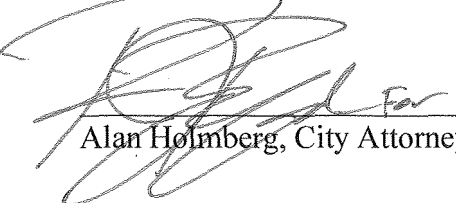
ABSTAIN:

Tim Flynn, Mayor

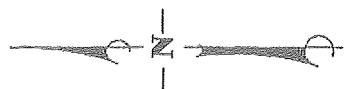
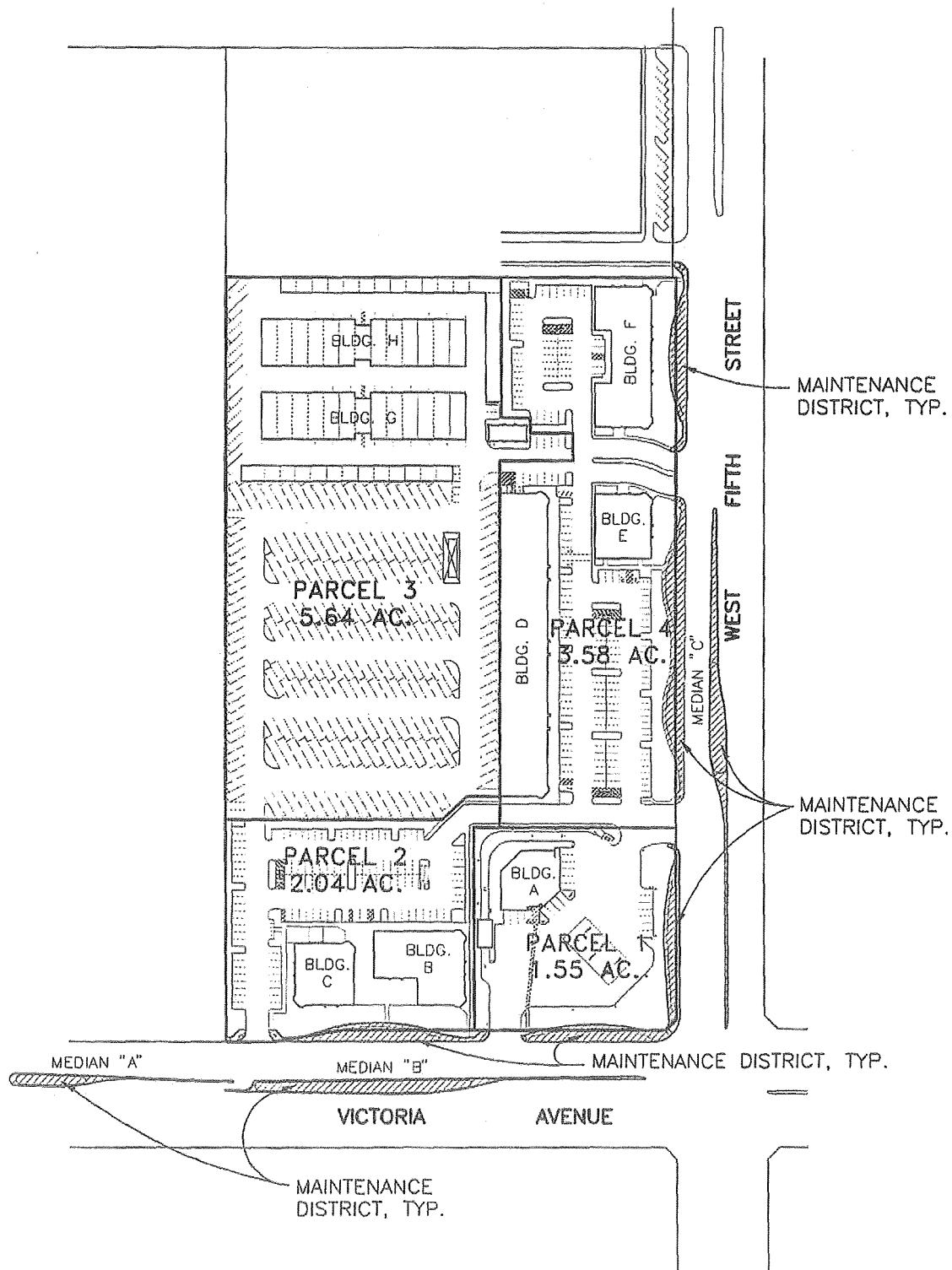
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



Penfield & Smith
ENGINEERS • SURVEYORS
W.O. 13086.06 08606MD1.DWG

LEGEND:



CITY MAINTAINED LAND IMPROVEMENTS
ASSESSMENT DISTRICT IMPROVEMENTS

**ASSESSMENT DIAGRAM FOR
AIRPORT MARINA CENTER
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #35**

COUNTY OF VENTURA
STATE OF CALIFORNIA

DECEMBER 1999

SHEET 1 OF 1

SCALE: 1"=200'

**ATTACHMENT 9
EXHIBIT A
PAGE 3 OF 3**

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 36

WHEREAS, on January 25, 2000, the City Council adopted Resolution No. 11,648, forming Landscape Maintenance District No. 36 (Villa Carmel/Villa Santa Cruz) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2000-2001 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5135 within the District, which is located at Camino de la Luna and Rose Avenue, in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated November 1999, on file with the City Clerk.

3. An assessment in the amount of \$386.55 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 36.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

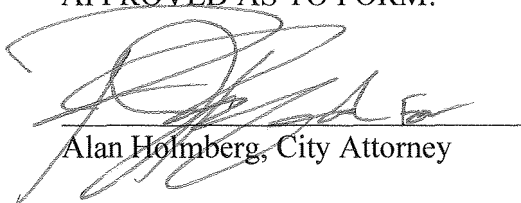
ABSTAIN:

Tim Flynn, Mayor

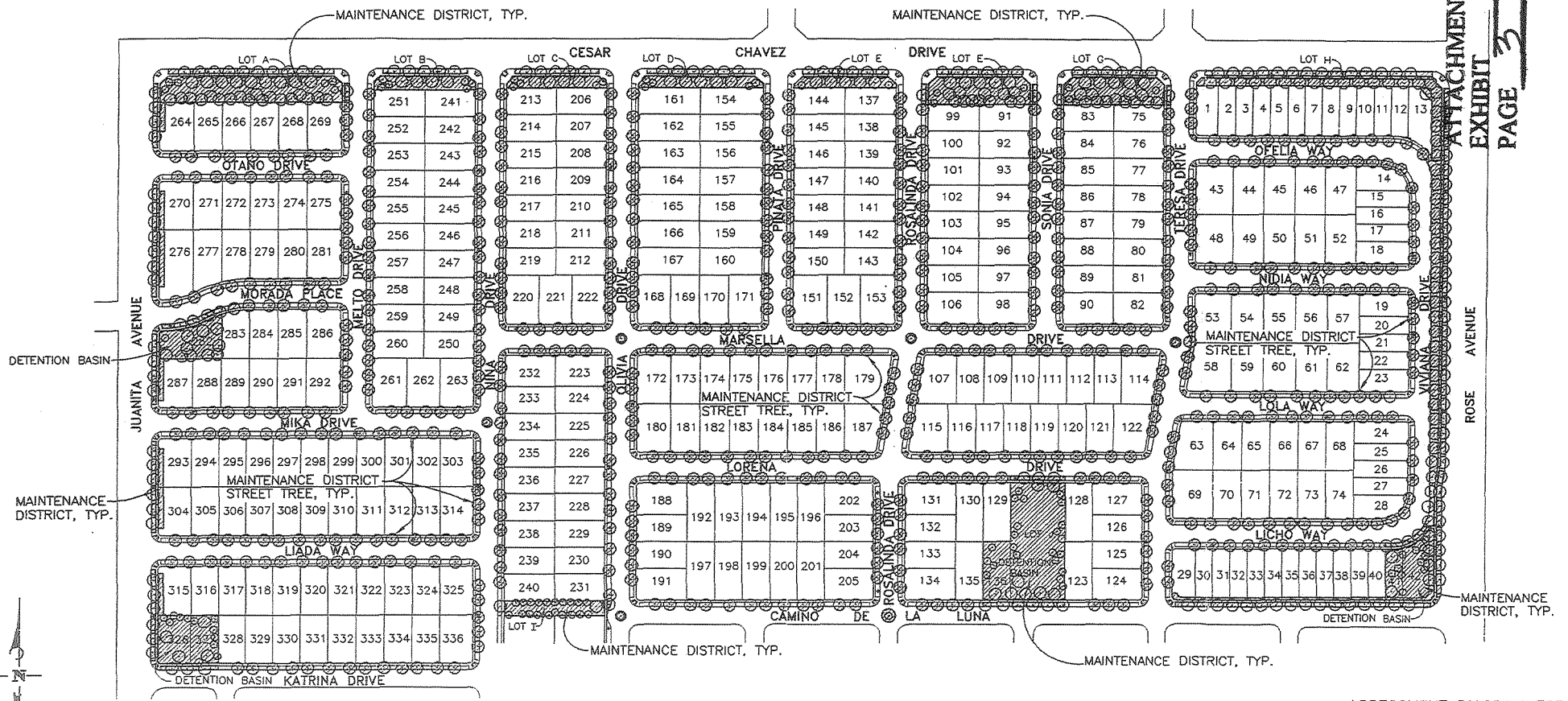
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



Penfield & Smith
ENGINEERS • SURVEYORS
W.O. 13086.04 08604M01.DWG

SCALE: 1" = 200'

LEGEND:
CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT IMPROVEMENTS

ASSESSMENT DIAGRAM FOR
VILLA SANTA CRUZ/VILLA CARMEL
(TRACT 5135)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #36
COUNTY OF VENTURA
STATE OF CALIFORNIA
NOVEMBER 1999
SHEET 1 OF 1

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 37

WHEREAS, on January 25, 2000, the City Council adopted Resolution No. 11,685, forming Landscape Maintenance District No. 37 (Pacific Breeze) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2000-2001 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5137 within the District, which is located at Ventura Road and Seventh Street in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated November 1999, on file with the City Clerk.

3. An assessment in the amount of \$242.75 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 37.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

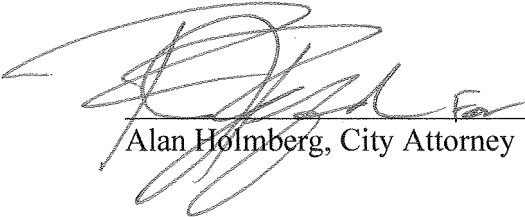
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

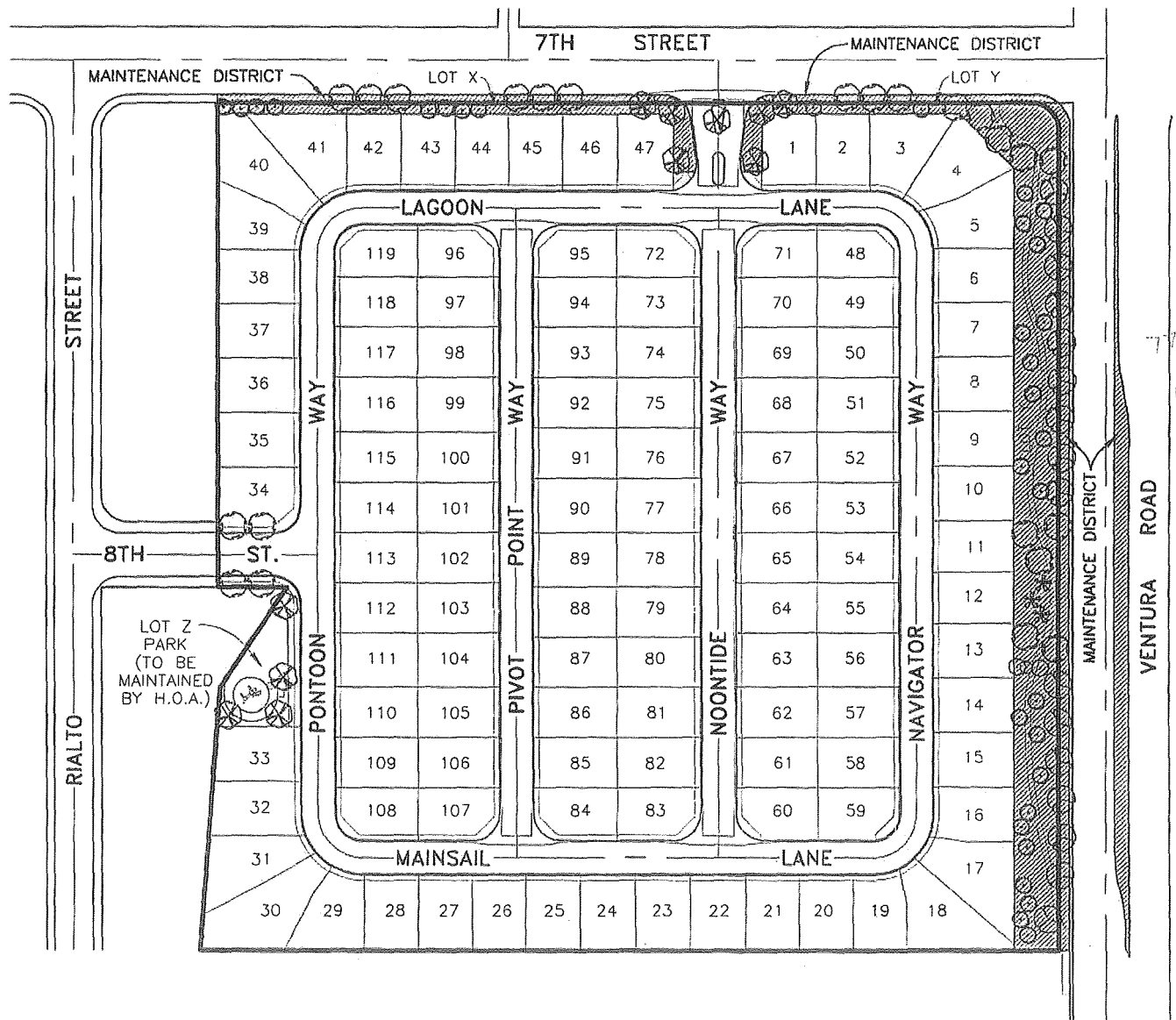
APPROVED AS TO FORM:



Alan Holmberg, City Attorney

51,491

7-115 11-10



LEGEND:



CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT

ATTACHMENT
EXHIBIT

PAGE 3 OF 3

ASSESSMENT DIAGRAM FOR
PACIFIC BREEZE (TRACT 5137)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #37

COUNTY OF VENTURA
STATE OF CALIFORNIA

NOVEMBER 1999

SHEET 1 OF 1

Penfield & Smith
ENGINEERS • SURVEYORS
W.O. 13086.05 08605M01.DWG

SCALE: 1" = 150'

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 38

WHEREAS, on November 28, 2000 the City Council adopted Resolution No. 11,863, forming Landscape Maintenance District No. 38 (Aldea Del Mar) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2001-2002 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5148 within the District, which is located at Gonzales Road, and Snow Avenue in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated October 2000, on file with the City Clerk.

Resolution No.

Page 2

3. An assessment in the amount of \$333.91 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 38.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

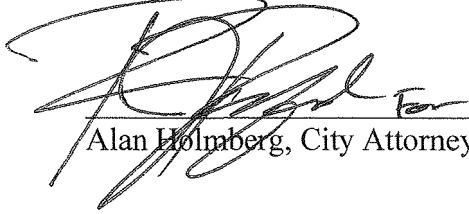
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

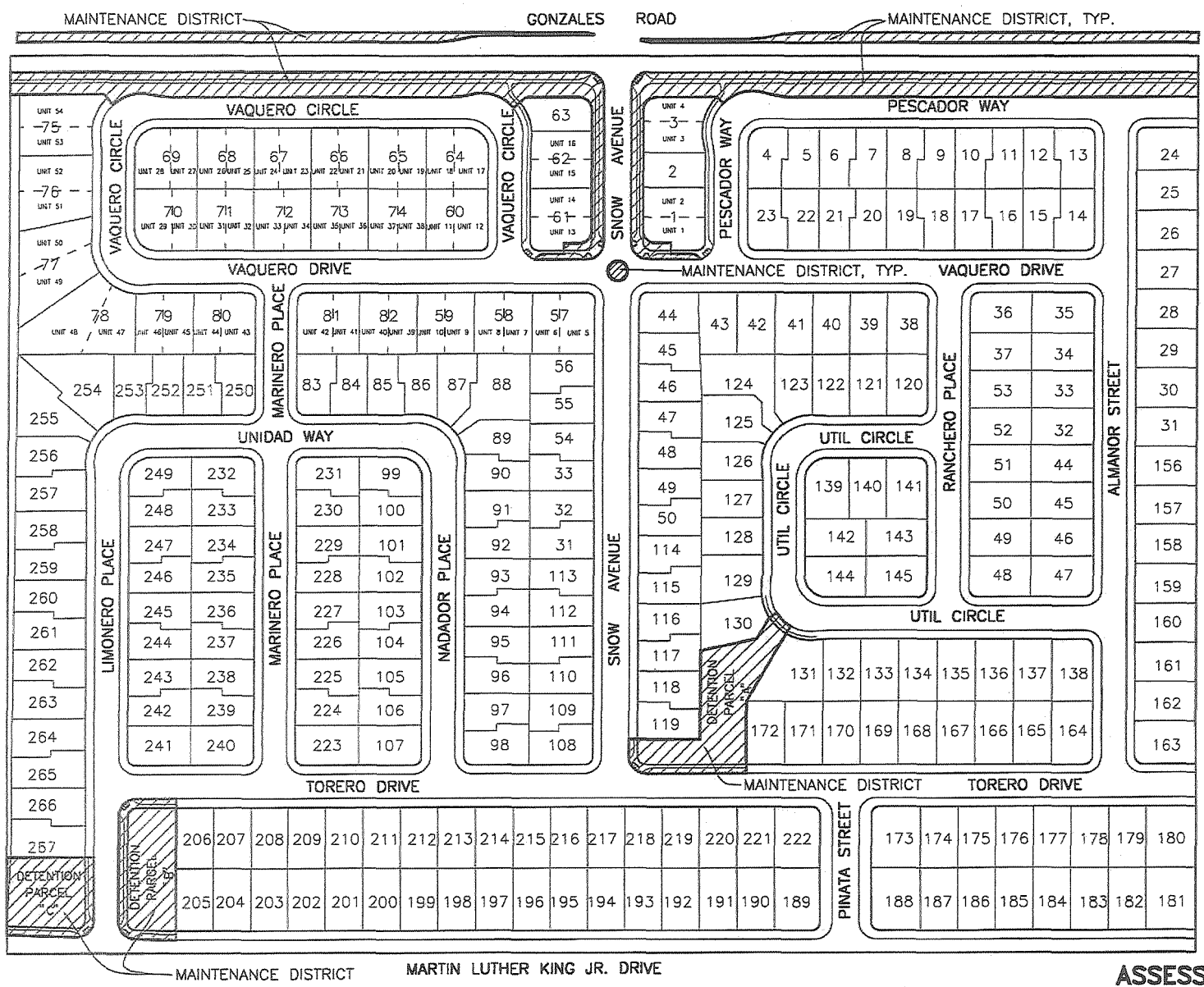
APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT 12
PAGE 2 OF 3

ATTACHMENT 12
 EXHIBIT A
 PAGE 3 OF 3



LEGEND:

- CITY MAINTAINED LANDSCAPE ASSESSMENT DISTRICT IMPROVEMENTS

**ASSESSMENT DIAGRAM FOR
 ALDEA DEL MAR (TRACT 5148)
 LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT #38**

COUNTY OF VENTURA
 STATE OF CALIFORNIA

OCTOBER 2000

SHEET 1 OF 1

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 39

WHEREAS, on March 6, 2001 the City Council adopted Resolution No. 11,905, forming Landscape Maintenance District No. 39 (Promesa/Sueno) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2001-2002 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract Nos. 5198-1 and 5198-2 within the District, which is located at Entrada Drive and Morado Place in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated January 2001, on file with the City Clerk.

3. An assessment in the amount of \$772.87 is imposed on each lot and parcel of land within Tract No. 5198-1; an assessment of \$732.52 is imposed on each lot and parcel of land within Tract No. 5198-2 within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 39.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

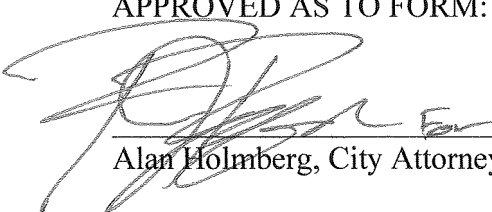
ABSTAIN:

Tim Flynn, Mayor

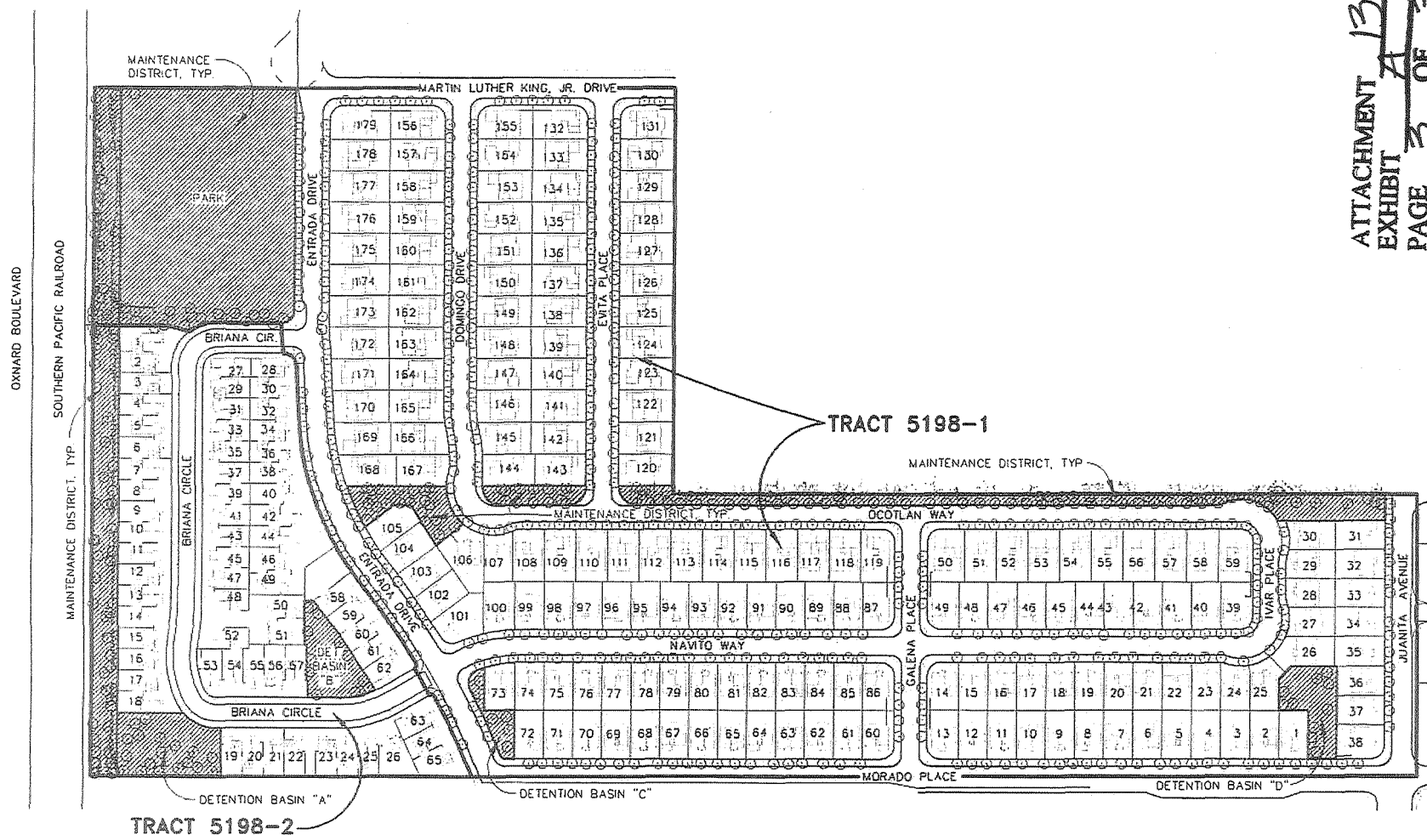
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



LEGEND:

-  CITY MAINTAINED LANDSCAPE ASSESSMENT DISTRICT IMPROVEMENTS
-  CITY MAINTAINED STREET TREE

ASSESSMENT DIAGRAM FOR
PROMESA/SUEÑO
(TRACT 5198-1 & 5198-2)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #39

COUNTY OF VENTURA
STATE OF CALIFORNIA

JANUARY 2001

SHEET 1 OF 1

Penfield & Smith
ENGINEERS • SURVEYORS

W.O. 13086.08

08608MD1.DWG

SCALE: 1"=300'

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 40

WHEREAS, on January 8, 2002, the City Council adopted Resolution No. 12,078, forming Landscape Maintenance District No. 40 (Cantada) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2002-2003 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5214 within the District, which is located at Rose Avenue and Socorro Way, in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated October 2001, on file with the City Clerk.

3. An assessment in the amount of \$607.32 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 40.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

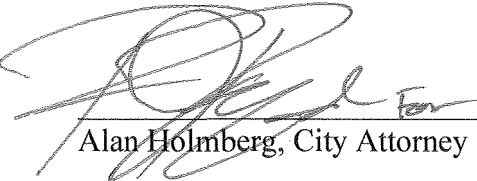
ABSTAIN:

Tim Flynn, Mayor

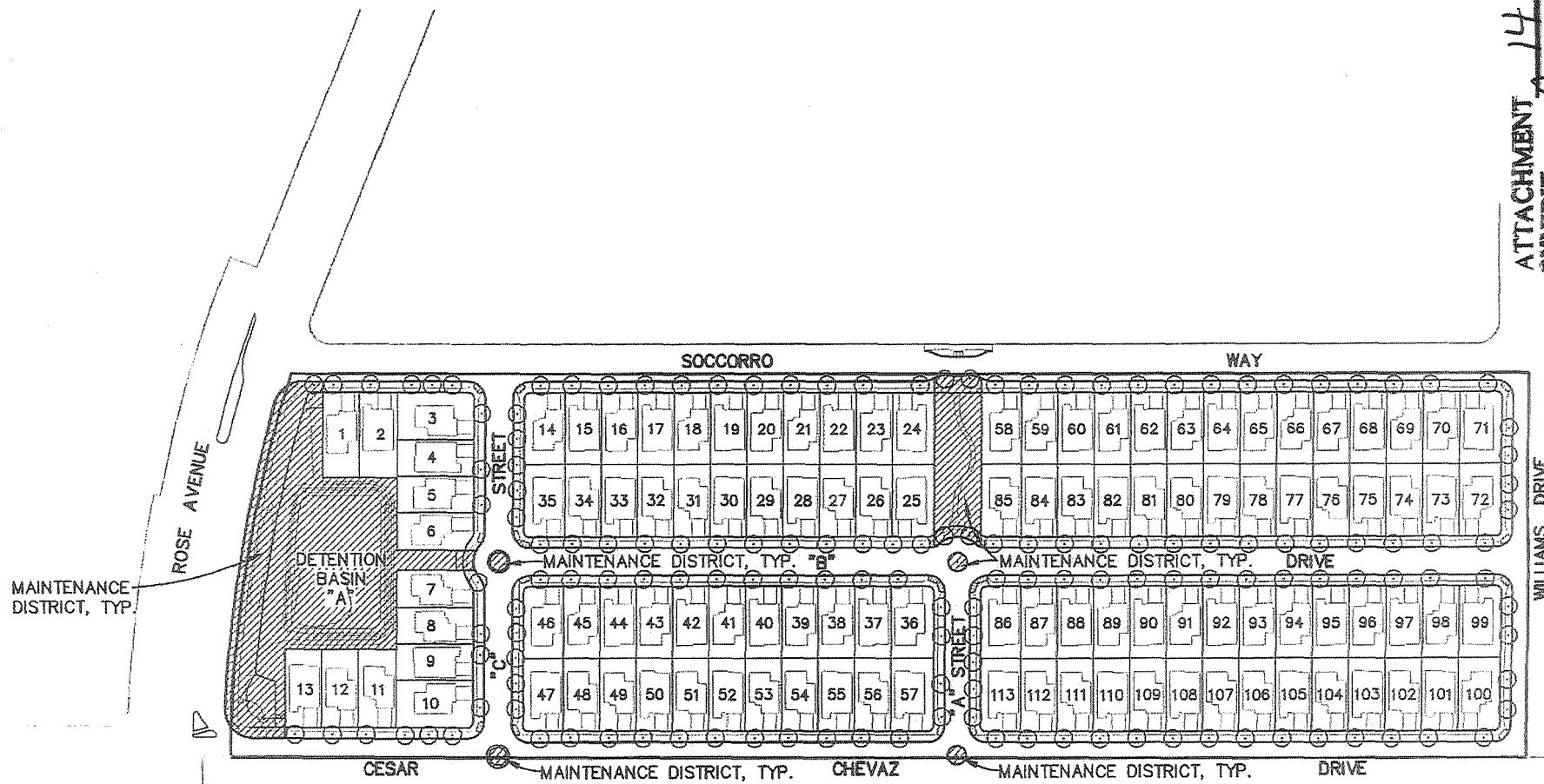
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



LEGEND:

-  CITY MAINTAINED LANDSCAPE ASSESSMENT DISTRICT IMPROVEMENTS
-  CITY MAINTAINED STREET TREE

**ASSESSMENT DIAGRAM FOR
 CANTADA (TRACT 5214)
 LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT #40**

COUNTY OF VENTURA
 STATE OF CALIFORNIA
 OCTOBER 2001
SHEET 1 OF 1

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 41

WHEREAS, on January 8, 2002 the City Council adopted Resolution No. 12,079, forming Landscape Maintenance District No.41 (Pacific Cove) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2002-2003 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5171 within the District, which is located at Saviers Road and Clara Street in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated October 2001, on file with the City Clerk.

3. An assessment in the amount of \$518.63 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 41.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

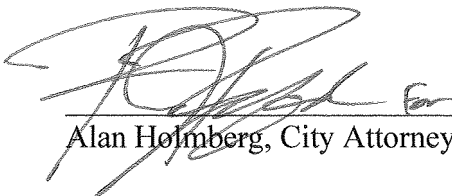
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

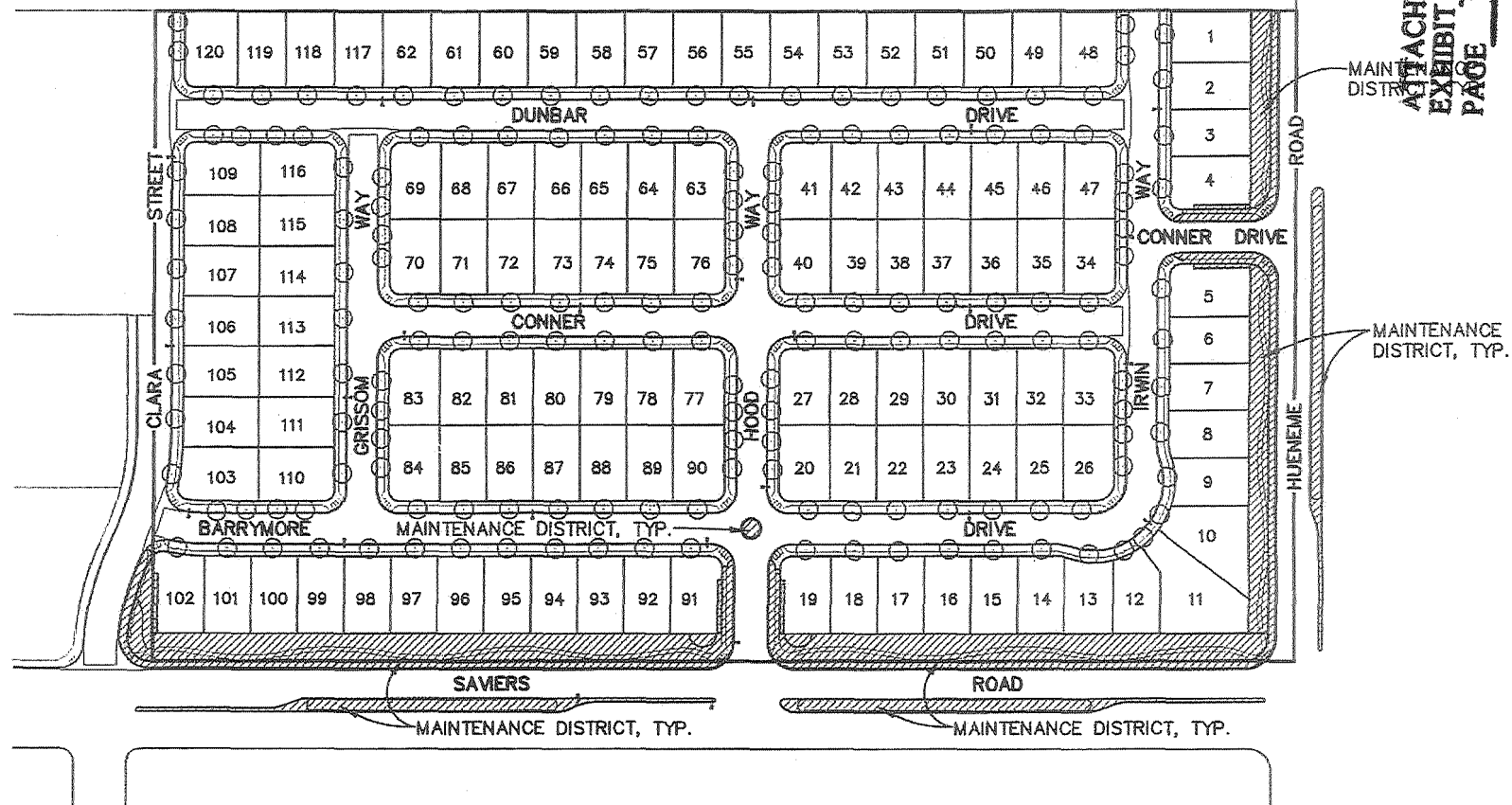
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT 15
EXHIBIT A
PAGE 3 OF 3



Penfield & Smith
ENGINEERS • SURVEYORS
W.O. 13086.10 1308610MD1.DWG

SCALE: 1"=200'

LEGEND:

- CITY MAINTAINED LANDSCAPE ASSESSMENT DISTRICT IMPROVEMENTS
- CITY MAINTAINED STREET TREE

**ASSESSMENT DIAGRAM FOR
PACIFIC COVE (TRACT 5171)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #41**

COUNTY OF VENTURA
STATE OF CALIFORNIA
OCTOBER 2001
SHEET 1 OF 1

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 42

WHEREAS, on May 14, 2002 the City Council adopted Resolution No. 12,144, forming Landscape Maintenance District No. 42 (Cantabria/Coronado) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2002-2003 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5228 within the District, which is located at Rose Avenue and Tiesa Lane, in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated February 2002, on file with the City Clerk.

Resolution No.

Page 2

3. An assessment in the amount of \$787.39 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 42.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

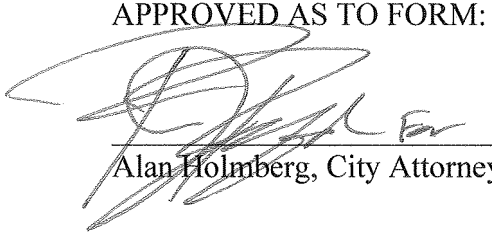
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

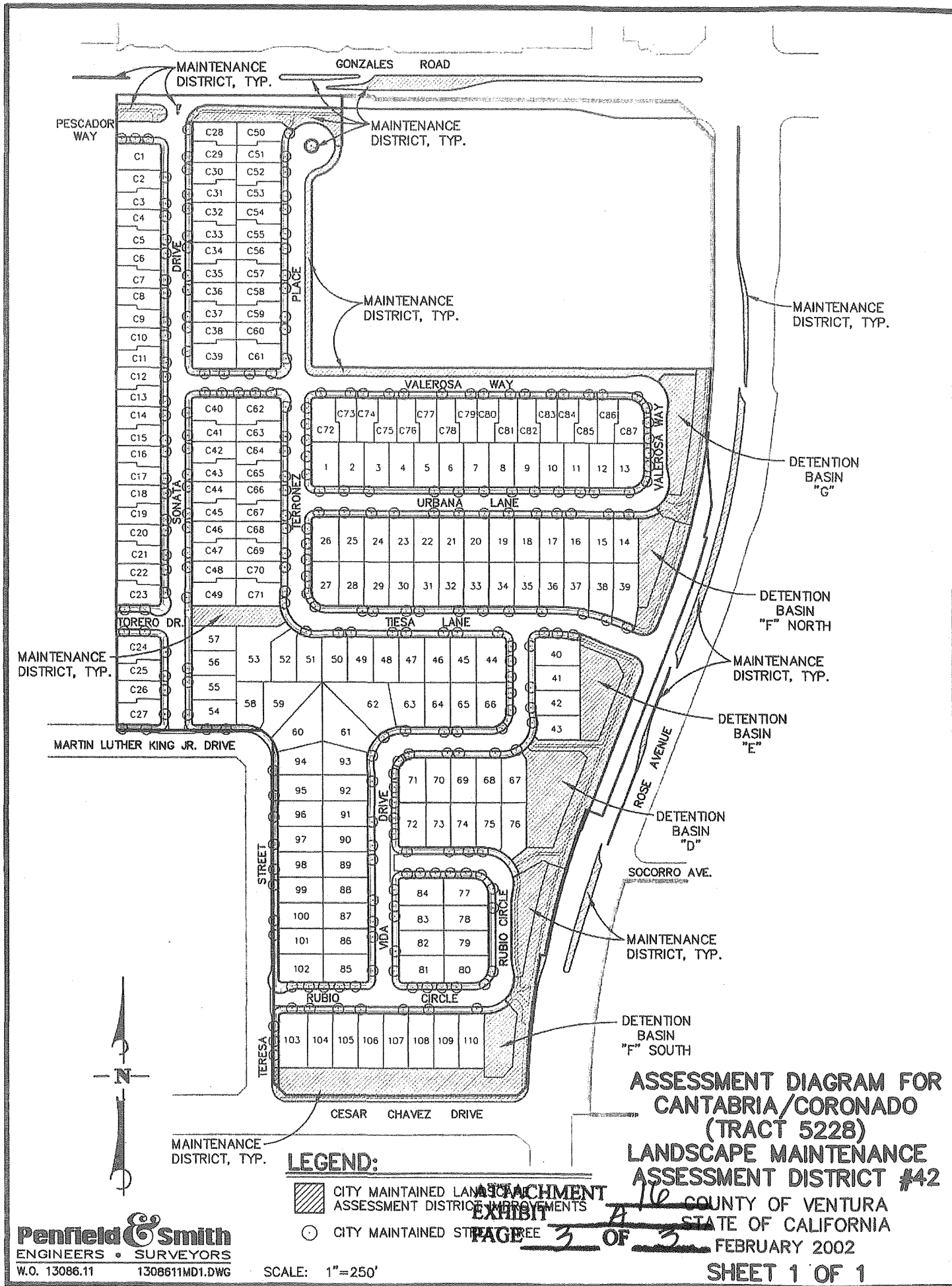
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

Attachment 16
Page 2 of 3



CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 43

WHEREAS, on January 7, 2003 the City Council adopted Resolution No. 12,295, forming Landscape Maintenance District No. 43 (Parc Rose, Tierra Vista, Sonrisa II and Mayfield Village) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2003-2004 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Parcel Map No. 98-5-117 (Parc Rose), Tract No. 4317 (Tierra Vista), Tract No. 5293 (Sonrisa II) and Tract No. 5294 (Mayfield Village) within the District, which is located at Williams Drive and Cesar Chavez Drive, in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated September, 2002, on file with the City Clerk.

3. An assessment in the amount of \$25,405.81 is imposed on Parcel Map 98-5-117; an assessment in the amount of \$7,001.10 imposed on Parcel Map 213-0-082-085 in Tract 4317; an assessment in the amount of \$19,508.92 is imposed on Parcel Map 213-0-083-165 in Tract 4317; an assessment in the amount of \$19,930.27 is imposed on Tract No. 5293; an assessment in the amount of \$20,169.98 is imposed on Tract No. 5294, within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 43.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

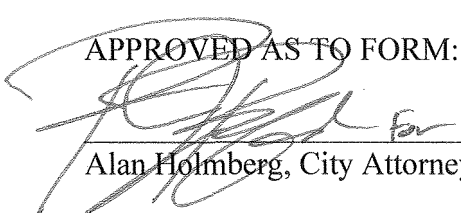
ABSTAIN:

Tim Flynn, Mayor

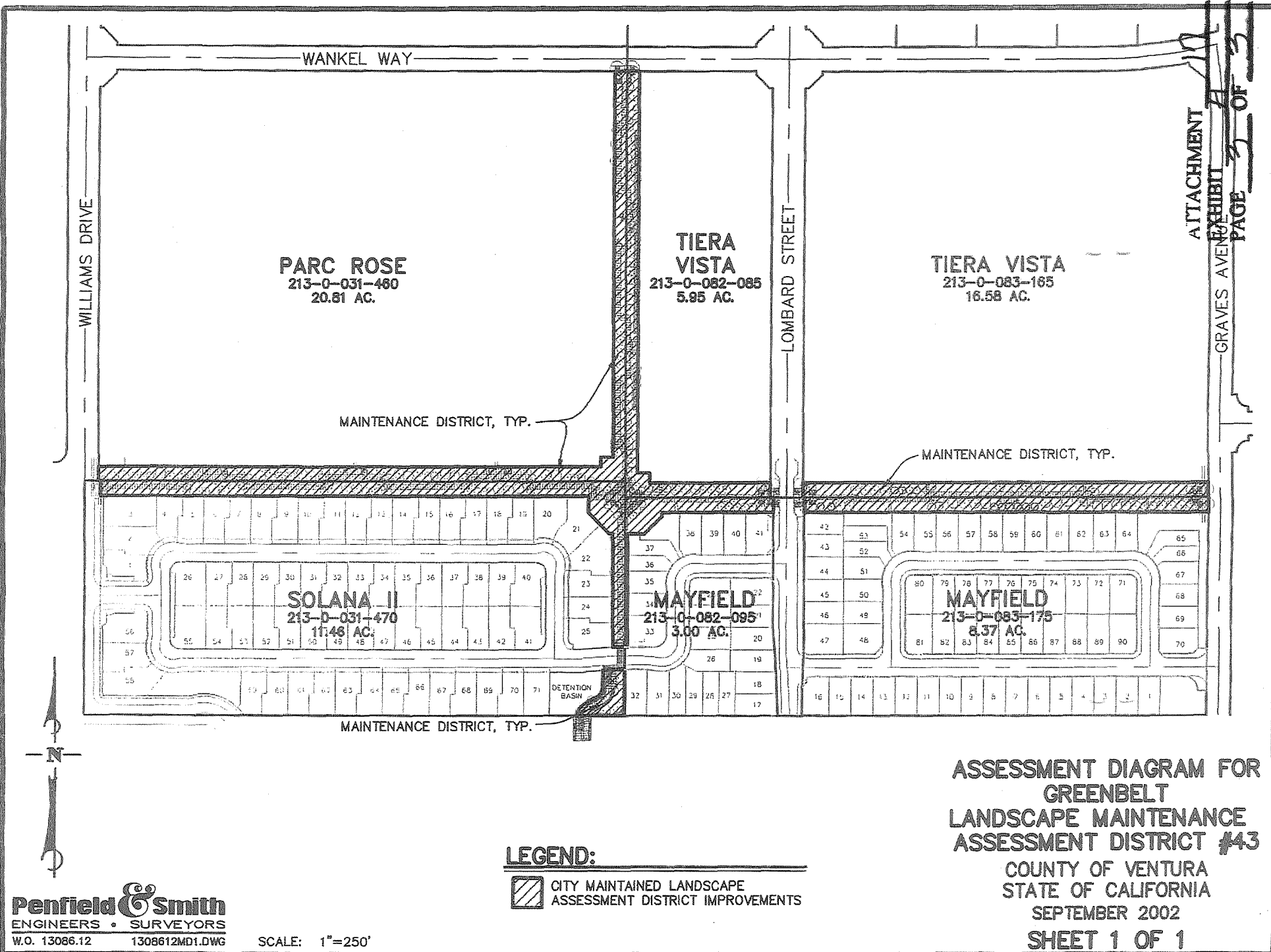
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 44

WHEREAS, on January 28, 2003, the City Council adopted Resolution No. 12,307, forming Landscape Maintenance District No. 44 (American Pacific Homes) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2003-2004 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5253 within the District, which is located at Channel Island Blvd. and Upton Sinclair Drive.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, September 2002, on file with the City Clerk.

3. An assessment in the amount of \$134.14 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 44.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

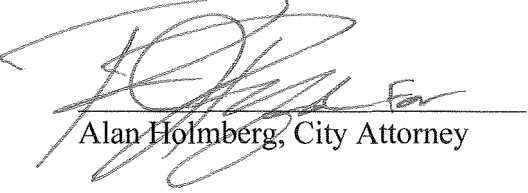
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

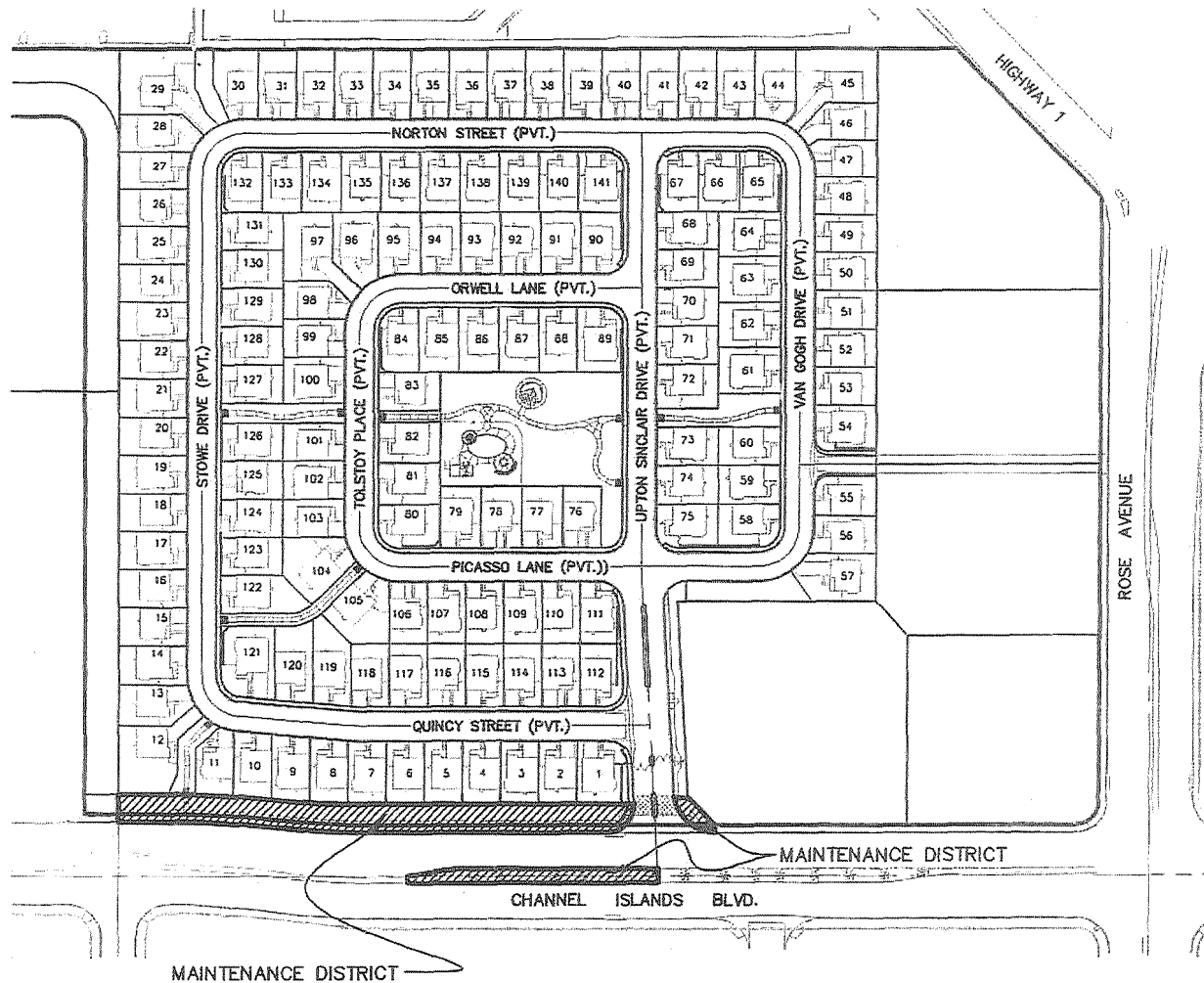
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT 18
 EXHIBIT A
 PAGE 3 OF 3



LEGEND:



CITY MAINTAINED LANDSCAPE
 ASSESSMENT DISTRICT IMPROVEMENTS

ASSESSMENT DIAGRAM FOR
 AMERICAN PACIFIC HOMES
 CHANNEL POINTE
 (TRACT 5253)
 LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT #44

COUNTY OF VENTURA
 STATE OF CALIFORNIA
 SEPTEMBER 2002

SHEET 1 OF 1

Penfield & Smith
 ENGINEERS • SURVEYORS
 W.O. 13086.13 1308613MD1.DWG

SCALE: 1"=200'

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 45

WHEREAS, on January 28, 2003 the City Council adopted Resolution No. 12,308, forming Landscape Maintenance District No. 45 (Channel Point) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2003-2004 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Parcel Map No. 00-5-55 within the District, which is located at Rose Avenue and Channel Island Blvd., in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated October 2002, on file with the City Clerk.

3. An assessment in the amount of \$1,572.68 is imposed on Parcel 1; an assessment in the amount of \$278.70 is imposed on Parcel 2; an assessment in the amount of \$2,149.95 is imposed on Parcel 3; an assessment in the amount of \$856.00 is imposed on Parcel 4; an assessment in the amount of \$1,771.74 is imposed on Parcel 5, within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 45.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

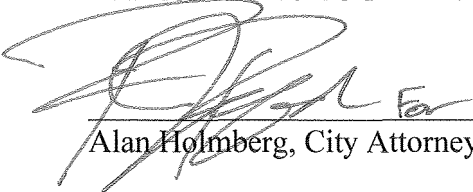
ABSTAIN:

Tim Flynn, Mayor

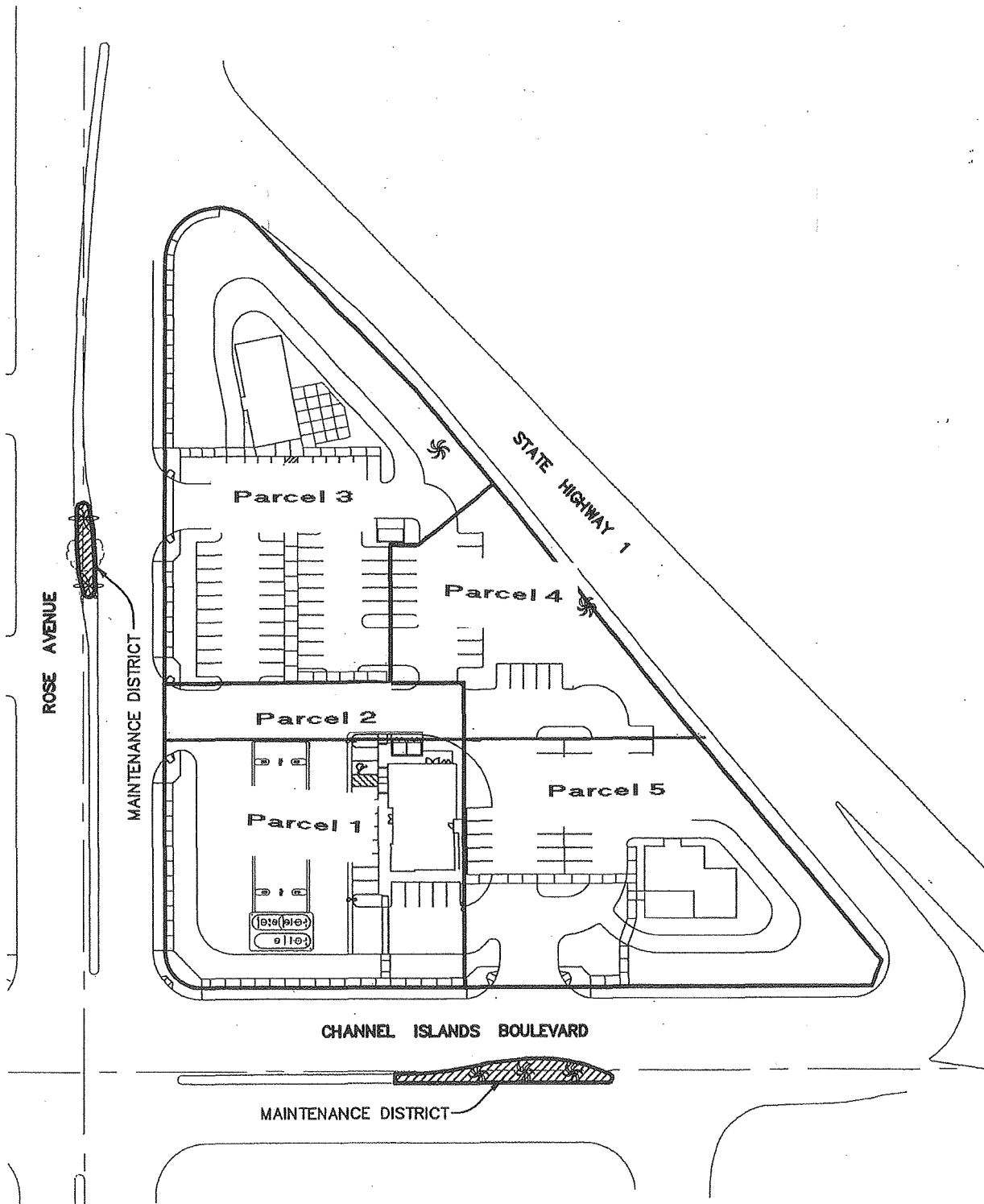
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



LEGEND:



CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT IMPROVEMENTS

**ASSESSMENT DIAGRAM FOR
CHANNEL POINTE
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #45**

ATTACHMENT
EXHIBIT A

COUNTY OF VENTURA
STATE OF CALIFORNIA

OCTOBER 2002

SHEET 1 OF 1

Penfield & Smith
ENGINEERS • SURVEYORS
W.O. 13086.14 1308614MD1.DWG

SCALE: 1"=100'

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 46

WHEREAS, on June 24, 2003, the City Council adopted Resolution No. 12,440, forming Landscape Maintenance District No. 46 (Daily Ranch) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2003-2004 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5276 within the District, which is located at Camino de la Luna and Rose Avenue, in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated April 2003, on file with the City Clerk.

3. An assessment in the amount of \$688.09 is imposed on each lot and parcel of land in area "A"; an assessment in the amount of \$665.75 is imposed on each lot and parcel of land in area "B"; an assessment in the amount of \$593.71 is imposed on each lot and parcel in area "C", within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 46.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

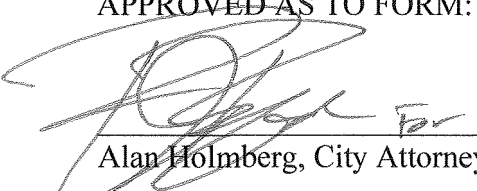
ABSTAIN:

Tim Flynn, Mayor

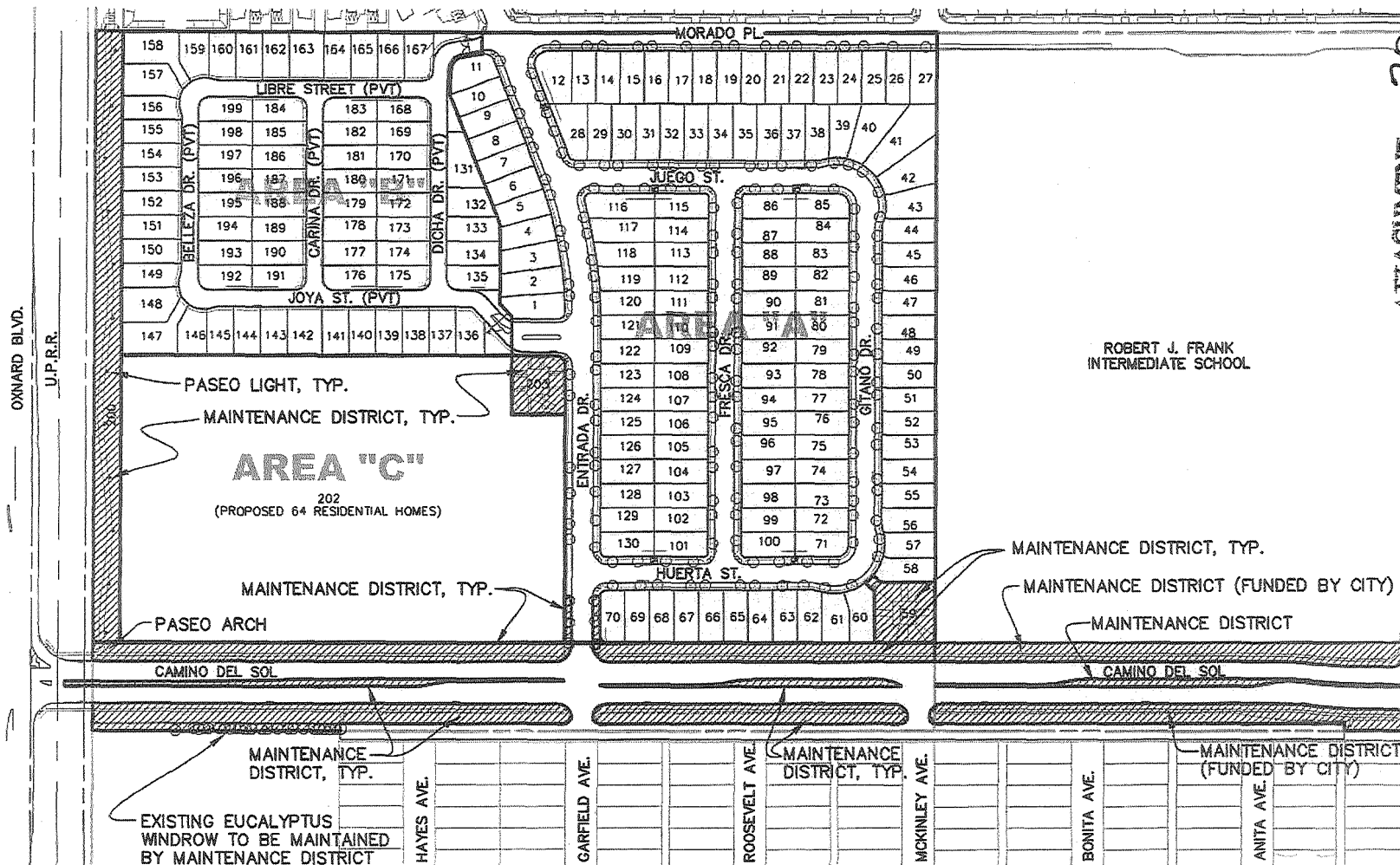
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



ATTACHMENT 20
EXHIBIT A
PAGE 3 OF 3
JUANITA AVE

LEGEND:

- CITY MAINTAINED LANDSCAPE ASSESSMENT DISTRICT IMPROVEMENTS.
- CITY MAINTAINED STREET TREE
- CITY MAINTAINED MAILBOX CLUSTER

ASSESSMENT DIAGRAM FOR
DAILY RANCH
(TRACT 5276)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #46

COUNTY OF VENTURA
STATE OF CALIFORNIA
APRIL 2003

SHEET 1 OF 1

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 47

WHEREAS, on April 22, 2003, the City Council adopted Resolution No. 12,355, forming Landscape Maintenance District No. 47 (Sycamore Place) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2003-2004 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5339 within the District, which is located at Gonzales Road and Indiana Drive, in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated February 2003, on file with the City Clerk.

3. An assessment in the amount of \$529.97 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 47.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

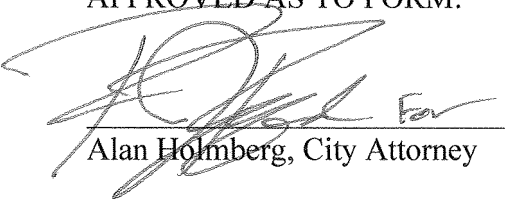
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 48

WHEREAS, on June 3, 2003, the City Council adopted Resolution No. 12,393, forming Landscape Maintenance District No. 48 (Victoria Estates) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2003-2004 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5234 within the District, which is located at Gonzales Road between Patterson Road and Victoria Avenue, in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated March 2003, on file with the City Clerk.

3. An assessment in the amount of \$314.08 is imposed on each Lot and parcel of land in the residential area; an assessment in the amount of \$4,287.71 is imposed on Lot No.157 in Tract 5234 within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 48.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

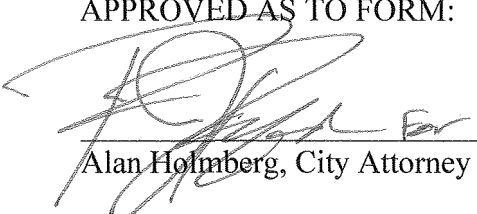
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

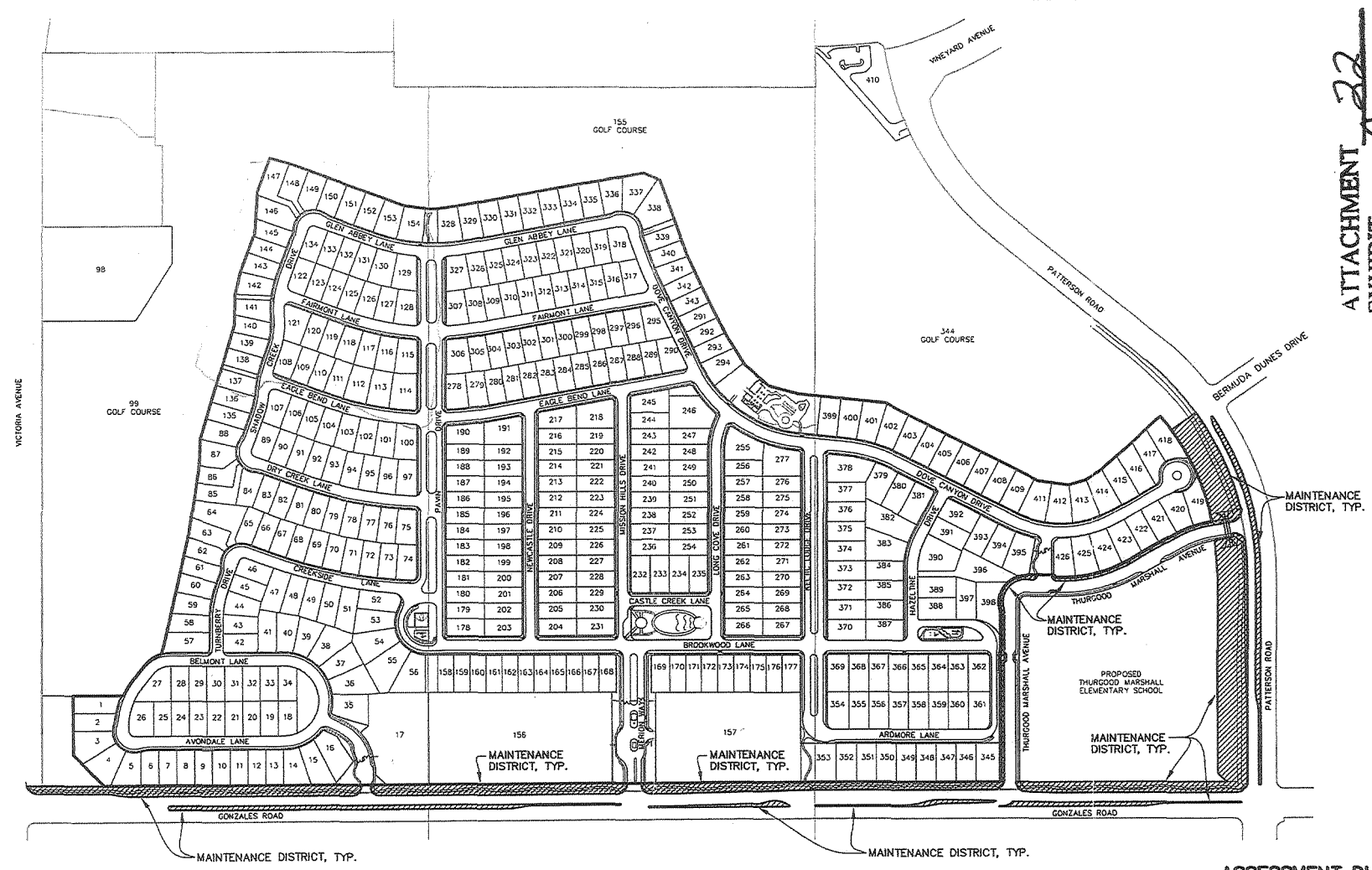
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT 22
 EXHIBIT A
 PAGE 3 OF 3



LEGEND:
 CITY MAINTAINED LANDSCAPE
 ASSESSMENT DISTRICT IMPROVEMENTS

**ASSESSMENT DIAGRAM FOR
 VICTORIA ESTATES
 (TRACT 5234)
 LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT #48
 COUNTY OF VENTURA
 STATE OF CALIFORNIA
 MARCH 2003
 SHEET 1 OF 1**

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 49

WHEREAS, on June 3, 2003, the City Council adopted Resolution No. 12,394, forming Landscape Maintenance District No. 49 (Cameron Ranch) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2003-2004 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5296 within the District, which is located at Kohala Street and Ocaso Place, within the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated March 2003, on file with the City Clerk.

3. An assessment in the amount of \$466.26 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 49.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

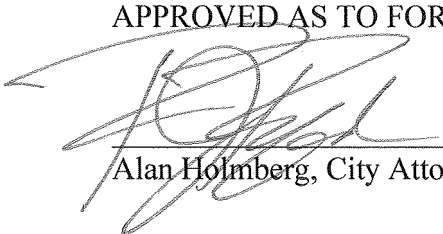
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

CESAR CHAVEZ DR.

MAILBOX CLUSTER

MAILBOX CLUSTER

GIBRALTER STREET

OCASO PLACE

MILAGRO PLACE

MAINTENANCE DISTRICT, TYP.

PASEO LIGHTING BOLLARD, TYP.

LOT "A" PARK

MAINTENANCE DISTRICT, TYP.

OCASO PL.

MAINTENANCE DISTRICT, TYP.

KOHALA STREET

LOT "B" DETENTION BASIN

PARK SITE

SCHOOL SITE

LEGEND:



CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT IMPROVEMENTS



CITY MAINTAINED STREET TREE



CITY MAINTAINED MAILBOX CLUSTER

SCALE: 1"=100'

ASSESSMENT DIAGRAM FOR CAMERON RANCH (TRACT 5296) LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT #49

COUNTY OF VENTURA
STATE OF CALIFORNIA
MARCH 2003

SHEET 1 OF 1

ATTACHMENT
EXHIBIT
PAGE 3 OF 3

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 50

WHEREAS, on June 10, 2003, the City Council adopted Resolution No. 12,404, forming Landscape Maintenance District No. 50 (Pleasant Valley Senior Housing) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2003-2004 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5273 within the District, which is located at Pleasant Valley Road and Butler Road, in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated March 2003, on file with the City Clerk.

3. An assessment in the amount of \$340.74 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 50.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

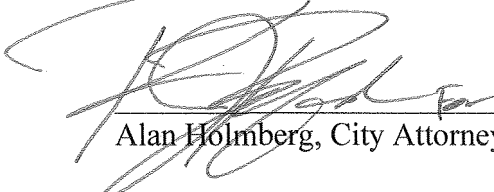
ABSTAIN:

Tim Flynn, Mayor

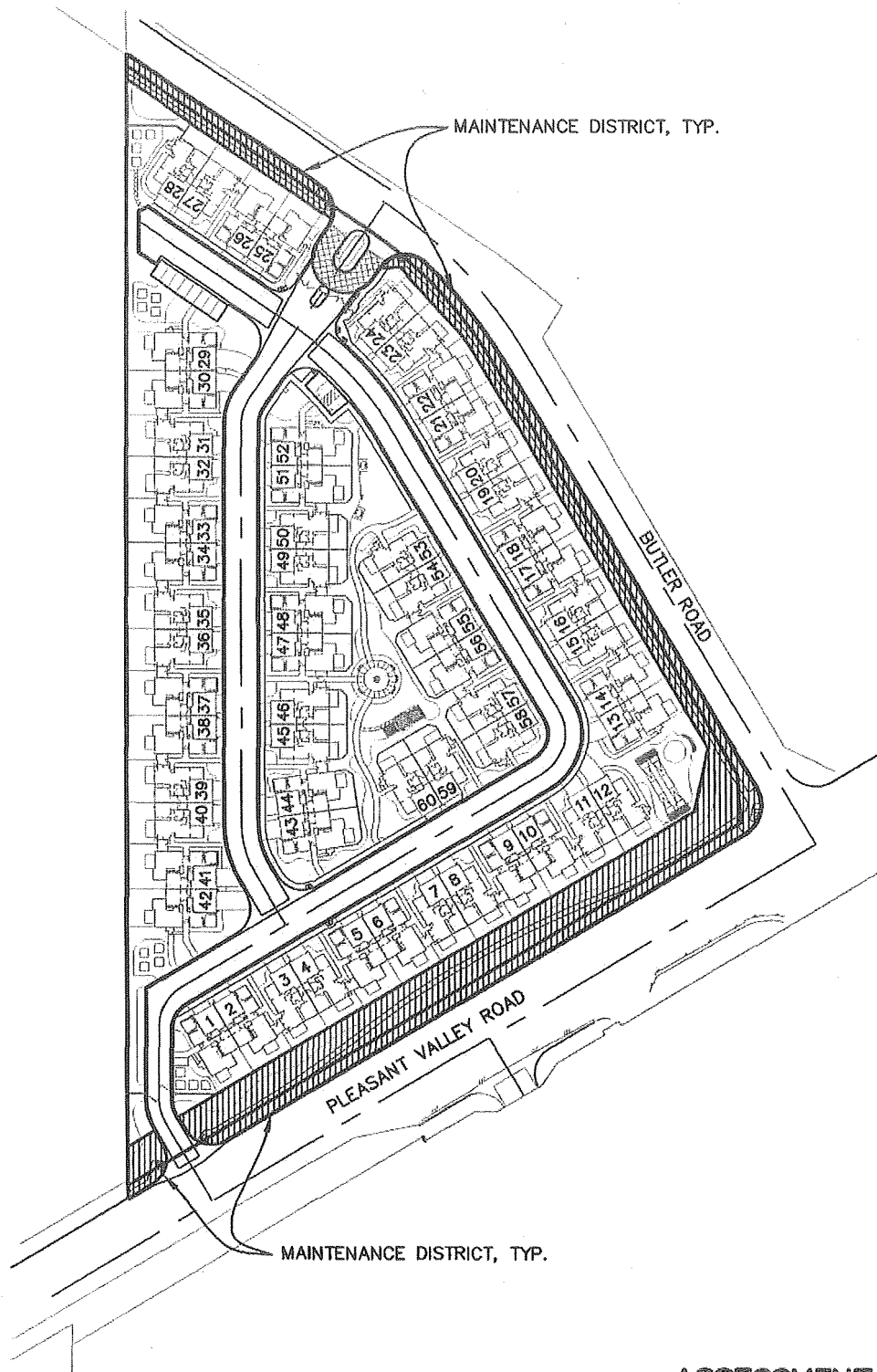
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
W.O. 13086.19 1308619MD1.DWG

LEGEND:



CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT IMPROVEMENTS

ATTACHMENT

EXHIBIT

PAGE

24

4

3

OF

3

MARCH 2003

ASSESSMENT DIAGRAM FOR
PLEASANT VALLEY
SENIOR HOUSING
(TRACT 5273)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #50

COUNTY OF VENTURA
STATE OF CALIFORNIA

SHEET 1 OF 1

SCALE: 1"=150'

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 51

WHEREAS, on April 19, 2005, the City Council adopted Resolution No. 12,799, forming Landscape Maintenance District No. 51 (Pfiler) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2005-2006 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5389-1,2 and 3 within the District, which is located at Northwest corner of Cesar Chavez Drive and Pinata Drive, in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated February 2005, on file with the City Clerk.

3. An assessment in the amount of \$547.13 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 51.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

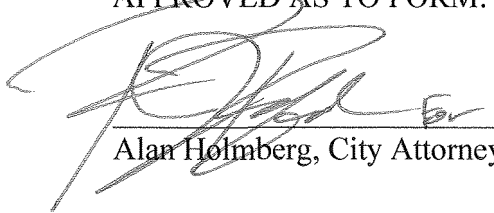
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

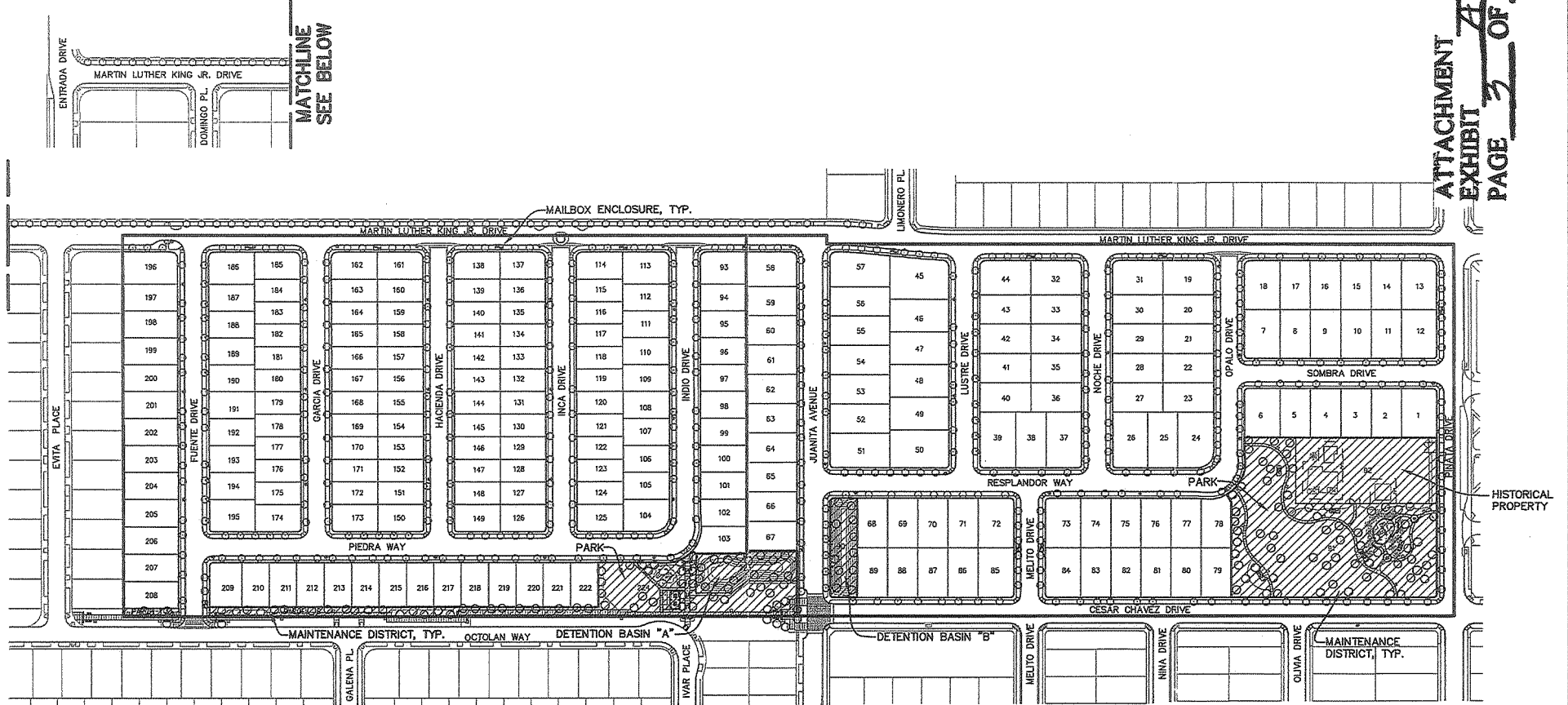
APPROVED AS TO FORM:



Alan Holmberg, City Attorney

MATCHLINE
SEE ABOVE

MATCHLINE
SEE BELOW



LEGEND:

- CITY MAINTAINED LANDSCAPE ASSESSMENT DISTRICT IMPROVEMENTS
- CITY MAINTAINED STREET TREE
- MAILBOX ENCLOSURE

**ASSESSMENT DIAGRAM FOR
CASA LOMA, CASA DULCE
& CASA BONITA
(TRACT 5389-1, -2 & -3)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #51**

COUNTY OF VENTURA
STATE OF CALIFORNIA
FEBRUARY 2005

SHEET 1 OF 1

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 52

WHEREAS, on February 1, 2005, the City Council adopted Resolution No. 12,768, forming Landscape Maintenance District No. 52 (Wingfield) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2005-2006 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5340 within the District, which is located at southwest corner of Fifth Street and Patterson Road.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated December 2004, on file with the City Clerk.

3. An assessment in the amount of \$333.95 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 52.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

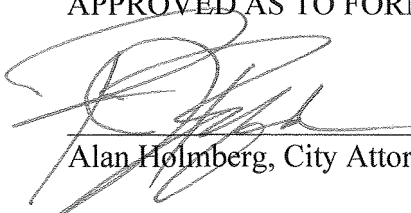
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

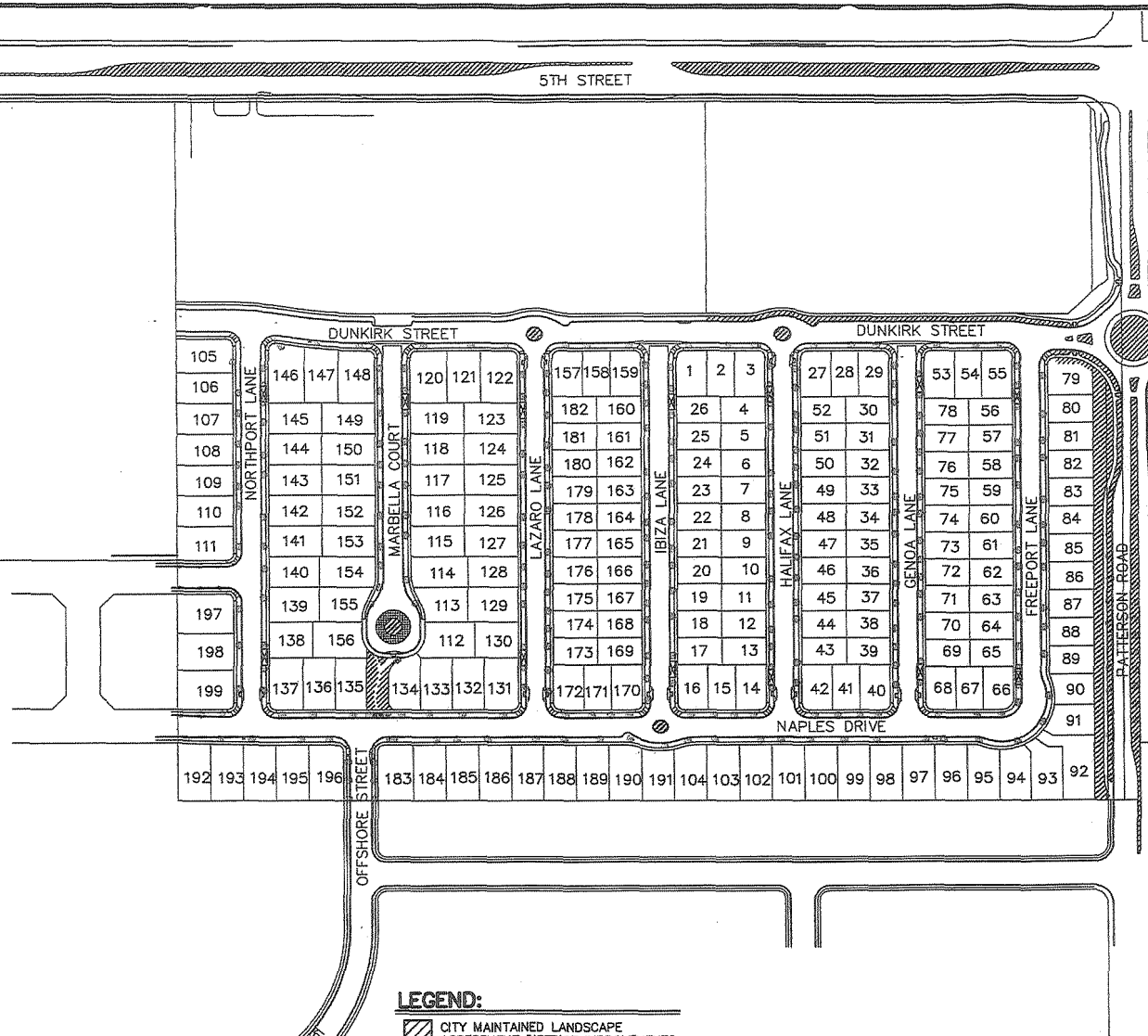
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT *26*
 EXHIBIT *A*
 PAGE *3* OF *3*



- LEGEND:**
- CITY MAINTAINED LANDSCAPE ASSESSMENT DISTRICT IMPROVEMENTS
 - MAILBOX ENCLOSURE
 - CITY MAINTAINED TREES

ASSESSMENT DIAGRAM FOR
 WINGFIELD
 (TRACT 5340)
 LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT #52
 CITY OF OXNARD
 COUNTY OF VENTURA
 STATE OF CALIFORNIA
 DECEMBER 2004
 SHEET 1 OF 1

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 53

WHEREAS, on June 7, 2005, the City Council adopted Resolution No. 12,879, forming Landscape Maintenance District No. 53 (Huff Court) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2005-2006 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5305 within the District, which is located at Penny Way between Patricia Street and Gina Drive in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated April 2005, on file with the City Clerk.

3. An assessment in the amount of \$398.13 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 53.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

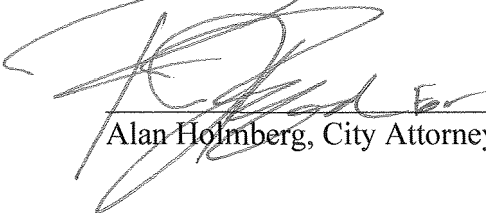
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

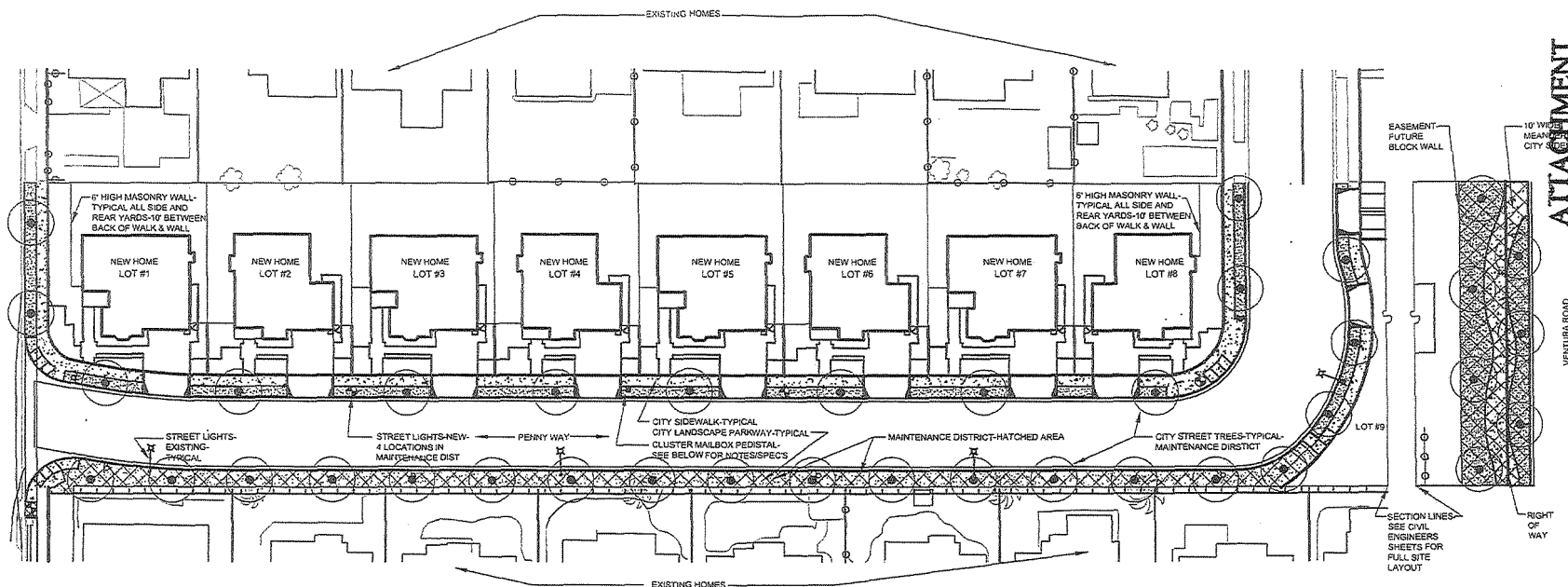
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT A 27
 EXHIBIT PAGE 3 OF 3



SCALE: 1"=50'

LEGEND:

-  CITY MAINTAINED LANDSCAPE ASSESSMENT DISTRICT IMPROVEMENTS
-  LAWN AND GROUND COVER BEDS WITH SHRUBS AND TREES
-  CITY MAINTAINED STREET TREE
-  MAILBOX ENCLOSURE

ASSESSMENT DIAGRAM FOR
 HUFF COURT
 (TRACT 5305)
 LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT #53
 COUNTY OF VENTURA
 STATE OF CALIFORNIA
 FEBRUARY 2005
 SHEET 1 OF 1

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 54

WHEREAS, on March 28, 2006, the City Council adopted Resolution No. 13,024, forming Landscape Maintenance District No. 54 (Meadowcrest) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2006-2007 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5459 within the District, which is located at Oxnard Boulevard and Robert Avenue, in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated January 2006, on file with the City Clerk.

3. An assessment in the amount of \$396.11 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 54.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

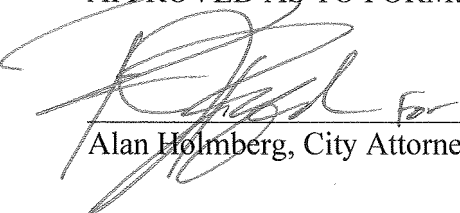
ABSTAIN:

Tim Flynn, Mayor

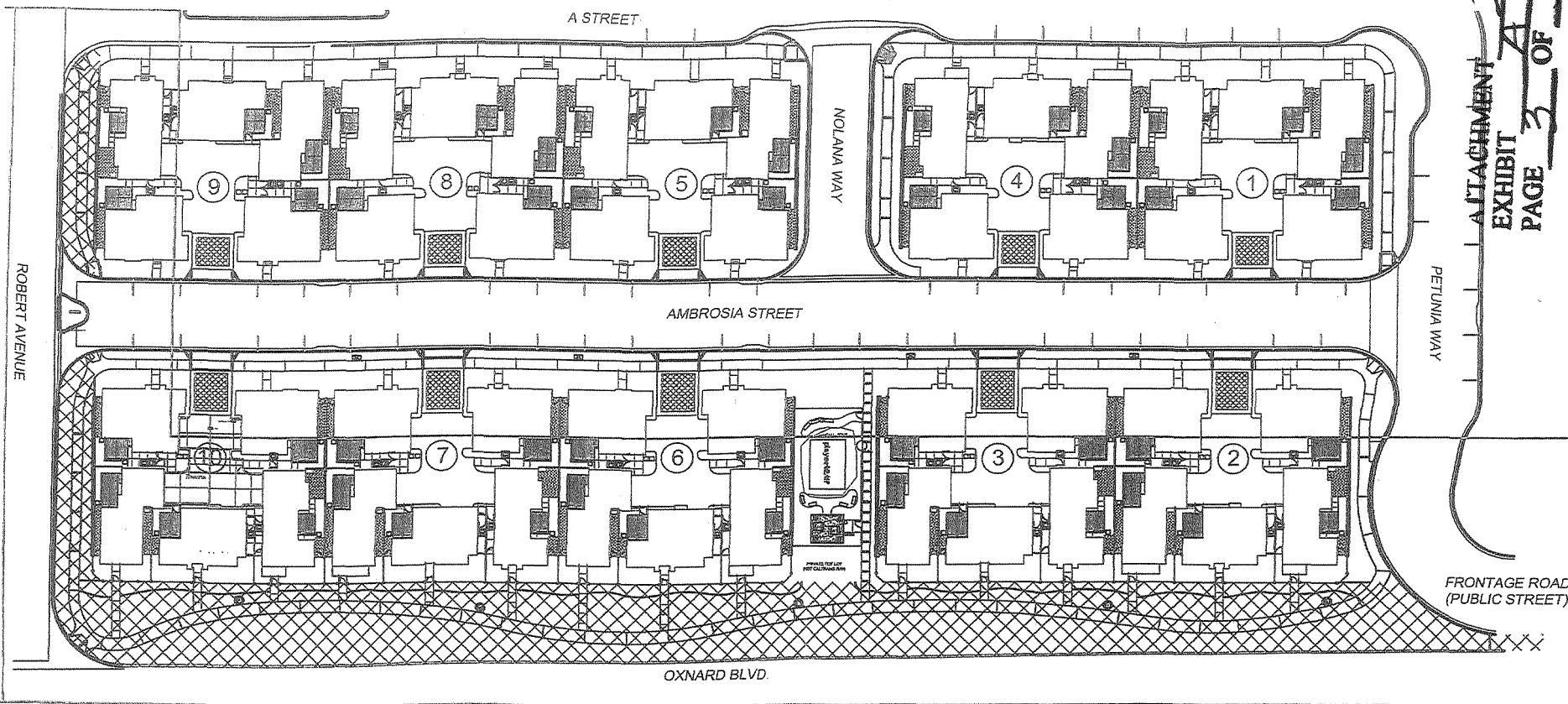
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



LEGEND:

-  CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT IMPROVEMENTS
-  CITY MAINTAINED STREET LIGHT

**ASSESSMENT DIAGRAM FOR
 MEADOWCREST VILLAS
 (TRACT 5459)
 LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT #54
 COUNTY OF VENTURA
 STATE OF CALIFORNIA
 NOVEMBER 2005
 SHEET 1 OF 1**

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 55

WHEREAS, on March 28, 2006, the City Council adopted Resolution No. 13,025, forming Landscape Maintenance District No. 55 (Wingfield West) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2006-2007 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5640 within the District, which is located at Dunkirk Drive between Northport Lane and Rivera Court, in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated January 2006, on file with the City Clerk.

3. An assessment in the amount of \$646.04 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 55.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

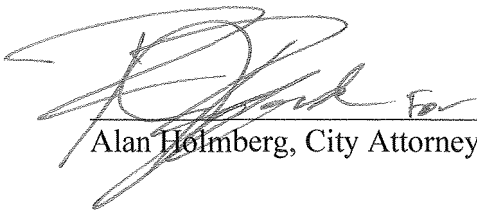
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

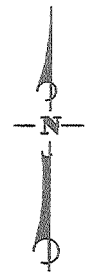
APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT 29
 EXHIBIT A
 PAGE 3 OF 3

FIFTH STREET

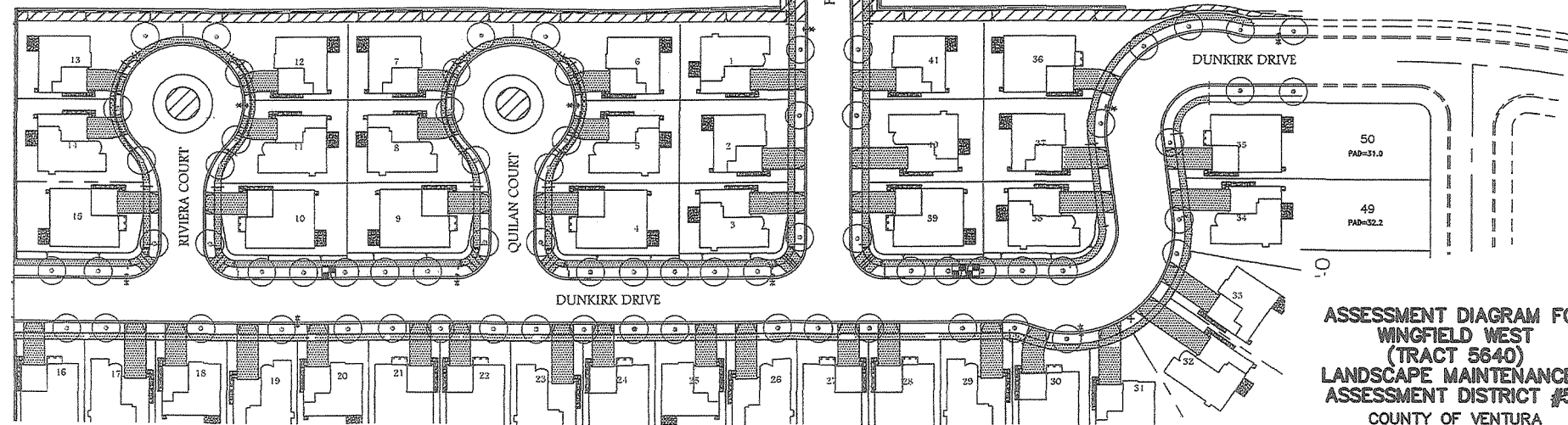


FUTURE COMMERCIAL SITE

LEGEND:

- CITY MAINTAINED LANDSCAPE ASSESSMENT DISTRICT IMPROVEMENTS
- CITY MAINTAINED STREET TREE
- CITY MAINTAINED MAILBOX CLUSTER
- CITY MAINTAINED STREET LIGHT

PORTORNO PLACE



**ASSESSMENT DIAGRAM FOR
 WINGFIELD WEST
 (TRACT 5640)
 LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT #55**

COUNTY OF VENTURA
 STATE OF CALIFORNIA
 NOVEMBER 2005
 SHEET 1 OF 1

Penfield & Smith
 ENGINEERS • SURVEYORS • PLANNERS
 W.O. 13088.24 1308824MD1.DWG

SCALE: 1"=80'

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 56

WHEREAS, on May 9, 2006, the City Council adopted Resolution No. 13,039, forming Landscape Maintenance District No. 56 (The Cottages) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2006-2007 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5450 within the District, which is located at Patterson south of Wooley Road, in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated February 2006, on file with the City Clerk.

Resolution No.

Page 2

3. An assessment in the amount of \$85.51 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 56.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

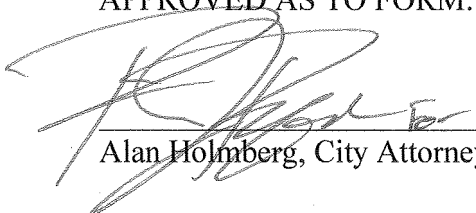
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

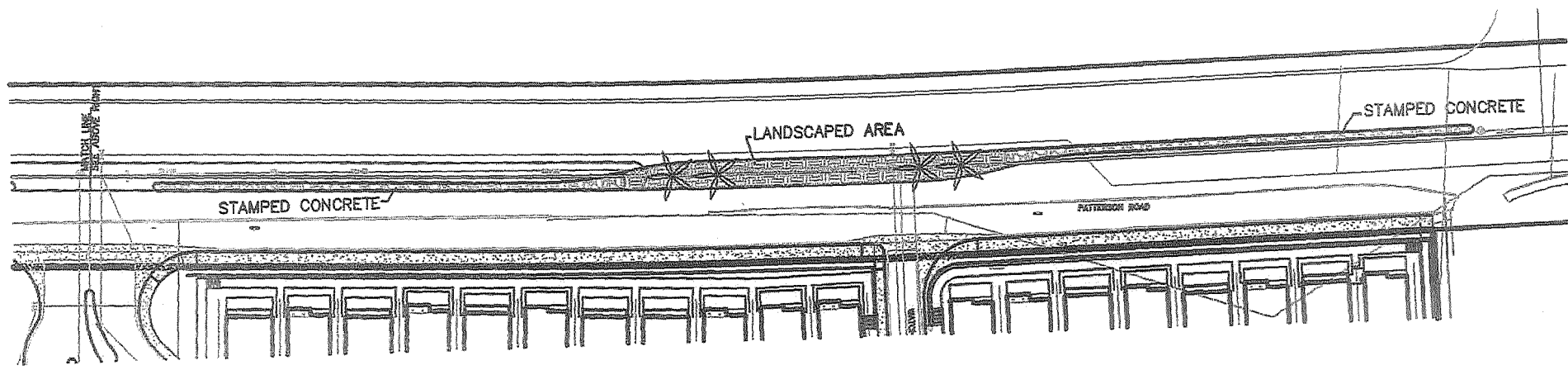
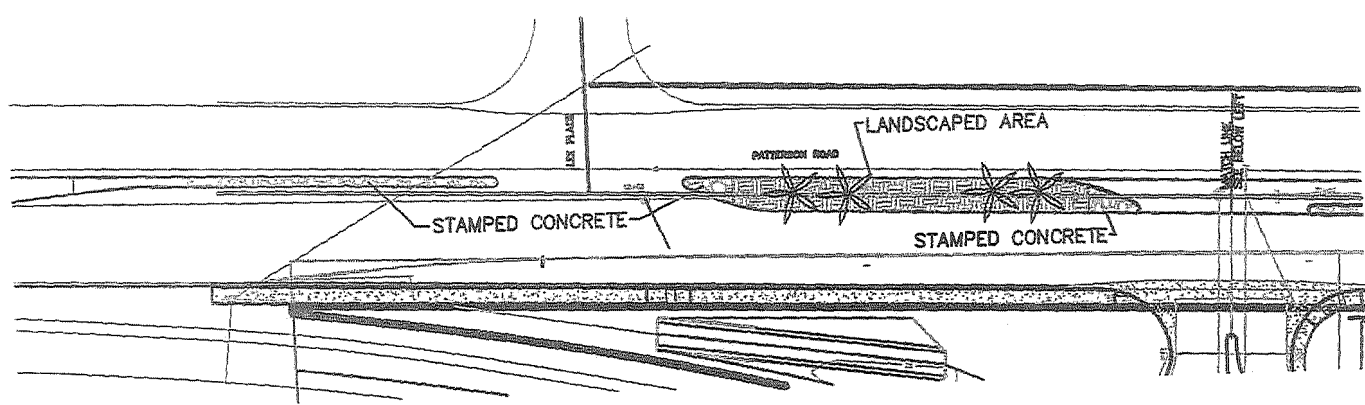
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT 30
 EXHIBIT A
 PAGE 3 OF 3



LEGEND:

- MAINTENANCE DISTRICT AREA
(1,807 SQ. FT STAMPED CONCRETE)
- MAINTENANCE DISTRICT AREA
(4,400 SQ. FT LANDSCAPE AREA)
- CITY MAINTAINED STREET TREE
(6 PALM TREES)

**ASSESSMENT DIAGRAM FOR
 THE COTTAGES AT PATTERSON
 (TRACT 5450)
 LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT #56
 COUNTY OF VENTURA
 STATE OF CALIFORNIA
 FEBRUARY 2006
 SHEET 1 OF 1**

Penfield & Smith
 ENGINEERS • SURVEYORS • PLANNERS
 W.O. 13086.25 1308625EX2.DWG

SCALE: 1"=80'

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 57

WHEREAS, on July 11, 2006, the City Council adopted Resolution No. 13,138, forming Landscape Maintenance District No. 57 (Golden State Self Storage) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2006-2007 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of APN 144-0-150-085 and APN 144-0-150-075 within the District, which is located at 2100 Auto Center Drive, in the City.

2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated July 2006, on file with the City Clerk.

Resolution No.

Page 2

3. An assessment in the amount of \$7,266.02 is imposed on APN 144-0-150-085; an assessment in the amount of \$4,038.81 is imposed on APN 144-0-150-075 within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 57.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

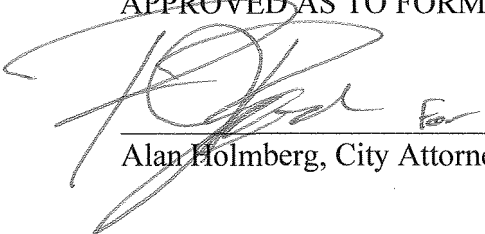
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT 31
EXHIBIT A
PAGE 3 OF 3

VENTURA BLVD

APN 144-0-150-075

APN 144-0-150-085

AUTO CENTER DRIVE

LEGEND:

-  CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT IMPROVEMENTS
-  CITY MAINTAINED STREET TREE
-  DISTRICT BOUNDARY
-  PARCEL BOUNDARIES

ASSESSMENT DIAGRAM FOR
GOLDEN STATE SELF STORAGE
(APN 144-0-150-085)
AND GIBBS INTERNATIONAL
(APN 144-0-150-075)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #57
COUNTY OF VENTURA
STATE OF CALIFORNIA
JULY 2006
SHEET 1 OF 1

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
W.O. 13086.26 1308626MD1.DWG

SCALE: 1"=150'

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 58

WHEREAS, on June 6 2006, the City Council adopted Resolution No. 13,069, forming Landscape Maintenance District No. 58 (Westwind) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2007-2008 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5441 within the District, which is located at Cypress road near Howell Road, in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated April 2006, on file with the City Clerk.

Resolution No.
Page 2

3. An assessment in the amount of \$466.01 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 58.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

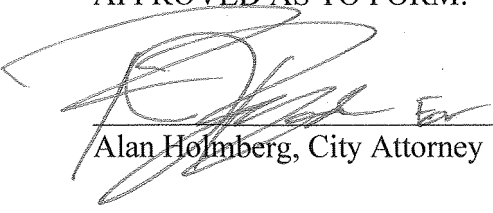
ABSTAIN:

Tim Flynn, Mayor

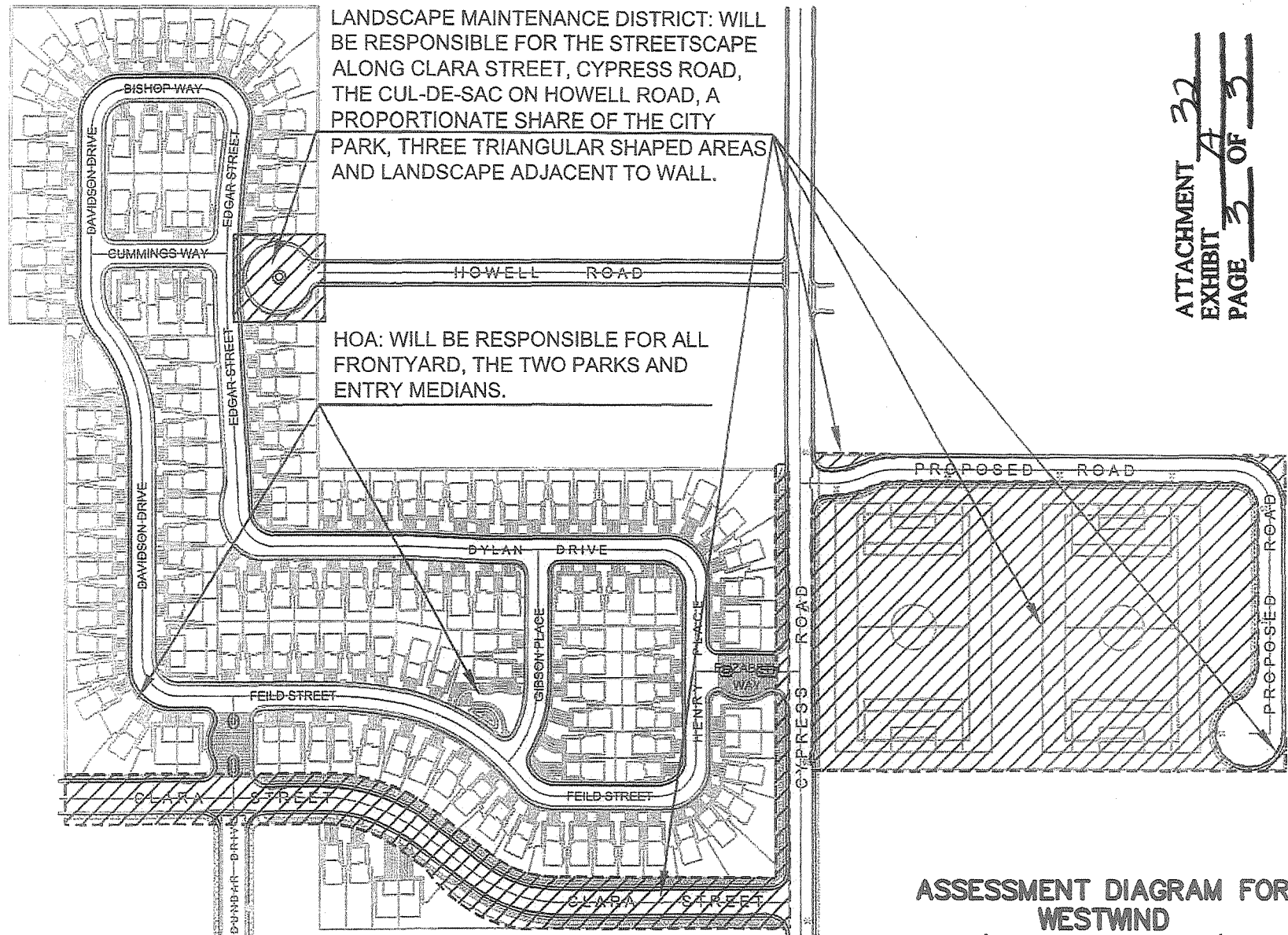
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



LEGEND:

NTS



CITY MAINTAINED LANDSCAPE
MAINTENANCE DISTRICT

**ASSESSMENT DIAGRAM FOR
WESTWIND
(TRACT NO. 5441)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #58**

COUNTY OF VENTURA
STATE OF CALIFORNIA

FEBRUARY 2006

SHEET 1 OF 1

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 59

WHEREAS, on June 26, 2007, the City Council adopted Resolution No. 13,327, forming Landscape Maintenance District No. 59 (Orbela) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2007-2008 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5542 within the District, which is located south of Fifth Street between Northport Lane and Victoria Avenue, in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated May 2007, on file with the City Clerk.

Resolution No.

Page 2

3. An assessment in the amount of \$176.73 is imposed on each lot and parcel of land within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 59.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

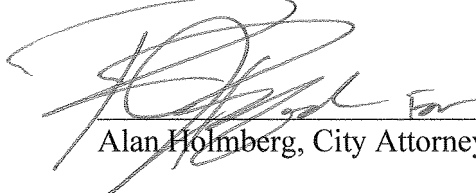
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

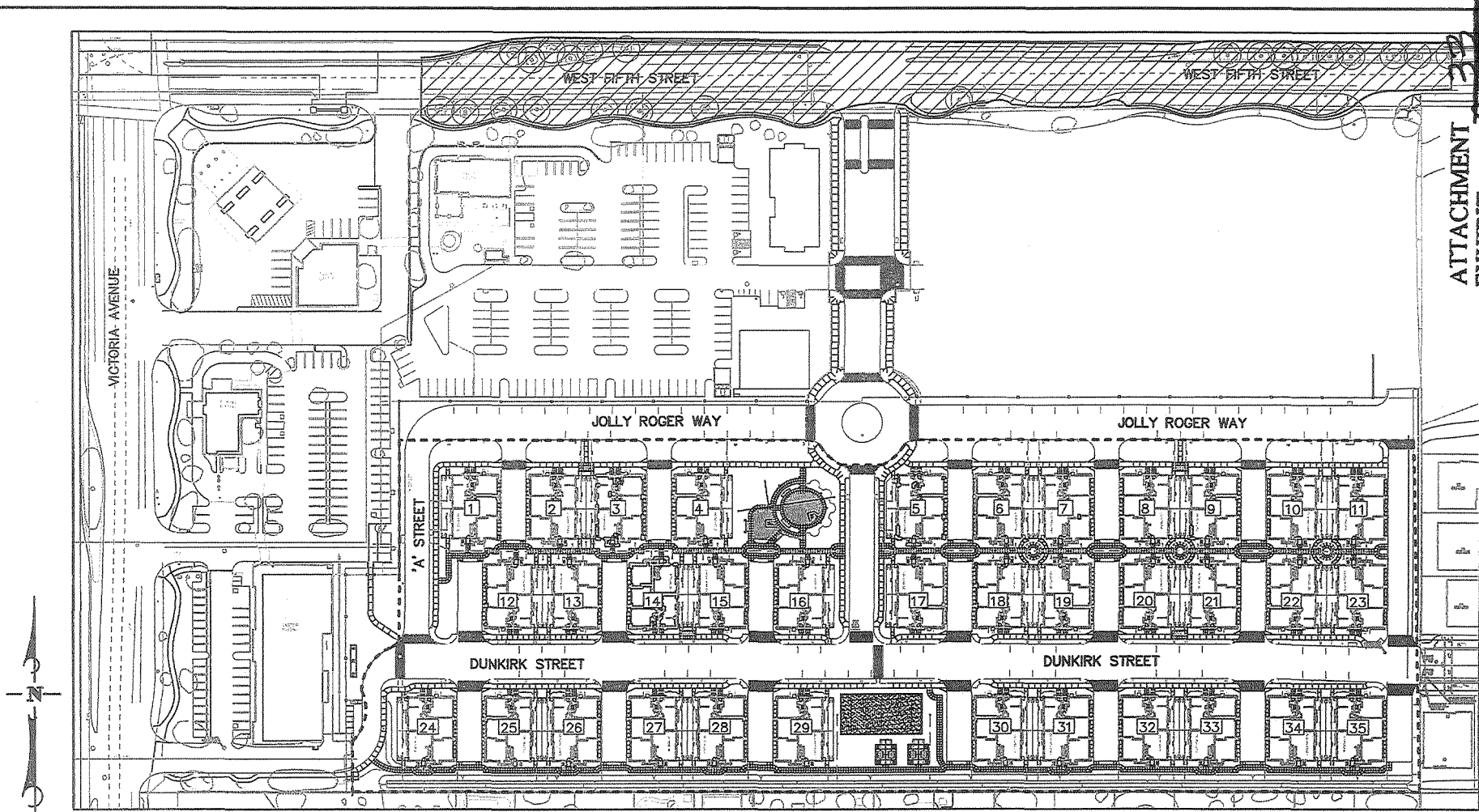
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT
EXHIBIT A
PAGE 3 OF 3



- LEGEND:**
- CITY MAINTAINED LANDSCAPE
ASSESSMENT DISTRICT IMPROVEMENTS
 - CITY MAINTAINED STREET TREE
 - BUILDING NUMBER WITH 3 UNITS EACH
 - DISTRICT BOUNDARY

**ASSESSMENT DIAGRAM FOR
ORBELA (TRACT-5542)
LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT #59**
COUNTY OF VENTURA
STATE OF CALIFORNIA
APRIL 2007
SHEET 1 OF 1

Penfield & Smith
Engineers · Surveyors · Planners
· Construction Management ·

W.O. 13086.28 1308628EX1.DWG

SCALE: 1"=100'

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
LEVYING ASSESSMENTS FOR FISCAL YEAR 2013-2014
WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 60

WHEREAS, on March 3, 2009, the City Council adopted Resolution No. 13,604, forming Landscape Maintenance District No. 60 (The Artisan) ("the District"); and

WHEREAS, the District was formed in compliance with the Landscape and Lighting Act of 1972 (Streets and Highways Code section 22500 et seq.) ("the Act"), and assessments were levied in the District in compliance with the procedural requirements of the Act and also in compliance with the notice, protest and hearing requirements of Government Code section 53753; and

WHEREAS, the property owners in the District approved the levy of assessments in the District for fiscal year 2012-2013 and also approved a formula by which such assessments would be increased in each subsequent fiscal year; and

WHEREAS, assessments in the District have been proposed for fiscal year 2013-2014, calculated in accordance with the formula so approved; and

WHEREAS, Government Code section 53753.5(a) provides that after imposing assessments in compliance with the requirements of Government Code section 53753, such requirements shall not apply in subsequent fiscal years, as long as the proposed assessments do not exceed the assessment formula previously approved; and

WHEREAS, Government Code section 53753(a) provides that the requirements thereof supersede any other statutory provisions applicable to the levy of assessments, and that compliance with the requirements of Government Code section 53753 dispenses with compliance with any other statutory requirements applicable to the levy of assessments, thereby dispensing with compliance with the requirements of the Act with regard to levying the proposed assessments.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The landscaping to be maintained in the District is all public landscaping installed by the developers of Tract No. 5542 within the District, which is located south of Fifth Street between Northport Lane and Victoria Avenue, in the City.
2. A full and detailed description of the landscaping improvements and the boundaries of the District and any zones therein is contained in the report of the Engineer, dated September 2012, on file with the City Clerk.

Resolution No.

Page 2

3. An assessment in the amount of \$4,580.41 is imposed on APN 213-0-031-250; an assessment in the amount of \$5,582.59 is imposed on APN 213-0-031-260; an assessment in the amount of \$43,979.02 is imposed on APN 213-0-031-450 within the District, as shown on the diagram attached hereto, marked Exhibit A and incorporated herein by reference, and such assessments and the diagram are confirmed.

4. The adoption of this resolution shall constitute the levy of assessments for the 2013-2014 fiscal year within Landscape Maintenance District No. 60.

5. The City Clerk shall immediately file the diagram and assessments, or a certified copy thereof, with the Ventura County Auditor.

PASSED AND ADOPTED this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

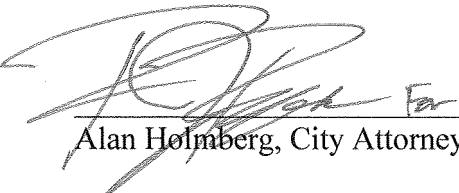
ABSTAIN:

Tim Flynn, Mayor

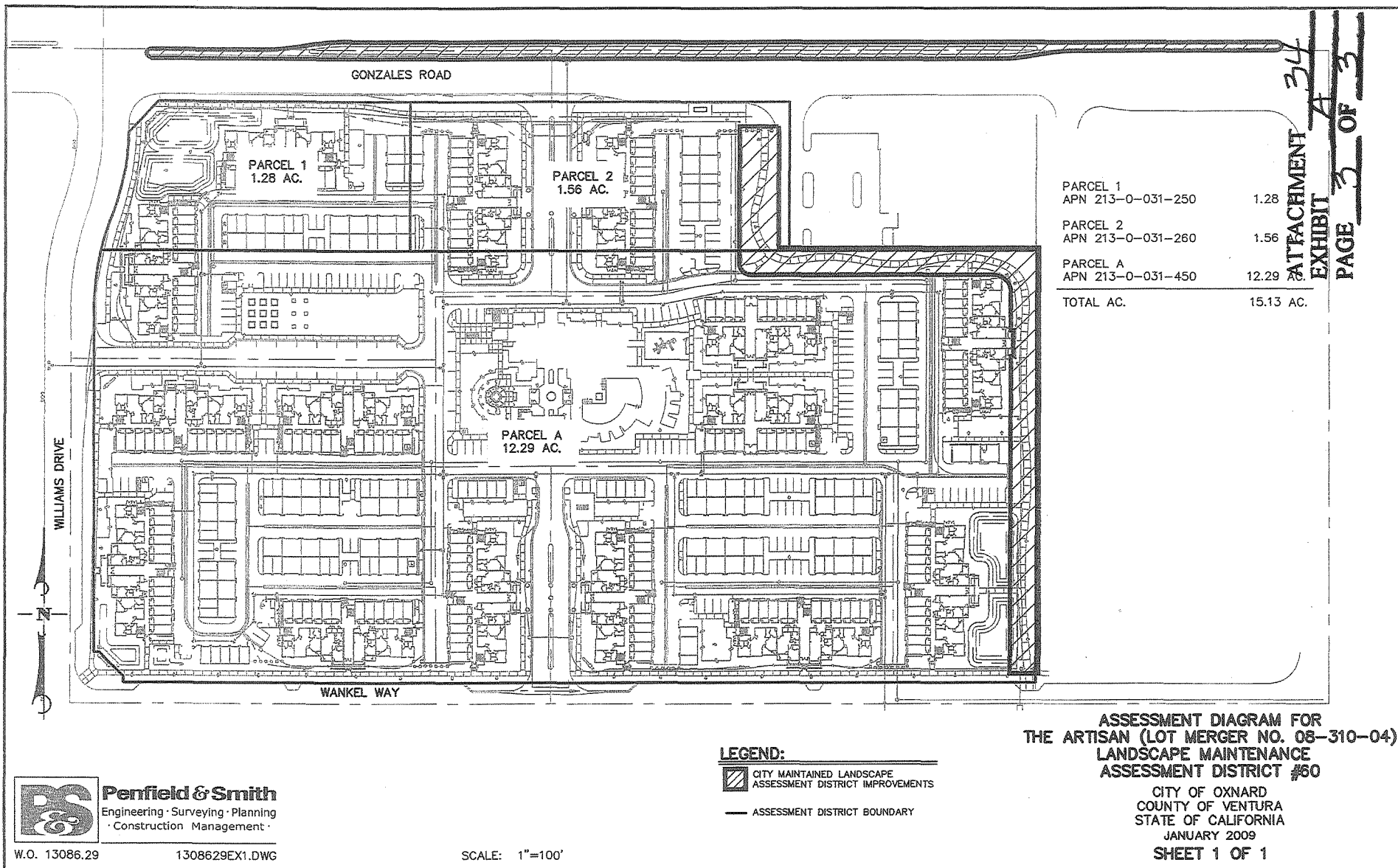
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



34
ATTACHMENT A
EXHIBIT
PAGE 3 OF 3



Meeting Date: 06 / 18 / 2013

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other

Prepared By: Grace Magistrale HoffmanAgenda Item No. 5-4Reviewed By: City Manager [Signature] City Attorney [Signature] Finance [Signature] Other (Specify) _____

DATE: June 11, 2013

TO: City Council

FROM: Grace Magistrale Hoffman, Deputy City Manager [Signature]
City Manager's Office

SUBJECT: Oxnard Convention and Visitors Bureau

RECOMMENDATION

That City Council approve the contribution of funds in the amount of \$100,000 to the Oxnard Convention and Visitors Bureau for costs associated with the move and installation of the California Welcome Center.

BACKGROUND

The California Welcome Center Oxnard provides a centrally located, convenient venue for guests to receive information on Oxnard, Ventura County, Central Coast Region, and California State tourism; accommodation and services; sale of quality region-specific and California-branded merchandise; and attraction tickets. Staff helps visitors with tips on attractions, parks, beaches, lodgings, dining, pet-friendly destinations, and more.

California Welcome Centers are a state-designated tourism and visitors facility approved by the California Travel and Tourism Commission. California Welcome Center Oxnard is 1 of 20 California Welcome Centers located in distinct California regions, and is listed on visitcalifornia.com and in various publications including the California Visitor Guide, California Road Trips, Central Coast Visitor Guide, and various international California Visitor Guides.

DISCUSSION

California Welcome Center Oxnard is currently located at 1000 Town Center Drive in the Nordman Cormany Hair and Compton building. The current location was always intended to be a temporary location, to be used until "The Collection" at RiverPark was built. After several years, The Collection is now being developed and provides a wonderful opportunity for California Welcome Center Oxnard to relocate. A highly desirable location has been secured between the Century Theaters and Gandolfo's New York Deli.

The total cost for the tenant improvements associated with the new California Welcome Center Oxnard is estimated to be approximately \$234,000. These costs include architectural, construction, fixtures, security deposit, and moving expenses. Of this amount, Shea Properties will provide \$121,800 for the tenant

improvement allowance. It is recommended that the remaining amount of \$112,200 be paid by a City Contribution of \$100,000 and \$12,200 from the existing Oxnard Convention and Visitors Bureau's budget. The following table summarizes the California Welcome Center Oxnard relocation budget:

Oxnard Convention and Visitors Bureau California Welcome Center Relocation Budget	
Tenant Improvements:	
Architectural:	\$ 24,500
Construction:	\$ 154,500
Fixtures:	\$ 20,000
Security Deposit:	\$ 9,500
Moving Expenses:	\$ 10,000
Contingency:	\$ 15,500
Total:	\$ 234,000
Tenant Improvement Allowance:	
Shea Properties:	\$ 121,800
City Contribution:	\$ 100,000
Convention & Visitors Bureau	\$ 12,200
Total:	\$234,000
	\$ 0

FINANCIAL IMPACT

Recommended funding of \$100,000 is available in unspent funds in the Fiscal Year 2012 – 2013 non-departmental budget.



Meeting Date: 06 / 18 / 13

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Eden Alomeri *el* Agenda Item No. 5-5Reviewed By: City Manager *XPB* City Attorney *SMF* Finance *JC* Other (Specify) _____**DATE:** May 29, 2013**TO:** City Council**FROM:** Eden Alomeri, Assistant City Treasurer/Revenue Accounting Manager *elomeri*
City Treasurer's Department**SUBJECT:** First Amendment to Agreement for Utility Bill Printing, Inserting and Mailing Services**RECOMMENDATION**

That City Council approve and authorize the Mayor to execute an amendment to the agreement with InfoSend, Inc. for utility bill printing, inserting and mailing services (Contract No. 5805-12-CT) to increase the amount by \$502,000, resulting in a total contract amount of \$753,000, extend the expiration date to June 30, 2015, and provide for adjustment of service fees.

DISCUSSION

InfoSend, Inc is a California-based vendor that handles the printing, inserting and mailing of the City's utility bills. Bills are mailed daily, Monday-Thursday to approximately 40,000 customers each month. The current agreement was entered into by "piggy-backing" on City of Orange's RFP. The agreement expires on June 30, 2013. InfoSend, Inc. agreed to extend the agreement for two years.

FINANCIAL IMPACT

The estimated annual cost of \$54,000 for printing/inserting and \$197,000 for postage are included in Fiscal Year 2013-2014 and 2014-2015 Recommended Operating Budget for City Treasurer-Customer Billing Fund (725-1211).

EA

Attachment #1 - First Amendment to Agreement for Utility Bill Printing, Inserting and Mailing Services

#2 - Contract No.5805-12-CT Agreement for Utility Bill Printing, Inserting and Mailing Services

**FIRST AMENDMENT TO AGREEMENT FOR UTILITY BILL PRINTING,
INSERTING, AND MAILING SERVICES**

This First Amendment ("First Amendment") to the Agreement for Utility Bill, Printing, Inserting and Mailing Services ("Agreement") is made and entered into in the County of Ventura, State of California, this 11th day of June, 2013, by and between the City of Oxnard, a municipal corporation ("City") and InfoSend, Inc. ("InfoSend"). This First Amendment amends the Agreement entered into on June 26, 2012, by City and InfoSend.

City and InfoSend agree as follows:

1. In Section 3, the date "June 30, 2013" is deleted and replaced by the date "June 30, 2015".
2. In Section 4, the amount set forth is increased from \$251,000 to \$753,000.
3. In Exhibit 1, Cost Section, Pricing: Data Processing, Print & Mail Service Monthly Fees, add:
Price Escalation to InfoSend Service Fees
InfoSend Service Fees can be adjusted once every twelve (12) months to account for increases in the cost of materials, labor, and other overhead costs following the Initial Term of the agreement. InfoSend reserves the right to increase InfoSend Monthly Service Fees on a yearly basis (starting with the first anniversary of the Agreement date) not to exceed the Consumer Price Index (CPI) for the State of California. This information can currently be found at www.dof.ca.gov/HTML/FS_DATA/LatestEconData/FS_Price.htm. The Client will be notified, in writing, at least 30 days prior to such price increase. An amendment to this Agreement will not be required if the Monthly Service Fees are changed, unless the terms or conditions of the Agreement have changed. Postage fees can change at any time per USPS regulations and do not require an Agreement amendment. The current 5-digit pre-sort rate for 2 ounces and less postage is \$0.370."
4. In Exhibit 1, Cost Section, Pricing: Data Processing, Print & Mail Service Monthly Fees, delete "The current 5-digit pre-sort rate for 1 ounce and less postage is \$0.350."
5. As so amended, the Agreement remains in full force and effect.

CITY OF OXNARD

INFOSEND, INC.

Tim Flynn, Mayor

Russ Rezai, Chief Operating Officer

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

Alan Holmberg, City Attorney

APPROVED AS TO INSURANCE:

James Cameron, Risk Manager

APPROVED AS TO CONTENT:

Danielle Navas, City Treasurer

APPROVED AS TO AMOUNT:

Karen R. Burnham, Interim City Manager

AGREEMENT FOR UTILITY BILL PRINTING, INSERTING AND MAILING SERVICES

This Agreement for Utility Bill Printing, Inserting and Mailing Services ("this Agreement") is entered into in Ventura County, California, this 26th day of June, 2012, by and between the City of Oxnard ("City") and Infosend, Inc. ("Vendor"), subject to the following terms and conditions:

1. Vendor shall provide to City the following services: utility bill printing, inserting and mailing services.
2. Vendor shall provide such services according to the following schedule: Monday through Friday, except holidays observed by City. Vendor shall be excused for delays resulting from causes beyond the control of Vendor.
3. This Agreement shall begin on July 1, 2012, and shall end on June 30, 2013. City may terminate this Agreement at any time, with or without cause, by giving written notice to Vendor, specifying the effective date of termination. Unless City asserts that Vendor has breached the Agreement, City agrees to pay Vendor in full for all services satisfactorily performed as of the effective date of termination, including any expenditures incurred on City's behalf, whether for the employment of third parties or otherwise. If City pays for any materials, City shall be entitled to the title and possession of such materials.
4. City shall pay Vendor in an amount not to exceed \$251,000 for the services, as follows:
See Exhibit 1.
5. a. Vendor shall compensate any employee of Vendor who provides services under this Agreement in accordance with the Living Wage Policy, attached hereto and incorporated herein by reference as Exhibit 2. While this Agreement is in effect, Vendor shall pay such employee no less than \$14.15 per hour for each hour that such employee provides services under this Agreement. This hourly rate shall be adjusted on July 1, 2012, and each July 1 thereafter, according to the percentage change in the Consumer Price Index, all items, prepared by the Bureau of Labor Statistics for the Los Angeles, Riverside, Orange County area relating to all urban consumers (CPI-U), index base 1967 + 100, comparing May of the previous year to May of the current year. In addition, while this Agreement is in effect, Vendor shall provide to such employee no less than 96 hours of paid leave per calendar year.

b. Vendor agrees to post, at a location readily accessible to those employees providing services to the City, a copy of the Living Wage Policy adopted by the Oxnard City Council on July 9, 2002 and effective October 1, 2002.

c. If Vendor fails to compensate such employee pursuant to the Living Wage Policy, the City Manager or designee shall terminate this Agreement on written notice to Vendor, effective immediately.

d. In addition, if Vendor fails to comply with the Living Wage Policy in any manner, Vendor shall pay to City a fine of \$500 and shall pay to any employee providing services under

this Agreement a penalty of three times the amount or value of the compensation owed to such employee under the Living Wage Policy. Vendor shall pay such fine and penalty within 15 days after the City Manager or designee provides written notice to Vendor of the amount owed.

6. a. Vendor agrees to indemnify, hold harmless and defend City, its City Council, and each member thereof, and every officer, employee, representative or agency of City, from any and all liability, claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from any acts or omissions related to this Agreement performed by Vendor or Vendor's agents, employees, subconsultants, subcontractors, or other persons acting on Vendor's behalf. This agreement to indemnify, hold harmless and defend shall apply whether such acts or omissions are the product of active negligence, passive negligence, or acts for which Vendor or Vendor's agents, employees, subconsultants, subcontractors, or other persons acting on Vendor's behalf would be held strictly liable.

b. Vendor shall continuously maintain adequate protection of all Vendor's work from damage and shall protect the City's property from any and all injury or loss arising in connection with this Agreement. Vendor shall take all necessary precaution for the safety of employees on the job and shall comply with all applicable provisions of federal, state and municipal safety laws and building codes to prevent accidents or injury to persons on, about or adjacent to any premises where the work is being performed.

7. a. Vendor shall obtain and maintain during the performance of any services under this Agreement the insurance coverages specified in Exhibit INS-D, attached hereto and incorporated herein by reference, issued by a company satisfactory to the Risk Manager, unless the Risk Manager waives, in writing, the requirement that Vendor obtain and maintain such insurance coverages.

b. Vendor shall, prior to performance of any services, file with the Risk Manager evidence of insurance coverage as specified in Exhibit INS-D.

c. Maintenance of insurance coverages by Vendor is a material element of this Agreement. Vendor's failure to maintain or renew insurance coverages or to provide evidence of renewal may be considered a material breach of this agreement.

8. In performing services under this Agreement, Vendor is an independent contractor. Vendor and Vendor's agents, employees, subcontractors and other persons acting on Vendor's behalf are not officers or employees of City.

9. Vendor shall not, without the written consent of City's Purchasing Officer, assign this Agreement, or any interest therein, or any money due thereunder.

10. In providing services under this Agreement, Vendor shall comply with all applicable laws, ordinances and regulations. Before providing services under this Agreement, Vendor shall obtain all required licenses and permits, including a City business tax certificate.

11. This Agreement may be amended only by a written document signed by both City and Vendor.

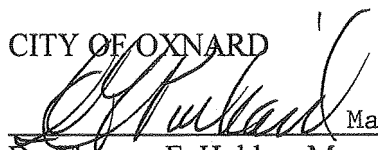
12. Any notices to Vendor may be delivered personally or by mail addressed to: Infosend, Inc. 4240 E. La Palma Avenue, Anaheim CA 92807. Any notices to City may be delivered personally or by mail addressed to: City of Oxnard, Utility Billing, 214 South C Street, Oxnard CA 93030.

13. This Agreement constitutes the entire agreement of City and Vendor regarding the subject matter described herein and supersedes all prior communications, agreements and promises, either oral or written.

14. Maintenance and Inspection of Records

Vendor agrees that City or its auditors shall have access to and the right to audit and reproduce any of Vendor's relevant records to ensure that City is receiving all services to which City is entitled under this Agreement or for any other purpose relating to the Agreement. Vendor shall maintain and preserve all such records for a period of at least three years after the expiration of this Agreement, or until an audit has been completed and accepted by City. Vendor agrees to provide all such records to City or to promptly reimburse City for all reasonable costs incurred in conducting the audit at a location other than in City, including but not limited to expenses for personnel, salaries, private auditor, travel, lodging, meals and overhead.

CITY OF OXNARD


Mayor Pro Tem, for
Dr. Thomas E. Holden, Mayor

INFOSEND, INC.

see next page
Russ Rezai, Chief Operating Officer

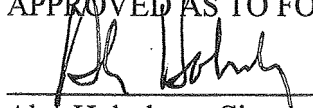
ATTEST:


Daniel Martinez, City Clerk

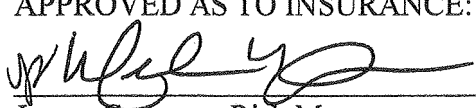
APPROVED AS TO FORM:

(N/A)
Legal Department

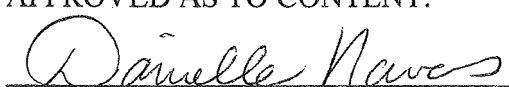
APPROVED AS TO FORM:


Alan Holmberg, City Attorney

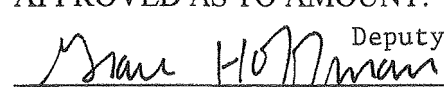
APPROVED AS TO INSURANCE:


James Cameron, Risk Manager

APPROVED AS TO CONTENT:


Danielle Navas, City Treasurer

APPROVED AS TO AMOUNT:


Deputy City Manager, for
Karen Burnham, Interim City Manager

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CITY OF OXNARD

INFOSEND, INC.

Dr. Thomas E. Holden, Mayor

Russ Rezai, Chief Operating Officer

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO INSURANCE:

Alan Holmberg, City Attorney

James Cameron, Risk Manager

APPROVED AS TO CONTENT:

APPROVED AS TO AMOUNT:

Danielle Navas, City Treasurer

Karen Burnham, Interim City Manager

LIVING WAGE POLICY

The Living Wage Policy of the City of Oxnard is hereby adopted by the City Council on July 9, 2002 to be effective October 1, 2002.

1. Pursuant to this Living Wage Policy, a service contractor shall pay those employees who provide services to the City under contract:
 - (a) Effective October 1, 2002, at least \$9.00 an hour for the time during which the employee is providing services to the City;
 - (b) Effective July 1, 2003, at least \$9.25 an hour for the time during which the employee is providing services to the City and 32 hours of paid leave per every calendar year in which an employee provides services to the City;
 - (c) Effective July 1, 2004, at least \$10.59 an hour for the time during which the employee is providing services to the City and 64 hours of paid leave per every calendar year in which an employee provides services to the City; and
 - (d) Effective July 1, 2005, at least \$12.22 an hour for the time during which the employee is providing services to the City and 96 hours of paid leave per every calendar year in which an employee provides services to the City.
2. The hourly rates established in Section 1 shall be adjusted July 1, 2006 and, each July 1 thereafter, according to the percentage change since July 1, 2005 in the Consumer Price Index prepared by the Bureau of Labor Statistics for the Los Angeles, Anaheim, Riverside area relating to all urban consumers.
3. A service contractor executing a service contract with the City for which the City will pay the contractor \$25,000 or more during the contract term shall be subject to the Living Wage Policy.
4. A service contractor executing more than one service contract with the City, and the combined monetary total of the payments by the City pursuant to such contracts is \$25,000 or more for the combined contract terms shall be subject to the Living Wage Policy.
5. This Living Wage Policy shall not govern the following types of contracts for: (a) the purchase, rental or lease of goods, products, equipment, supplies or other personal property; (b) public works projects as defined in State or local law; and (c) professional services.
6. This Living Wage Policy shall not govern the following service contractors: (a) nonprofit entities organized under IRS Code section 501(c)(3); (b) public entities such as cities, counties, special districts, states and the federal government; and (c) businesses employing fewer than five persons.

7. The City Attorney is directed to include in all standard trade services contracts and all contracts involving unique trade services, the language set forth in Exhibit A attached hereto and incorporated herein by this reference.
8. If a service contractor fails to comply with this Living Wage Policy, the City Manager is directed to terminate the subject service contract immediately and to impose appropriate fines and penalties as set forth in the service contract.
9. The City Manager and the City Attorney are responsible for the administration and enforcement, respectively, of the Living Wage Policy. If an employee of a service contractor governed by the Living Wage Policy concludes that he/she has been retaliated against for the exercise of rights under the Living Wage Policy, the employee should contact the City Manager at 385-7430.
10. The City Manager shall reasonably cooperate with representatives of the Ventura County Living Wage Coalition to ensure the effective administration and enforcement of the Living Wage Policy.
11. This Living Wage Policy may be changed only by City Council and only after a duly noticed public hearing.
12. The City Manager is directed to ensure that the City Council will review the Living Wage Policy as part of the FY 2003-2004/05 budget process.

EXHIBIT A

Pursuant to the Living Wage Policy adopted July 9, 2002 by the City Council and effective October 1, 2002, the City Manager and City Attorney are directed to include the following language in all standard trade services contracts and all unique trade services contracts governed by the Living Wage Policy.

- A. (Contractor or Vendor) shall compensate any employee of (Contractor or Vendor) who provides services under this Agreement in accordance with the Living Wage Policy, attached hereto and incorporated herein by reference as Exhibit _____. While this Agreement is in effect, (Contractor or Vendor) shall pay such employee no less than \$_____ per hour for each hour that such employee provides services under this Agreement. In addition, while this Agreement is in effect, (Contractor or Vendor) shall provide to such employee no less than _____ hours of paid leave per calendar year.
- B. (Contractor or Vendor) agrees to post, at a location readily accessible to those employees providing services to the City, a copy of the Living Wage Policy adopted by City Council on July 9, 2002 and effective October 1, 2002.
- C. If (Contractor or Vendor) fails to compensate such employee pursuant to the Living Wage Policy, the City Manager or designee shall terminate this Agreement on written notice to (Contractor or Vendor), effective immediately.
- D. In addition, if (Contractor or Vendor) fails to comply with the Living Wage Policy in any manner, (Contractor or Vendor) shall pay to City a fine of \$500 and shall pay to any employee providing services under this Agreement a penalty of three times the amount or value of the compensation owed to such employee under the Living Wage Policy. (Contractor or Vendor) shall pay such fine and penalty within 15 days after the City Manager or designee provides written notice to (Contractor or Vendor) of the amount owed.

**CITY OF OXNARD LIVING WAGE REQUIREMENTS
EFFECTIVE JULY 1, 2011**

5. a. Vendor shall compensate any employee of Vendor who provides services under this Agreement in accordance with the Living Wage Policy, attached hereto and incorporated herein by reference as Exhibit 1. While this Agreement is in effect, Vendor shall pay such employee no less than **\$14.15 per hour** for each hour that such employee provides services under this Agreement. **This hourly rate shall be adjusted on July 1, 2012, and each July 1 thereafter, according to the percentage change in the Consumer Price Index**, all items, prepared by the Bureau of Labor Statistics for the Los Angeles, Riverside, Orange County area relating to all urban consumers (CPI-U), index base 1967 + 100, comparing May of the previous year to May of the current year. In addition, while this Agreement is in effect, Vendor shall provide to such employee no less than 96 hours of paid leave per calendar year.

b. Vendor agrees to post, at a location readily accessible to those employees providing services to the City, a copy of the Living Wage Policy adopted by the Oxnard City Council on July 9, 2002 and effective October 1, 2002.

c. If Vendor fails to compensate such employee pursuant to the Living Wage Policy, the City Manager or designee shall terminate this Agreement on written notice to Vendor, effective immediately.

d. In addition, if Vendor fails to comply with the Living Wage Policy in any manner, Vendor shall pay to City a fine of \$500 and shall pay to any employee providing services under this Agreement a penalty of three times the amount or value of the compensation owed to such employee under the Living Wage Policy. Vendor shall pay such fine and penalty within 15 days after the City Manager or designee provides written notice to Vendor of the amount owed.

e. The foregoing requirements are restated on page 1 and 2 of the Agreement for Trade Services.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/4/2012

PRODUCER (562) 493-3521 FAX: (562) 430-5300

Alandale Insurance Agency

11022 Winners Circle, Ste. 100

Los Alamitos CA 90720

INSURED

INFO SEND, INC.

4240 E LA PALMA AVE

ANAHEIM

CA 92807

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: Sentinel Insurance Company

11000

INSURER B: Hartford Underwriters Ins Co

30104

INSURER C: Twin City Fire Ins Co

002235

INSURER D:

INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	72SBAZB7916	2/24/2012	2/24/2013	EACH OCCURRENCE \$ 1,000,000
	☒ COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
	☐ CLAIMS MADE ☒ OCCUR				MED EXP (Any one person) \$ 10,000
					PERSONAL & ADV INJURY \$ 1,000,000
					GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:				PRODUCTS - COMP/OP AGG \$ 2,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC				
B	AUTOMOBILE LIABILITY	72UECP3966	2/18/2012	2/18/2013	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☐ ANY AUTO				BODILY INJURY (Per person) \$
	☒ ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	☒ SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	☒ HIRED AUTOS				
	☒ NON-OWNED AUTOS				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	☐ ANY AUTO				OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
A	EXCESS / UMBRELLA LIABILITY	72SBAZB7916	2/24/2012	2/24/2013	EACH OCCURRENCE \$ 5,000,000
	☒ OCCUR ☐ CLAIMS MADE				AGGREGATE \$ 5,000,000
	☐ DEDUCTIBLE				\$
	☒ RETENTION \$ 10,000				\$
					\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	72WECL06992	2/1/2012	2/1/2013	☒ WC STATU-TORY LIMITS ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
					E.L. DISEASE - POLICY LIMIT \$ 1,000,000
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Certificate holder is named as additional insured as their interest may appear and coverage is primary/non contributory when required by contract per attached endorsements #SS00080405, HA991609 and waiver of subrogation applies to workers compensation per attached end#WC990301b. *10 days notice of cancellation for nonpayment of premium

CERTIFICATE HOLDER

City of Oxnard
Risk Manager
Reference No. 5808-12-CT
300 West Third St., Ste. 302
Oxnard, CA 93030

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL *30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Stacy Marshall/STACYM

ACORD 25 (2009/01)

INS025 (200901)

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ATTACHMENT 2
PAGE 9 OF 30

BUSINESS LIABILITY COVERAGE FORM

This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.

9. Additional Insured – Owners, Lessees Or Contractors – Scheduled Person Or Organization

a. WHO IS AN INSURED under Section C. is amended to include as an additional insured the person(s) or organization(s) shown in the Declarations as an Additional Insured – Owner, Lessees Or Contractors, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

(1) In the performance of your ongoing operations for the additional insured(s); or

(2) In connection with "your work" performed for that additional insured and included within the "products-completed operations hazard", but only if this Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

b. With respect to the insurance afforded to these additional insureds, this insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

(1) The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or

(2) Supervisory, inspection, architectural or engineering activities.

10. Additional Insured – Co-Owner Of Insured Premises

WHO IS AN INSURED under Section C. is amended to include as an additional insured the person(s) or Organization(s) shown in the Declarations as an Additional Insured – Co-Owner Of Insured Premises, but only with respect to their liability as co-owner of the premises shown in the Declarations.

The limits of insurance that apply to additional insureds are described in Section D. – Limits Of Insurance.

How this insurance applies when other insurance is available to an additional insured is described in the Other Insurance Condition in Section E. – Liability And Medical Expenses General Conditions.

G. LIABILITY AND MEDICAL EXPENSES DEFINITIONS

1. "Advertisement" means the widespread public dissemination of information or images that has the purpose of inducing the sale of goods, products or services through:

- a. (1) Radio;
- (2) Television;
- (3) Billboard;
- (4) Magazine;
- (5) Newspaper;

b. The Internet, but only that part of a web site that is about goods, products or services for the purposes of inducing the sale of goods, products or services; or

c. Any other publication that is given widespread public distribution.

However, "advertisement" does not include:

a. The design, printed material, information or images contained in, on or upon the packaging or labeling of any goods or products; or

b. An interactive conversation between or among persons through a computer network.

2. "Advertising idea" means any idea for an "advertisement".

3. "Asbestos hazard" means an exposure or threat of exposure to the actual or alleged properties of asbestos and includes the mere presence of asbestos in any form.

4. "Auto" means a land motor vehicle, trailer or semi-trailer designed for travel on public roads, including any attached machinery or equipment. But "auto" does not include "mobile equipment".

5. "Bodily injury" means physical:

- a. Injury;
- b. Sickness; or
- c. Disease

sustained by a person and, if arising out of the above, mental anguish or death at any time.

6. "Coverage territory" means:

ATTACHMENT 2
PAGE 10 OF 30

BUSINESS LIABILITY COVERAGE FORM

This Paragraph f. applies separately to you and any additional insured.

3. Financial Responsibility Laws

- a. When this policy is certified as proof of financial responsibility for the future under the provisions of any motor vehicle financial responsibility law, the insurance provided by the policy for "bodily injury" liability and "property damage" liability will comply with the provisions of the law to the extent of the coverage and limits of insurance required by that law.
- b. With respect to "mobile equipment" to which this insurance applies, we will provide any liability, uninsured motorists, underinsured motorists, no-fault or other coverage required by any motor vehicle law. We will provide the required limits for those coverages.

4. Legal Action Against Us

No person or organization has a right under this Coverage Form:

- a. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or
- b. To sue us on this Coverage Form unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for damages that are not payable under the terms of this insurance or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

5. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this policy to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom a claim is made or "suit" is brought.

6. Representations

a. When You Accept This Policy

By accepting this policy, you agree:

- (1) The statements in the Declarations are accurate and complete;
- (2) Those statements are based upon representations you made to us; and

- (3) We have issued this policy in reliance upon your representations.

b. Unintentional Failure To Disclose Hazards

If unintentionally you should fail to disclose all hazards relating to the conduct of your business at the inception date of this Coverage Part, we shall not deny any coverage under this Coverage Part because of such failure.

7. Other Insurance

If other valid and collectible insurance is available for a loss we cover under this Coverage Part, our obligations are limited as follows:

a. Primary Insurance

This insurance is primary except when b. below applies. If other insurance is also primary, we will share with all that other insurance by the method described in c. below.

b. Excess Insurance

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis:

(1) Your Work

That is Fire, Extended Coverage, Builder's Risk, Installation Risk or similar coverage for "your work";

(2) Premises Rented To You

That is fire, lightning or explosion insurance for premises rented to you or temporarily occupied by you with permission of the owner;

(3) Tenant Liability

That is insurance purchased by you to cover your liability as a tenant for "property damage" to premises rented to you or temporarily occupied by you with permission of the owner;

(4) Aircraft, Auto Or Watercraft

If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion g. of Section A. - Coverages.

(5) Property Damage To Borrowed Equipment Or Use Of Elevators

If the loss arises out of "property damage" to borrowed equipment or the use of elevators to the extent not subject to Exclusion k. of Section A. - Coverages.

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b. \$1,500 is the most we will pay for "loss" in any one "accident" to all electronic equipment that reproduces, receives or transmits audio, visual or data signals which, at the time of "loss", is:

- (1) Permanently installed in or upon the covered "auto" in a housing, opening or other location that is not normally used by the "auto" manufacturer for the installation of such equipment;
- (2) Removable from a permanently installed housing unit as described in Paragraph b.(1) above or is an integral part of that equipment; or
- (3) An integral part of such equipment.

c. For each covered "auto", should loss be limited to electronic equipment only, our obligation to pay for, repair, return or replace damaged or stolen electronic equipment will be reduced by the applicable deductible shown in the Declarations, or \$250, whichever deductible is less.

9. EXTRA EXPENSE - BROADENED COVERAGE

Under Paragraph A. - COVERAGE - of SECTION III - PHYSICAL DAMAGE COVERAGE, we will pay for the expense of returning a stolen covered "auto" to you.

10. GLASS REPAIR - WAIVER OF DEDUCTIBLE

Under Paragraph D. - DEDUCTIBLE - of SECTION III - PHYSICAL DAMAGE COVERAGE, the following is added:

No deductible applies to glass damage if the glass is repaired rather than replaced.

11. TWO OR MORE DEDUCTIBLES

Under Paragraph D. - DEDUCTIBLE - of SECTION III - PHYSICAL DAMAGE COVERAGE, the following is added:

If another Hartford Financial Services Group, Inc. company policy or coverage form that is not an automobile policy or coverage form applies to the same "accident", the following applies:

- (1) If the deductible under this Business Auto Coverage Form is the smaller (or smallest) deductible, it will be waived;
- (2) If the deductible under this Business Auto Coverage Form is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

12. AMENDED DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

The requirement in LOSS CONDITIONS 2.a. - DUTIES IN THE EVENT OF ACCIDENT,

CLAIM, SUIT OR LOSS - of SECTION IV - BUSINESS AUTO CONDITIONS that you must notify us of an "accident" applies only when the "accident" is known to:

- (1) You, if you are an individual;
- (2) A partner, if you are a partnership;
- (3) A member, if you are a limited liability company; or
- (4) An executive officer or insurance manager, if you are a corporation.

13. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

If you unintentionally fail to disclose any hazards existing at the inception date of your policy, we will not deny coverage under this Coverage Form because of such failure.

14. HIRED AUTO - COVERAGE TERRITORY

Paragraph e. of GENERAL CONDITIONS 7. - POLICY PERIOD, COVERAGE TERRITORY - of SECTION IV - BUSINESS AUTO CONDITIONS is replaced by the following:

- e. For short-term hired "autos", the coverage territory with respect to Liability Coverage is anywhere in the world provided that if the "insured's" responsibility to pay damages for "bodily injury" or "property damage" is determined in a "suit," the "suit" is brought in the United States of America, the territories and possessions of the United States of America, Puerto Rico or Canada or in a settlement we agree to.

15. WAIVER OF SUBROGATION

TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US - of SECTION IV - BUSINESS AUTO CONDITIONS is amended by adding the following:

We waive any right of recovery we may have against any person or organization with whom you have a written contract that requires such waiver because of payments we make for damages under this Coverage Form.

16. RESULTANT MENTAL ANGUISH COVERAGE

The definition of "bodily injury" in SECTION V-DEFINITIONS is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease sustained by any person, including mental anguish or death resulting from any of these.

17. EXTENDED CANCELLATION CONDITION

Paragraph 2. of the COMMON POLICY CONDITIONS - CANCELLATION - applies except as follows:

EXTENDED OPTIONS

1. Employers' Liability Insurance

Item 3.B. of the Information Page is replaced by the following:

B. Employers' Liability Insurance:

1. **Part Two** of the policy applies to work in each state listed in Item 3.A.

The Limits of Liability under Part Two are the higher of:

Bodily Injury by Accident	\$500,000	Each Accident
Bodily Injury by Disease	\$500,000	Policy Limit
Bodily Injury by Disease	\$500,000	Each Employee

OR

2. The amount shown in the Information Page.

This provision 1 of **EXTENDED OPTIONS** does not apply in New York because the Limits Of Our Liability are unlimited.

In this provision the limits are changed from \$500,000 to \$1,000,000 in California.

2. Unintentional Failure to Disclose Hazards

If you unintentionally should fail to disclose all existing hazards at the inception date of your policy, we shall not deny coverage under this policy because of such failure.

3. Waiver of Our Right To Recover From Others

- A. We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against any person or organization for whom you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit anyone not named in the agreement.

- B. This provision 3. does not apply in the states of Pennsylvania and Utah.

4. Foreign Voluntary Compensation and Employers' Liability Reimbursement

A. How This Reimbursement Applies

This reimbursement provision applies to bodily injury by accident or bodily injury by disease. Bodily injury includes resulting death.

1. The bodily injury must be sustained by an officer or employee.
2. The bodily injury must occur in the course of employment necessary or incidental to work in a country not listed in Exclusion C.1. of this provision.
3. Bodily injury by accident must occur during the policy period.
4. Bodily injury by disease must be caused or aggravated by the conditions of your employment. The officer or employee's last exposure to those conditions of your employment must occur during the policy period.

B. We Will Reimburse

We will reimburse you for all amounts paid by you whether such amounts are:

1. voluntary payments for the benefits that would be required of you if you and your officers or employees were subject to any workers' compensation law of the state of hire of the individual employee.
2. sums to which Part Two (Employers' Liability Insurance) would apply if the Country of Employment were shown in Item 3.A. of the Information Page.

C. Exclusions

This insurance does not cover:

1. any occurrences in the United States, Canada, and any country or jurisdiction which is the subject of trade or economic sanctions imposed by the laws or regulations of the United States of America in effect as of the inception date of this policy.
2. any obligation imposed by a workers' compensation or occupational disease law, or similar law.
3. bodily injury intentionally caused or aggravated by you.

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

This Certificate of Insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

EXHIBIT 1

Scope of Services — Data Processing Printing, Inserting and Mailing

Custom Programming: InfoSend will create a custom program to print, insert and mail the City's data files. InfoSend's services include the programming of the initial setup required for converting the City's data, including the design of the statement(s). The initial set up will include the following documents: Regular Utility Bill, Delinquent Notice, Final Bill, First Final Delinquent Notice, and Second Final Delinquent Notice. The City may provide additional documents for InfoSend to process.

InfoSend has a twelve-week estimated programming timeframe for the initial setup. Upon receipt of the City's written approval, InfoSend will proceed with the work requested. Document production services will include the following:

1. Data Processing, CASS-certified address validation, electronic presorting for postage discounts, separation of multiple page bills and POSTNET barcoding.
2. CASS Certification: In accordance with postal regulations for presorted first class mail, we have integrated CASS Certified software into the processing of all data files received. This software validates and presorts all customer delivery addresses within the data file into zip code order, adding the zip +4. Those addresses, which do not qualify for a barcode, are printed and mailed as is.
3. OMR lines, used for selective inserting and multiple page identification. Multiple page bills and multiple bills mailed to the same address will be grouped into one mailing envelope (also known as householding).
4. Householding of bills (multiple bills going to the same address being mailed together to save on postage).
5. Black laser printing at 600 DPI, plus blue, green or red duplex printing of variable data and form elements on the front and back of the page.
6. Custom Utility Notices document design is provided free of charge.
7. Custom 8.5x11" laser forms, 24# virgin paper, perforated stub for easy remitting and lockbox compatibility for Utility Billing forms.
8. Utility forms will use standard double-window #10 mailing and standard single-window #9 return envelope with security tint.
9. InfoSend provides warehousing and inventory of all forms and envelopes. City agrees to provide InfoSend 3 months advanced notification of changes to forms and envelopes in order to deplete supply or purchase remaining undepleted stock.
10. Quality control is performed on every printed batch.

11. Folding and inserting statements along with a return envelope into an outgoing envelope.
12. Application of presorted postage. Rates are determined by the United States Postal Service. All postage rate changes are determined directly by USPS and are independent of any cost of service fees from InfoSend. In no event shall any change in the postage rates affect the cost of service or materials from InfoSend.
13. Delivery of mail ready statements directly to the United States Postal Service.
14. Job Tracking & Sample Approval: Allows authorized City employees to log into InfoSend's website and view the current stage that each data file is in. InfoSend can provide random or a pre-selected sample from each file to the City for approval (or rejection) before each file is processed. There is no additional fee for this customer service tool.
15. Turnaround. Statements are mailed within 24 hours from receipt of the data transfer. Files requiring sample approval must be received before 4:00 PM and approved by 6:00 PM for next day service.
16. PDF samples (if needed).
17. Web-based Messaging: Schedule bill messages online with this free customer service tool. This service will replace the general message in your data or the message you send as a separate file.
18. Website User Management offers varying levels of permissions.
19. InfoSend supports two primary methods of data transfer: FTP and secure website upload.
20. Standard confirmation reports confirming the receipt of data files and completion of mailing. Two standard reports are provided per batch, File Transfer Acknowledgement Report and Process Confirmation Report.
21. Inserts should be requested for scheduling via InfoSend's online Insert Request Form. A unique Insert Request is required for each insert to be included with the City's documents.
22. InfoSend will work with the City to comply with USPS Move Update requirements. Move Updates occur when a customer on your mailing list files a Move Update form with USPS. Supported options are:
 - a. Address Change Service (ACS): When this option is selected the USPS forwards your mail to the new address and records the action in their database. InfoSend retrieves this information on a weekly basis and sends you an electronic report of the new customer addresses.
 - b. National Change of Address (NCOA): The new addresses will be printed on your bills before they are mailed, and the mail piece will be sent to the customer at the new address. You will receive electronic reports of the new addresses after each batch is mailed.

- c. Return Service Requested (RSR): If a change of address is found for one of the recipients, USPS will affix a tag to the mail piece detailing the new address, and return the mail piece to you. This information should then be used to update your records.
23. Archiving of documents. InfoSend provides the City several options to access files. Files can be hosted on the InfoSend secure FTP (sFTP). Alternatively, they could also be automatically pushed to the City via sFTP. These PDFs are zipped prior to transfer. Each billing file/ mailing batch can be output as collection of individual bill PDFs, or just one master file PDF. If InfoSend is hosting the PDFs for retrieval, files are automatically purged after 1 month.
24. Confidentiality: All information and data relating to the City's business submitted by the City to InfoSend shall be treated as confidential by InfoSend and shall not, unless otherwise required by law, be disclosed to any third party by InfoSend without the City's written consent.

Scope of Services - InfoSend eBusiness

City may select one or more of InfoSend's Primary Services from the list below. Optional Service Features can be turned on or off at any time without incurring a termination fee when turned off.

Vendor can provide eBusiness services (the "eBusiness Services") to the City as described and priced below. These services can include presenting bills online and/or accepting payment transaction information to facilitate ACH and/or credit card payments.

Online BillPay (EBPP)

- Fully featured EBPP service (Electronic Bill Presentment and Payment).
- Customers self-enroll for the service and create a username and password to securely access their eBills and make payments.
- Multiple payment options include checking/savings account (ACH), and credit/debit cards.
- Payment accounts are stored as a Payment Profile for easy repetitive use.
- Go Green! Eliminate paper bills and reduce the fuel used to deliver them with paperless billing.
- Customers can view their eBills and view the account balance before making a payment.
- Customer-activated AutoPay and other features.

CSRPay

- This service is included at a no cost to the Online BillPay Service above.
- This service gives your CSRs the ability to take live payments over the phone or in person.

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Optional QuickPay Portal

- This service can be purchased as an optional addition to the Online BillPay Service above.
- This service gives your Customers the ability to make live payments through a branded portal online.
- This service does not require any kind of enrollment. It is designed for use by customers who want to make an online payment but without having to enroll in the full Online BillPay service as described above.
- This service allows your customer to make immediate payments or to schedule payments for a future date.
- This service will allow a customer to input an email address and receive an emailed payment receipt for the payment made.
- Ability for customers to submit requests securely via the user portal to the CSR portal. Ability for the CSR to reply securely, and "close" the request when resolved. Communications are archived forever as reference.

<u>Feature</u>	<u>Feature Description – EBPP & Quick Pay</u>
No Hardware or IT Costs	Utilize the Software as a service (SaaS) model while vendor hosts City's billing portal. Common feature to both services.
Secure Communications and Infrastructure	Utilize industry's best 3-tier architecture and SSL encryption for all web traffic. Common feature to both services.
PCI-DSS Certified	Level 1 PCI Certified (strongest designation possible) platform and environment, taking City's systems and personnel out of PCI scope. Common feature to both services.
Billing Cycle File Data Processing	Vendor will process City's billing cycle output to parse accounts and amounts due for customer access online. EBPP service only.
Paperless Billing	Give customer ability to choose paperless billing. Vendor will exclude bills automatically from the print file. Otherwise, paperless status reports are shared on a daily basis. EBPP service only.

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"Push" eBill	Ability to "push" bill via email to customer. EBPP service only.
Customer Service Portal (CSR Portal)	A portal design to assist with administering City's application and providing customers with support. Common feature to both services.
Branded Portal	Vendor will add City's logo, colors and information for a "branded" look and feel. Common feature to both services.
Customer Self-Enrollment	Give customer ability to "enroll" for the online service. EBPP service only.
Daily New Account and Account Balance Processing	Vendor will process daily export of City's account list and balances (if biller system capable), allowing customers to see their most recent account balance prior to payment as soon as they enroll. Common feature to both services.
One-Time Payments	Ability for customer to make a one-time payment on their account with payment methods of City's choice (ACH, CC). Common feature to both services.
Payment Reporting and Transfer	Vendor's standard delimited file for import into City's billing system and transferred securely by desired method: secure FTP or secure portal download. Custom file format incurs additional charges. Common feature to both services.
Archived Payment History	Archived payment history stored for City's reference up to 24 months. Common feature to both services.
ACH Return Report	Receive notification as soon as an ACH return is reported, allowing City to monitor potential delinquencies. Common feature to both services.
Customer Service Payments	Ability for CSR reps to initiate payments from the Customer Service Portal. Common feature to both services.
Username & Password	Customers pick a username and password to login and pay one or many accounts. Complete self-administration with "forgot username or password" functionality. EBPP service only.
Email Notifications	Ability for customer to receive system generated emails for certain events: payment confirmation, payment failure (ACH return), and more. Payment receipts common to both services, other alerts in EBPP only.
Presentment of Bills	Vendor will process City's monthly output and present bills in a secure portal for enrolled customers. EBPP service only.
Bill History	Customers will have access to 18 calendar months of bill history (assuming InfoSend has already processed this data), starting from enrollment date forward. EBPP service only.

Customer Stored Payment Profiles	Ability for customer to store payment account on file for automatic or quick, 3-click one-time payments. EBPP service only.
Recurring Payments (AutoPay)	Ability for customer to self enroll, and vendor to schedule automatic payments from chosen payment account each billing cycle for the amount due. EBPP service only.
User "Subscription" Report	A daily, weekly or monthly report that provides full demographic data on your customers: email address, paperless preference and AutoPay setting. EBPP service only.
Two-way, Secure Customer Service Communication Tool	Ability for customers to submit requests securely via the user portal to the CSR Portal. Ability for the CSR to reply securely, and "close" the request when resolved. Communications are archived forever as reference. EBPP service only.

COST SECTION

Pricing: Data Processing, Print & Mail Service Setup Fee

InfoSend's Fees – Initial Setup Costs Implementation, professional services, and optional services fees.			
Professional Services	Data-Only (e.g. flat files, XML) Implementation: Waived Vendor hosts and maintains an application to generate your bills. Vendor will assist in redesigning the bills if needed and will be responsible for later changing the format if needed. Data manipulations are not part of the standard offering.		
	Professional Services Fee Per hour and performed only upon request. For customizations made to data processing application after go-live. Work is only started after receiving City's approval of a formal quote.	Per Hour	\$175.00

Pricing: Data Processing, Print & Mail Service Monthly Fees

Per Item Summary	Regular Utility Bills, Delinquent Notices, Final Bills, First Final Delinquent Notices and Second Final Delinquent Notices: Per baseline 1 page mailpiece. Baseline cost includes form, #10 outgoing envelope. #9 return envelope, data processing, printing, QC, folding of bill, inserting of bill. metering, and delivery to the USPS. Pricing excludes sales tax for materials and postage. Please see detailed pricing in the table below for specifics on these items and the type of printing that will be used. Bills that have the #9 return envelope suppressed will cost less as there will be charged for materials used only. Any bills grouped together "householding" to go to the same address will reduce materials and postage costs.	Per Baseline 1 Page Mailpiece (est. volume 47,000 per month)	\$0.094

Detailed pricing below breaks out the cost of every individual item used in the print and mail process. This allows City to determine how much is saved every time a #9 envelope is suppressed (e.g., due to AutoPay). Cost savings from "householding" is shown by saving on the materials when multiple bills are mailed to the same address (there is only one outgoing and one return envelope used per mailpiece). This also allows estimation of postage savings from householding. The current 5-Digit pre-sort rate for 1 ounce and less postage is \$0.350.

InfoSend's Monthly Fees – Turnkey Data Processing, Print & Mail Service:

The individual prices shown in the table below apply only to the turnkey data processing, printing, and mailing service for the following document types. Other types of document printing and/or mailing can be quoted later, if needed.

Primary Services	Turnkey Data Processing, Print & Mail Service	Per physical page	Options Below:
	Price is per physical page. Includes processing of your unique data, CASS address validation, presorting, printing, and mail insertion. Finished mailpieces are delivered to the USPS. Excludes materials, sales tax for materials and postage. A postage deposit will be required. <i>Pricing assumes the use of materials options listed in the below section.</i>	Regular Utility Bills, Delinquent Notices, Final Bills, First Final Delinquent Notices and Second Final Delinquent Notices Est. Volume 47,000/month Price includes black plus blue, green or red duplex printing of variable data and form elements on the front and back of the page.	\$0.051
		Multiple Page Mailpiece Surcharge – Flat Mailpieces This surcharge only applies to multiple page bills that have too many pages to fit in a standard #10 envelope. This surcharge covers the necessary manual labor.	\$0.120
		Postage City will be invoiced for the exact postage used.	Pass Through

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Materials	Forms		
	Regular Utility Bills, Delinquent Notices, Final Bills, First Final Delinquent Notices and Second Final Delinquent Notices: With Perforation. Paper is 8.5x11" and 24 lb. Price includes all inventory costs.	Per Sheet	\$0.016
	InfoSend Standard Window Envelopes		
	Standard Window Envelopes These envelopes include security tint printed on the inside of the paper stock and clear film that prevents the contents of the envelope from being viewed. These envelopes also use sustainably logged paper (SFI)	Per Standard Envelope	Options Below:
		#10 InfoSend Standard Double Window Outgoing	\$0.014
		#9 InfoSend Standard Single Window Return Envelope	\$0.013
	Other Envelopes		
	Flat Envelope – only used for multiple page statements that do not fit in the #10 envelope.	Per Flat Envelope	\$0.120

Pricing: Turnkey Data Processing, Print & Mail Service
Optional Services

Optional Service Features	Electronic Address Updates – NCOALink or ACS Per reported update. InfoSend electronically reports the addresses it received in your data that need to be updated because the customer filed a Change of Address Report with the USPS.	Per Update	\$0.40
	Drop-Shipped Inserts City can provide preprinted and folded inserts and ship them to Vendor to be mailed with the statements. If folding is required add \$0.01 to the fee. InfoSend-printed inserts are quoted upon request. No additional service cost to use "intelligent" inserting to selectively include inserts with certain bill types only. Cost includes all inventory costs.	Per Insert	\$0.007
	InfoSend-Printed Inserts Any inserts printed by InfoSend include the materials cost, folding cost, and inserting cost. You save the expense and hassle of having to ship inserts to InfoSend. 1/3 of Letter-Size Page Inserts (on plain 24 lb white paper): 8.5x3.66" One-Sided (simplex) Grayscale Insert \$0.035 8.5x3.66" Double-Sided (duplex) Grayscale Insert \$0.040 8.5x3.66" One-Sided (simplex) Black + Blue, Red, or Green Insert \$0.038 8.5x3.66" Double-Sided (duplex) Black + Blue, Red, or Green Insert \$0.043 Letter-Size Page Inserts (on plain 24 lb white paper): 8.5x11" One-Sided (simplex) Grayscale Insert \$0.055 8.5x11" Double-Sided (duplex) Grayscale Insert \$0.070 8.5x11" One-Sided (simplex) Black + Blue, Red, or Green Insert \$0.065 8.5x11" Double-Sided (duplex) Black + Blue, Red, or Green Insert \$0.080 Prices for other insert types vary based on requirements and current paper and printing prices.	Per Insert	See Options:

Optional Services	Online Print Image Archiving Each bill is stored as a PDF and indexed in a database. Search by account number or other key fields. You are charged one up-front fee per document to process it, index it, and store it for a set number of months.	Per PDF (No Setup Fee)	\$0.005 – For 3 Months of Retention \$0.008 – For 6 Months of Retention
	Alternatively, they could also be automatically pushed to the City via sFTP. These PDFs are zipped prior to transfer. Each billing file/mailling batch can be output as collection of individual bill PDFs, or just one master file PDF. If InfoSend is hosting the PDFs for retrieval, files are automatically purged after 1 month.	Per PDF (No Setup Fee)	\$0.007
	CD Archiving Search by account number or name. The documents are stored on the CD in PDF format.	Per CD	\$95.00 + Shipping & Handling

Pricing: InfoSend Monthly eBusiness Service Fees

These costs have been provided using a Fixed Quote process. City understands and agrees to these terms and to the project-specific terms and conditions that will be provided in the Statement of Work that will be created to capture City's specific requirements and data types.

Online BillPay (EBPP) Initial Setup Cost:	\$4995.00
InfoSend's Monthly Fees – Online BillPay (EBPP) Service This pricing is based on an estimated number of bills that are created and sent out each month equal to (to be determined) Bills Per Month. The individual prices shown in the table below apply only to the turnkey Online BillPay Service. Pricing assumes the acceptance and use of one of Vendor's preferred payment partners.	

Base Services	Data Processing and Document Creation - per Page Processed Includes the processing of City's custom data. Each time a billing file is received, vendor's system will look for new customers to add to the eBusiness database (to facilitate enrollment). The system will process City's data and create PDF versions of your bills.	Per page	Waived
	eBill Loading and Storage Fee Fee to load each eBill PDF in the eBusiness system and store for 18 months. City will decide if eBills are to be loaded for the customers starting with the first billing cycle after enrollment (to save cost) or if Vendor to pre-load eBills for all customers into the system (to have prior bills in the system to display as soon as the customer enrolls). Customers can make a payment immediately after enrollment regardless of which option you choose. The eBusiness CSR portal also provides payment history data, password reset features, and other common functionality.	Per eBill	\$0.02
	Per Enrolled User Fee Per enrolled customer (user) fee. Fee is charged once per month.	Per User	\$0.07
	Payment Initiation & PCI Compliance Fee	Per Payment	\$0.06

	Per payment initiated to one of Vendor's preferred payment partners. This is for all payment initiations for ACH, credit card, autopay, same day or scheduled payments made through the system. Processing costs will be covered under separate contract directly with processor.		
	Monthly Support Fee Per month fee to support the Online BillPay service.	Per Month	\$350.00

InfoSend's Fees – CSR Pay Service

Pricing assumes the acceptance and use of one of Vendor's preferred payment partners.

Base Services	Payment Initiation & PCI Compliance Fee	Per Payment	\$0.06
	Per payment initiated to one of Vendor's preferred payment partners. This is for all payment initiations for ACH, credit card, autopay, same day or scheduled payments made through the system. Processing costs will be covered under separate contract directly with processor.		
	Monthly Support Fee	Per Month	\$25.00
	Per month fee to support the Online ePay service.		
	Setup Fee	One Time	WAIVED

Project Summary: This project will be completed to create and configure the Online BillPay portal.

Project Details: A requirements gathering process will be initiated to build the Statement of Work required to begin programming and system configuration. During the requirements gathering process the InfoSend and the City will discuss:

- Electronic Payment Options. InfoSend and City will discuss the electronic payment options to be included in the Online BillPay portal and the electronic payment processor that will be used.
- Online BillPay business rules and available configuration options.

Project Schedule: Project is estimated to take 14-16 weeks to complete. The Statement of Work will contain all City deliverables and responsibilities. Both parties agree to dedicate adequate resources to the project to complete it in the shortest amount of time possible.

Should City make changes to the project specifications after the Statement of Work has been finalized and programming has begun it must pay Professional Services Fees, on a Time and Materials basis, to cover the work needed to account for these changes. Changes made after the City has executed the Statement of Work and any follow-up documents can cause delays to the project completion.

Terms and Conditions: Should City cancel the project at its convenience before the Initial Setup is complete, it will be responsible to pay the full Initial Setup Cost, plus a \$2,500.00 termination fee.

QuickPay Initial Setup Cost		\$995.00
QuickPay Initial Setup Cost: \$995.00 when implemented at the same time as full EBPP, \$1,495.00 if separate. One time fee - cost for project implementation. Includes adding City's logo and banner to the web portal and configuring email templates. Includes setting up payment integration to one of InfoSend's preferred payment partners. Please note that City must sign off on requirements documents (Statement of Work, project plan, etc.) before programming and system configuration can begin. City can be charged additional fees and/or have the project go-live date delayed if requirements are changed after they have been finalized and signed off.		
Payment Initiation & PCI Compliance Fee Per payment initiated to one of InfoSend's preferred payment partners. This is for all payment initiations for ACH, credit card, auto pay, same day or scheduled payments made through the system. Processing costs will be covered under separate contract directly with processor.	Per Payment	\$0.06
Monthly Support Fee Per month fee to support the QuickPay service.	Per Month	\$50.00

Payment Processor Fees — eBusiness Services

Payment processing must be performed by one of Vendor's previously integrated payment partners. Pricing will be given at time of service implementation and will be competitive.

Price Escalations to InfoSend Professional Services Fees

InfoSend Professional Services Fees can be adjusted once every twelve (12) months to account for increases to the cost of providing these services. InfoSend reserves the right to increase Professional Services Fees on a yearly basis, starting with the first anniversary of the Agreement date, if needed. City will be notified, in writing, at least 30 days prior to such price increase. An amendment to this Agreement will not be required if the Professional Services Fees are changed, unless the terms or conditions of the Agreement have changed.

Definition of Professional Services

InfoSend Professional Services are the technical services that are required to perform the initial setup of the InfoSend Primary Services defined in Exhibit 1 and the technical services required

to make changes to these Primary Services after the initial setup is complete. Once any Primary Service is live and operational Professional Services will not be required unless City requests a change or makes changes to its data file format or business rules which necessitates a change to InfoSend's system configuration or programming. Examples of InfoSend Professional Services:

- Project requirements gathering and analysis hours
- Project management and/or consulting hours
- Software development and system configuration hours related to the processing of City's data
- Software development and system configuration hours related to document design, web portal setup, business rule configuration, or any other applicable technical services
- Application testing and deployment hours

Professional Services Fee and Process for Approval and Payment of Fee

The current Professional Services Fee is \$175.00 per hour.

Anytime a project will incur billable Professional Services hours, City will be informed before work begins. Vendor and City will execute a Statement of Work for project that City wants Vendor to undertake. The payment terms for the project depend on the size and scope of the project. The Statement of Work can include payment terms that are different than the terms listed in this Agreement for InfoSend Monthly Service Fees, otherwise these terms will apply and the project fees will be invoiced upon project completion. Small projects that incur less than five (5) hours of Professional Services can be initiated without a Statement of Work if City accepts and executes a Programming Quote for this work.

All projects that will take more than five (5) hours of Professional Services work will require both parties execute a formal Statement of Work. Depending on the nature of the work required Vendor will provide one of the following quotation methods:

- Fixed Quote – a fixed project cost will be set. Vendor may elect to waive this cost in some circumstances. City understands and accepts that it must accept the terms and conditions of the Statement of Work for the project and that changes made to the project requirements, data file structure, etc. after the Statement of Work and any amendments to it have been finalized will require City to pay for these changes on a Time and Materials basis. City will be notified immediately if this scenario happens and given an option to keep the original project specifications to keep the fixed quote in place,
- Time and Materials Quote – should it not be possible to provide a fixed quote due to the nature of a City's requested project, Vendor will provide an estimated number of hours to complete the project and bill the hours on a Time and Materials basis. The Statement of Work will include the terms and conditions for these project types and City will be invoiced weekly for the hours spent on the project.



Meeting Date: 06/18/2013

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By Soher Abdelmalik, Traffic Engineering S. Agenda Item No. S-6

Reviewed By: City Manager [Signature] City Attorney SMF Finance [Signature] Public Works

DATE: May 15, 2013

TO: City Council

FROM: Matthew Winegar, AICP, Director
Development Services Department [Signature]

SUBJECT: Traffic Signal Modifications at the Intersection of Ventura Road and Ninth Street

RECOMMENDATION

That City Council:

1. Adopt Project Specification No. DS 13-12 for the modification of the existing traffic signal at the intersection of Ventura Road and Ninth Street.
2. Approve the special budget appropriation recognizing the Federal grant funding of \$139,600 from the Highway Safety Improvement Program (HSIP), and transferring existing appropriations of Circulation System Improvement Funds in the amount of \$17,800 from project 113101 Traffic Signal at the intersection of Saviers Road and Hill Street as local match to Ventura Road and Ninth Street (Project No. 123103).

DISCUSSION

In 2010, the City applied for and received Federal Grant Funds in the amount of \$139,600 from the Highway Safety Improvement Program (HSIP) for the modification of the existing traffic signal at the intersection of Ventura Road and Ninth Street. The project, when completed, will provide a dedicated left turn phasing in all directions. The modifications will eliminate right of way conflict between left turning and opposing through traffic. The project will also provide bicycle detection loops and Emergency Vehicles detection system to enhance the safety of the bicycle riders and reduce the emergency vehicles response time.

FINANCIAL IMPACT

The total estimated cost of this project is \$157,400, which includes \$139,600 of Federal grant funding, and 17,800 of Circulation System Improvement Funds to be appropriated for the Traffic Signal modifications at the intersection of Ventura Road and Ninth Street (Project No. 123103).

MGW/SA

Attachment #1 – Special Budget Appropriation

REQUEST FOR SPECIAL BUDGET APPROPRIATION

Department: Development Services
Project/Program
Manager: Soher Abdelmalik

Date: May 23, 2013
Phone: (805) 385-7873

Reason for Appropriation:

To recognize Federal Grant revenue and appropriation of Caltrans Project No. HSIPL - 5129(072). Transfer Fund 354 from project 113101 to provide matching or local funding to project 123103.

Accounts and Descriptions

AMOUNT

Fund: FEDERAL TRANSPORTATION MULTI-YEAR GRANT (275)

Revenues/Transfers In

TRAFFIC SIGNAL VENT RD / NINTH ST

275-9740-531.72-01	FEDERAL GRANT REVENUES	<u>139,600</u>
	Sub-total Revenues	<u>139,600</u>

Expenditures/Transfers Out

TRAFFIC SIGNAL VENT RD / NINTH ST (Project 123103)

275-9740-826.84-51	SERVICES FROM OTHER PROGRAMS	<u>10,890</u>
275-9740-826.86-04	IMPROVEMENTS NOT BLDG - NEW	<u>128,710</u>
	Sub-total Expenditures	<u>139,600</u>

Net Change to Fund Balance 0

Fund: CIRCULATION SYS. IMPR. FEES (354)

Expenditures/Transfers Out

SAVIERS RD. & HILL ST. (Project 113101)

354-3197-826.86-04	IMPROVEMENTS NOT BLDG - NEW	<u>(17,800)</u>
	TRAFFIC SIG VENT RD / NINTH ST (Project 123103)	
354-9740-826.864-51	SERVICES FROM OTHER PROGRAMS	<u>17,800</u>
	Sub-total Expenditures	<u>0</u>

Net Change to Fund Balance 0

Net Appropriation Change 157,400

Approvals

Department Director

Chief Financial Officer

City Manager

ATTACHMENT 1
PAGE 1 OF 1

SBA# (Finance Use Only) _____
BA Doc# (Finance Use Only) _____
Revised : 2/23/2012

REQUIRES CITY COUNCIL AUTHORIZATION

ORDINANCE OF THE CITY OF OXNARD

ORDINANCE NO. 2868

ORDINANCE OF THE CITY OF OXNARD AMENDING SECTION 17-15(C) OF THE CITY CODE TO IMPLEMENT CALIFORNIA COASTAL COMMISSION (COMMISSION) RECOMMENDED CHANGES PURSUANT TO COMMISSION CERTIFICATION OF LOCAL COASTAL PLAN (LCP) AMENDMENT OXN-MAJ-1-12. FILED BY DEVELOPMENT SERVICES DEPARTMENT, PLANNING DIVISION, 214 SOUTH C STREET, OXNARD, CALIFORNIA, 93030.

WHEREAS, on October 15, 2009, after a public hearing and consideration of the recommendation of the Planning Commission, the City Council of the City of Oxnard approved and adopted Ordinance 2816 to amend the Coastal Planned Community (CPC) zone to allow a school land use within the CPC Zone; and

WHEREAS, in accordance with Section 30514 of the California Public Resource Code, a certified LCP and all local implementing ordinances, regulations, and other actions may be amended by the appropriate local government, but no such amendment shall take effect until it has been certified by the Commission; and

WHEREAS, the Coastal Planned Community (CPC) zone amendment was forwarded to the Commission for certification and was designated by the Commission as a component of LCP Amendment OXN-MAJ-1-12; and

WHEREAS, the Commission considered and approved LCP Amendment OXN-MAJ-1-12 at its meeting of March 7, 2013; and

WHEREAS, the Planning Manager received correspondence dated March 20, 2013 from the Executive Director of the Commission notifying the City of Oxnard that LCP Amendment OXN-MAJ-1-12 was certified by the Commission at its meeting of March 7, 2013; and

WHEREAS, the Commission modified the CPC Zone amendment compared to the original submittals by the Oxnard City Council; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of the Commission modifications to the CPC Zone (OCC §17-15(C)) previously approved by Ordinance 2816; and

WHEREAS, amendments to Section 17-15(C) of the City Code are shown with underlined text.

NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

Part 1. Subdivision (C) of Section 17-15 of the Oxnard City Code is hereby amended to read as follows:

“(C) Other uses, coastal development permit or development review required - Residential, visitor-serving commercial, school, and public passive and active recreation uses may be permitted subject to the adoption of a specific plan for the planned unit development which shall establish the development pattern for the project site. Permitted and conditionally permitted uses shall then be allowed subject to the provisions of the Oxnard coastal land use plan and the general provisions of this chapter. Permitted and conditionally permitted uses shall be only those allowed in the R-W-1, R-W-2, R-2-C, R-3-C, CNC, CVC and RC zones. In addition, a public elementary school facility may be a conditionally permitted use subject to the development standards and provisions of the CNC sub-zone and the Mandalay Bay Specific Plan.”

Part 2. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. _____ was first read on _____, 2013, and finally adopted on _____, 2013.

AYES:

NOES:

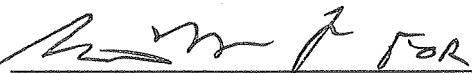
ABSENT:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Michael More *mm*

Agenda Item No. _____

S-8

Reviewed By: City Manager *gpb*City Attorney *FT*Finance *gpb*

Other (Specify) _____

DATE: May 1, 2013**TO:** City Council**FROM:** Michael More, Financial Services Manager
Finance Department *Michael More***SUBJECT:** FY 2013-14 Property Tax Rate for Voter Approved Obligations**RECOMMENDATION**

That City Council adopt a resolution establishing the FY 2013-14 tax rates on property in the City of Oxnard for the payment of voter approved obligations.

DISCUSSION

Each year the City Council must adopt a resolution establishing the annual tax rate on property in the City of Oxnard for the payment of voter approved obligations. The City of Oxnard currently has one obligation, the costs for public safety retirement, which is exempt from the 1 percent tax limitation established by Proposition 13.

On June 8, 1978, California voters approved Proposition 13, the Jarvis-Gann Initiative, which added Article XIII A to the California Constitution. Article XIII A limits the amount of ad valorem taxes on real property to 1 percent of the "full cash value" as determined by the County Assessor, but exempts from the 1 percent tax limitation any taxes to repay indebtedness approved by the voters prior to July 1, 1978.

A special municipal election held on October 23, 1951 authorized the City to enroll its fire and police safety employees in the California State Employees' Retirement System (renamed the Public Employees' Retirement System (PERS)), and obligated the City to pay the annual costs of participation in the retirement system. The recommended budget for 2013-14 will include approximately 108 fire positions and 253 police positions covered under the voter approved authorization. The estimated Fiscal Year 2013-14 retirement expense for these positions is \$17,171,515.84. The retirement expense is funded by: (i.) the City's voter-approved property tax rate of \$.076637 per \$100 of assessed valuation, and (ii.) fund balance in the Public Safety Retirement Fund.

Section 96.31 of the Revenue and Taxation Code provides that property tax rates used to support pension programs may not exceed the rate levied in 1982-83 or 1983-84, when the City tax rate for

public safety retirement was \$.076637. The tax rate for FY 2013-14 is \$.076637, the maximum allowable tax rate.

Tax Districts

The City has two districts, District I and District IV. District IV consists of property that in December 1969 was annexed to the City, but not to District I. The City's tax rate for voter-approved obligations applies only in District I.

All annexations to the City now also require annexation to Tax District I, making the territory liable for voter-approved indebtedness of the City.

FINANCIAL IMPACT

The estimated retirement cost for FY 2013-14 for 361 public safety employees is \$17,171,515.84. The proposed tax rate is expected to generate \$13,200,000, with fund balance in the Public Safety Retirement Fund providing the remaining funding of approximately \$3,971,515.84. The estimated fund balance in the Public Safety Retirement Fund as of May 2013 is \$7.2 million. As a result, there is no anticipated impact to the General Fund in FY 2013-14. However, if retirement costs continue to outpace revenues from the public safety retirement tax, the General Fund will be required to make up the difference.

MM

Attachment No. 1 - Resolution Establishing the FY 2013-14 Property Tax Rate for Voter Approved Obligations

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
ESTABLISHING THE FISCAL YEAR 2013-14 PROPERTY TAX RATE
FOR VOTER APPROVED OBLIGATIONS

WHEREAS, Section 2237.2 of the Revenue and Taxation Code requires that within 90 days of the end of the fiscal year, the City report to the County Controller the tax rate and total revenues expected to be generated in the current fiscal year for voter approved obligations; and

WHEREAS, the City's adopted budget for the Fiscal Year 2013-14 appropriates monies required to pay voter approved obligations of the City; and

WHEREAS, the Ventura County Auditor-Controller provided an estimated assessed valuation of City tax districts for tax rate purposes.

NOW, THEREFORE, the City Council of the City of Oxnard hereby determines and resolves that the following amounts of revenue from property taxes are required for the current fiscal year to pay the City's obligation for public safety retirement expenditures:

	Total Property Taxes From Current Tax Rates On Secured Roll Assessed Values
Public Safety Retirement Fund	
Total Public Safety Retirement for FY 2013-14	<u>\$13,200,000</u>
 Total Property Taxes From Current Tax Rates on Secured Roll Assessed Values	 <u>\$13,200,000</u>

The City Council of the City of Oxnard further resolves that for the purpose of raising such revenue the rates of taxation for the different portions of the City are hereby fixed and taxes are hereby levied on the taxable property in the City for the fiscal year beginning July 1, 2013, in the number of dollars upon each one hundred dollars of the assessed value of the property as assessed by the County Assessor and equalized by the Board of Equalization of the County of Ventura as set forth in the following table. The taxes levied upon property in each portion of the City hereinafter described and designated by a tax district number is at the rate set in the column headed by the tax district number which is prefixed to the description of such portion of the City as hereinafter stated.

TAX DISTRICT I

All territory included within the boundaries of the City, as originally incorporated, and all territory annexed to the City by action of the City Council by annexation proceedings, excepting there from Annexation No. 69-9.

ATTACHMENT NO. 1
PAGE 1 OF 2

TAX DISTRICT IV

All territory annexed to the City by action of the City Council as described in Ordinance No. 1255, adopted November 12, 1969, to become effective December 12, 1969, known and referred to Annexation No. 69-9 (Rancho La Ribera).

	DISTRICT I	DISTRICT IV
Public Safety Retirement Fund		
Tax Rate Required (Per Mil)	0.076637	-0-
Total Tax District Tax Rates (Per Mil)	0.076637	-0-

The City Council of the City of Oxnard further resolves that the foregoing tax rate is determined to be necessary to provide revenues required for the stated purpose during the period specified; that the City Council does hereby levy this sum on the property in such tax districts for Fiscal Year 2013-14; that in accordance with Government Code Section 36936.1, the City Clerk is instructed to cause this resolution to be published one time in the Ventura County Star within 15 days after adoption; and that the City Clerk is instructed to transmit immediately to the County Auditor a certified copy of this resolution.

PASSED AND ADOPTED this _____ day of June, 2013, by the following vote:

AYES:

NOES:

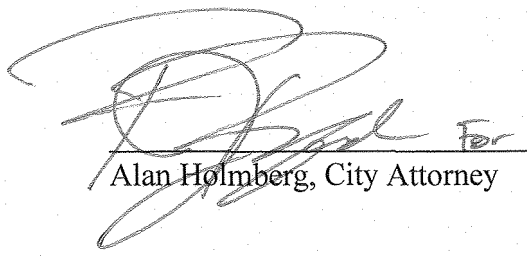
ABSENT:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT NO. 1
PAGE 2 OF 2

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Michael More *mm*Agenda Item No. S-9Reviewed By: City Manager *JPB*City Attorney *PT*Finance *Jc*

Other (Specify) _____

DATE: May 1, 2013**TO:** City Council**FROM:** Michael More, Financial Services Manager
Finance Department *Michael More***SUBJECT:** Special Tax Levy for Community Facilities District No. 2000-3 (Oxnard Boulevard/Highway 101 Interchange)**RECOMMENDATION**

That City Council, acting as the legislative body of Community Facilities District No. 2000-3 ("CFD No. 2000-3"), adopt a resolution setting a special tax rate within CFD No. 2000-3 (Oxnard Boulevard/Highway 101 Interchange) for Fiscal Year 2013-2014.

DISCUSSION

On July 24, 2001, City Council adopted Resolution No. 12,019 authorizing bonded indebtedness for CFD No. 2000-3 in the amount not to exceed \$15,000,000 to be paid by the levy of a special tax. Government Code Section 53340 requires that, prior to the first time the special tax is levied, the City Council adopt an ordinance setting the special tax rate (which states the maximum rate approved by the voters in the CFD at the time of formation). Thereafter, in each fiscal year, the Government Code requires the City Council to adopt a resolution levying the special tax rate for that fiscal year. The special tax rate set by resolution each year may be less than the maximum rate set by the ordinance. On April 17, 2001, the City Council adopted Ordinance No. 2570 setting the special tax rate for CFD No. 2000-3.

The attached resolution sets the special tax rate for Fiscal Year 2013-2014 for CFD No. 2000-3. The special tax is used to pay debt service on the CFD No. 2000-3 bonds and to pay expenses related to administration of the district. The total amount of special taxes for CFD No. 2000-3 for FY 2013-2014 is \$645,976.96.

FINANCIAL IMPACT

There will be no cost to the general fund from approval of the resolution levying the special taxes for CFD No. 2000-3. Debt service costs and all administrative costs are included in the amount to be collected by the special taxes which are levied against properties located in CFD No. 2000-3.

Special Tax Levy for Community Facilities District No. 2000-3 (Oxnard Boulevard/Highway 101
Interchange)
May 1, 2013
Page 2

MJM

Attachment # 1 - Resolution levying the special tax for CFD No. 2000-3 for FY 2013-2014 (Oxnard
Boulevard/Highway 101 Interchange)

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD, ACTING AS LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2000-3 (OXNARD BOULEVARD/HIGHWAY 101 INTERCHANGE), SETTING THE LEVY OF AN ANNUAL SPECIAL TAX FOR SUCH COMMUNITY FACILITIES DISTRICT FOR FISCAL YEAR 2013-2014

WHEREAS, the CITY COUNCIL of the CITY OF OXNARD, CALIFORNIA (the "City Council"), has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors to authorize the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act") and this Community Facilities District is designated as COMMUNITY FACILITIES DISTRICT NO. 2000-3 (OXNARD BOULEVARD/HIGHWAY 101 INTERCHANGE) (the "District"); and

WHEREAS, the City Council, by the adoption of Ordinance No. 2570 ("Ordinance") as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of special taxes within the District including the Improvement Areas established within such District to finance authorized services; and

WHEREAS, Government Code Section 53340 provides that the City Council may provide, by resolution, for the levy of special taxes in the current tax year at the same rates or at a lower rate than the rate provided for in the Ordinance levying such special taxes, if such resolution is adopted and a certified list of all parcels subject to the special tax levy including the amount of the special tax to be levied on each parcel for the current tax year (the "Certified Parcel List") is timely filed by the clerk or other official designated by the City Council with the Auditor of the County of Ventura (the "County Auditor") on or before August 10th of the applicable tax year; and

WHEREAS, the assessments are in conformance with Proposition 218; and

WHEREAS, the City's Chief Financial Officer has prepared or caused to be prepared a Certified Parcel List;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Oxnard, acting as the legislative body of Community Facilities District No. 2000-3 (Oxnard Boulevard/Highway 101 Interchange), as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The City Council hereby levies a special tax within the District for Fiscal Year 2013-2014 on those properties identified in the Certified Parcel List, and in the amounts set forth in the Certified Parcel List, and incorporated herein by reference, a copy of which is attached hereto as Exhibit "A".

SECTION 3. The Chief Financial Officer is hereby authorized and directed to submit the Certified Parcel List to the County Auditor on or before August 10, 2013 or such later date to which the County Auditor may agree.

ATTACHMENT NO. 1
PAGE 1 OF 7

Resolution No.

Page 2

SECTION 4. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax. Any special taxes that may not be collected on the County tax roll shall be collected through a direct billing procedure by the Treasurer of the City of Oxnard, acting for and on behalf of the District.

SECTION 5. The County Auditor is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected, in a space marked "public improvements, special tax" or by any other suitable designation, the installment of the special tax.

SECTION 6. The County Auditor shall, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 7. This resolution shall become effective upon its adoption.

APPROVED AND ADOPTED on this ____ day of _____, 2013, by the following vote:

AYES:

NOES:

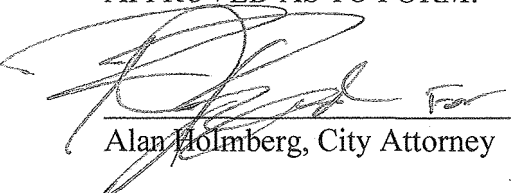
ABSENT:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT NO. 1
PAGE 2 OF 2

EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 2000-3
(OXNARD BLVD/HIGHWAY 101 INTERCHANGE)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-033-025	RIVERPARK A LLC	\$2,036.98	132-0-252-325	WILLIAMS KENNA L	\$116.36
132-0-033-035	RIVERPARK A LLC	104.02	132-0-252-335	WELLING DONALD R	116.36
132-0-033-045	RIVERPARK A LLC	1,981.10	132-0-252-345	SOLITAIRE JAMES & MONICA	116.36
132-0-033-055	RIVERPARK A LLC	233.14	132-0-252-355	OOSTDYK AARON J	116.36
132-0-033-065	RIVERPARK A LLC	190.44	132-0-252-365	LOOBY JOHN J & MATTSOON & LOOBY KRIS	116.36
132-0-033-075	RIVERPARK A LLC	232.12	132-0-252-375	KNIGHT BRANDON & BROOKE	116.36
132-0-060-050	OXNARD RETAIL LLC	146.48	132-0-252-385	GUERRERO RICHARD & ELAINE	116.36
132-0-060-145	VINEYARD GARDENS ASSOC	754.98	132-0-252-395	GRUBER STEVEN M & ESTHER M & GRUBI	116.36
132-0-060-155	KAIROUZ FADIALLAH	304.24	132-0-252-405	RODRIGUEZ LUZ & SANDRA	116.36
132-0-100-085	OXNARD DEV CO LLC	1,605.76	132-0-252-415	HUFF WANDA	116.36
132-0-100-095	OXNARD DEV CO LLC	3,617.18	132-0-252-425	MASON DENISE K	116.36
132-0-100-105	1000 TOWN CENTER LLC	6,789.26	132-0-252-435	PYFROM CHARLES & BUNN MICHELLE	116.36
132-0-100-165	STATE COMPENSATION INS FUND	9,385.56	132-0-252-445	PEREZ MARCO A & NICOLAS A	116.36
132-0-100-175	RIVERPARK A LLC	12.36	132-0-252-455	GRAY DANIEL P & TRICIA	116.36
132-0-100-185	RIVERPARK GATEWAY LTD	4,128.22	132-0-252-465	BOUCHAN MARIA T & OZUNA GABRIEL	116.36
132-0-100-195	RIVERPARK GATEWAY LTD	681.02	132-0-252-475	RICHARDSON JEFFREY R	161.08
132-0-100-205	RIVERPARK GATEWAY LTD	510.76	132-0-252-485	MACMAHON DANNY & JEREMIAH	161.08
132-0-100-215	RIVERPARK GATEWAY LTD	510.76	132-0-252-495	WRIGHT JOHN P & TODD ELIZABETH K	161.08
132-0-100-225	RIVERPARK GATEWAY LTD	510.76	132-0-252-505	ALCOVA JIMMY P & ESTELA	161.08
132-0-100-235	JE2 HOLDINGS LLC	454.02	132-0-252-515	SALTEE JOHN E JR & REBECCA TR	161.08
132-0-100-245	RIVERPARK GATEWAY LTD	454.02	132-0-252-525	HERNANDEZ DENNIS S & LILY A	161.08
132-0-100-255	RIVERPARK GATEWAY LTD	846.82	132-0-252-535	CANTU JOHN & REBECCA	161.08
132-0-100-265	RIVERPARK A LLC	1,876.20	132-0-260-015	WILLIAMS ROD TR	118.90
132-0-100-275	SHEA PROPERTIES II	8,017.06	132-0-260-025	PEREZ GABRIEL & MARITES V	118.90
132-0-100-285	SHEA PROPERTIES II	3,218.96	132-0-260-035	FEDERAL NATIONAL MTG ASSN	118.90
132-0-100-295	RIVERPARK LANDING LLC	2,886.14	132-0-260-045	HERNANDEZ JESUS H & MARTHA E	118.90
132-0-100-305	RIVERPARK LANDING LLC	6,117.80	132-0-260-055	CAHUANTZI JENIFFER & CRYSTAL D	118.90
132-0-100-315	RIVERPARK LANDING LLC	6,117.80	132-0-260-065	CRUZ CYNTHIA G D L	118.90
132-0-110-015	RIVERPARK A LLC	23,037.50	132-0-260-075	SHELTON LAUREL	118.90
132-0-110-155	KOH LLC & E D LLC	9,682.10	132-0-260-085	R L S W TR	118.90
132-0-110-175	RIVERPARK A LLC	476.16	132-0-260-095	VASQUEZ ERIC V	118.90
132-0-110-315	RIVERPARK POINTE LLC	11,858.86	132-0-260-105	DAYRIT ROMEO P & JENNIFER P	118.90
132-0-110-335	CAPRI/KW SERENADE LLC	33,717.28	132-0-260-115	WISE ROBERT & YUKO	118.90
132-0-170-105	RIVERPARK A LLC	534.92	132-0-260-125	BISWAS SUGATA & LAURA S	118.90
132-0-170-115	RIVERPARK A LLC	1,444.30	132-0-260-135	LIGETI CYNTHIA	118.90
132-0-170-125	SWIFT EVADNE M	356.62	132-0-260-145	JUAREZ RICK	118.90
132-0-170-135	MENDEZ JENNIFER & EPIFANIO	356.62	132-0-260-155	LERETTE JARROD C & QUINTERO ROSAN	118.90
132-0-170-145	MABALOT WALTER B	356.62	132-0-260-165	JONES CARLY	118.90
132-0-170-155	HANSON MARK J & YIN MANITA	356.62	132-0-260-175	VILLEGAS ROBERT A & MARIA T F	118.90
132-0-170-165	LUNA CHARLIE & LISA M	356.62	132-0-260-185	LEFEBVRE PAUL F & JAMOND ELIZABETH	118.90
132-0-170-175	LODWICK LYLE C & MARY A	356.62	132-0-260-195	LIBBRECHT BRUNO & CUEVA ELIZABETH	201.22
132-0-170-185	RASP DEREK R & KRUCHOWY ANDRIYAN	401.20	132-0-260-205	MITCHELL DAVID M JR & VEA JINGLE	201.22
132-0-170-195	CZERWINSKI MACIEK S & AMANDA J	401.20	132-0-260-215	WEY CHERYL	201.22
132-0-170-205	RANKEL CLAUDIA	401.20	132-0-260-225	WEBER WILLIAM A TR	201.22
132-0-170-215	KAWAGUCHI JEFFREY & ZAMORA DARLE	401.20	132-0-260-235	FEDERAL NATIONAL MTG ASSN	201.22
132-0-170-225	KUBANET MICHAEL K & KARI T	401.20	132-0-260-245	ZOTTOLA GLENN P & DIANA J TR	201.22
132-0-170-235	DOUTHIT MAIA B TR	401.20	132-0-260-255	JONES-CATHCART ANDREW	201.22
132-0-170-245	VALDELLON ZENAIDA B	275.10	132-0-260-265	NGUYEN TRUONG	201.22
132-0-170-255	MURILLO RICHARD	275.10	132-0-260-275	HOSTETTER STEPHEN	201.22
132-0-170-265	LEAHY STEVEN P & TALIA J D	275.10	132-0-260-285	HA MATTHEW	201.22
132-0-170-275	MICHEL JULIO & MARTHA	275.10	132-0-260-295	JACK DAVID & TARRA	201.22
132-0-170-285	SLUSAR RAYMOND M	275.10	132-0-260-305	DIAZ RONNIE R	201.22
132-0-170-295	GONZALEZ NADIA M & GONZALEZ JOSE I	275.10	132-0-260-315	LWBH HOLDINGS LLC	201.22
132-0-170-305	STASZEWSKI JEROME W & BRIDGIT	275.10	132-0-260-355	TALLMAN KIM & MERCEDES	216.00
132-0-170-315	MACAULAY AMBER & DUCHARME DAVID	312.04	132-0-260-365	RIGONAN NESTOR M & CORVELITA S	216.00
132-0-170-325	WU ANDY & MATELA RUBY	312.04	132-0-260-375	WICKMAN BERNARD R & MAXWELL & WIC	216.00
132-0-170-335	HOCHBERG ROBERT A & LORI	312.04	132-0-260-385	BURCHFIELD KI S TR	216.00
132-0-170-345	FLORES NATIVIDAD C & MARGARITA G	312.04	132-0-260-395	MENDOZA ROBERT & DAVIS CHRISTOPHE	216.00
132-0-170-355	HARWICH KEELY A	312.04	132-0-260-405	VAN DE BURGT JOSEPH & NOORT ELIZAE	216.00
132-0-170-365	MAH MEEN K & KYONG L	312.04	132-0-260-415	RUST GERALD H & ROSANNE L	216.00
132-0-170-375	REYES SUKARNO H & MICHELLE	343.88	132-0-260-425	HONEA CHARLES R	216.00
132-0-170-385	FREEMAN SHEA A & ALICIA TR	343.88	132-0-260-435	MAIER CHRISTIE	216.00
132-0-170-395	SHIPP CHRISTIAN	343.88	132-0-260-445	DAO MICHAEL	216.00
132-0-170-405	VALENZUELA ANTHONY R & MELISSA	343.88	132-0-260-455	LAWHEED SEAN & GRIFFITHS LINDSEY	216.00
132-0-170-415	LOCKWOOD SAMANTHA E	343.88	132-0-260-465	DOZIER ORLANDO	216.00

ATTACHMENT NO. 1
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EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 2000-3
(OXNARD BLVD/HIGHWAY 101 INTERCHANGE)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-170-425	HWANG KYU S & YOUNG Z	343.88	132-0-260-475	CARTUS CORP	216.00
132-0-170-435	AHLUWALIA MUKESH K & SONIA	343.88	132-0-260-485	WALSH ANN M	216.00
132-0-170-445	HARVEY TERRAL B & ANNE	343.88	132-0-260-495	KALLA JANOS M & ACKERMAN & KALLA LA	216.00
132-0-170-455	BRUDZINSKI DAVID & REMY A	343.88	132-0-260-505	RIVERPARK A LLC	683.68
132-0-170-465	COLLODORA MICHAEL L	343.88	132-0-260-515	CORONA RIVERPARK LLC	385.24
132-0-170-475	MONFORT ROBERTO S	343.88	132-0-260-525	CORONA RIVERPARK LLC	327.86
132-0-170-485	DIDOMIZIO CHRISTOPHER & VILLAVICEN	343.88	132-0-260-535	CORONA RIVERPARK LLC	208.22
132-0-170-495	WAGNER WILLIAM E III	343.88	132-0-260-545	CORONA RIVERPARK LLC	208.22
132-0-170-505	ESQUIVEL JOSE M	343.88	132-0-271-015	CORONA RIVERPARK LLC	117.24
132-0-170-515	BECERRA & GUZMAN NORMA	294.20	132-0-271-025	CORONA RIVERPARK LLC	117.24
132-0-170-525	MELENDEZ STEVE & AMBER	294.20	132-0-271-035	CORONA RIVERPARK LLC	117.24
132-0-170-535	PAGE JOHN B	294.20	132-0-271-045	CORONA RIVERPARK LLC	117.24
132-0-170-545	PENG SHENGJI & LIMING	294.20	132-0-271-055	CORONA RIVERPARK LLC	117.24
132-0-170-555	BENNET RICHARD H	294.20	132-0-271-065	CORONA RIVERPARK LLC	117.24
132-0-170-565	RODRIGUEZ GERARDO	294.20	132-0-271-075	CORONA RIVERPARK LLC	117.24
132-0-170-575	ULLMAN MARY J	374.44	132-0-271-085	CORONA RIVERPARK LLC	117.24
132-0-170-585	HASKELL DEBBIE	374.44	132-0-271-095	CORONA RIVERPARK LLC	117.24
132-0-170-595	PEREDES JESUS & DIONICIA & LOPEZ AN	374.44	132-0-271-105	CORONA RIVERPARK LLC	117.24
132-0-170-605	IRIGOYEN HECTOR M JR	374.44	132-0-271-115	CORONA RIVERPARK LLC	117.24
132-0-170-615	LODWICK LYLE C & MARY A & TOVAR JOI	356.62	132-0-271-125	CORONA RIVERPARK LLC	117.24
132-0-170-625	COVEY MEEGON A & MICHAEL A	356.62	132-0-271-135	CORONA RIVERPARK LLC	117.24
132-0-170-635	HANSEN SUSANNE	356.62	132-0-271-145	CORONA RIVERPARK LLC	117.24
132-0-170-645	ALVARADO MANUEL JR & ERICA P	347.70	132-0-271-155	HAMILTON DENNIS A & VICTORIA A	117.24
132-0-170-655	BALOGUN YUSUF A	347.70	132-0-271-165	MALEJEWSKI MARIUSZ & MALEJEWSKA E	117.24
132-0-170-665	WION CHRISTINA M	347.70	132-0-271-175	KARIJANTO MARTHA	117.24
132-0-170-675	CASTRO ROMULO C & MARIA T E	347.70	132-0-271-185	LUEVANO ANTHONY C & LISA A	117.24
132-0-180-175	ORTIZ & AVILA VERONICA	228.26	132-0-271-195	LORENTZEN MARTIN G & SHARON TR	117.24
132-0-180-185	FONSECA GERARDO G & ELIZABETH	228.26	132-0-271-205	HUNT LEWIS R & ERODIA A	117.24
132-0-180-195	JUAREZ GUMARO I & RAMIREZ VERONIC	228.26	132-0-271-215	PRADO JOSE M F	117.24
132-0-180-205	DUARTE CECELIA	228.26	132-0-271-225	CORONA RIVERPARK LLC	117.24
132-0-180-215	GUTIERREZ LETICIA H	228.26	132-0-271-235	CORONA RIVERPARK LLC	117.24
132-0-180-225	SALINAS RAUL P	228.26	132-0-271-245	CORONA RIVERPARK LLC	117.24
132-0-180-235	DESORTE JASON K	228.26	132-0-271-255	CORONA RIVERPARK LLC	117.24
132-0-180-245	SANCHEZ SALVADOR & LETICIA	228.26	132-0-271-265	CORONA RIVERPARK LLC	117.24
132-0-180-255	DOMINGUEZ THERESA A	228.26	132-0-271-275	CORONA RIVERPARK LLC	117.24
132-0-180-265	ANGELES OLGA R	228.26	132-0-271-285	GALLEGOS DELIA	204.64
132-0-180-275	RAMOS DAVID H	228.26	132-0-271-295	AISEMBERG JULIO & CARMEN	204.64
132-0-180-285	LEE LIANG-CHIN-DO & LI C	228.26	132-0-271-305	GAGUI DAISY A C	204.64
132-0-180-295	PIMENTEL RUBEN D & ROSA M	228.26	132-0-271-315	MARSHALL ELISA M	204.64
132-0-180-305	MEDRANO MONICA A	228.26	132-0-271-325	BATRA MANPREET S & PRAJAPATI AARTI	204.64
132-0-180-315	ROBERTS BRIAN & SARAH	228.26	132-0-271-335	PELLETIER BLAKE W	204.64
132-0-180-325	SAKILAYAN JANICE	228.26	132-0-271-345	CASAS RAMON M & GLENNAN JENNIFER I	204.64
132-0-180-335	VILLAFANA DANIEL & IRENE G	228.26	132-0-271-355	SIMONS KENT M & DEANNA M	204.64
132-0-180-425	NUNEZ JAMES R & OFELIA	140.82	132-0-271-365	CHINN RENEE L	204.64
132-0-180-435	MORALES BENITO & GARCIA & MORALES	140.82	132-0-271-375	SHOWERS CASEY & MELISSA	204.64
132-0-180-445	HASER BARBARA TR	140.82	132-0-271-385	LI RUNKAI	204.64
132-0-180-455	KRESS NICOLE S	140.82	132-0-271-395	FRYE SEAN & KEENE & FRYE TAMMY	204.64
132-0-180-465	FONG RONALD C	143.96	132-0-271-405	WILMOT UNABETTE E	204.64
132-0-180-475	PARDINI ERIC	143.96	132-0-271-415	TIETHOF JACK & SY ANITA	204.64
132-0-180-485	VERAN ENRIQUE II & ROWENA	143.96	132-0-271-425	CASEY ALGAY G & LINDA	204.64
132-0-180-495	PANGILINAN ROMEO N & ELIZABETH	143.96	132-0-271-435	CAPRA ANTONIO	204.64
132-0-180-505	GARCIA JAIME & MARIA C	143.96	132-0-271-445	GEISE ROBERT J & LOURDES	204.64
132-0-180-545	SANCHEZ HUMBERTO & DELIA	164.30	132-0-271-455	PEREZ FERNANDO S & YVETTE M	204.64
132-0-180-555	MAGANA JOSE A & BEATRIS A	164.30	132-0-271-465	NICACIO BRENDA M	204.64
132-0-180-565	ESPEJO NICANOR & MYRNA	164.30	132-0-271-475	FIGLIO DANIEL & CRISTINA C	204.64
132-0-180-575	ZIERHUT PETER T & MARIA G	164.30	132-0-271-485	ALBERT EDWARD A & CYNTHIA A	204.64
132-0-180-585	GOMEZ JAIME L JR	198.20	132-0-271-495	AGS MARKET STREET LLC	204.64
132-0-180-595	GUTIERREZ JOSE M & CRUZ D	198.20	132-0-271-505	AGS MARKET STREET LLC	204.64
132-0-180-605	ROQUE JOSEPH P & MARYANN B	198.20	132-0-271-515	AGS MARKET STREET LLC	204.64
132-0-180-675	BAEZ JUAN M & OROZCO HORTENCIA B	177.34	132-0-271-525	AGS MARKET STREET LLC	204.64
132-0-180-685	ARTEAGA ENRIQUE & ANA M	177.34	132-0-271-535	AGS MARKET STREET LLC	204.64
132-0-180-695	CAMACHO VICENTE B & MONICA M	177.34	132-0-271-545	AGS MARKET STREET LLC	204.64
132-0-180-765	QUAN JUSTIN K	208.62	132-0-271-555	AGS MARKET STREET LLC	204.64
132-0-180-775	GARCIA JOSE D & CLAUDIA M	208.62	132-0-271-565	AGS MARKET STREET LLC	204.64
132-0-180-785	VICTORIA ELIZABETH & VICTORIA RAMIR	208.62	132-0-271-575	AGS MARKET STREET LLC	204.64

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EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 2000-3
(OXNARD BLVD/HIGHWAY 101 INTERCHANGE)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-190-015	RODRIGUEZ ALBERT & SYLVIA	238.66	132-0-271-585	AGS MARKET STREET LLC	204.64
132-0-190-025	DOMINGUEZ FELIPE & MONTEJANO YANI	238.66	132-0-271-595	AGS MARKET STREET LLC	204.64
132-0-190-035	ESPINOZA VICTOR M	238.66	132-0-271-605	AGS MARKET STREET LLC	204.64
132-0-190-045	HERNANDEZ JOSE R & JUANA M R	238.66	132-0-271-615	AGS MARKET STREET LLC	204.64
132-0-190-055	TORRES MARIA	238.66	132-0-272-015	CORONA RIVERPARK LLC	129.04
132-0-190-065	THERRIEN CHRISTINA M	238.66	132-0-272-025	CORONA RIVERPARK LLC	129.04
132-0-190-075	WARNER TAMA K	238.66	132-0-272-035	CORONA RIVERPARK LLC	129.04
132-0-190-085	ROBINETT LAYLA E	238.66	132-0-272-045	CORONA RIVERPARK LLC	129.04
132-0-190-095	GONZALEZ RAFAEL & VALDES MARIA C	238.66	132-0-272-055	CORONA RIVERPARK LLC	129.04
132-0-190-105	MUNOZ SALVADOR & OFELIA	238.66	132-0-272-065	CORONA RIVERPARK LLC	129.04
132-0-190-115	CORTEZ PEDRO A	238.66	132-0-272-075	CORONA RIVERPARK LLC	110.62
132-0-190-125	DIMAS PEDRO & THUYLINH NGUYEN	238.66	132-0-272-085	CORONA RIVERPARK LLC	110.62
132-0-190-135	ALIG LINDA M	238.66	132-0-272-095	CORONA RIVERPARK LLC	110.62
132-0-190-145	VALDEZ GERARDO & VELASQUEZ MARIA	238.66	132-0-272-105	CORONA RIVERPARK LLC	110.62
132-0-190-155	RAMIREZ MICHAEL P & AUDREY A	238.66	132-0-272-115	CORONA RIVERPARK LLC	110.62
132-0-190-165	RODRIGUEZ ALEJANDRA & HERNANDEZ	238.66	132-0-272-125	CORONA RIVERPARK LLC	110.62
132-0-190-175	SANCHEZ SUZANNA	238.66	132-0-272-135	CORONA RIVERPARK LLC	129.04
132-0-190-185	PEREZ RAUL H & MICHELLE R	238.66	132-0-272-145	CORONA RIVERPARK LLC	129.04
132-0-190-195	RIVERA RIGOBERTO	238.66	132-0-272-155	CORONA RIVERPARK LLC	129.04
132-0-190-205	CUNNINGHAM DAREK A & REGINA M	238.66	132-0-272-165	CORONA RIVERPARK LLC	129.04
132-0-190-215	NGUYEN SEAN TOAN & HO PHUONG DUN	238.66	132-0-272-175	CORONA RIVERPARK LLC	129.04
132-0-190-225	TRITAY PROPERTY INV LLC	238.66	132-0-272-185	CORONA RIVERPARK LLC	129.04
132-0-190-235	GARCIA MARICELA R	238.66	132-0-272-195	CORONA RIVERPARK LLC	129.04
132-0-190-245	GONZALEZ LORENA & GUILLERMO	238.66	132-0-272-205	CORONA RIVERPARK LLC	129.04
132-0-190-255	MENCHACA JOSE L & ZAMORA MARIA L	238.66	132-0-272-215	CORONA RIVERPARK LLC	129.04
132-0-190-265	MARTINEZ VICTOR S & LEMUS JENNIFER	238.66	132-0-272-225	CORONA RIVERPARK LLC	129.04
132-0-190-275	REYES ADRIAN	217.78	132-0-272-235	CORONA RIVERPARK LLC	129.04
132-0-190-285	MENDOZA PETER & BRENDA	217.78	132-0-272-245	CORONA RIVERPARK LLC	110.62
132-0-190-295	COLIN JOHN N & KRISTINA M	217.78	132-0-272-255	CORONA RIVERPARK LLC	110.62
132-0-190-305	MILES ALAN C & LAURA	217.78	132-0-272-265	CORONA RIVERPARK LLC	110.62
132-0-190-315	DURAN REBECCA L	217.78	132-0-272-275	CORONA RIVERPARK LLC	110.62
132-0-190-325	ATKINSON JENNIFER	217.78	132-0-272-285	CORONA RIVERPARK LLC	110.62
132-0-190-335	HARDING CLINTON & KATHLEEN	217.78	132-0-272-295	CORONA RIVERPARK LLC	110.62
132-0-190-345	RAYMUNDO ARVIE & MAY	217.78	132-0-272-305	CORONA RIVERPARK LLC	110.62
132-0-190-355	RUBY SAMUEL E & PETERSON JILLIAN G	217.78	132-0-272-315	CORONA RIVERPARK LLC	110.62
132-0-190-365	RUIZ MAYTE	217.78	132-0-272-325	CORONA RIVERPARK LLC	110.62
132-0-190-375	BERNARD JENNA M	217.78	132-0-272-335	CORONA RIVERPARK LLC	110.62
132-0-190-385	SMITH ROSEANN M	217.78	132-0-272-345	CORONA RIVERPARK LLC	110.62
132-0-190-395	STEWART MICHAEL & AMANDA	217.78	132-0-272-355	CORONA RIVERPARK LLC	1,034.24
132-0-190-405	EVANS ARIANNE K	217.78	132-0-272-375	GOYTIA & MILLER SUSANA	170.14
132-0-200-015	BROWN BRIAN & GRANO CHRISTINA	235.36	132-0-272-385	STROSKI NATHAN D & HALEY J	170.14
132-0-200-025	BENCIVENGA MARK	235.36	132-0-272-395	ZHENG RENSHENG & YU WEI	170.14
132-0-200-035	FANDINO JOAQUIN & LINDA	235.36	132-0-272-405	BUHAIN KRISTINE	170.14
132-0-200-045	GOMEZ RENATO	235.36	132-0-272-415	WU TAO & CHEN WENJING	170.14
132-0-200-055	CRUZ DANIEL J	235.36	132-0-272-425	IP RANDY	170.14
132-0-200-065	CHILDRESS MICHAEL R	235.36	132-0-272-435	SPURGEON VANESSA	170.14
132-0-200-075	MURPHY KAVAN & BRIDGET	235.36	132-0-272-445	CORONA RIVERPARK LLC	762.30
132-0-200-085	ORTIZ LARRY & LONGBINE CHERIE	235.36	132-0-272-455	CORONA RIVERPARK LLC	867.42
132-0-200-095	CERVANTES EMMANUEL J	235.36	132-0-280-015	AMASON STEVEN R JR	141.18
132-0-200-105	CAMPOS FRANCISCO D A & ROSA L	235.36	132-0-280-025	BANK OF AMERICA NA	141.18
132-0-200-115	GONZALEZ CESAR & CARRIZALES ADRIE	235.36	132-0-280-035	ROMERO JESS T & JENNIFER C	141.18
132-0-200-125	NAVARRO ANTONIO C & GLORIA F	235.36	132-0-280-045	UNIDAD DENNIS R	141.18
132-0-200-135	GARCIA VAIRO & ALEJANDRA	235.36	132-0-280-055	SCHNEIDER JON & RAMIREZ ARTHUR	141.18
132-0-200-145	DOMINGUEZ EVERARDO G & IMELDA	235.36	132-0-280-065	HOUGHTON ROBERT A & ASHLEY TR	141.18
132-0-200-155	ESCALA ERIC E & HELEN Y	235.36	132-0-280-075	ARCHER ASHLEY	141.18
132-0-200-165	TUTOGI TARRANT H & MARLENE N	235.36	132-0-280-085	ROSAS JOSE	141.18
132-0-200-175	RODRIGUEZ BALDEMAR V	235.36	132-0-280-095	LOPEZ ARTHUR R & JODI TR	141.18
132-0-200-185	LEYVA JUAN J & LLAMAS & LEYVA ROCIO	235.36	132-0-280-105	RODRIGUEZ RAMON	141.18
132-0-200-195	NEAT MICHAEL J	235.36	132-0-280-115	DAVIDSON RICHARD & JOSETTE	141.18
132-0-200-205	GREENLAW TERRANCE & ZARA R	259.82	132-0-280-125	BAEZ RITA C	141.18
132-0-200-215	TORRES SALVADOR & MARIA G	259.82	132-0-280-135	HALES NISSA	141.18
132-0-200-225	LOPEZ ARTURO	259.82	132-0-280-145	SOTO JOE & JULIE A	141.18
132-0-200-235	MENDEZ IVAN G	259.82	132-0-280-155	DURAN ANTHONY & CEYLINA	141.18
132-0-200-245	DELL KEVIN	259.82	132-0-280-165	ANDERSON DANITA S	141.18
132-0-200-255	ROSALES HECTOR M	259.82	132-0-280-175	PASKA MICHAEL & RICHARDSON HEATHER	141.18

ATTACHMENT NO. 5 OF 7

EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 2000-3
(OXNARD BLVD/HIGHWAY 101 INTERCHANGE)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-200-265	BELANGER CORY & MERLYN	259.82	132-0-280-185	SALGADO SALVADOR A & LETICIA I	141.18
132-0-200-275	BRADY TERENCE M	259.82	132-0-280-195	BLANK PURSUANT & CA GC625421	141.18
132-0-200-285	CASILLAS MICHAEL & MARIA T	259.82	132-0-280-205	AMBRIZ RODRIGO & GUTIERREZ MARISOL	141.18
132-0-200-295	MOORE CHRISTOPHER & ALLYSON	259.82	132-0-280-215	BOWEN STEVEN & CINDE	141.18
132-0-200-305	DAHIYA KARAM	259.82	132-0-280-225	CUILTY BRIAN J & ANNETTE	141.18
132-0-200-455	AGS DESTINATION LLC	259.82	132-0-280-235	STARN CARLY M & STARN CHARLES C & L	141.18
132-0-200-465	AGS DESTINATION LLC	259.82	132-0-280-245	SOLDEVILLA RYAN & DESIREE	141.18
132-0-200-475	AGS DESTINATION LLC	259.82	132-0-280-275	CORONA RIVERPARK LLC	683.68
132-0-200-485	AGS DESTINATION LLC	235.36	132-0-280-305	CORONA RIVERPARK LLC	373.98
132-0-200-495	AGS DESTINATION LLC	235.36	132-0-280-315	CORONA RIVERPARK LLC	415.90
132-0-200-505	AGS DESTINATION LLC	235.36	132-0-280-325	CORONA RIVERPARK LLC	415.80
132-0-200-515	AGS DESTINATION LLC	235.36	132-0-280-335	CORONA RIVERPARK LLC	399.44
132-0-200-525	AGS DESTINATION LLC	235.36	132-0-290-015	CORONA RIVERPARK LLC	129.52
132-0-200-535	AGS DESTINATION LLC	235.36	132-0-290-025	CORONA RIVERPARK LLC	129.52
132-0-200-545	AGS DESTINATION LLC	235.36	132-0-290-035	CORONA RIVERPARK LLC	129.52
132-0-200-555	AGS DESTINATION LLC	235.36	132-0-290-045	CORONA RIVERPARK LLC	129.52
132-0-200-565	AGS DESTINATION LLC	235.36	132-0-290-055	CORONA RIVERPARK LLC	129.52
132-0-200-575	AGS DESTINATION LLC	235.36	132-0-290-065	CORONA RIVERPARK LLC	129.52
132-0-200-585	AGS DESTINATION LLC	235.36	132-0-290-075	BURGOS LUIS & VERONICA L D	129.52
132-0-210-345	WELLS FARGO BANK NA	216.64	132-0-290-085	LINARES RAUL E & HERNANDEZ STEPHAN	129.52
132-0-210-355	MCKENZIE SANDRA	216.64	132-0-290-095	MILTON BRIAN & BROOKE	129.52
132-0-210-365	FALCON ARMANDO & EDNA	216.64	132-0-290-105	KAM SUNNY K	129.52
132-0-210-375	ADAP JACQUELINE	216.64	132-0-290-115	SPICER MICHAEL & ERICA	129.52
132-0-210-385	GUALTIERI ANDREW	216.64	132-0-290-125	COOMBES TODD G & HOLLY C	129.52
132-0-210-395	HOFMANN JARED	216.64	132-0-290-135	MISKEL KRISTINE M	129.52
132-0-210-405	WHITELEY TROY	216.64	132-0-290-145	MARLOW DAVID & VANESSA & MACEN PE	129.52
132-0-210-415	WU DAVID L	216.64	132-0-290-155	ROSE DAWN & CLETA	129.52
132-0-210-425	AKINDELE GAFAYAT	216.64	132-0-290-165	MUNSTER SCOTT & LINDA C	129.52
132-0-210-435	HOWARD ANGELA D TR	216.64	132-0-290-175	MCKARRELL JAMES & KATIE	129.52
132-0-210-445	ZOUZOUNIS DARREN	216.64	132-0-290-185	MOORE JONATHAN	129.52
132-0-210-455	GIBSON LEROY A III	216.64	132-0-290-195	CORONA RIVERPARK LLC	129.52
132-0-210-465	CRUZ ANTHONY & MEGAN	216.64	132-0-290-205	CORONA RIVERPARK LLC	129.52
132-0-210-475	MINCE DAVID & SHELLEY	216.64	132-0-290-215	CORONA RIVERPARK LLC	129.52
132-0-210-485	SCHOLL OSCAR	216.64	132-0-290-225	CORONA RIVERPARK LLC	129.52
132-0-210-495	EDQUILANG RYAN A & ELANOR	216.64	132-0-290-235	CORONA RIVERPARK LLC	129.52
132-0-210-505	ILLIANO NINFA T	216.64	132-0-290-245	CORONA RIVERPARK LLC	129.52
132-0-210-515	MONREAL TOM & NEYRA	216.64	132-0-290-275	CORONA RIVERPARK LLC	1,355.90
132-0-210-525	SHEN LIANG & CAI JIAO	216.64	132-0-290-285	CORONA RIVERPARK LLC	326.40
132-0-210-535	GONZALES SALVADOR M	216.64	132-0-290-295	CORONA RIVERPARK LLC	533.64
132-0-210-545	RONCES HUGO	209.50	132-0-290-305	CORONA RIVERPARK LLC	465.98
132-0-210-555	CHAIRES ALEJANDRO L & NIKKI R	209.50	132-0-300-015	CORONA RIVERPARK LLC	1,964.14
132-0-210-565	KOCH JONATHAN A	209.50	132-0-300-025	CORONA RIVERPARK LLC	981.90
132-0-210-575	LIMON JOSE L	209.50	132-0-300-045	CORONA RIVERPARK LLC	2,047.50
132-0-210-585	CEGLIA ANTOINETTE T	209.50	132-0-300-055	CORONA RIVERPARK LLC	898.54
132-0-210-595	HARTLEY JOHN & SHEANNA M	209.50	132-0-310-105	SOCM I LLC	825.54
132-0-210-605	AGS DESTINATION LLC	209.50	132-0-310-125	SOCM I LLC	6,651.76
132-0-210-615	AGS DESTINATION LLC	209.50	132-0-310-135	SOCM I LLC	6,411.22
132-0-210-625	AGS DESTINATION LLC	209.50	132-0-310-185	SOCM I LLC	11,041.20
132-0-210-635	AGS DESTINATION LLC	209.50	132-0-310-285	SOCM I LLC	1,228.32
132-0-210-645	AGS DESTINATION LLC	209.50	132-0-310-295	SOCM I LLC	1,564.90
132-0-210-655	AGS DESTINATION LLC	209.50	132-0-310-305	SOCM I LLC	4,343.70
132-0-230-165	E D 2 LLC	9,999.54	132-0-310-365	SOCM I LLC	89,629.04
132-0-230-175	KOH 12 & 17 LLC	6,543.82	132-0-320-065	ALDERSGATE INVESTMENT LLC	8,412.32
132-0-230-185	KOH 12 & 17 LLC	3,455.72	132-0-330-015	BLACK BRIAN	100.14
132-0-230-195	OXNARD DEV SITE I LLC	8,004.16	132-0-330-025	ALDERSGATE INVESTMENT LLC	100.14
132-0-230-205	OXNARD DEV SITE I LLC	8,004.16	132-0-330-035	SCHENCK JEREMY T	100.14
132-0-251-015	CO MARK	116.36	132-0-330-045	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-025	LUDTKE SHARON	116.36	132-0-330-055	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-035	MONROY FRANKLIN & RAMIREZ BRENLY V	116.36	132-0-330-065	BARRAGAN STACY A L	100.14
132-0-251-045	RAYA JEHOVA	116.36	132-0-330-075	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-055	ILAGAN ADRIAN & JOILERIN	116.36	132-0-330-085	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-065	LAGOMARSINO DANELL M	116.36	132-0-330-095	ESCOBEDO ALVARO	100.14
132-0-251-075	LOPEZ FELIPE D	116.36	132-0-330-105	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-085	BANZON JEAN	116.36	132-0-330-115	LOPEZ CASSANDRA O	100.14
132-0-251-095	CULVERSON GARY L & DENISE M	116.36	132-0-330-125	LOMELI ELIZABETH	100.14

ATTACHMENT NO. _____

EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 2000-3
(OXNARD BLVD/HIGHWAY 101 INTERCHANGE)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-251-105	CROSS JEREMIAH C & KARIN	116.36	132-0-340-015	MITCHELL ANGELA	100.14
132-0-251-115	CATER SCOTT & LAURIE	116.36	132-0-340-025	DIAZ SANDRA	100.14
132-0-251-125	TSUJIMOTO TAKUYA & YURI	116.36	132-0-340-035	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-135	ASHWORTH KERRI & FUNDERBERG MICI	116.36	132-0-340-045	AMBRIZ FERNANDO G	100.14
132-0-251-145	AVILA JOSE G & LEIRA D	116.36	132-0-340-055	NUNEZ MONICA M	100.14
132-0-251-155	HUANG ERIC	116.36	132-0-340-065	RAMIREZ ALVARO T & DE TAMAYO LAURA	100.14
132-0-251-165	WOJTAL MARK P & LANI	116.36	132-0-340-075	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-175	ESCOBEDO ALBERT E	116.36	132-0-340-085	HERNANDEZ BERNICE S	100.14
132-0-251-185	LAFRICAN ROBIN	116.36	132-0-340-095	CALZADO ARISTEO M JR	100.14
132-0-251-195	ARELLANO ARTHUR & RAINA	116.36	132-0-340-105	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-205	RHODES BILL J & JACLYN M	116.36	132-0-340-115	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-215	SELLARS JONATHAN	116.36	132-0-340-125	VALADEZ PEDRO & VALERIE M	100.14
132-0-251-225	WILLIAMS JUSTIN & CHERI	116.36	132-0-350-015	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-235	DOUGLAS BRUCE N	116.36	132-0-350-025	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-245	EVANS PAMELA	116.36	132-0-350-035	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-255	FEDERAL NATIONAL MTG ASSN	116.36	132-0-350-045	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-265	PIERCE PATRIC A	116.36	132-0-350-055	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-275	QUINTANA CYNTHIA	116.36	132-0-350-065	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-285	THIBODO JAMES S & PAMELA L TR	116.36	132-0-350-075	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-295	FLORES PAUL M & MYNATT JASON E	116.36	132-0-350-085	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-305	CHAMBERS PATRICK S & VERONICA	116.36	132-0-350-095	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-315	MONTOYA LORI & ISAAC ENCARNACION	116.36	132-0-350-105	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-325	DAVIS RYAN W	295.48	132-0-350-115	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-335	BAKER TERRENCE & JERE J	295.48	132-0-350-125	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-345	CHASE ADAM S & CATIE	295.48	132-0-360-015	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-355	MCWORTER KATHY	295.48	132-0-360-025	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-365	AGS MARKET STREET LLC	170.12	132-0-360-035	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-375	AGS MARKET STREET LLC	170.12	132-0-360-045	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-385	AGS MARKET STREET LLC	170.12	132-0-360-055	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-395	AGS MARKET STREET LLC	170.12	132-0-360-065	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-405	PERGESON GARY A & KARLETTA R	170.12	132-0-360-075	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-415	ADAMS ANA S	170.12	132-0-360-085	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-425	JOHNSON NORMA S	170.12	132-0-360-095	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-435	PHAM VINCENT A	170.12	132-0-360-105	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-445	GLEASON MICHAEL R & LAUREEN A	170.12	132-0-360-115	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-455	BERHANE YONATAN & FESSHAZION SAR	170.12	132-0-360-125	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-465	VORHIS AARON & SARAH	170.12	132-0-370-015	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-475	BANALES MARTIN & PRADO BRENDA	170.12	132-0-370-025	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-485	GARZON MARIA A	170.12	132-0-370-035	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-495	AVLIA JESUS & CRAIG SAMANTHA E	170.12	132-0-370-045	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-505	CANTALUPO JOHNATHAN & GARCIA DEE	170.12	132-0-370-055	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-515	MAYER MARK & MOONEY JENNIFER L	170.12	132-0-370-065	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-525	DERAS CARLOS & MARIBEL	170.12	132-0-370-075	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-535	KRISCHER GORDON E & SHARON TR	170.12	132-0-370-085	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-545	GIGLIO JESSE & AMY	170.12	132-0-370-095	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-555	MILLER STEPHAN J & KELLI J	170.12	132-0-370-105	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-565	AHMED MOHAMED & JOHNSON AMANDA	170.12	132-0-370-115	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-575	GONZALEZ ELIZABETH	170.12	132-0-370-125	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-585	OROZCODIAZ SERGIO E	170.12	132-0-380-015	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-595	NOJADERA ALLAN & GERALDINE	170.12	132-0-380-025	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-605	PILLADO LORETTA M	170.12	132-0-380-035	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-615	CLARK MICHAEL & KATHARINE	170.12	132-0-380-045	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-625	VIRI AQUILINO G & ZENAIDA T & VIRI JAY	170.12	132-0-380-055	ALDERSGATE INVESTMENT LLC	100.14
132-0-251-635	MISHOU MICHAEL C & VERONICA A	170.12	132-0-380-065	ALDERSGATE INVESTMENT LLC	100.14



Meeting Date: 06/10/2013

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Michael More *mm* Agenda Item No. S-10Reviewed By: City Manager *JPB* City Attorney *PT* Finance *AL* Other (Specify) _____**DATE:** May 1, 2013**TO:** City Council**FROM:** Michael More, Financial Services Manager *Michael More*
Finance Department**SUBJECT:** Special Tax Levy for Community Facilities Districts No. 1 and No. 2 (Westport at Mandalay Bay)**RECOMMENDATION**

That City Council acting as the legislative body of Community Facilities District (CFD) No. 1 and of Community Facilities District (CFD) No. 2:

- (1) Adopt a resolution setting a special tax rate within CFD No. 1 (Westport at Mandalay Bay) for FY 2013-2014.
- (2) Adopt a resolution setting a special tax rate within CFD No. 2 (Westport at Mandalay Bay) for FY 2013-2014.

DISCUSSION**CFD No. 1 Special Tax**

On October 3, 2000, City Council adopted Resolution No. 11,823 (the "CFD No. 1 Resolution of Formation") establishing CFD No. 1. On October 24, 2000, City Council adopted Ordinance No. 2541 which was amended by Ordinance No. 2591 adopted on February 5, 2002, to levy a special tax sufficient to pay principal, interest, other periodic costs and administrative expenses with respect to the bonds of CFD No. 1. In each fiscal year thereafter, the Government Code requires the City Council to adopt a resolution levying the special tax rate for that fiscal year. Resolution No. 12,082 established a Revised Rate and Method for CFD No. 1. The total amount of special taxes for CFD No. 1 for FY 2013-2014 is \$594,042.38.

CFD No. 2 Special Tax

On October 3, 2000, City Council adopted Resolution No. 11,825 (the “CFD No. 2 Resolution of Formation”) establishing CFD No. 2. On October 24, 2000, City Council adopted Ordinance No. 2542, which was amended by Ordinance No. 2592 adopted on February 5, 2002, to levy a special tax sufficient to pay costs of the services and incidental expenses relating to the maintenance of CFD No. 2. In each fiscal year thereafter, the Government Code requires the City Council to adopt a resolution levying the special tax rate for that fiscal year. Resolution No. 12,082 established a Revised Rate and Method for CFD No. 2. The total amount of special taxes for CFD No. 2 for FY 2013-2014 is \$434,895.78.

FINANCIAL IMPACT

There will be no cost to the City’s General Fund from approval of the resolutions levying the special taxes for CFD No. 1 and CFD No. 2 for FY 2013-2014. Debt service costs and all administrative costs are included in the amount to be collected by the special taxes, which are levied against properties located in CFD No. 1 and CFD No. 2.

MJM

Attachment # 1 - Resolution levying the special tax for CFD No. 1 for FY 2013-2014 (Westport at Mandalay Bay)

Attachment # 2 - Resolution levying the special tax for CFD No. 2 for FY 2013-2014 (Westport at Mandalay Bay)

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OXNARD ACTING AS THE LEGISLATIVE BODY OF
COMMUNITY FACILITIES DISTRICT NO. 1 (WESTPORT AT
MANDALAY BAY) OF THE CITY OF OXNARD AUTHORIZING
THE LEVY OF SPECIAL TAXES WITHIN COMMUNITY
FACILITIES DISTRICT NO. 1 (WESTPORT AT MANDALAY
BAY) FOR THE FISCAL YEAR 2013-2014

WHEREAS, the City Council of the City of Oxnard (the "City") previously established Community Facilities District No. 1 (Westport at Mandalay Bay) of the City of Oxnard ("CFD No. 1") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Government Code Section 53311 (the "Act"); and

WHEREAS, the City Council of the City, acting as the legislative body of CFD No. 1, is authorized pursuant to Resolution No. 11,823 (the "Resolution of Formation") and Resolution No. 12,082, establishing a Revised Rate and Method as described in Resolution No. 12,082, and Ordinance No. 2541 adopted by the City Council on October 24, 2000, as amended by Ordinance No. 2591 adopted on February 5, 2002 (the "Ordinance"), to levy a special tax sufficient to pay certain costs of the Services and Incidental Expenses (as defined in the Resolution of Formation); and

WHEREAS, it is now necessary and appropriate that this City Council levy and collect the special taxes for the Fiscal Year 2013-2014 for the purpose specified in the Resolution of Formation and the Ordinance, by the adoption of a resolution as specified by the Act and the Ordinance; and

WHEREAS, the assessments are in conformance with Proposition 218; and

WHEREAS, the special taxes being levied hereunder are at the same rate or at a lower rate than provided by the Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 1 (WESTPORT AT MANDALAY BAY), DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. The special tax is imposed without regard to property valuation and is levied in compliance with the Act and the Ordinance.

SECTION 3. In accordance with the Act and the Ordinance, there is hereby levied upon the parcels within the District which are not otherwise exempt from taxation under the Act or the Ordinance special taxes for the Fiscal Year 2013-2014 at the special tax rates set forth in the report prepared by NBS Government Finance Group for CFD No. 1 entitled "City of Oxnard Community Facilities District No. 1 (Westport at Mandalay Bay) Fiscal Year 2013-2014 Levy" (the "Report"), attached hereto as Exhibit A and made a part hereof, which special tax rates do not exceed the maximum special tax rates set forth in the Ordinance. After adoption of this Resolution, the Chief

ATTACHMENT NO. 1
PAGE 1 OF 01

Financial Officer of the City, or his or her designee, may make any necessary modifications to these special taxes to correct any errors, omissions or inconsistencies in the listing or categorization of parcels to be taxed or in the amount to be charged to any category of parcels; provided, however, that any such modifications shall not result in an increase in the special tax applicable to any category of parcels and is made prior to the submission of the tax rolls to the Ventura County Auditor.

SECTION 4. All of the collections of the special tax shall be used only as provided for in the Act and the Resolution of Formation. The special tax shall be levied only so long as needed to accomplish the purposes described in the Resolution of Formation.

SECTION 5. The special tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes except as such procedure may be modified by law and by this City Council.

SECTION 6. The Chief Financial Officer is hereby authorized and directed to transmit a certified copy of this Resolution and the Report to the Ventura County Auditor, together with other supporting documentation as may be required to place said special taxes on the secured property tax roll for the Fiscal Year 2013-2014, and to perform all other acts which are required by the Act, the Ordinance, or by law in order to accomplish the purpose of this Resolution.

APPROVED AND ADOPTED on this ____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

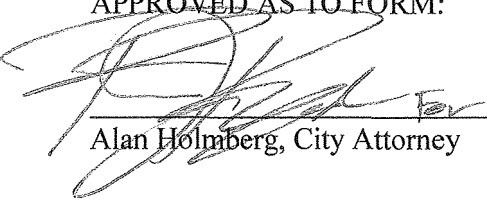
Tim Flynn

Mayor of the City Council of the City of Oxnard,
acting on behalf of Community Facilities District
No. 1 (Westport at Mandalay Bay) of the City of
Oxnard

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT NO. 1
PAGE 3 OF 9

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA) ss.

I, Daniel Martinez, City Clerk of the City Council of the City of Oxnard, do hereby certify that the above and foregoing is a full, true and correct copy of RESOLUTION NO. _____ of said City Council, and that the same has not been amended or repealed.

DATED: _____, 2013

City Clerk of the City Council of the City of Oxnard

(SEAL)

ATTACHMENT NO. 1
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EXHIBIT A

CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 1
(WESTPORT AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount
188-0-170-015	SO HENRY H	\$3,828.88
188-0-170-025	TUGADE ISABELO A & NENITA B	3,828.88
188-0-170-035	LEDONNE ROSE MARIE & CONTE CHRIS M	3,828.88
188-0-170-045	ELLIS LAWRENCE D	3,828.88
188-0-170-055	ALVES KASIDY W & FELICIA TR	3,828.88
188-0-170-065	TRAN RANDY & HELEN & TRAN MY A	3,828.88
188-0-170-075	KANN DANIEL & DANA	3,828.88
188-0-170-085	KEHR JAMES J	3,828.88
188-0-170-095	DONOVAN MARK S & DEEANNA TR	3,828.88
188-0-170-105	FOGELMAN JEFFREY C & DEBORAH J	3,828.88
188-0-170-115	KANG DANIEL & YOUN MIN	3,828.88
188-0-170-125	LI J & N TR	3,828.88
188-0-170-135	NGUYEN KHOI D TR & TRAN SUSAN H TR	3,828.88
188-0-170-145	PANZERA WILLIAM J TRUST	3,828.88
188-0-170-225	KELLER WERNER E & AUDREY M TR	3,631.36
188-0-170-235	MERCADANTE TR	3,631.36
188-0-170-245	GOLDSMITH JEFFREY	3,631.36
188-0-170-295	STEUR PETER & PATRICIA B	1,777.54
188-0-170-305	FAHEY JOHN W & CYNTHIA D	1,777.54
188-0-170-315	PRITIKIN CARY & KAREN R	1,777.54
188-0-170-325	MANION LAWRENCE E & LEONOR TR	1,777.54
188-0-170-335	RACINE SCOTT & WENDY	1,777.54
188-0-170-345	MENDOZA FERNANDO	1,777.54
188-0-170-355	EICHLER FRANK L & LAMORE DOLORES B	1,777.54
188-0-170-365	IWAUAJOKU JOSEPH & FUSSELL S TR	1,777.54
188-0-170-375	SHELBURNE BRUCE & KATHY	1,777.54
188-0-170-385	SHERLOCK RICHARD	1,777.54
188-0-170-395	LEE MARK & LEANN	1,777.54
188-0-170-405	WOOD LENNETTE D	1,777.54
188-0-170-415	MITSUYASU RONALD & SHARON TR	1,777.54
188-0-180-015	TRUONG RICHARD & MONA FAM TR	3,631.36
188-0-180-025	KAFROUNI GEORGE & DENISE P TR	2,854.82
188-0-180-035	GONTMAHER KONSTANTIN & VERA	2,854.82
188-0-180-045	CLEMEN DENISE E	2,854.82
188-0-180-055	GOODMAN SHEPARD G & RONNI J	2,854.82
188-0-180-065	TUSINSKI WALTER J & MARCIA TR	2,854.82
188-0-180-075	SUGAR JOEY	2,854.82
188-0-180-085	HESS JOHN A & BENJAMIN S L TR	2,854.82
188-0-180-095	BOECKMANN BRADLEY & PATRICIA	2,854.82
188-0-180-105	GOODMAN SHEPARD G & RONNI J TR	2,854.82
188-0-180-115	LESHAY FAMILY TR	2,854.82
188-0-180-125	HAYDEN C MICHAEL & ANGELA TR	3,828.88
188-0-180-135	AVERSANO JOHN & VICTORIA	3,828.88
188-0-180-145	PILLONS ANDRE L & DEBRA S TR	3,828.88
188-0-180-155	GONTMAHER KONSTANTIN & VERA	3,631.36
188-0-180-165	GILLIN PHILIP H & JOYCE S TR	2,854.82
188-0-180-175	SHOAR MICHAEL M & KHATAMI HOORA	2,854.82
188-0-180-185	GANNER ALLEN D & MARGARET TR	2,854.82
188-0-180-195	MCKINNEY JOHN T & JANE M TR	2,854.82
188-0-180-315	DEFNET BRUCE K & JANE M TR	1,777.54
188-0-180-325	NEWCOMER MICHAEL & MELISSA	1,777.54
188-0-180-335	AREVALO RAQUEL	1,777.54
188-0-180-345	RIGONAN LARRY M	1,777.54
188-0-180-355	BOGEN MICHAEL & PAMELA	1,777.54
188-0-180-365	TRANG TUNG T-INGRID Y	1,777.54
188-0-180-375	COMIA ALBERTOJOSE M & GLADYS B	1,777.54
188-0-180-385	PATTERSON RALPH A & NANCY R	1,777.54
188-0-180-395	TERRELL DELBERT M & KELLY L	1,777.54
188-0-180-405	SLOAN MITCHEL TR & PEREZ & SLOAN SANDRA	1,777.54
188-0-180-415	FITCH PATSY A	1,777.54
188-0-180-425	CLOW PATRICIA & RECKLEY STEVEN R	1,777.54
188-0-180-435	POLICARPIO ANDREW F & ADMIRAL TR	1,777.54
188-0-180-445	CAMARGO CARLOS & TRACY	1,777.54
188-0-180-455	KEYSER FRANK & CATHERINE	1,777.54

ATTACHMENT NO. 1
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EXHIBIT A

CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 1
(WESTPORT AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount
188-0-180-465	SUKAY JEFFREY D & VANESSA TR	1,777.54
188-0-180-475	NORMAN ALEX J & MARGARET L TR	1,777.54
188-0-180-485	CHACON DRUANA	1,777.54
188-0-180-495	MINYARD KEN & JACQUELINE C TR	1,777.54
188-0-180-505	MARTINEZ ALBERTO SR & CHRISTY	1,777.54
188-0-180-515	DAVID DENISE M	1,777.54
188-0-191-015	MEEROVITSCH RAFAIL TR	3,828.88
188-0-191-025	MEEROVITSCH RAFAIL TR	3,631.36
188-0-191-035	WEINBERGER BRIAN S & YI CHAE P	3,631.36
188-0-191-045	LEE DAVID J & JAN M TR	3,631.36
188-0-191-065	KEVIN NEWBURG TR	3,631.36
188-0-191-085	CLAUSEN TRUST	3,631.36
188-0-191-095	ENGLE DANIEL R & PAQUITA I	3,631.36
188-0-191-105	WILSON GRAHAM R & JUNE R TR	3,631.36
188-0-191-115	PISARENKO CLAUDIA & ANGELES ENTERPRISE	3,631.36
188-0-191-125	FEINSTEIN JAMES R & GAYLE M TR	3,631.36
188-0-191-135	NGUYEN NO VAN & TRUONG HOA THI	3,631.36
188-0-191-145	MARTIN JASON & MONICA TR	3,828.88
188-0-191-155	WILK JAMES J & BARBARA A TR	3,828.88
188-0-191-165	FEINSTEIN JAMES R & GAYLE M	3,631.36
188-0-191-175	MC REYNOLDS AUSTIN J	3,631.36
188-0-191-185	SANDNES RICHARD TR & SANDNESS MARIAN T	3,631.36
188-0-191-195	GIBRALTER INVESTORS LLC	3,828.88
188-0-191-205	HUEBNER GLENN & JANET	3,828.88
188-0-191-215	SANGSTER BRANT & PRIDIE JOY	3,631.36
188-0-191-225	SAIN VIJAY	3,631.36
188-0-191-235	NEFTIN SAMUEL	3,631.36
188-0-191-245	SHNEYDER LEONID	3,631.36
188-0-191-255	COPE CHRISTOPHER H B & SHAW JAMIE J	3,631.36
188-0-191-265	CONNELL DAVID M & ELIZABETH TR	3,631.36
188-0-191-275	NICHOLS DAVID E & REBECCA L TR	3,631.36
188-0-191-295	SHAO LISHENG & CHEN QING	3,631.36
188-0-191-305	JONES INCOME TR	3,631.36
188-0-191-325	EPIX MGMT LLC	3,828.88
188-0-192-015	BANK OF NEW YORK MELLON TTEE	3,828.88
188-0-192-025	VIEWPOINT DRIVE PROP MGT LLC	2,854.82
188-0-192-035	VASINDA JOHN & MARY	2,854.82
188-0-192-045	SHERMAN ARTHUR D & JENNIFER TR	2,854.82
188-0-192-055	ALLEN PAUL M & CATHERINE B	2,854.82
188-0-192-065	SEA COVE HOME LLC	2,854.82
188-0-192-075	LILLY TERRY D & MARYANN TR	2,854.82
188-0-192-085	JUNKER DENNIS L & MARJORIE TR	2,854.82
188-0-192-095	NEWTON SCOTT D & SUSAN C TR	2,854.82
188-0-192-105	GRASSI FERNANDO J & KAREN TR	2,854.82
188-0-192-115	WATKINS CRAIG S & ADRIENNE C	2,854.82
188-0-192-125	HILL GREGORY	2,854.82
188-0-192-135	SINGER DON & RETA TR	2,854.82
188-0-192-145	PECK SAMUEL & SUSAN C	2,854.82
188-0-192-155	MARCHBANKS ANGELA T	2,854.82
188-0-192-165	NGUYEN NGOC V & TRAN J TR	3,631.36
188-0-192-175	DEWITT LAWRENCE J & JANET R TR	3,631.36
188-0-192-185	TONIN BRUNO JR EXEM TR	2,854.82
188-0-192-195	CHEN PETER & LING H T TR	2,854.82
188-0-192-205	WEISZ JOHN & FRANCES L	3,828.88
188-0-192-215	J & L GEMS INC	3,631.36
188-0-192-225	GREEN RICHARD M & HELEN TR	3,631.36
188-0-192-235	WOSICKI WALTER J & JUDY A	3,631.36
188-0-192-245	HANSEN NEVILLE SURV TR	3,631.36
188-0-192-255	MILLER MARGRET ANN TRUST	3,631.36
188-0-192-265	RUDIN BARRY C & DRORIT TR	3,631.36
188-0-200-025	GREENBERG EARLE & PAMELA	1,292.74
188-0-200-035	MCKINNEY JOHN T & JANE M TR	1,292.74
188-0-200-045	AGUAYO LOUIE E & ILLONA B	1,292.74
188-0-200-055	SHERWYN ANNA TR	1,292.74

ATTACHMENT NO. 1
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EXHIBIT A

CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 1
(WESTPORT AT Mandalay Bay)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount
188-0-200-065	FERNANDEZ MARGARITA L	1,292.74
188-0-200-075	SHARIATMADARI FARZIN	1,292.74
188-0-200-085	TRAUB DANIEL L & SYLVIE	1,292.74
188-0-200-095	JAGO BRIAN P & JANICE M	1,292.74
188-0-200-105	HILL STEPHEN J & SUSAN M	1,292.74
188-0-200-115	DEFNET BRUCE K & JANE M	1,292.74
188-0-200-125	DEFNET BRUCE K & JANE M	1,292.74
188-0-200-135	GATES GERALD A TRUST	1,292.74
188-0-200-145	CID ARMANDO & WERNER & CID LOUISE	1,292.74
188-0-200-155	MARSH ADAM E	1,292.74
188-0-200-165	GASTOUNIOTIS C S	1,292.74
188-0-200-175	GIRARD GARY S TRUST & FIGUEROA & GIRARD	1,292.74
188-0-200-185	PRYOR JEFFREY & BAN	1,292.74
188-0-200-195	DEFNET BRUCE K & JANE M	1,292.74
188-0-200-205	KIM MARY B	1,292.74
188-0-200-215	OROURKE CHRIS J & ROBIN B TR	1,292.74
188-0-200-225	BORNSTEIN DOUGLAS A TR & CASTLE VALERIE	1,292.74
188-0-200-235	QUON MICHAEL G & JACQUELINE T	1,292.74
188-0-200-245	SWEZY DUMONT L & JANA H	1,292.74
188-0-200-255	VILLAREAL & SHREVE REBECCA TR	1,292.74
188-0-200-265	GREEN FAMILY TR	1,292.74
188-0-200-275	WINKELMAN CRAIG D	1,292.74
188-0-200-285	OXFORD JOHN & SANDRA	1,292.74
188-0-200-295	HAUN JAMES R & PATRIZIA M	1,292.74
188-0-200-305	MARTINEZ RONALD & VICKI	1,292.74
188-0-200-315	DINKLER HEIDI C	1,292.74
188-0-200-325	MONTEFALCON LIZA C	1,292.74
188-0-200-335	WARSCHAW ARTHUR J	1,292.74
188-0-200-345	CLAUSEN ALF TRUST	1,292.74
188-0-200-355	LANAGAN DAVID B	1,292.74
188-0-200-365	SANDOVAL BENITA R	1,292.74
188-0-200-375	LEWIS GWENDOLYN K	1,292.74
188-0-200-385	BLOCK STAN M & ANNETTE N TR	1,292.74
188-0-200-395	PERMEN LARRY & GAMBER PAMELA	1,292.74
188-0-200-405	LEVI URI & MILLA	1,292.74
188-0-200-415	HONIKMAN TERENCE C & JANE I TR	1,292.74
188-0-200-425	FAN FERNANDO & SHANNA L	1,292.74
188-0-200-435	JOHNSON EVELYN M	1,292.74
188-0-200-445	SCHEIBE SCOTT D & BRENDA R	1,292.74
188-0-200-455	SMITH LAWRENCE S & OLIVIA	1,292.74
188-0-200-465	WILSON PHIL W & REBECCA G TR	1,292.74
188-0-200-475	LATIMER POLLIE L	1,292.74
188-0-200-485	NADEL ROGER S & DEBORAH A TR	1,292.74
188-0-200-495	BEAKES PHILLIP N & DEVIDA NIKKEA B	1,292.74
188-0-200-505	FAAS ERIC TR & DIBERNARDO KRISTIN TR	1,292.74
188-0-200-515	CARTER JOHN F & ANDREA P	1,292.74
188-0-200-525	PRENTICE DONALD E & GAIL TR	1,292.74
188-0-200-535	ROMO RICHARD M & MARIANNE P TR	1,292.74
188-0-200-545	BARLOW JOHN S & KATHLEEN M TR	1,292.74
188-0-200-555	CRILLY ELEANOR	1,292.74
188-0-200-565	ZINDROSKI ALBERT & LISA	1,292.74
188-0-200-575	PIZANO DANIEL C & JANINE C	1,292.74
188-0-200-585	WESTPORT TOWNHOMES OWN ASSN	1,292.74
188-0-200-595	RAIL RANDY T & DORIAN J	1,292.74
188-0-210-015	GASTOUNIOTIS C S	1,292.74
188-0-210-025	SUJANANI SUNITA	1,292.74
188-0-210-035	WILSON RICHARD H	1,292.74
188-0-210-045	ANDERSON JOSEPH R	1,292.74
188-0-210-055	BENCHARIT SITTIPORN	1,292.74
188-0-210-065	ABBOTT CRISPIN P & HAMILTON LAURIE K	1,292.74
188-0-210-075	DIHHL ENTERPRISES LLC	1,292.74
188-0-210-085	SCHOONOVER STEVEN D TR & EADS PEGGY TI	1,292.74
188-0-210-095	TOBAN TRUST	1,292.74
188-0-210-105	RODGERS CRAIG J	1,292.74

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EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 1
(WESTPORT AT Mandalay Bay)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount
188-0-210-115	SONI AUNALI & RASHIDA	1,292.74
188-0-210-125	ARNOLD WILLIAM D TR	1,292.74
188-0-210-135	HUIZINGA BRYON S & ERIN W	1,292.74
188-0-210-145	MELNICK PETER R & LAINI M TR	1,292.74
188-0-210-155	STECKEN KRISTE	1,292.74
188-0-210-165	PEARCE DANIEL B & SUZANNE	1,292.74
188-0-210-175	KLAMN ZACKERY & DEFREITAS JENNIFER M	1,292.74
188-0-210-185	STEINKE C R SEP PROP TR	1,292.74
188-0-210-195	ORNELAZ STEVE	1,292.74
188-0-210-205	JCP TR	1,292.74
188-0-210-215	MACSWAIN TRAVIS R	1,292.74
188-0-210-225	BOLANOS CARLOS A & BODIL	1,292.74
188-0-210-235	ENGELKING HENRY & JULIA L	1,292.74
188-0-210-245	JACOBSON JOHN M & VICTORIA TR	1,292.74
188-0-210-255	RUSHING RICHARD & MICHELE	1,292.74
188-0-210-265	HENRY JACK D JR & LORI L	1,292.74
188-0-210-275	RAND STEVE & DONNA	1,292.74
188-0-210-285	CHAPMAN BRUCE G & HIBNER KRISTIN C	1,292.74
188-0-210-295	CDM PAINTING & DECORATING LTD & 11319 &	1,292.74
188-0-210-305	LANGEN RALF & CHEN JEANNIE	1,292.74
188-0-220-015	TRADEWINDS COMM CTR LLC	1,996.50
188-0-220-035	BAERENZ GLEN	1,099.72
188-0-220-045	CONTRERAS FRANK TR & SHERWYN ANNA C TI	1,099.72
188-0-220-055	PRENTICE JOHN & MELODY TR	1,099.72
188-0-220-065	MURPHY BETTY CR SHELTER TR	1,099.72
188-0-220-075	STEPHANIAN ERICK & SUSAN K	1,099.72
188-0-220-085	FULLER HARRIS J & PEARL TR	1,099.72
188-0-220-095	DEL TORTO JOSEPH K & BARBARA A	1,099.72
188-0-220-105	CHERTOK BILL & PATTI TR	1,099.72
188-0-220-115	VICTALINO ANTONIO & HASSEBROCK CHRISTIN	1,099.72
188-0-220-125	CHRISTENSEN DON	1,099.72
188-0-220-135	PEREZ HECTOR & GONZALEZ LUZ TR	1,099.72
188-0-220-145	C&L KNIGHT ENTERPRISES LLC	1,099.72
188-0-220-155	HOOS HOWARD J & IRENE J FAM TR	1,099.72
188-0-220-165	FRAZIER VICTOR D TR	1,099.72
188-0-220-175	BAILEY ROBERT E & CHRISTINA	1,099.72
188-0-220-185	MCKNIGHT THOMAS J & LA NELL TR	1,099.72
188-0-220-195	MCCOUBREY SHARON TR	1,099.72
188-0-220-205	WALSH MARTIN J & ELLEN P TR	1,099.72
188-0-220-215	AMBARSOOMZADEH SERZHIK & AMIAN KNARIK	1,099.72
188-0-220-225	ZAKARIAN HRAIR TR	1,099.72
188-0-220-235	WHELAN JOHN A	1,099.72
188-0-220-245	ABRAMS DAVID E & MILES HELEN	1,099.72
188-0-220-255	DEMBSKY AMIT & ELISA E TR	1,099.72
188-0-220-265	PRITSKER KEITH W & ELLEN	1,099.72
188-0-220-275	GORELIK MICHAEL & ANNA	1,099.72
188-0-220-285	MADIGAN REBECCA S	1,099.72
188-0-220-295	AMBROSE MARK M & ANN W	1,099.72
188-0-220-305	LINDSAY MICHAEL H	1,099.72
188-0-220-315	TOCCHINI DANIEL F & AMY A TR	1,099.72
188-0-220-325	CRISPIN WILLIAM J & KYOKO N	1,099.72
188-0-220-335	OHANISSIAN HANRIK C	1,099.72
188-0-220-345	MENDIBURU STEVEN R & MONICA S	1,099.72
188-0-220-355	DE LUCA MARY ELLEN	1,099.72
188-0-220-365	DAVIS DARLTON C & LAURA A TR	1,099.72
188-0-220-375	GIASI LISA M	1,099.72
188-0-220-385	BORK KENNETH R & YOSHIE	1,099.72
188-0-220-395	REYES ALBERTO D & GLORIA D	1,099.72
188-0-220-405	MORTON SHIRLEE	1,099.72
188-0-220-415	JAGASIA LAVINA	1,099.72
188-0-220-425	COZA PROPERTIES LLC	1,099.72
188-0-220-435	FAIRLY SUZAN L	1,099.72
188-0-220-445	GARCIA MARK S	1,099.72
188-0-220-455	PAP MARK A & JONES CINDY M	1,099.72

ATTACHMENT NO. 1
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EXHIBIT A

CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 1
(WESTPORT AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount
188-0-220-465	WESTPORT VILLAGE PARTNERS LLC	1,342.74
188-0-220-475	WESTPORT VILLAGE PARTNERS LLC	1,415.92
188-0-220-485	WESTPORT VILLAGE PARTNERS LLC	1,471.78
188-0-220-495	WESTPORT VILLAGE PARTNERS LLC	707.62
188-0-220-505	WESTPORT VILLAGE PARTNERS LLC	732.22
188-0-220-515	WESTPORT VILLAGE PARTNERS LLC	707.62
188-0-220-525	WESTPORT VILLAGE PARTNERS LLC	707.62
188-0-220-535	WESTPORT VILLAGE PARTNERS LLC	525.38
188-0-230-015	GAUER HAROLD	1,099.72
188-0-230-025	KIM JAMES T	1,099.72
188-0-230-035	REISS JACK I & JOSEPHINE P	1,099.72
188-0-230-045	ADAWIYA ISSA & Wafa & ALUL MAHA	1,099.72
188-0-230-055	SHAWCROSS JOHN	1,099.72
188-0-230-065	CODY STEVEN M & STANFORD P TR	1,099.72
188-0-230-075	DOMINGUEZ OSCAR A TR & HAYNES MICHAEL I	1,099.72
188-0-230-085	SHAWCROSS JOHN	1,099.72
188-0-230-095	SHAWCROSS JOHN	1,099.72
188-0-230-105	MARTINEZ CARLOS	1,099.72
188-0-230-115	TIMMINS CRAIG S & JAMIE L	1,099.72
188-0-230-125	AZAR MITRA	1,099.72
188-0-230-135	MCCLURE HOWARD J & LETICIA	1,099.72
188-0-230-145	K	1,099.72
188-0-230-155	SHAWCROSS JOHN	1,099.72
188-0-230-165	FERNANDEZ H & VELASQUEZ R TR	1,099.72
188-0-230-175	UYEDA JAMES H	1,099.72
188-0-230-185	GONZALEZ RENE & GARNER CLARA M	1,099.72
188-0-230-195	SPEER JEFFREY D & MARSHA H TR	1,099.72
188-0-230-205	DENT DIANE TR	1,099.72
188-0-230-215	JOHNSTON TOM & JOSEPHINE	1,099.72
188-0-230-225	SANDNES RICHARD & MARIAN TR	1,099.72
188-0-230-235	TABERDAR ALLEN TR	1,099.72
188-0-230-245	BIZZELLE JAMES C III & MAAS GREGORY W	1,099.72
188-0-230-255	SWOR KATHLEEN L TR	1,099.72
188-0-230-265	SHIANG MICHAEL E & CONNIE M	1,099.72
188-0-230-275	OSTERLOH DARREN F TR	1,099.72
188-0-230-285	BARNES W MITCHELL	1,099.72
188-0-230-295	EBIZADEH ELHAM TR	1,099.72
188-0-230-305	WETZEL TERRY P TR & DESIDERIO JULIE A TR	1,099.72
188-0-230-315	YUAN CHESTER C TR	1,099.72
188-0-230-325	TUMACDER FRANKLIN & TERESITA C	1,099.72
188-0-230-335	DEHDASHTY ALI & BENHARASH VIDA	1,099.72
188-0-230-345	GOLDWATER TERRY	1,099.72
188-0-230-355	DAVIS DANIEL C & CATHERINE S	1,099.72
188-0-230-365	CUSACK TIMOTHY & JANET	1,099.72
188-0-230-375	ESCUETA CRISTINA D	1,099.72
188-0-230-385	SOLOMON DUANE & ESTHER	1,099.72
188-0-230-395	NEILSON MICHAEL & BRENDA TR	1,099.72
188-0-230-405	BLAYDES SOONJA SURV TR	1,099.72
188-0-230-415	FOLCKE FRANCES L	1,099.72
188-0-230-425	MITCHELL GERALD B & IDA G TR	1,099.72
188-0-230-435	SCHREY THOMAS E & PATRICIA A	1,099.72
188-0-230-445	SCHWEITZER WILLIAM J TR & CALDERON & SCI	1,099.72
188-0-230-455	HAVAS MICHAEL & MAGGI	1,099.72
188-0-230-465	WHITESAILS MARINA BUS CTR	4,997.94
Total	310 Parcels	\$594,042.38

ATTACHMENT NO. 1
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RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OXNARD ACTING AS THE LEGISLATIVE BODY OF
COMMUNITY FACILITIES DISTRICT NO. 2 (WESTPORT AT
MANDALAY BAY) OF THE CITY OF OXNARD AUTHORIZING
THE LEVY OF SPECIAL TAXES WITHIN COMMUNITY
FACILITIES DISTRICT NO. 2 (WESTPORT AT MANDALAY
BAY) FOR THE FISCAL YEAR 2013-2014

WHEREAS, the City Council of the City of Oxnard (the "City") previously established Community Facilities District No. 2 (Westport at Mandalay Bay) of the City of Oxnard ("CFD No. 2") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Government Code Section 53311 (the "Act"); and

WHEREAS, the City Council of the City, acting as the legislative body of CFD No. 2, is authorized pursuant to Resolution No. 11,825 (the "Resolution of Formation") and Resolution No. 12,082, establishing a Revised Rate and Method as described in Resolution No. 12,082, and Ordinance No. 2542 adopted by the City Council on October 24, 2000, as amended by Ordinance No. 2592 adopted on February 5, 2002 (the "Ordinance"), to levy a special tax sufficient to pay certain costs of the Services and Incidental Expenses (as defined in the Resolution of Formation); and

WHEREAS, it is now necessary and appropriate that this City Council levy and collect the special taxes for the Fiscal Year 2013-2014 for the purpose specified in the Resolution of Formation and the Ordinance, by the adoption of a resolution as specified by the Act and the Ordinance; and

WHEREAS, the assessments are in conformance with Proposition 218; and

WHEREAS, the special taxes being levied hereunder are at the same rate or at a lower rate than provided by the Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2 (WESTPORT AT MANDALAY BAY), DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. The special tax is imposed without regard to property valuation and is levied in compliance with the Act and the Ordinance.

SECTION 3. In accordance with the Act and the Ordinance, there is hereby levied upon the parcels within CFD No. 2 which are not otherwise exempt from taxation under the Act or the Ordinance special taxes for the Fiscal Year 2013-2014 at the special tax rates set forth in the report prepared by NBS Government Finance Group for CFD No. 2 entitled "City of Oxnard Community Facilities District No. 2 (Westport at Mandalay Bay) Fiscal Year 2013-2014 Levy" (the "Report"), attached hereto as Exhibit A and made a part hereof, which special tax rates do not exceed the maximum special tax rates set forth in the Ordinance. After adoption of this Resolution, the Chief

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Financial Officer of the City, or designee, may make any necessary modifications to these special taxes to correct any errors, omissions or inconsistencies in the listing or categorization of parcels to be taxed or in the amount to be charged to any category of parcels; provided, however, that any such modifications shall not result in an increase in the special tax applicable to any category of parcels and is made prior to the submission of the tax rolls to the Ventura County Auditor.

SECTION 4. All of the collections of the special tax shall be used only as provided for in the Act and the Resolution of Formation. The special tax shall be levied only so long as needed to accomplish the purposes described in the Resolution of Formation.

SECTION 5. The special tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes except as such procedure may be modified by law and by this City Council.

SECTION 6. The Chief Financial Officer is hereby authorized and directed to transmit a certified copy of this Resolution and the Report to the Ventura County Auditor, together with other supporting documentation as may be required to place said special taxes on the secured property tax roll for the Fiscal Year 2013-2014, and to perform all other acts which are required by the Act, the Ordinance, or by law in order to accomplish the purpose of this Resolution.

APPROVED AND ADOPTED on this ____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

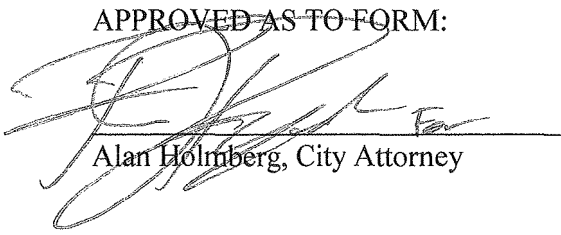
ABSTAIN:

Tim Flynn
Mayor of the City Council of the City of Oxnard,
acting on behalf of Community Facilities District No.
2 (Westport at Mandalay Bay) of the City of Oxnard

ATTEST:

Daniel Martinez
City Clerk of the City of Oxnard

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA) ss.

I, DANIEL MARTINEZ, City Clerk of the City Council of the City of Oxnard, do hereby certify that the above and foregoing is a full, true and correct copy of RESOLUTION NO. _____ of said City Council, and that the same has not been amended or repealed.

DATED: _____, 2013

City Clerk of the City Council of the City of Oxnard

(SEAL)

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EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 2
(WESTPORT AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount
188-0-170-015	SO HENRY H	\$2,730.26
188-0-170-025	TUGADE ISABELO A & NENITA B	2,730.26
188-0-170-035	LEDONNE ROSE MARIE & CONTE CHRIS M	2,730.26
188-0-170-045	ELLIS LAWRENCE D	2,730.26
188-0-170-055	ALVES KASIDY W & FELICIA TR	2,730.26
188-0-170-065	TRAN RANDY & HELEN & TRAN MY A	2,730.26
188-0-170-075	KANN DANIEL & DANA	2,730.26
188-0-170-085	KEHR JAMES J	2,730.26
188-0-170-095	DONOVAN MARK S & DEEANNA TR	2,730.26
188-0-170-105	FOGELMAN JEFFREY C & DEBORAH J	2,730.26
188-0-170-115	KANG DANIEL & YOUN MIN	2,730.26
188-0-170-125	LI J & N TR	2,730.26
188-0-170-135	NGUYEN KHOI D TR & TRAN SUSAN H TR	2,730.26
188-0-170-145	PANZERA WILLIAM J TRUST	2,730.26
188-0-170-215	PHILLIPS THOMAS II & HARRIET	2,586.54
188-0-170-225	KELLER WERNER E & AUDREY M TR	2,586.54
188-0-170-235	MERCADANTE TR	2,586.54
188-0-170-245	GOLDSMITH JEFFREY	2,586.54
188-0-170-295	STEUR PETER & PATRICIA B	1,261.30
188-0-170-305	FAHEY JOHN W & CYNTHIA D	1,261.30
188-0-170-315	PRITIKIN CARY & KAREN R	1,261.30
188-0-170-325	MANION LAWRENCE E & LEONOR TR	1,261.30
188-0-170-335	RACINE SCOTT & WENDY	1,261.30
188-0-170-345	MENDOZA FERNANDO	1,261.30
188-0-170-355	EICHLER FRANK L & LAMORE DOLORES B	1,261.30
188-0-170-365	IWAUAJOKU JOSEPH & FUSSELL S TR	1,261.30
188-0-170-375	SHELBURNE BRUCE & KATHY	1,261.30
188-0-170-385	SHERLOCK RICHARD	1,261.30
188-0-170-395	LEE MARK & LEANN	1,261.30
188-0-170-405	WOOD LENNETTE D	1,261.30
188-0-170-415	MITSUAYASU RONALD & SHARON TR	1,261.30
188-0-180-015	TRUONG RICHARD & MONA FAM TR	2,586.54
188-0-180-025	KAFROUNI GEORGE & DENISE P TR	2,021.44
188-0-180-035	GONTMAHER KONSTANTIN & VERA	2,021.44
188-0-180-045	CLEMEN DENISE E	2,021.44
188-0-180-055	GOODMAN SHEPARD G & RONNI J	2,021.44
188-0-180-065	TUSINSKI WALTER J & MARCIA TR	2,021.44
188-0-180-075	SUGAR JOEY	2,021.44
188-0-180-085	HESS JOHN A & BENJAMIN S L TR	2,021.44
188-0-180-095	BOECKMANN BRADLEY & PATRICIA	2,021.44
188-0-180-105	GOODMAN SHEPARD G & RONNI J TR	2,021.44
188-0-180-115	LESHAY FAMILY TR	2,021.44
188-0-180-125	HAYDEN C MICHAEL & ANGELA TR	2,730.26
188-0-180-135	AVERSANO JOHN & VICTORIA	2,730.26
188-0-180-145	PILLONS ANDRE L & DEBRA S TR	2,730.26
188-0-180-155	GONTMAHER KONSTANTIN & VERA	2,586.54
188-0-180-165	GILLIN PHILIP H & JOYCE S TR	2,021.44
188-0-180-175	SHOAR MICHAEL M & KHATAMI HOORA	2,021.44
188-0-180-185	GANNER ALLEN D & MARGARET TR	2,021.44
188-0-180-195	MCKINNEY JOHN T & JANE M TR	2,021.44
188-0-180-315	DEFNET BRUCE K & JANE M TR	1,261.30
188-0-180-325	NEWCOMER MICHAEL & MELISSA	1,261.30
188-0-180-335	AREVALO RAQUEL	1,261.30
188-0-180-345	RIGONAN LARRY M	1,261.30
188-0-180-355	BOGEN MICHAEL & PAMELA	1,261.30
188-0-180-365	TRANG TUNG T-INGRID Y	1,261.30
188-0-180-375	COMIA ALBERTOJOSE M & GLADYS B	1,261.30
188-0-180-385	PATTERSON RALPH A & NANCY R	1,261.30
188-0-180-395	TERRELL DELBERT M & KELLY L	1,261.30
188-0-180-405	SLOAN MITCHEL TR & PEREZ & SLOAN SANDRA	1,261.30
188-0-180-415	FITCH PATSY A	1,261.30
188-0-180-425	CLOW PATRICIA & RECKLEY STEVEN R	1,261.30
188-0-180-435	POLICARPIO ANDREW F & ADMIRAL TR	1,261.30
188-0-180-445	CAMARGO CARLOS & TRACY	1,261.30
188-0-180-455	KEYSER FRANK & CATHERINE	1,261.30

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EXHIBIT A
CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 2
(WESTPORT AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount
188-0-180-465	SUKAY JEFFREY D & VANESSA TR	1,261.30
188-0-180-475	NORMAN ALEX J & MARGARET L TR	1,261.30
188-0-180-485	CHACON DRUANA	1,261.30
188-0-180-495	MINYARD KEN & JACQUELINE C TR	1,261.30
188-0-180-505	MARTINEZ ALBERTO SR & CHRISTY	1,261.30
188-0-180-515	DAVID DENISE M	1,261.30
188-0-191-015	MEEROVITSCH RAFAIL TR	2,730.26
188-0-191-025	MEEROVITSCH RAFAIL TR	2,586.54
188-0-191-035	WEINBERGER BRIAN S & YI CHAE P	2,586.54
188-0-191-045	LEE DAVID J & JAN M TR	2,586.54
188-0-191-055	LEVANDER ROGER & MAXINE TR	2,586.54
188-0-191-065	KEVIN NEWBURG TR	2,586.54
188-0-191-075	MARCUS ARMAND G & MARSHA L TR	2,586.54
188-0-191-085	CLAUSEN TRUST	2,586.54
188-0-191-095	ENGLE DANIEL R & PAQUITA I	2,586.54
188-0-191-105	WILSON GRAHAM R & JUNE R TR	2,586.54
188-0-191-115	PISARENKO CLAUDIA & ANGELES ENTERPRISE	2,586.54
188-0-191-125	FEINSTEIN JAMES R & GAYLE M TR	2,586.54
188-0-191-135	NGUYEN NO VAN & TRUONG HOA THI	2,586.54
188-0-191-145	MARTIN JASON & MONICA TR	2,730.26
188-0-191-155	WILK JAMES J & BARBARA A TR	2,730.26
188-0-191-165	FEINSTEIN JAMES R & GAYLE M	2,586.54
188-0-191-175	MC REYNOLDS AUSTIN J	2,586.54
188-0-191-185	SANDNES RICHARD TR & SANDNESS MARIAN T	2,586.54
188-0-191-195	GIBRALTER INVESTORS LLC	2,730.26
188-0-191-205	HUEBNER GLENN & JANET	2,730.26
188-0-191-215	SANGSTER BRANT & PRIDIE JOY	2,586.54
188-0-191-225	SAIN VIJAY	2,586.54
188-0-191-235	NEFTIN SAMUEL	2,586.54
188-0-191-245	SHNEYDER LEONID	2,586.54
188-0-191-255	COPE CHRISTOPHER H B & SHAW JAMIE J	2,586.54
188-0-191-265	CONNELL DAVID M & ELIZABETH TR	2,586.54
188-0-191-275	NICHOLS DAVID E & REBECCA L TR	2,586.54
188-0-191-285	WOLPERT RICHARD & JENNY	2,586.54
188-0-191-295	SHAO LISHENG & CHEN QING	2,586.54
188-0-191-305	JONES INCOME TR	2,586.54
188-0-191-315	ORTEGA ENRIQUE F	2,586.54
188-0-191-325	EPIX MGMT LLC	2,730.26
188-0-192-015	BANK OF NEW YORK MELLON TTEE	2,730.26
188-0-192-025	VIEWPOINT DRIVE PROP MGT LLC	2,021.44
188-0-192-035	VASINDA JOHN & MARY	2,021.44
188-0-192-045	SHERMAN ARTHUR D & JENNIFER TR	2,021.44
188-0-192-055	ALLEN PAUL M & CATHERINE B	2,021.44
188-0-192-065	SEA COVE HOME LLC	2,021.44
188-0-192-075	LILLY TERRY D & MARYANN TR	2,021.44
188-0-192-085	JUNKER DENNIS L & MARJORIE TR	2,021.44
188-0-192-095	NEWTON SCOTT D & SUSAN C TR	2,021.44
188-0-192-105	GRASSI FERNANDO J & KAREN TR	2,021.44
188-0-192-115	WATKINS CRAIG S & ADRIENNE C	2,021.44
188-0-192-125	HILL GREGORY	2,021.44
188-0-192-135	SINGER DON & RETA TR	2,021.44
188-0-192-145	PECK SAMUEL & SUSAN C	2,021.44
188-0-192-155	MARCHBANKS ANGELA T	2,021.44
188-0-192-165	NGUYEN NGOC V & TRAN J TR	2,586.54
188-0-192-175	DEWITT LAWRENCE J & JANET R TR	2,586.54
188-0-192-185	TONIN BRUNO JR EXEM TR	2,021.44
188-0-192-195	CHEN PETER & LING H T TR	2,021.44
188-0-192-205	WEISZ JOHN & FRANCES L	2,730.26
188-0-192-215	J & L GEMS INC	2,586.54
188-0-192-225	GREEN RICHARD M & HELEN TR	2,586.54
188-0-192-235	WOSICKI WALTER J & JUDY A	2,586.54
188-0-192-245	HANSEN NEVILLE SURV TR	2,586.54
188-0-192-255	MILLER MARGRET ANN TRUST	2,586.54
188-0-192-265	RUDIN BARRY C & DRORIT TR	2,586.54
188-0-192-275	WOLF DAVID & SUN TONG	2,586.54

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EXHIBIT A

CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 2
(WESTPORT AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount
188-0-200-025	GREENBERG EARLE & PAMELA	903.88
188-0-200-035	MCKINNEY JOHN T & JANE M TR	903.88
188-0-200-045	AGUAYO LOUIE E & ILLONA B	903.88
188-0-200-055	SHERWYN ANNA TR	903.88
188-0-200-065	FERNANDEZ MARGARITA L	903.88
188-0-200-075	SHARIATMADARI FARZIN	903.88
188-0-200-085	TRAUB DANIEL L & SYLVIE	903.88
188-0-200-095	JAGO BRIAN P & JANICE M	903.88
188-0-200-105	HILL STEPHEN J & SUSAN M	903.88
188-0-200-115	DEFNET BRUCE K & JANE M	903.88
188-0-200-125	DEFNET BRUCE K & JANE M	903.88
188-0-200-135	GATES GERALD A TRUST	903.88
188-0-200-145	CID ARMANDO & WERNER & CID LOUISE	903.88
188-0-200-155	MARSH ADAM E	903.88
188-0-200-165	GASTOUNIOTIS C S	903.88
188-0-200-175	GIRARD GARY S TRUST & FIGUEROA & GIRARD	903.88
188-0-200-185	PRYOR JEFFREY & BAN	903.88
188-0-200-195	DEFNET BRUCE K & JANE M	903.88
188-0-200-205	KIM MARY B	903.88
188-0-200-215	OROURKE CHRIS J & ROBIN B TR	903.88
188-0-200-225	BORNSTEIN DOUGLAS A TR & CASTLE VALERIE	903.88
188-0-200-235	QUON MICHAEL G & JACQUELINE T	903.88
188-0-200-245	SWEZY DUMONT L & JANA H	903.88
188-0-200-255	VILLAREAL & SHREVE REBECCA TR	903.88
188-0-200-265	GREEN FAMILY TR	903.88
188-0-200-275	WINKELMAN CRAIG D	903.88
188-0-200-285	OXFORD JOHN & SANDRA	903.88
188-0-200-295	HAUN JAMES R & PATRIZIA M	903.88
188-0-200-305	MARTINEZ RONALD & VICKI	903.88
188-0-200-315	DINKLER HEIDI C	903.88
188-0-200-325	MONTEFALCON LIZA C	903.88
188-0-200-335	WARSCHAW ARTHUR J	903.88
188-0-200-345	CLAUSEN ALF TRUST	903.88
188-0-200-355	LANAGAN DAVID B	903.88
188-0-200-365	SANDOVAL BENITA R	903.88
188-0-200-375	LEWIS GWENDOLYN K	903.88
188-0-200-385	BLOCK STAN M & ANNETTE N TR	903.88
188-0-200-395	PERMEN LARRY & GAMBER PAMELA	903.88
188-0-200-405	LEVI URI & MILLA	903.88
188-0-200-415	HONIKMAN TERENCE C & JANE I TR	903.88
188-0-200-425	FAN FERNANDO & SHANNA L	903.88
188-0-200-435	JOHNSON EVELYN M	903.88
188-0-200-445	SCHEIBE SCOTT D & BRENDA R	903.88
188-0-200-455	SMITH LAWRENCE S & OLIVIA	903.88
188-0-200-465	WILSON PHIL W & REBECCA G TR	903.88
188-0-200-475	LATIMER POLLIE L	903.88
188-0-200-485	NADEL ROGER S & DEBORAH A TR	903.88
188-0-200-495	BEAKES PHILLIP N & DEVIDA NIKKEA B	903.88
188-0-200-505	FAAS ERIC TR & DIBERNARDO KRISTIN TR	903.88
188-0-200-515	CARTER JOHN F & ANDREA P	903.88
188-0-200-525	PRENTICE DONALD E & GAIL TR	903.88
188-0-200-535	ROMO RICHARD M & MARIANNE P TR	903.88
188-0-200-545	BARLOW JOHN S & KATHLEEN M TR	903.88
188-0-200-555	CRILLY ELEANOR	903.88
188-0-200-565	ZINDROSKI ALBERT & LISA	903.88
188-0-200-575	PIZANO DANIEL C & JANINE C	903.88
188-0-200-585	WESTPORT TOWNHOMES OWN ASSN	903.88
188-0-200-595	RAIL RANDY T & DORIAN J	903.88
188-0-210-015	GASTOUNIOTIS C S	903.88
188-0-210-025	SUJANANI SUNITA	903.88
188-0-210-035	WILSON RICHARD H	903.88
188-0-210-045	ANDERSON JOSEPH R	903.88
188-0-210-055	BENCHARIT SITTIPORN	903.88
188-0-210-065	ABBOTT CRISPIN P & HAMILTON LAURIE K	903.88
188-0-210-075	DIHHL ENTERPRISES LLC	903.88

ATTACHMENT NO. 2
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EXHIBIT A

CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 2
(WESTPORT AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount
188-0-210-085	SCHOONOVER STEVEN D TR & EADS PEGGY TR	903.88
188-0-210-095	TOBAN TRUST	903.88
188-0-210-105	RODGERS CRAIG J	903.88
188-0-210-115	SONI AUNALI & RASHIDA	903.88
188-0-210-125	ARNOLD WILLIAM D TR	903.88
188-0-210-135	HUIZINGA BRYON S & ERIN W	903.88
188-0-210-145	MELNICK PETER R & LAINI M TR	903.88
188-0-210-155	STECKEN KRISTE	903.88
188-0-210-165	PEARCE DANIEL B & SUZANNE	903.88
188-0-210-175	KLAMN ZACKERY & DEFREITAS JENNIFER M	903.88
188-0-210-185	STEINKE C R SEP PROP TR	903.88
188-0-210-195	ORNELAZ STEVE	903.88
188-0-210-205	JCP TR	903.88
188-0-210-215	MACSWAIN TRAVIS R	903.88
188-0-210-225	BOLANOS CARLOS A & BODIL	903.88
188-0-210-235	ENGELKING HENRY & JULIA L	903.88
188-0-210-245	JACOBSON JOHN M & VICTORIA TR	903.88
188-0-210-255	RUSHING RICHARD & MICHELE	903.88
188-0-210-265	HENRY JACK D JR & LORI L	903.88
188-0-210-275	RAND STEVE & DONNA	903.88
188-0-210-285	CHAPMAN BRUCE G & HIBNER KRISTIN C	903.88
188-0-210-295	CDM PAINTING & DECORATING LTD & 11319 &	903.88
188-0-210-305	LANGEN RALF & CHEN JEANNIE	903.88
188-0-220-015	TRADEWINDS COMM CTR LLC	1,413.64
188-0-220-035	BAERENZ GLEN	763.42
188-0-220-045	CONTRERAS FRANK TR & SHERWYN ANNA C TR	763.42
188-0-220-055	PRENTICE JOHN & MELODY TR	763.42
188-0-220-065	MURPHY BETTY CR SHELTER TR	763.42
188-0-220-075	STEPHANIAN ERICK & SUSAN K	763.42
188-0-220-085	FULLER HARRIS J & PEARL TR	763.42
188-0-220-095	DEL TORTO JOSEPH K & BARBARA A	763.42
188-0-220-105	CHERTOK BILL & PATTI TR	763.42
188-0-220-115	VICTALINO ANTONIO & HASSEBROCK CHRISTIN	763.42
188-0-220-125	CHRISTENSEN DON	763.42
188-0-220-135	PEREZ HECTOR & GONZALEZ LUZ TR	763.42
188-0-220-145	C&L KNIGHT ENTERPRISES LLC	763.42
188-0-220-155	HOOS HOWARD J & IRENE J FAM TR	763.42
188-0-220-165	FRAZIER VICTOR D TR	763.42
188-0-220-175	BAILEY ROBERT E & CHRISTINA	763.42
188-0-220-185	MCKNIGHT THOMAS J & LA NELL TR	763.42
188-0-220-195	MCCOUBREY SHARON TR	763.42
188-0-220-205	WALSH MARTIN J & ELLEN P TR	763.42
188-0-220-215	AMBARSOOMZADEH SERZHIK & AMIAN KNARIK	763.42
188-0-220-225	ZAKARIAN HRAIR TR	763.42
188-0-220-235	WHELAN JOHN A	763.42
188-0-220-245	ABRAMS DAVID E & MILES HELEN	763.42
188-0-220-255	DEMBSKY AMIT & ELISA E TR	763.42
188-0-220-265	PRITSKER KEITH W & ELLEN	763.42
188-0-220-275	GORELIK MICHAEL & ANNA	763.42
188-0-220-285	MADIGAN REBECCA S	763.42
188-0-220-295	AMBROSE MARK M & ANN W	763.42
188-0-220-305	LINDSAY MICHAEL H	763.42
188-0-220-315	TOCCHINI DANIEL F & AMY A TR	763.42
188-0-220-325	CRISPIN WILLIAM J & KYOKO N	763.42
188-0-220-335	OHANISSIAN HANRIK C	763.42
188-0-220-345	MENDIBURU STEVEN R & MONICA S	763.42
188-0-220-355	DE LUCA MARY ELLEN	763.42
188-0-220-365	DAVIS DARLTON C & LAURA A TR	763.42
188-0-220-375	GIASI LISA M	763.42
188-0-220-385	BORK KENNETH R & YOSHIE	763.42
188-0-220-395	REYES ALBERTO D & GLORIA D	763.42
188-0-220-405	MORTON SHIRLEE	763.42
188-0-220-415	JAGASIA LAVINA	763.42
188-0-220-425	COZA PROPERTIES LLC	763.42
188-0-220-435	FAIRLY SUZAN L	763.42

ATTACHMENT NO. 2
PAGE 8 OF 9

EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 2
(WESTPORT AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount
188-0-220-445	GARCIA MARK S	763.42
188-0-220-455	PAP MARK A & JONES CINDY M	763.42
188-0-220-465	WESTPORT VILLAGE PARTNERS LLC	950.74
188-0-220-475	WESTPORT VILLAGE PARTNERS LLC	1,002.54
188-0-220-485	WESTPORT VILLAGE PARTNERS LLC	1,042.10
188-0-220-495	WESTPORT VILLAGE PARTNERS LLC	501.02
188-0-220-505	WESTPORT VILLAGE PARTNERS LLC	518.46
188-0-220-515	WESTPORT VILLAGE PARTNERS LLC	501.02
188-0-220-525	WESTPORT VILLAGE PARTNERS LLC	501.02
188-0-220-535	WESTPORT VILLAGE PARTNERS LLC	372.00
188-0-230-015	GAUER HAROLD	763.42
188-0-230-025	KIM JAMES T	763.42
188-0-230-035	REISS JACK I & JOSEPHINE P	763.42
188-0-230-045	ADAWIYA ISSA & Wafa & ALUL MAHA	763.42
188-0-230-055	SHAWCROSS JOHN	763.42
188-0-230-065	CODY STEVEN M & STANFORD P TR	763.42
188-0-230-075	DOMINGUEZ OSCAR A TR & HAYNES MICHAEL I	763.42
188-0-230-085	SHAWCROSS JOHN	763.42
188-0-230-095	SHAWCROSS JOHN	763.42
188-0-230-105	MARTINEZ CARLOS	763.42
188-0-230-115	TIMMINS CRAIG S & JAMIE L	763.42
188-0-230-125	AZAR MITRA	763.42
188-0-230-135	MCCLURE HOWARD J & LETICIA	763.42
188-0-230-145	K	763.42
188-0-230-155	SHAWCROSS JOHN	763.42
188-0-230-165	FERNANDEZ H & VELASQUEZ R TR	763.42
188-0-230-175	UYEDA JAMES H	763.42
188-0-230-185	GONZALEZ RENE & GARNER CLARA M	763.42
188-0-230-195	SPEER JEFFREY D & MARSHA H TR	763.42
188-0-230-205	DENT DIANE TR	763.42
188-0-230-215	JOHNSTON TOM & JOSEPHINE	763.42
188-0-230-225	SANDNES RICHARD & MARIAN TR	763.42
188-0-230-235	TABERDAR ALLEN TR	763.42
188-0-230-245	BIZZELLE JAMES C III & MAAS GREGORY W	763.42
188-0-230-255	SWOR KATHLEEN L TR	763.42
188-0-230-265	SHIANG MICHAEL E & CONNIE M	763.42
188-0-230-275	OSTERLOH DARREN F TR	763.42
188-0-230-285	BARNES W MITCHELL	763.42
188-0-230-295	EBIZADEH ELHAM TR	763.42
188-0-230-305	WETZEL TERRY P TR & DESIDERIO JULIE A TR	763.42
188-0-230-315	YUAN CHESTER C TR	763.42
188-0-230-325	TUMACDER FRANKLIN & TERESITA C	763.42
188-0-230-335	DEHDASHTY ALI & BENHARASH VIDA	763.42
188-0-230-345	GOLDWATER TERRY	763.42
188-0-230-355	DAVIS DANIEL C & CATHERINE S	763.42
188-0-230-365	CUSACK TIMOTHY & JANET	763.42
188-0-230-375	ESCUETA CRISTINA D	763.42
188-0-230-385	SOLOMON DUANE & ESTHER	763.42
188-0-230-395	NEILSON MICHAEL & BRENDA TR	763.42
188-0-230-405	BLAYDES SOONJA SURV TR	763.42
188-0-230-415	FOLCKE FRANCES L	763.42
188-0-230-425	MITCHELL GERALD B & IDA G TR	763.42
188-0-230-435	SCHREY THOMAS E & PATRICIA A	763.42
188-0-230-445	SCHWEITZER WILLIAM J TR & CALDERON & SCI	763.42
188-0-230-455	HAVAS MICHAEL & MAGGI	763.42
188-0-230-465	WHITESAILS MARINA BUS CTR	3,538.80
Total	316 Parcels	\$434,895.78



ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Michael More *mm* Agenda Item No. 5-11Reviewed By: City Manager *SPB* City Attorney *AT* Finance *JC* Other (Specify) _____

DATE: June 3, 2013

TO: City Council

FROM: Michael More, Financial Services Manager *Michael B*
Finance Department

SUBJECT: Special Tax Levy for Community Facilities Districts No. 3 and No. 4 (Seabridge at Mandalay Bay)

RECOMMENDATION

That City Council acting as the legislative body of Community Facilities District (CFD) No. 3 and Community Facilities District (CFD) No. 4:

- (1) Adopt a resolution setting a special tax rate within CFD No. 3 (Seabridge at Mandalay Bay) for FY 2013-14.
- (2) Adopt a resolution setting a special tax rate within CFD No. 4 (Seabridge at Mandalay Bay) for FY 2013-14.

DISCUSSION**CFD No. 3 Special Tax**

On December 14, 2004, City Council adopted Resolution No. 12,737 (the "Resolution of Formation") establishing CFD No. 3 and Ordinance No. 2676 to levy a special tax sufficient to pay principal, interest, and other periodic costs and administrative expenses with respect to the bonds of CFD No. 3. In each fiscal year thereafter, the Government Code requires the City Council to adopt a resolution levying the special tax rate for that fiscal year. The total amount of special taxes for CFD No. 3 for FY 2013-14 is \$2,000,919.48.

CFD No. 4 Special Tax

On December 14, 2004, City Council adopted Resolution No. 12,739 (the "Resolution of Formation") establishing CFD No. 4 and Ordinance No. 2677 to levy a special tax sufficient to pay certain costs of Services and Incidental Expenses relating to the maintenance of CFD No. 4. In each fiscal year

thereafter, the Government Code requires the City Council to adopt a resolution levying the special tax rate for that fiscal year. The total amount of special taxes for CFD No. 4 for FY 2013-14 is \$974,439.30.

FINANCIAL IMPACT

There will be no cost to the City's General Fund from approval of the resolutions levying the special taxes for CFD No. 3 and CFD No. 4 for FY 2013-14. Debt service costs and all administrative costs are included in the amount to be collected by the special taxes, which are levied against properties located in CFD No. 3 and CFD No. 4.

MJM

Attachments

- # 1 - Resolution levying the special tax for CFD No. 3 for FY 2013-14 (Seabridge at Mandalay Bay)
- # 2 - Resolution levying the special tax for CFD No. 4 for FY 2013-14 (Seabridge at Mandalay Bay)

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OXNARD ACTING AS THE LEGISLATIVE BODY OF
COMMUNITY FACILITIES DISTRICT NO. 3 (SEABRIDGE AT
MANDALAY BAY) OF THE CITY OF OXNARD AUTHORIZING
THE LEVY OF SPECIAL TAXES WITHIN COMMUNITY
FACILITIES DISTRICT NO. 3 (SEABRIDGE AT MANDALAY
BAY) FOR THE FISCAL YEAR 2013-2014

WHEREAS, the City Council of the City of Oxnard (the "City") previously established Community Facilities District No. 3 (Seabridge at Mandalay Bay) of the City of Oxnard ("CFD No. 3") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Government Code Section 53311 (the "Act"); and

WHEREAS, the City Council of the City, acting as the legislative body of CFD No. 3, is authorized pursuant to Resolution No. 12,737 (the "Resolution of Formation") and Ordinance No. 2676 adopted by the City Council on December 14, 2004, (the "Ordinance") to levy a special tax sufficient to pay principal, interest, other periodic costs and administrative expenses with respect to bonds of CFD No. 3 (the "Bonds") and to pay certain costs of the Public Improvements and Incidental Expenses (as defined in the Resolution of Formation); and

WHEREAS, it is now necessary and appropriate that this City Council provide for the levy and collection of the special taxes for the Fiscal Year 2013-2014 for the purpose specified in the Resolution of Formation and the Ordinance, by the adoption of a resolution as specified by the Act and the Ordinance; and

WHEREAS, the assessments are in conformance with Proposition 218; and

WHEREAS, the special taxes being levied hereunder are at the same rate or at a lower rate than provided by the Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 3 (SEABRIDGE AT MANDALAY BAY), DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. The special tax is imposed without regard to property valuation and is levied in compliance with the Act and the Ordinance.

SECTION 3. In accordance with the Act and the Ordinance, there is hereby levied upon the parcels within the District which are not otherwise exempt from taxation under the Act or the Ordinance special taxes for the Fiscal Year 2013-2014 at the special tax rates set forth in the report prepared by NBS Government Finance Group for CFD No. 3 entitled "City of Oxnard Community Facilities District No. 3 (Seabridge at Mandalay Bay) Fiscal Year 2013-2014 Levy" (the "Report") attached hereto as Exhibit A and made a part hereof, which special tax rates do not exceed the

ATTACHMENT NO. 1
PAGE 1 OF 8

maximum special tax rates set forth in the Ordinance. After adoption of this Resolution, the Chief Financial Officer of the City, or designee, may make any necessary modifications to these special taxes to correct any errors, omissions or inconsistencies in the listing or categorization of parcels to be taxes or in the amount to be charged to any category of parcels; provided, however, that any such modifications shall not result in an increase in the special tax applicable to any category of parcels and is made prior to the submission of the tax rolls to the Ventura County Auditor.

SECTION 4. All of the collections of the special tax shall be used only as provided for in the Act and the Resolution of Formation. The special tax shall be levied only so long as needed to accomplish the purposes described in the Resolution of Formation.

SECTION 5. The special tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes except as such procedure has been modified by law and this City Council as set forth in the Indenture Between CFD No. 3 and Wells Fargo Bank, National Association, as Fiscal Agent dated as of October 1, 2005.

SECTION 6. As a cumulative remedy, if any amount levied as a special tax for payment of bond interest or principal, together with any penalties and other charges accruing under this Resolution, are not paid when due, the City Council may, not later than four years after the due date of the last installment of principal on the Bonds, order that the same be collected by an action brought in the superior court to foreclose the lien of such special tax.

SECTION 7. The Chief Financial Officer is hereby authorized and directed to transmit a certified copy of this Resolution and the Report to the Ventura County Auditor, together with other supporting documentation as may be required to place said special taxes on the secured property tax roll for the Fiscal Year 2013-2014, and to perform all other acts which are required by the Act, the Ordinance, or by law in order to accomplish the purpose of this Resolution.

APPROVED AND ADOPTED this ___ day of ____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

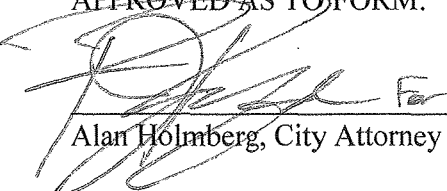
Tim Flynn
Mayor of the City Council of the City of Oxnard,
acting on behalf of Community Facilities District No. 3
(Seabridge at Mandalay Bay) of the City of Oxnard

ATTEST:

Daniel Martinez
City Clerk of the City of Oxnard

(SEAL)

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA) ss.

I, DANIEL MARTINEZ, City Clerk of the City Council of the City of Oxnard, do hereby certify that the above and foregoing is a full, true and correct copy of RESOLUTION NO. _____ of said City Council, and that the same has not been amended or repealed.

DATED: _____, 2013

City Clerk of the City Council of the City of Oxnard

(SEAL)

ATTACHMENT NO. 1
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EXHIBIT A

CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
188-0-241-015	NEWMAN DAVID J & LAURA Z	\$3,816.04	188-0-292-065	ROSCH GEORGE W III & JOANNA TR	\$3,481.46
188-0-241-025	FOSTER WENDY J TR	3,816.04	188-0-292-075	RIVERA DIEGO E	3,816.04
188-0-241-035	KEEN LORRIE L D TR	3,481.46	188-0-292-085	PAUL GEORGE I & BARBARA	3,816.04
188-0-241-055	BARNES ROBERT K & JOAN M	3,816.04	188-0-292-095	G	3,481.46
188-0-241-065	SILLEN CONNIE L TR	3,816.04	188-0-292-105	SUMMERS FRANKIE	3,816.04
188-0-241-075	HAY JOEL W TR & KATOUZI TOUBI TR	3,816.04	188-0-292-115	WILCOX BRIAN L & HOLLEY & WILCOX PA	3,481.46
188-0-241-085	HAY JOEL W & KATOUZI TOUBI TR	3,816.04	188-0-292-125	PATTON PATRICK S & LISA L	3,816.04
188-0-241-095	FABIAN DAVID A & BEVINS & FABIAN BAR	3,816.04	188-0-292-135	FISS MICHAEL S & KRISTEN H TR	3,816.04
188-0-241-105	ROMEO ROBERT E & AMY B	3,816.04	188-0-292-145	POON NELSON & FUNG TR	3,816.04
188-0-241-115	BRECKNER JOSEPH N & JOANA L TR	3,816.04	188-0-292-155	BOLDT CARL R JR	3,816.04
188-0-241-125	LEBOEUF OSCAR W JR & BES SNIDER M	3,481.46	188-0-292-165	PRILLHART KIMBERLY L TR	3,481.46
188-0-241-135	MOY KENNETH L TR	3,816.04	188-0-292-175	FRISELLA CHRIS & NAOMI W	3,816.04
188-0-241-145	CULOTTA JOHN M TR	3,481.46	188-0-292-185	TERRANOVA JOSEPH T & SHARON TR	3,816.04
188-0-241-155	H O KING TR	3,816.04	188-0-292-195	FORSTER KEVIN	3,816.04
188-0-241-165	MARTSON LYNNE W SURV TR	3,816.04	188-0-292-205	MCINALLY THOMAS C & LAUREN J	3,816.04
188-0-241-175	LAMBERT MICHAEL R & LISA R	3,816.04	188-0-293-015	LE QUAN T	3,481.46
188-0-241-185	SHIN MYONG C & EUN S & SHIN JENNIFE	3,481.46	188-0-293-025	MORALES JAIME	3,816.04
188-0-241-195	WILLIAMS TEMPLE W III TR & FINKLE CYN	3,816.04	188-0-293-035	ORTMANN DALE	3,816.04
188-0-241-205	FRIEDMAN SHIRIN	3,481.46	188-0-293-045	T & M FOWLER TR	3,481.46
188-0-241-215	KIRSHNER ERNEST R TR	3,816.04	188-0-293-055	ORTMANN DALE A	3,816.04
188-0-241-225	AJIAN MARK M & PATRICIA A	3,816.04	188-0-293-065	ARENSON CAROL	3,816.04
188-0-241-235	BAUMSTARK HARRY & SHARON E	3,816.04	188-0-293-075	HOLLER JOHN J & GERI A	3,816.04
188-0-241-245	WALLENLREN CHERYL A TR	3,481.46	188-0-293-085	HALVERSON WILLIAM & MARIA	3,481.46
188-0-241-255	NIELSEN STEVEN B & LINDA C TR	3,816.04	188-0-293-095	NEWBY TODD D & MARIANNE	3,816.04
188-0-241-265	AHLQUIST RONALD & CONSTANCE	3,481.46	188-0-293-105	FARRELL MICHAEL & KAREN	3,816.04
188-0-241-275	LAM RAYMOND & JUNE W	3,481.46	188-0-293-115	KENNEDY GREGORY L	3,481.46
188-0-241-285	WILSON GRAHAM R & JUNE R TR	3,816.04	188-0-293-125	SCHNEIDER HAROLD N & MARSHA C	3,816.04
188-0-242-015	VASSANTACHART PRAKOB B	3,481.46	188-0-293-135	RANSHAW MICHAEL E & SHARON	3,816.04
188-0-242-025	REIMERS JOHN W & CYNTHIA J	3,816.04	188-0-293-145	BREA CARLOS & PATRICIA A	3,481.46
188-0-242-035	MCDEVITT MICHAEL	3,481.46	188-0-293-155	SPEARS RICHARD A & KELLIE D	3,816.04
188-0-242-045	KAY FAMILY LTD PARTNERSHIP	3,816.04	188-0-293-165	JPMORGAN CHASE BANK NTL ASSN	3,816.04
188-0-242-055	CUMMINS ALLAN B TR	3,816.04	188-0-293-175	REBER GEORGE W JR & NORMA TR	3,816.04
188-0-242-065	BREGANTE GEORGE J & NELDA J TR	3,816.04	188-0-293-185	TANAKA JASON & RAFFAELLI ROBB	3,816.04
188-0-242-075	SHIN DO B & YEONG H TR	3,481.46	188-0-293-195	BAKER GARY & REILLY MARI	3,816.04
188-0-242-085	TOLMACHOFF WAYNE W & DIANA L	3,816.04	188-0-293-205	ROSENBERGER DONALD L & MARY K	3,481.46
188-0-242-095	GOMEZ WILLIAM A & CANDICE M	3,816.04	188-0-293-215	CAO CHARLES	3,816.04
188-0-242-105	WEISER ISAAC & MARGARET TR	3,816.04	188-0-293-225	GUGLIELMO NICHOLAS & SANDRA TR	3,816.04
188-0-242-115	BARKER BRIAN T & ELISA A	3,816.04	188-0-293-235	STEMBRIDGE SYDNEY R	3,816.04
188-0-242-125	ROMINGER RICHARD S	3,481.46	188-0-293-245	KALLEN HARVEY TR	3,816.04
188-0-242-135	SEYMOUR LEVY TR	3,816.04	188-0-293-255	SKUPIEN AARON A & TERESA A TR	3,816.04
188-0-242-145	KIM GORDON & SUZANNE	3,816.04	188-0-293-265	HONG KHANH T & LYNN TR	3,481.46
188-0-242-155	GERSTEL MARC J & CLARICE	3,816.04	188-0-293-275	APPLE HAL C & SOPHIA K TR	3,816.04
188-0-242-165	HUCKESTEIN GORDON	3,481.46	188-0-300-015	VAKOVSKY PETER & PATRICIA TR	5,107.30
188-0-242-175	SALPERTO ANDREW & WESNER & SALPI	3,816.04	188-0-300-025	HON WILLIAM A & PENELOPE A TR	4,689.34
188-0-242-185	MORENO GEORGE & EILEEN TR	3,481.46	188-0-300-035	LITINETSKY YAKOV & MARIA	5,107.30
188-0-242-195	BACON CODY M & KNOLLA JOSHUA C	3,816.04	188-0-300-045	HABERSTROH ALFRED E	5,107.30
188-0-242-205	TROWBRIDGE JERRY W & KAREN TR	3,481.46	188-0-300-055	LEE HWA I & LISA H	4,689.34
188-0-242-215	SINGH PARMJIT D	3,816.04	188-0-300-065	TODERAN DUANE F TR	5,107.30
188-0-242-225	ZHANG JUSTIN	3,816.04	188-0-300-075	KOH SANDRA S TR	4,689.34
188-0-242-235	ENGELHARDT JOHN C & MARY K	3,481.46	188-0-300-085	COPPER DAVID M & SANCHEZ RICHARD E	5,107.30
188-0-242-245	KIM SANG W & MYUNG H TR	3,481.46	188-0-300-095	GOLDMAN GARY N TR	5,107.30
188-0-242-255	ALVAREZ JOHN A & JULIE E	3,816.04	188-0-300-105	GRAY GREGORY E & MARTIN JULIANNE Y	5,107.30
188-0-242-265	KENAS LLC	3,816.04	188-0-300-115	BEBOUT DANNY & JUDY	4,689.34
188-0-242-275	COOLEY MARK H & DIANA D	3,481.46	188-0-300-125	ERIKSSON LEONARD & KELLY E TR	5,107.30
188-0-242-285	FARAZIAN KEYVAN H	3,816.04	188-0-300-135	BETHARDS JOHN D & TODD CYNTHIA A	5,107.30
188-0-243-015	SMITH SCOTT R & TANYA K	3,481.46	188-0-300-145	SILVER OAK HOLDINGS LLC	5,107.30
188-0-243-025	BALDWIN ROBERT JR & JANICE TR	3,816.04	188-0-300-155	MUNGICAL RENATO V & ELIZABETH O	4,689.34
188-0-243-035	SLAVIN NEIL M	3,481.46	188-0-300-165	HANCOCK DAVID	5,107.30
188-0-243-045	BOWMAN SANDRA	3,816.04	188-0-300-175	K J M FAMILY TR	5,107.30
188-0-243-055	MORTON YOLANDA A MARITAL TR	3,816.04	188-0-300-185	NODAR RUDY P & SUSAN TR	5,107.30
188-0-243-065	LIU JIM & HONG	3,816.04	188-0-300-195	MELLMAN LOU E & NATASHA TR	5,107.30
188-0-243-075	JONES JOAN	3,481.46	188-0-300-205	KOHAN BIJAN & SHIRIN	5,107.30
188-0-243-095	MCDERMED RICHARD W & AMAKI JULIA /	3,816.04	188-0-300-215	CHOPRA SANJIV & RENU & CHOPRA ASHI	4,689.34
188-0-243-105	SAVETSI LA TAI	3,816.04	188-0-300-225	HENRY DAVID A	5,107.30
188-0-243-115	PHILLIPS PAUL P & BARBARA R	3,816.04	188-0-300-235	KRAMER E	5,107.30
188-0-243-125	SADDIK GEORGE N & MARIA S	3,481.46	188-0-300-245	EKJ INVESTMENT REAL ESTATE	5,107.30

ATTACHMENT NO. 1
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EXHIBIT A

CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
188-0-243-135	KHDLRLIAN ARUTYOUN	3,816.04	188-0-300-255	EJK INVESTMENT REAL ESTATE	5,107.30
188-0-243-145	YANG CHIA Y & BECKY	3,481.46	188-0-300-265	COHEN AVI	5,107.30
188-0-243-155	CHALDRANIAN ARMEN TR	3,816.04	188-0-300-275	FULLER RUSSELL E & JEANNIE G	5,107.30
188-0-243-165	COSTANZO RALPH A & JANE	3,481.46	188-0-300-285	HIRANAKA PAUL K & CHANA TR	4,689.34
188-0-243-175	FEOKTISTOV ALEXANDRE	3,816.04	188-0-300-295	KINNEY WILLIAM B & CHEN LILY L	5,107.30
188-0-243-185	GAILLARD JOHN D & GOMEZ PAZ B	3,481.46	188-0-300-305	SITNIKOVA RUSLANA	5,107.30
188-0-243-195	HYUN SUNG OK	3,816.04	188-0-300-315	LEVIS JOSEPH R & MARY P	4,689.34
188-0-243-205	WILSON RICHARD H & BERLIN KAREN TF	3,481.46	188-0-300-325	HONG DALE & GRACE C	5,107.30
188-0-243-215	VON GUNTEN TRENT D & HEATHER A	3,816.04	188-0-300-335	GALLINOT GARY F & DEBRA J TR	5,107.30
188-0-243-225	FELICETTA JAMES V & SUSAN M	3,481.46	188-0-300-345	LITINETSKY YAKOV & MARIA TR	4,689.34
188-0-243-235	HIGGINS MICHAEL C & SHARON TR	3,816.04	188-0-300-355	PISARENKO CLAUDIA	5,107.30
188-0-243-245	FARRELL MICHAEL J & ROBINETT MEAR/	3,816.04	188-0-300-365	KAYE IRV G	5,107.30
188-0-243-255	ING BANK FSB	3,816.04	188-0-300-375	CIRILLO MICHAEL A & LUANNE A	5,107.30
188-0-243-265	MUHLITNER BRET & ERIKA	3,481.46	188-0-300-385	EJK INVESTMENT REAL ESTATE	5,107.30
188-0-243-275	SANTOS OMAR N	3,816.04	188-0-300-395	HARRIS GLENN & GINA	5,107.30
188-0-243-285	SOLIS ELEAZAR	3,816.04	188-0-300-405	FORSTER KEVIN & KIRKWOOD LYNNE	5,107.30
188-0-243-295	CHESLER RONALD B & LOIS S	3,481.46	188-0-300-415	NI DAOSHING	5,107.30
188-0-243-305	CHANDLER GARY & CHERYL	3,816.04	188-0-300-425	YOUNG WINSTON B & JOANNE L TR	4,689.34
188-0-244-015	BEAL RICHARD M & ELIZABETH H	4,401.80	188-0-300-435	130 S MCCADDEN PL LLC	4,689.34
188-0-244-025	KUSHEN KIRK S & LYNETTE TR	4,689.34	188-0-300-445	130 S MCCADDEN PL LLC	5,107.30
188-0-244-035	TANK EVELYN R & DENNIS L	4,689.34	188-0-310-045	K&G SEABRIDGE II LLC & ROCKLIN COVER	24,124.32
188-0-244-045	VON GUNTEN TRENT & HEATHER	4,689.34	188-0-310-055	D R HORTON LA HOLDING CO	147,841.90
188-0-244-055	KENDALL SHEILA S	4,401.80	188-0-320-015	VOSKERCHIAN TR & CHALDRANIAN ARME	2,200.90
188-0-244-065	FRIDRICH PAUL TR	4,401.80	188-0-320-025	BAUMWOHL DAVID S	2,727.88
188-0-244-075	SMITH ROBERT J & UI CHIN TR	4,689.34	188-0-320-035	HAMA JASON P & TRESHA M	2,200.90
188-0-244-085	KANETA LESTER H TR & KANETA MARIAN	4,689.34	188-0-320-045	SCHOCK MARK R & CHRISTINA W	2,200.90
188-0-244-095	LAKE JOHN W & SHEILA G TR	4,401.80	188-0-320-055	KALLER STEVEN & JANET E	2,727.88
188-0-244-105	JLO PARTNERS LLC	4,689.34	188-0-320-065	STEADMAN BRYAN L & CAROL A	2,200.90
188-0-244-115	COHN DOV & SHEILA E TR	4,401.80	188-0-320-075	HUGHES GREGG B	2,200.90
188-0-244-125	CHOPRA RAJESHWAR & ANEETA	4,689.34	188-0-320-085	BUGBEE DAVID S & KRISTEN A	2,200.90
188-0-244-135	HOLT LANCE E & NINA C TR	4,689.34	188-0-320-095	DERN GEORGE FAMILY TR	2,200.90
188-0-244-145	MUTHIAH MUTHUSAMY & RADHA U	4,401.80	188-0-320-105	ROSETE ZACARIAS C & CORAZON A	2,727.88
188-0-244-155	MCGREW COLLEEN H TR	4,689.34	188-0-320-115	JAMES GERLD L & SUSAN J	2,200.90
188-0-244-165	PARK GIL S & JUM KYO MIN TR	4,689.34	188-0-320-125	KINCAID RALPH E & MARLENE L TR	2,200.90
188-0-244-175	ANDERSON PAUL R	4,689.34	188-0-320-135	FRISELLA JOHN & LINDA TR	2,727.88
188-0-244-185	EDRICK ALAN I	4,401.80	188-0-320-145	NEFF JOE W & KAREN R	2,200.90
188-0-244-195	HERSON MICHAEL & PATRICIA TR	4,689.34	188-0-320-155	REID PHILIP & GLORIA A TR & REID JEFFR	2,200.90
188-0-244-205	STRIKER RONALD S	4,689.34	188-0-320-165	O BRIEN VANESSA	2,727.88
188-0-244-215	ANTAKI J & MEDAWAR M TR	4,689.34	188-0-320-175	ZERMENO ELAINE M	2,200.90
188-0-245-015	PICOLA JIM & JACQUELINE	4,401.80	188-0-320-185	ANDRE RICHARD A & PATRICIA TR	2,200.90
188-0-245-025	BAINES RICHARD & FRANCES & 160 FULI	4,689.34	188-0-320-195	HARARY MARTIN K & FREIDA TR	2,727.88
188-0-245-035	VICHIT & VADAKAN LIVING TR	4,689.34	188-0-320-205	HAAS WALTER & LYNETTE TR	2,200.90
188-0-245-045	NELSON MARIA A	4,401.80	188-0-320-215	THOMAS CLIVE L	2,200.90
188-0-245-055	LIANG KAI L & DAPHNE D	4,689.34	188-0-320-225	COHEN STEPHEN C	2,200.90
188-0-245-065	FARRELL MICHAEL J & SUSAN	4,401.80	188-0-320-235	ORMAN MICHAEL I & MARYANN TR	2,200.90
188-0-245-075	BARLETTA DEBRA R TR	4,689.34	188-0-320-245	LUBETKIN JEFF N TR	2,727.88
188-0-245-085	FULLER RUSSELL E & JEANNIE G	4,401.80	188-0-320-255	SALKE TARANEH R IRREV FAM TR & ELZE	2,200.90
188-0-245-095	GREENSTEIN JERALD	4,689.34	188-0-320-265	KAGAWA JON M & TERI L TR	2,200.90
188-0-250-065	D R HORTON LA HOLDING CO	96,653.68	188-0-320-275	LOOMIS LLOYD C & VICTORIA J TR	2,727.88
188-0-250-075	ROIC SEABRIDGE II LLC	16,673.92	188-0-320-285	REEVE MALCOLM & SHEILA M TR	2,200.90
188-0-250-205	ROIC SEABRIDGE II LLC LESSOR & DR HC	713.92	188-0-320-295	REID JEFFREY & RIEKO	2,200.90
188-0-250-225	ROIC SEABRIDGE II LLC	12,461.88	188-0-320-305	MARLUNA HOUSING LLC	2,727.88
188-0-250-285	ROIC SEABRIDGE II LLC LESSOR & VONS	38,691.44	188-0-320-315	BEACH EDNA R	2,200.90
188-0-260-035	BANNERMAN BRETT & DEBRA TR	5,107.30	188-0-320-325	JEWETT KEITH & ANAHID	2,200.90
188-0-260-045	FEINSTEIN JAMES R & GAYLE M	4,689.34	188-0-320-335	MANLEY JOHN & SHARON	2,727.88
188-0-260-055	MEKPONGSATORN SURAPOL	5,107.30	188-0-320-345	MATTHEWS ANTHONY	2,200.90
188-0-260-065	HAYDEN KENNETH E & PATRICIA TR	4,689.34	188-0-320-355	LEVENSTEIN KENNETH & DIANA TR	2,200.90
188-0-260-075	RANDOM PROPERTIES LLC	5,107.30	188-0-320-365	MASLO TED & JANINA TR	2,200.90
188-0-260-085	BECKER MICHAEL A & TAMMELLA TR	5,107.30	188-0-320-375	BAILEY JAMES R & JULIET L	2,200.90
188-0-260-095	BLOXBERG ROGER & CHERYL TR	4,689.34	188-0-320-385	BLOOM CHERISSE	2,727.88
188-0-260-105	CLUPHF GEORGE & VONJA	4,689.34	188-0-320-395	SIEGEL LINDA Z	2,200.90
188-0-260-115	SABOL WILLIAM L & DIANE E TR	5,107.30	188-0-320-405	TERANISHI SARAH	2,200.90
188-0-260-125	GREENSTEIN JERALD & IVY TR	5,107.30	188-0-320-415	JONES PHILIP G & BRENDA L TR	2,727.88
188-0-260-135	BRIGHT STAR TR	5,107.30	188-0-320-425	KALNEL GARDENS LLC	2,200.90
188-0-260-145	CERVANTES LAWRENCE & JUANA TR	4,689.34	188-0-330-015	SPEAKE GEORGE E JR & ANITA S	2,200.90
188-0-271-015	GLATT MARTIN & TINA	4,371.88	188-0-330-025	GREENBERG RICHARD	2,727.88

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EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
188-0-271-025	ZARDOUZ BJAN PENSION TR	3,816.04	188-0-330-035	BYRD BRENT A & KAREN S	2,200.90
188-0-271-035	HERNANDEZ VICTORIANO & LERMA	4,371.88	188-0-330-045	CHANG JEFFREY K	2,200.90
188-0-271-045	MI HORIZON LLC	4,371.88	188-0-330-055	CURTIS WALTER E & MARILYN M & CURTI	2,727.88
188-0-271-065	MANION LAWRENCE & LEONOR TR	3,816.04	188-0-330-065	YARBROW SYLVIE & BRITTANY	2,200.90
188-0-271-075	PASSALAUQUA CHRIS & PAMELA	4,371.88	188-0-330-075	YABLAN KEVIN F & BARBARA J TR	2,200.90
188-0-271-085	BASILE GAETANO	4,371.88	188-0-330-085	SOROKA EUGENE	2,200.90
188-0-271-095	NOLAN MICHAEL & PAK JENNIFER	3,816.04	188-0-330-095	MACKSOD RONALD L & DANA	2,200.90
188-0-271-105	RHEE BONG K & SUNG O TR	4,371.88	188-0-330-105	HUTTER CHRISTOPHER P & BETTY J	2,727.88
188-0-271-115	TANAWONG NARONG & VICHAI RATTANA	4,371.88	188-0-330-115	BANK OF AMERICA N A	2,200.90
188-0-271-125	GAPPER ROBERT C & MARIKA I	4,371.88	188-0-330-125	GONG RE HOLDINGS LLC	2,200.90
188-0-271-135	DJ LIVING TRUST & JOE & DIANAS TRUST	3,816.04	188-0-330-135	POLTERE JOHN C JR & ELSA L	2,727.88
188-0-271-145	FAITH MARTHA N	3,816.04	188-0-330-145	GOODMAN DANIEL C & HELENE L	2,200.90
188-0-271-155	ODONELL SHIRLEY	4,371.88	188-0-330-155	CONTIS JANE L TR	2,200.90
188-0-271-165	MAAS ANTHONY R & PAMELA J	3,816.04	188-0-330-165	PENA ROBERT L & PILAR Y TR	2,727.88
188-0-271-175	HUCKESTEIN WILLIMA & SHANNON	3,816.04	188-0-330-175	VASSANTACHART PRAKOB & HASSADI	2,200.90
188-0-271-185	KALLEN HARVEY TR	4,371.88	188-0-330-185	JABBARI KAMRAN & DEBRA G	2,200.90
188-0-271-195	CHEW GARY D & KIYOKO F	3,816.04	188-0-330-195	COLE CHARLES D TR & COLE MARJORIE I	2,727.88
188-0-271-205	HADLOW JOHN W	4,371.88	188-0-330-205	ROSSO NORBERTO & BEATRICE	2,200.90
188-0-271-215	KALLEN HARVEY TR	4,371.88	188-0-330-215	LAPASARAN NEIL L & MERLITA B	2,200.90
188-0-271-225	BARTLETT CHARLES W & CAROL R	3,816.04	188-0-330-225	DEMERSSEMAN LORRAINE E	2,200.90
188-0-271-235	TURMELL MARK J & MARIYA	4,371.88	188-0-330-235	CRAFT CAROL A TR	2,200.90
188-0-271-245	VASSANTACHART PRAKOB & HUSSADI	4,371.88	188-0-330-245	SEDLAK BURTON H & ARLENE AB TR	2,727.88
188-0-271-255	ABBOTT CRISPIN & LAURIE	3,816.04	188-0-330-255	COLAK MUSTAFA & DENISE	2,200.90
188-0-271-265	HADLOW JOHN W	4,371.88	188-0-330-265	OTTO DAVID A & CECILIA D TR	2,200.90
188-0-271-275	ROSEMAN STEVEN A & EMILIA	3,816.04	188-0-330-275	ANDERSON ROBERT D & GAYLENE TR	2,727.88
188-0-271-285	YEH JOHN & GINA	4,371.88	188-0-330-285	LASKER GAIL B	2,200.90
188-0-271-295	MEYERS DAVID L & BARBARA J TR	4,371.88	188-0-330-295	BRAUN DOUGLAS J & ARLENE M TR	2,200.90
188-0-272-015	BARDOS TOM	5,107.30	188-0-330-305	NIENSON STANLEY & BEVERLY TR	2,727.88
188-0-272-025	REHDER RANDALL J & TERESA C TR	5,107.30	188-0-330-315	SILVERSTONE SANDRA E	2,200.90
188-0-272-035	CHATENEVER ROBERT & ARLEEN TR	4,689.34	188-0-330-325	YARBROW SYLVIE & BRITTANY	2,200.90
188-0-272-045	SLAYTON ROBERT & PHYLLIS H TR	5,107.30	188-0-330-335	ERIKSSON LEONARD & KELLY E TR	2,727.88
188-0-272-055	MOODY DONALD S & BERNICE TR	4,689.34	188-0-330-345	ZAREMBA ADAM & VIRGINIA	2,200.90
188-0-272-065	CARRIBEAN ST PROP MGT LLC	5,107.30	188-0-330-355	SEARLE HOWARD & THELMA TR	2,200.90
188-0-272-075	GLOGOW ROBERT	4,689.34	188-0-330-365	KENDALL BENJAMIN R TR & SCOTT & KEN	2,200.90
188-0-272-085	MAYBERRY DELBERT N & CINDY M	5,107.30	188-0-330-375	PONIK WAYNE D & PATRICIA A TR	2,200.90
188-0-272-095	WAKER LARRY & WALKER ALICE TR	5,107.30	188-0-330-385	RIOUX SUZANNE TR	2,727.88
188-0-272-105	DE ARRUDA GIOVANNA L Z	5,107.30	188-0-330-395	RODRIGUEZ CATHERINE D	2,200.90
188-0-272-115	NADEL ROGER S & DEBORAH A TR	4,689.34	188-0-330-405	COOPER SCOTT & GEENA	2,200.90
188-0-272-205	K&G SEABRIDGE II LLC & ROCKLIN COVE	27,148.80	188-0-330-415	ORLIKOFF MICHAEL TR	2,727.88
188-0-280-015	GONZALEZ ALFREDO	1,880.22	188-0-330-425	FANGMAN MICHAEL P TR	2,200.90
188-0-280-025	PREMIER AMERICA CREDIT UNION	1,880.22	188-0-340-015	EDGAR TERRY F & STEVEN B DEC	2,727.88
188-0-280-035	STRAUSER CHRISTOPHER L	2,200.90	188-0-340-025	BALDINGER ALLAN L & ANNE M	2,200.90
188-0-280-045	OZDY ANDREW & DORE TR	1,880.22	188-0-340-035	SHANKAR BALAKRISHNAN & PALMER ANN	2,200.90
188-0-280-055	DZIAK KRISTINE A	1,880.22	188-0-340-045	KAVLI FRED TR	2,727.88
188-0-280-065	DALL SCOTT R & DEBRA A	2,200.90	188-0-340-055	LOWE LOUIS T & AVIS L TR	2,200.90
188-0-280-075	MCKEOWN JAMES P	2,200.90	188-0-340-065	WITKOWSKI ROBERT S & MONA M	2,200.90
188-0-280-085	DAVIS JAMES A & SHEILA R	2,200.90	188-0-340-075	SEGUNDO AGOURA BEACH LLC	2,727.88
188-0-280-095	JOAQUIN CHRISTOPHER D & DONNA	2,200.90	188-0-340-085	PICKETT LOUIS A & JANICE L TR	2,200.90
188-0-280-105	SCHWARTZ STEVEN J	1,880.22	188-0-340-095	BELLAMY KAREN L TR	2,200.90
188-0-280-115	KNEIZEH ESSA & GEORGETTE	1,880.22	188-0-340-105	MINTZ GARY A & JANE H	2,727.88
188-0-280-125	NISHINO ALAN K & AKIKO K	2,200.90	188-0-340-115	BRION ALGER L & MARIA G TR	2,200.90
188-0-280-135	JOKANOVIC MIRKO D & ELIZABETH	1,880.22	188-0-340-125	EKEBERG ERIC E & ELIZABETH J	2,200.90
188-0-280-145	WHITE JEFFREY R TR	1,880.22	188-0-340-135	SCHEER ALBERTA B SURV TR	2,200.90
188-0-280-155	TAYLOR RONALD D & MARY N	1,880.22	188-0-340-145	MCGUIRE RICHARD W & LAURA	2,200.90
188-0-280-165	MALBON JEFFERSON M & PATRICK	1,880.22	188-0-340-155	CARLOZZI MARK & DIANA M	2,727.88
188-0-280-175	PRICE TED & JUDY	2,200.90	188-0-340-165	DAVIS JOHN E & VALERIE L TR	2,200.90
188-0-280-185	SIMMONS WILLIAM J & BARBARA M	1,880.22	188-0-340-175	HAMAI SACHI A	2,200.90
188-0-280-195	TRESIERRAS GLORIA J TR	1,880.22	188-0-340-185	CASSANEGO MICHAEL & LINDA TR	2,727.88
188-0-280-205	LEVY GREG S & BRENDA S	2,200.90	188-0-340-195	STRONG TREVOR & ROSET	2,200.90
188-0-280-215	GRIBBLE DEREK & ILEEN TR	2,200.90	188-0-340-205	D M A HOLDINGS LP	2,200.90
188-0-280-225	HODGINS BRADLEY T & KATHY J	2,200.90	188-0-340-215	HANDLERS MICHAEL D TR & HANDLERS E	2,727.88
188-0-280-235	VENUGOPAL CHANDRASEKAR-C	2,200.90	188-0-340-225	GOSS JEFFREY L & KAREN S	2,200.90
188-0-280-245	ROMINE SCOTT E & PENNY L TR	1,880.22	188-0-340-235	GROSSMAN GLENN D & DEENA R TR	2,200.90
188-0-280-255	SULLIVAN JOSEPH L TR	1,880.22	188-0-340-245	STEINBERG STANLEY & STEINBERG & AS	2,727.88
188-0-280-265	DEPENBROK KIM K SEP PROP TR	2,200.90	188-0-340-255	DONOVAN KAREN C	2,200.90
188-0-280-275	ZIEMBA ADOLPH J JR & DENISE TR	1,880.22	188-0-340-265	DOHEN GREG & SHAWN	2,200.90

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EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 3
(SEABRIDGE AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
188-0-280-285	WIGGINS BRIAN S & ANGIE TR	1,880.22	188-0-340-275	KADO RONALD A & CYNTHIA S TR	2,200.90
188-0-280-295	MARTINEZ JOE III	1,880.22	188-0-340-285	SREDEN BARRY & MAXINE TR	2,200.90
188-0-280-305	SHEN YONG & LIU BENJAMIN	1,880.22	188-0-340-295	MARCUS LANCE E & MARGARET TR	2,727.88
188-0-280-315	LEE DAVID D & STEPHANIE H	2,200.90	188-0-340-305	KAIFER DUANE & SHEILA	2,200.90
188-0-280-325	SEXTON PAULINE B TR	1,880.22	188-0-340-315	PATEL MAYUR N & JYOTIKA M TR	2,200.90
188-0-280-335	BAKER TIMOTHY & DIAZ ANA M	1,880.22	188-0-340-325	CASSIER MARTIN B	2,727.88
188-0-280-345	SMITH JAMES W & DARLENE TR	2,200.90	188-0-340-335	SANDERS JEFFREY & MINDY TR	2,200.90
188-0-280-355	SHARPE KRISTIN J	2,200.90	188-0-340-345	HOPKINS GARY J & MARY R	2,200.90
188-0-280-365	HILDEBRAND FREDERICK	2,200.90	188-0-340-355	ZIEMBA ADOLPH JR & DENISE TR	2,727.88
188-0-280-375	CLAYTON MORGAN E & GLORIA A TR	2,200.90	188-0-340-365	ALBERT NABIL & MAGDA N	2,200.90
188-0-280-385	MADERA CARDINAL PROP LLC	1,880.22	188-0-340-375	SLAGEL BRIAN	2,200.90
188-0-280-395	HUNT ROGER S & ANITA M	1,880.22	188-0-340-385	GONG GORDON & LILIAN	2,727.88
188-0-280-405	KURRASCH & JACOBSON ANNE L	2,200.90	188-0-340-395	HSIAO PAUL & JESSICA	2,200.90
188-0-280-415	JOKANOVIC MIRKO & ELIZABETH	1,880.22	188-0-340-405	TREVINO ROBERT M & CATHY N TR	2,200.90
188-0-280-425	YAMAKA MARK S & AILENE	1,880.22	188-0-340-415	SMIDDERKS GARY & MARY	2,200.90
188-0-280-435	WU DAVID C	1,880.22	188-0-340-425	CASSIRER FRANCIS C TR	2,200.90
188-0-280-445	STUART DAVID M & ANNE M TR	1,880.22	188-0-350-065	PINA FERDINAND A	1,585.20
188-0-280-455	SCOTT SAMANTHA D	2,200.90	188-0-350-075	JAMES JONATHAN M	1,880.22
188-0-280-465	JAMAL NICOLE	1,880.22	188-0-350-085	RASMUSSEN JAMES S & JEANNE T	1,880.22
188-0-280-475	BACKER TAMARA	1,880.22	188-0-350-095	ROSE HUGH & DONNA	1,880.22
188-0-280-485	GRIBBLE DEREK & ILEEN TR	2,200.90	188-0-350-105	HOLLAND & SIE TR	1,880.22
188-0-280-495	COTIS SOPHOCLES & CARLA R	2,200.90	188-0-350-115	LEIBMAN SARA	1,585.20
188-0-280-505	VERGON MICHEL E & CECILE TR	2,200.90	188-0-350-125	SALAZAR EDGAR R	1,585.20
188-0-280-515	SPRINGER SCOTT A & ANN E	2,200.90	188-0-350-135	BJELKE JANET C	1,880.22
188-0-280-525	BROOKLEY JESS G & DEBORAH D	1,880.22	188-0-350-145	HERNANDEZ DEXTER A	1,880.22
188-0-280-535	KING PAUL M TR	1,880.22	188-0-350-155	BARKER GARRY T	1,880.22
188-0-280-545	TOLLER GARY D & APRIL K	2,200.90	188-0-350-165	FILICE GARY W & DEBORAH A TR	1,880.22
188-0-280-555	NEER ROBERT E II & MORSE PAUL C	1,880.22	188-0-350-175	CONSTANTINO RICK D & KATHY TR	1,585.20
188-0-280-565	ARIAZ DAVID & ELITA	1,880.22	188-0-350-235	SANDEFER ROBERT P & SARA N	2,200.90
188-0-291-025	BOHNET GREGORY D & LORRAINE M	5,107.30	188-0-350-245	DZIAK KRISTINE	1,880.22
188-0-291-035	MEYERS DAVID L & BARBARA J TR	5,107.30	188-0-350-255	CORTEZ ALEJANDRO & MARIBEL	2,200.90
188-0-291-045	GERLACH DANIEL J TR	5,107.30	188-0-350-265	CLEMONS SAMUEL & PATRICK M	2,200.90
188-0-291-055	KUMMER BERNARD & PARNIAN TR	5,107.30	188-0-350-275	DO CHAU	2,200.90
188-0-291-065	HUCKESTEIN DIETER & CECILIA TR	5,107.30	188-0-350-285	CAPRA LARRY & HOLLY J	2,200.90
188-0-291-075	DZIAK ROBERT T & KRISTINE A	4,689.34	188-0-350-295	MAGOS MELISSA	1,880.22
188-0-291-085	FEINSTEIN JAMES R & GAYLE M TR	5,107.30	188-0-350-305	GOSS ABIGAIL	1,880.22
188-0-291-095	RASMUSSEN CHARLES A	5,107.30	188-0-350-315	DEFRATUS JUSTIN A	2,200.90
188-0-291-105	WALI DEEPIKA	5,107.30	188-0-350-325	SHIMADA HIROYUKI TR & AOYAMA CHISA	2,200.90
188-0-291-115	HSR TR	5,107.30	188-0-350-335	WOLF BERNICE E TR	2,200.90
188-0-291-125	ELHOUTY KAMIES	5,107.30	188-0-350-345	EASTON JAMES L TR	2,200.90
188-0-291-135	BLAICH JACOB & ESTHER	5,107.30	188-0-350-355	DIAMOND HARVEY & MARTHA J	1,880.22
188-0-291-145	BERNSTEIN SCOTT D TR	4,689.34	188-0-350-365	POTTS JEREMY R	2,200.90
188-0-291-155	RIZZOTTI ANTHONY B & DASCALOS JANE	5,107.30	188-0-350-375	CORTEZ CARLOS M	1,585.20
188-0-291-165	KALLEN HARVEY	5,107.30	188-0-350-385	HARE ROBERT L	1,585.20
188-0-291-175	KALLEN HARVEY	5,107.30	188-0-350-395	CHANJAMSRI SOUN & WIMOL	1,585.20
188-0-291-185	GORDON ROBERT W & LISA TR	4,689.34	188-0-350-405	PFEIFER DANIEL E TR	1,585.20
188-0-292-015	T	3,816.04	188-0-350-415	DZIAK ROBERT T TR	1,880.22
188-0-292-025	NEWMARK REBECCA A	3,481.46	188-0-350-425	D R HORTON LA HOLDING CO	2,200.90
188-0-292-035	DEGNER DONALD L & GLADYS M TR	3,816.04	188-0-350-435	KREBS GEORGE	2,200.90
188-0-292-045	FERRO FRED C CHARITABLE TR	3,816.04	188-0-350-445	D R HORTON LA HOLDING CO	2,200.90
188-0-292-055	JUELS SHIRLEY A	3,816.04	188-0-350-455	D R HORTON LA HOLDING CO	2,200.90
			Total	498 Parcels	\$2,000,919.48

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OXNARD ACTING AS THE LEGISLATIVE BODY OF
COMMUNITY FACILITIES DISTRICT NO. 4 (SEABRIDGE AT
MANDALAY BAY) OF THE CITY OF OXNARD AUTHORIZING
THE LEVY OF SPECIAL TAXES WITHIN COMMUNITY
FACILITIES DISTRICT NO. 4 (SEABRIDGE AT MANDALAY
BAY) FOR THE FISCAL YEAR 2013-2014

WHEREAS, the City Council of the City of Oxnard (the "City") previously established Community Facilities District No. 4 (Seabridge at Mandalay Bay) of the City of Oxnard ("CFD No. 4") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Government Code Section 53311 (the "Act"); and

WHEREAS, the City Council of the City, acting as the legislative body of CFD No. 4, is authorized pursuant to Resolution No. 12,739 (the "Resolution of Formation") and Ordinance No. 2677 adopted by the City Council on December 14, 2004, (the "Ordinance") to levy a special tax sufficient to pay certain costs of the Services and Incidental Expenses (as defined in the Resolution of Formation); and

WHEREAS, it is now necessary and appropriate that this City Council provide for the levy and collection of the special taxes for the Fiscal Year 2013-2014 for the purpose specified in the Resolution of Formation and the Ordinance, by the adoption of a resolution as specified by the Act and the Ordinance; and

WHEREAS, the assessments are in conformance with Proposition 218; and

WHEREAS, the special taxes being levied hereunder are at the same rate or at a lower rate than provided by the Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 4 (SEABRIDGE AT MANDALAY BAY), DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. The special tax is imposed without regard to property valuation and is levied in compliance with the Act and the Ordinance.

SECTION 3. In accordance with the Act and the Ordinance, there is hereby levied upon the parcels within the District which are not otherwise exempt from taxation under the Act or the Ordinance special taxes for the Fiscal Year 2013-2014 at the special tax rates set forth in the report prepared by NBS Government Finance Group for CFD No. 4 entitled "City of Oxnard Community Facilities District No. 4 (Seabridge at Mandalay Bay) Fiscal Year 2013-2014 Levy" (the "Report") attached hereto as Exhibit A and made a part hereof, which special tax rates do not exceed the maximum special tax rates set forth in the Ordinance. After adoption of this Resolution, the Chief

Financial Officer of the City, or designee, may make any necessary modifications to these special taxes to correct any errors, omissions or inconsistencies in the listing or categorization of parcels to be taxes or in the amount to be charged to any category of parcels; provided, however, that any such modifications shall not result in an increase in the special tax applicable to any category of parcels and is made prior to the submission of the tax rolls to the Ventura County Auditor.

SECTION 4. All of the collections of the special tax shall be used only as provided for in the Act and the Resolution of Formation. The special tax shall be levied only so long as needed to accomplish the purposes described in the Resolution of Formation.

SECTION 5. The special tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes except as such procedure may be modified by law and by this City Council.

SECTION 6. The Chief Financial Officer is hereby authorized and directed to transmit a certified copy of this Resolution and the Report to the Ventura County Auditor, together with other supporting documentation as may be required to place said special taxes on the secured property tax roll for the Fiscal Year 2013-2014, and to perform all other acts which are required by the Act, the Ordinance, or by law in order to accomplish the purpose of this Resolution.

APPROVED AND ADOPTED this ___ day of ____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tim Flynn

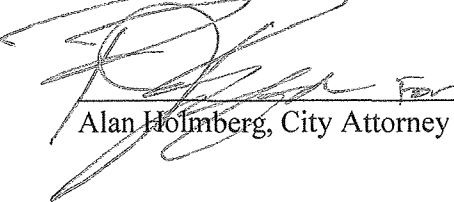
Mayor of the City Council of the City of Oxnard, acting
on behalf of Community Facilities District No. 4
(Seabridge at Mandalay Bay) of the City of Oxnard

ATTEST:

Daniel Martinez
City Clerk of the City of Oxnard

(SEAL)

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

ATTACHMENT NO. 2
PAGE 3 OF 8

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA) ss.

I, DANIEL MARTINEZ, City Clerk of the City Council of the City of Oxnard, do hereby certify that the above and foregoing is a full, true and correct copy of RESOLUTION NO. _____ of said City Council, and that the same has not been amended or repealed.

DATED: _____, 2013

City Clerk of the City Council of the City of Oxnard

(SEAL)

ATTACHMENT NO. 2
PAGE 4 OF 8

EXHIBIT A

CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 4
(SEABRIDGE AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
188-0-241-015	NEWMAN DAVID J & LAURA Z	\$1,839.90	188-0-292-055	JUELS SHIRLEY A	\$1,839.90
188-0-241-025	FOSTER WENDY J TR	1,839.90	188-0-292-065	ROSCH GEORGE W III & JOANNA TR	1,681.48
188-0-241-035	KEEN LORRIE L D TR	1,681.48	188-0-292-075	RIVERA DIEGO E	1,839.90
188-0-241-045	CHOW MARVIN & JULIA L TR	1,839.90	188-0-292-085	PAUL GEORGE I & BARBARA	1,839.90
188-0-241-055	BARNES ROBERT K & JOAN M	1,839.90	188-0-292-095	G	1,681.48
188-0-241-065	SILLEN CONNIE L TR	1,839.90	188-0-292-105	SUMMERS FRANKIE	1,839.90
188-0-241-075	HAY JOEL W TR & KATOUI TOUBI TR	1,839.90	188-0-292-115	WILCOX BRIAN L & HOLLEY & WILCOX PA	1,681.48
188-0-241-085	HAY JOEL W & KATOUI TOUBI TR	1,839.90	188-0-292-125	PATTON PATRICK S & LISA L	1,839.90
188-0-241-095	FABIAN DAVID A & BEVINS & FABIAN BAR	1,839.90	188-0-292-135	FISS MICHAEL S & KRISTEN H TR	1,839.90
188-0-241-105	ROMEO ROBERT E & AMY B	1,839.90	188-0-292-145	POON NELSON & FUNG TR	1,839.90
188-0-241-115	BRECKNER JOSEPH N & JOANA L TR	1,839.90	188-0-292-155	BOLDT CARL R JR	1,839.90
188-0-241-125	LEBOEUF OSCAR W JR & BES SNIDER M,	1,681.48	188-0-292-165	PRILLHART KIMBERLY L TR	1,681.48
188-0-241-135	MOY KENNETH L TR	1,839.90	188-0-292-175	FRISSELLA CHRIS & NAOMI W	1,839.90
188-0-241-145	CULOTTA JOHN M TR	1,681.48	188-0-292-185	TERRANOVA JOSEPH T & SHARON TR	1,839.90
188-0-241-155	H O KING TR	1,839.90	188-0-292-195	FORSTER KEVIN	1,839.90
188-0-241-165	MARTSON LYNNE W SURV TR	1,839.90	188-0-292-205	MCINALLY THOMAS C & LAUREN J	1,839.90
188-0-241-175	LAMBERT MICHAEL R & LISA R	1,839.90	188-0-293-015	LE QUAN T	1,681.48
188-0-241-185	SHIN MYONG C & EUN S & SHIN JENNIFE	1,681.48	188-0-293-025	MORALES JAIME	1,839.90
188-0-241-195	WILLIAMS TEMPLE W III TR & FINKLE CYN	1,839.90	188-0-293-035	ORTMANN DALE	1,839.90
188-0-241-205	FRIEDMAN SHIRIN	1,681.48	188-0-293-045	T & M FOWLER TR	1,681.48
188-0-241-215	KIRSHTNER ERNEST R TR	1,839.90	188-0-293-055	ORTMANN DALE A	1,839.90
188-0-241-225	AJJIAN MARK M & PATRICIA A	1,839.90	188-0-293-065	ARENSON CAROL	1,839.90
188-0-241-235	BAUMSTARK HARRY & SHARON E	1,839.90	188-0-293-075	HOLLER JOHN J & GERI A	1,839.90
188-0-241-245	WALLENGREN CHERYL A TR	1,681.48	188-0-293-085	HALVERSON WILLIAM & MARIA	1,681.48
188-0-241-255	NIELSEN STEVEN B & LINDA C TR	1,839.90	188-0-293-095	NEWBY TODD D & MARIANNE	1,839.90
188-0-241-265	AHLQUIST RONALD & CONSTANCE	1,681.48	188-0-293-105	FARRELL MICHAEL & KAREN	1,839.90
188-0-241-275	LAM RAYMOND & JUNE W	1,681.48	188-0-293-115	KENNEDY GREGORY L	1,681.48
188-0-241-285	WILSON GRAHAM R & JUNE R TR	1,839.90	188-0-293-125	SCHNEIDER HAROLD N & MARSHA C	1,839.90
188-0-242-015	VASSANTACHART PRAKOB B	1,681.48	188-0-293-135	RANSHAW MICHAEL E & SHARON	1,839.90
188-0-242-025	REIMERS JOHN W & CYNTHIA J	1,839.90	188-0-293-145	BREA CARLOS & PATRICIA A	1,681.48
188-0-242-035	MCDEVITT MICHAEL	1,681.48	188-0-293-155	SPEARS RICHARD A & KELLIE D	1,839.90
188-0-242-045	KAY FAMILY LTD PARTNERSHIP	1,839.90	188-0-293-165	JPMORGAN CHASE BANK NTL ASSN	1,839.90
188-0-242-055	CUMMINS ALLAN B TR	1,839.90	188-0-293-175	REBER GEORGE W JR & NORMA TR	1,839.90
188-0-242-065	BREGANTE GEORGE J & NELDA J TR	1,839.90	188-0-293-185	TANAKA JASON & RAFFAELLI ROBB	1,839.90
188-0-242-075	SHIN DO B & YEONG H TR	1,681.48	188-0-293-195	BAKER GARY & REILLY MARI	1,839.90
188-0-242-085	TOLMACHOFF WAYNE W & DIANA L	1,839.90	188-0-293-205	ROSENBERGER DONALD L & MARY K	1,681.48
188-0-242-095	GOMEZ WILLIAM A & CANDICE M	1,839.90	188-0-293-215	CAO CHARLES	1,839.90
188-0-242-105	WEISER ISAAC & MARGARET TR	1,839.90	188-0-293-225	GUGLIELMO NICHOLAS & SANDRA TR	1,839.90
188-0-242-115	BARKER BRIAN T & ELISA A	1,839.90	188-0-293-235	STEMBRIDGE SYDNEY R	1,839.90
188-0-242-125	ROMINGER RICHARD S	1,681.48	188-0-293-245	KALLEN HARVEY TR	1,839.90
188-0-242-135	SEYMOUR LEVY TR	1,839.90	188-0-293-255	SKUPIEN AARON A & TERESA A TR	1,839.90
188-0-242-145	KIM GORDON & SUZANNE	1,839.90	188-0-293-265	HONG KHANH T & LYNN TR	1,681.48
188-0-242-155	GERSTEL MARC J & CLARICE	1,839.90	188-0-293-275	APPLE HAL C & SOPHIA K TR	1,839.90
188-0-242-165	HUCKESTEIN GORDON	1,681.48	188-0-300-015	VAKOVSKY PETER & PATRICIA TR	2,452.72
188-0-242-175	SALPERTO ANDREW & WESNER & SALPE	1,839.90	188-0-300-025	HON WILLIAM A & PENELOPE A TR	2,254.68
188-0-242-185	MORENO GEORGE & EILEEN TR	1,681.48	188-0-300-035	LITINETSKY YAKOV & MARIA	2,452.72
188-0-242-195	BACON CODY M & KNOLLA JOSHUA C	1,839.90	188-0-300-045	HABERSTROH ALFRED E	2,452.72
188-0-242-205	TROWBRIDGE JERRY W & KAREN TR	1,681.48	188-0-300-055	LEE HWA I & LISA H	2,254.68
188-0-242-215	SINGH PARMJIT D	1,839.90	188-0-300-065	TODERAN DUANE F TR	2,452.72
188-0-242-225	ZHANG JUSTIN	1,839.90	188-0-300-075	KOH SANDRA S TR	2,254.68
188-0-242-235	ENGELHARDT JOHN C & MARY K	1,681.48	188-0-300-085	COPPER DAVID M & SANCHEZ RICHARD E	2,452.72
188-0-242-245	KIM SANG W & MYUNG H TR	1,681.48	188-0-300-095	GOLDMAN GARY N TR	2,452.72
188-0-242-255	ALVAREZ JOHN A & JULIE E	1,839.90	188-0-300-105	GRAY GREGORY E & MARTIN JULIANNE Y	2,452.72
188-0-242-265	KENAS LLC	1,839.90	188-0-300-115	BEBOUT DANNY & JUDY	2,254.68
188-0-242-275	COOLEY MARK H & DIANA D	1,681.48	188-0-300-125	ERIKSSON LEONARD & KELLY E TR	2,452.72
188-0-242-285	FARAZIAN KEYVAN H	1,839.90	188-0-300-135	BETHARDS JOHN D & TODD CYNTHIA A	2,452.72
188-0-243-015	SMITH SCOTT R & TANYA K	1,681.48	188-0-300-145	SILVER OAK HOLDINGS LLC	2,452.72
188-0-243-025	BALDWIN ROBERT JR & JANICE TR	1,839.90	188-0-300-155	MUNGICAL RENATO V & ELIZABETH O	2,254.68
188-0-243-035	SLAVIN NEIL M	1,681.48	188-0-300-165	HANCOCK DAVID	2,452.72
188-0-243-045	BOWMAN SANDRA	1,839.90	188-0-300-175	K J M FAMILY TR	2,452.72
188-0-243-055	MORTON YOLANDA A MARITAL TR	1,839.90	188-0-300-185	NODAR RUDY P & SUSAN TR	2,452.72
188-0-243-065	LIU JIM & HONG	1,839.90	188-0-300-195	MELLMAN LOU E & NATASHA TR	2,452.72
188-0-243-075	JONES JOAN	1,681.48	188-0-300-205	KOHAN BIJAN & SHIRIN	2,452.72
188-0-243-085	MUNSON ARTHUR H & ROBIN F	1,839.90	188-0-300-215	CHOPRA SANJIV & RENU & CHOPRA ASHI	2,254.68
188-0-243-095	MCDERMED RICHARD W & AMAKI JULIA /	1,839.90	188-0-300-225	HENRY DAVID A	2,452.72
188-0-243-105	SAVETSILA TAI	1,839.90	188-0-300-235	KRAMER E	2,452.72

ATTACHMENT NO. 2
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EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 4
(SEABRIDGE AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
188-0-243-115	PHILLIPS PAUL P & BARBARA R	1,839.90	188-0-300-245	EKJ INVESTMENT REAL ESTATE	2,452.72
188-0-243-125	SADDIK GEORGE N & MARIA S	1,681.48	188-0-300-255	EKJ INVESTMENT REAL ESTATE	2,452.72
188-0-243-135	KHDRARIAN ARUTYOUN	1,839.90	188-0-300-265	COHEN AVI	2,452.72
188-0-243-145	YANG CHIA Y & BECKY	1,681.48	188-0-300-275	FULLER RUSSELL E & JEANNIE G	2,452.72
188-0-243-155	CHALDRANIAN ARMEN TR	1,839.90	188-0-300-285	HIRANAKA PAUL K & CHANA TR	2,254.68
188-0-243-165	COSTANZO RALPH A & JANE	1,681.48	188-0-300-295	KINNEY WILLIAM B & CHEN LILY L	2,452.72
188-0-243-175	FEOKTISTOV ALEXANDRE	1,839.90	188-0-300-305	SITNIKOVA RUSLANA	2,452.72
188-0-243-185	GAILLARD JOHN D & GOMEZ PAZ B	1,681.48	188-0-300-315	LEVIS JOSEPH R & MARY P	2,254.68
188-0-243-195	HYUN SUNG OK	1,839.90	188-0-300-325	HONG DALE & GRACE C	2,452.72
188-0-243-205	WILSON RICHARD H & BERLIN KAREN TF	1,681.48	188-0-300-335	GALLINOT GARY F & DEBRA J TR	2,452.72
188-0-243-215	VON GUNTEN TRENT D & HEATHER A	1,839.90	188-0-300-345	LITINETSKY YAKOV & MARIA TR	2,254.68
188-0-243-225	FELICETTA JAMES V & SUSAN M	1,681.48	188-0-300-355	PISARENKO CLAUDIA	2,452.72
188-0-243-235	HIGGINS MICHAEL C & SHARON TR	1,839.90	188-0-300-365	KAYE IRV G	2,452.72
188-0-243-245	FARRELL MICHAEL J & ROBINETT MEAR/	1,839.90	188-0-300-375	CIRILLO MICHAEL A & LUANNE A	2,452.72
188-0-243-255	ING BANK FSB	1,839.90	188-0-300-385	EJK INVESTMENT REAL ESTATE	2,452.72
188-0-243-265	MUHLITNER BRET & ERIKA	1,681.48	188-0-300-395	HARRIS GLENN & GINA	2,452.72
188-0-243-275	SANTOS OMAR N	1,839.90	188-0-300-405	FORSTER KEVIN & KIRKWOOD LYNNE	2,452.72
188-0-243-285	SOLIS ELEAZAR	1,839.90	188-0-300-415	NI DAOSHING	2,452.72
188-0-243-295	CHESLER RONALD B & LOIS S	1,681.48	188-0-300-425	YOUNG WINSTON B & JOANNE L TR	2,254.68
188-0-243-305	CHANDLER GARY & CHERYL	1,839.90	188-0-300-435	130 S MCCADDEN PL LLC	2,254.68
188-0-244-015	BEAL RICHARD M & ELIZABETH H	2,117.92	188-0-300-445	130 S MCCADDEN PL LLC	2,452.72
188-0-244-025	KUSHEN KIRK S & LYNETTE TR	2,254.68	188-0-310-045	K&G SEABRIDGE II LLC & ROCKLIN COVER	11,737.52
188-0-244-035	TANK EVELYN R & DENNIS L	2,254.68	188-0-310-055	D R HORTON LA HOLDING CO	72,326.56
188-0-244-045	VON GUNTEN TRENT & HEATHER	2,254.68	188-0-320-015	VOSKERCHIAN TR & CHALDRANIAN ARME	1,073.90
188-0-244-055	KENDALL SHEILA S	2,117.92	188-0-320-025	BAUMWOHL DAVID S	1,323.50
188-0-244-065	FRIDRICH PAUL TR	2,117.92	188-0-320-035	HAMA JASON P & TRESHA M	1,073.90
188-0-244-075	SMITH ROBERT J & UI CHIN TR	2,254.68	188-0-320-045	SCHOCK MARK R & CHRISTINA W	1,073.90
188-0-244-085	KANETA LESTER H TR & KANETA MARIAN	2,254.68	188-0-320-055	KALLER STEVEN & JANET E	1,323.50
188-0-244-095	LAKE JOHN W & SHEILA G TR	2,117.92	188-0-320-065	STEADMAN BRYAN L & CAROL A	1,073.90
188-0-244-105	JLO PARTNERS LLC	2,254.68	188-0-320-075	HUGHES GREGG B	1,073.90
188-0-244-115	COHN DOV & SHEILA E TR	2,117.92	188-0-320-085	BUGBEE DAVID S & KRISTEN A	1,073.90
188-0-244-125	CHOPRA RAJESHWAR & ANEETA	2,254.68	188-0-320-095	DERN GEORGE FAMILY TR	1,073.90
188-0-244-135	HOLT LANCE E & NINA C TR	2,254.68	188-0-320-105	ROSETE ZACARIAS C & CORAZON A	1,323.50
188-0-244-145	MUTHIAH MUTHUSAMY & RADHA U	2,117.92	188-0-320-115	JAMES GERLD L & SUSAN J	1,073.90
188-0-244-155	MCGREW COLLEEN H TR	2,254.68	188-0-320-125	KINCAID RALPH E & MARLENE L TR	1,073.90
188-0-244-165	PARK GIL S & JUM KYO MIN TR	2,254.68	188-0-320-135	FRISELLA JOHN & LINDA TR	1,323.50
188-0-244-175	ANDERSON PAUL R	2,254.68	188-0-320-145	NEFF JOE W & KAREN R	1,073.90
188-0-244-185	EDRICK ALAN I	2,117.92	188-0-320-155	REID PHILIP & GLORIA A TR & REID JEFFREY	1,073.90
188-0-244-195	HERSON MICHAEL & PATRICIA TR	2,254.68	188-0-320-165	O BRIEN VANESSA	1,323.50
188-0-244-205	STRIKER RONALD S	2,254.68	188-0-320-175	ZERMENO ELAINE M	1,073.90
188-0-244-215	ANTAKI J & MEDAWAR M TR	2,254.68	188-0-320-185	ANDRE RICHARD A & PATRICIA TR	1,073.90
188-0-245-015	PICOLA JIM & JACQUELINE	2,117.92	188-0-320-195	HARARY MARTIN K & FREIDA TR	1,323.50
188-0-245-025	BAINES RICHARD & FRANCES & 160 FULL	2,254.68	188-0-320-205	HAAS WALTER & LYNETTE TR	1,073.90
188-0-245-035	VICHIT & VADAKAN LIVING TR	2,254.68	188-0-320-215	THOMAS CLIVE L	1,073.90
188-0-245-045	NELSON MARIA A	2,117.92	188-0-320-225	COHEN STEPHEN C	1,073.90
188-0-245-055	LIANG KAI L & DAPHNE D	2,254.68	188-0-320-235	ORMAN MICHAEL I & MARYANN TR	1,073.90
188-0-245-065	FARRELL MICHAEL J & SUSAN	2,117.92	188-0-320-245	LUBETKIN JEFF N TR	1,323.50
188-0-245-075	BARLETTA DEBRA R TR	2,254.68	188-0-320-255	SALKE TARANEH R IRREV FAM TR & ELZE	1,073.90
188-0-245-085	FULLER RUSSELL E & JEANNIE G	2,117.92	188-0-320-265	KAGAWA JON M & TERI L TR	1,073.90
188-0-245-095	GREENSTEIN JERALD	2,254.68	188-0-320-275	LOOMIS LLOYD C & VICTORIA J TR	1,323.50
188-0-250-065	D R HORTON LA HOLDING CO	47,100.66	188-0-320-285	REEVE MALCOLM & SHEILA M TR	1,073.90
188-0-250-075	ROIC SEABRIDGE II LLC	8,112.58	188-0-320-295	REID JEFFREY & RIEKO	1,073.90
188-0-250-205	ROIC SEABRIDGE II LLC LESSOR & DR HC	347.36	188-0-320-305	MARLUNA HOUSING LLC	1,323.50
188-0-250-225	ROIC SEABRIDGE II LLC	6,063.24	188-0-320-315	BEACH EDNA R	1,073.90
188-0-250-285	ROIC SEABRIDGE II LLC LESSOR & VONS	18,825.08	188-0-320-325	JEWETT KEITH & ANAHID	1,073.90
188-0-260-035	BANNERMAN BRETT & DEBRA TR	2,452.72	188-0-320-335	MANLEY JOHN & SHARON	1,323.50
188-0-260-045	FEINSTEIN JAMES R & GAYLE M	2,254.68	188-0-320-345	MATTHEWS ANTHONY	1,073.90
188-0-260-055	MEKPONGSATORN SURAPOL	2,452.72	188-0-320-355	LEVENSTEIN KENNETH & DIANA TR	1,073.90
188-0-260-065	HAYDEN KENNETH E & PATRICIA TR	2,254.68	188-0-320-365	MASLO TED & JANINA TR	1,073.90
188-0-260-075	RANDOM PROPERTIES LLC	2,452.72	188-0-320-375	BAILEY JAMES R & JULIET L	1,073.90
188-0-260-085	BECKER MICHAEL A & TAMMELLA TR	2,452.72	188-0-320-385	BLOOM CHERISSE	1,323.50
188-0-260-095	BLOXBERG ROGER & CHERYL TR	2,254.68	188-0-320-395	SIEGEL LINDA Z	1,073.90
188-0-260-105	CLUPHF GEORGE & VONJA	2,254.68	188-0-320-405	TERANISHI SARAH	1,073.90
188-0-260-115	SABOL WILLIAM L & DIANE E TR	2,452.72	188-0-320-415	JONES PHILIP G & BRENDA L TR	1,323.50
188-0-260-125	GREENSTEIN JERALD & IVY TR	2,452.72	188-0-320-425	KALNEL GARDENS LLC	1,073.90
188-0-260-135	BRIGHT STAR TR	2,452.72	188-0-330-015	SPEAKE GEORGE E JR & ANITA S	1,073.90

ATTACHMENT NO. 2
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EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 4
(SEABRIDGE AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
188-0-260-145	CERVANTES LAWRENCE & JUANA TR	2,254.68	188-0-330-025	GREENBERG RICHARD	1,323.50
188-0-271-015	GLATT MARTIN & TINA	2,103.72	188-0-330-035	BYRD BRENT A & KAREN S	1,073.90
188-0-271-025	ZARDOUZ BIJAN PENSION TR	1,839.90	188-0-330-045	CHANG JEFFREY K	1,073.90
188-0-271-035	HERNANDEZ VICTORIANO & LERMA	2,103.72	188-0-330-055	CURTIS WALTER E & MARILYN M & CURTI	1,323.50
188-0-271-045	MI HORIZON LLC	2,103.72	188-0-330-065	YARBROW SYLVIE & BRITTANY	1,073.90
188-0-271-055	GLUSKOTER ARTHUR H	2,103.72	188-0-330-075	YABLAN KEVIN F & BARBARA J TR	1,073.90
188-0-271-065	MANION LAWRENCE & LEONOR TR	1,839.90	188-0-330-085	SOROKA EUGENE	1,073.90
188-0-271-075	PASSALAUQA CHRIS & PAMELA	2,103.72	188-0-330-095	MACKSOD RONALD L & DANA	1,073.90
188-0-271-085	BASILE GAETANO	2,103.72	188-0-330-105	HUTTER CHRISTOPHER P & BETTY J	1,323.50
188-0-271-095	NOLAN MICHAEL & PAK JENNIFER	1,839.90	188-0-330-115	BANK OF AMERICA N A	1,073.90
188-0-271-105	RHEE BONG K & SUNG O TR	2,103.72	188-0-330-125	GONG RE HOLDINGS LLC	1,073.90
188-0-271-115	TANAWONG NARONG & VICHAI RATTANA	2,103.72	188-0-330-135	POLTERE JOHN C JR & ELSA L	1,323.50
188-0-271-125	GAPPER ROBERT C & MARIKA I	2,103.72	188-0-330-145	GOODMAN DANIEL C & HELENE L	1,073.90
188-0-271-135	DJ LIVING TRUST & JOE & DIANAS TRUST	1,839.90	188-0-330-155	CONTIS JANE L TR	1,073.90
188-0-271-145	FAITH MARTHA N	1,839.90	188-0-330-165	PENA ROBERT L & PILAR Y TR	1,323.50
188-0-271-155	ODONELL SHIRLEY	2,103.72	188-0-330-175	VASSANTACHART PRAKOB & HASSADI	1,073.90
188-0-271-165	MAAS ANTHONY R & PAMELA J	1,839.90	188-0-330-185	JABBARI KAMRAN & DEBRA G	1,073.90
188-0-271-175	HUCKESTEIN WILLIMA & SHANNON	1,839.90	188-0-330-195	COLE CHARLES D TR & COLE MARJORIE I	1,323.50
188-0-271-185	KALLEN HARVEY TR	2,103.72	188-0-330-205	ROSSO NORBERTO & BEATRICE	1,073.90
188-0-271-195	CHEW GARY D & KIYOKO F	1,839.90	188-0-330-215	LAPASARAN NEIL L & MERLITA B	1,073.90
188-0-271-205	HADLOW JOHN W	2,103.72	188-0-330-225	DEMERSSEMAN LORRAINE E	1,073.90
188-0-271-215	KALLEN HARVEY TR	2,103.72	188-0-330-235	CRAFT CAROL A TR	1,073.90
188-0-271-225	BARTLETT CHARLES W & CAROL R	1,839.90	188-0-330-245	SEDLAK BURTON H & ARLENE AB TR	1,323.50
188-0-271-235	TURMELL MARK J & MARIYA	2,103.72	188-0-330-255	COLAK MUSTAFA & DENISE	1,073.90
188-0-271-245	VASSANTACHART PRAKOB & HUSSADI	2,103.72	188-0-330-265	OTTO DAVID A & CECILIA D TR	1,073.90
188-0-271-255	ABBOTT CRISPIN & LAURIE	1,839.90	188-0-330-275	ANDERSON ROBERT D & GAYLENE TR	1,323.50
188-0-271-265	HADLOW JOHN W	2,103.72	188-0-330-285	LASKER GAIL B	1,073.90
188-0-271-275	ROSEMAN STEVEN A & EMILIA	1,839.90	188-0-330-295	BRAUN DOUGLAS J & ARLENE M TR	1,073.90
188-0-271-285	YEH JOHN & GINA	2,103.72	188-0-330-305	NISENSEN STANLEY & BEVERLY TR	1,323.50
188-0-271-295	MEYERS DAVID L & BARBARA J TR	2,103.72	188-0-330-315	SILVERSTONE SANDRA E	1,073.90
188-0-272-015	BARDOS TOM	2,452.72	188-0-330-325	YARBROW SYLVIE & BRITTANY	1,073.90
188-0-272-025	REHDER RANDALL J & TERESA C TR	2,452.72	188-0-330-335	ERIKSSON LEONARD & KELLY E TR	1,323.50
188-0-272-035	CHATENEVER ROBERT & ARLEEN TR	2,254.68	188-0-330-345	ZAREMBA ADAM & VIRGINIA	1,073.90
188-0-272-045	SLAYTON ROBERT & PHYLLIS H TR	2,452.72	188-0-330-355	SEARLE HOWARD & THELMA TR	1,073.90
188-0-272-055	MOODY DONALD S & BERNICE TR	2,254.68	188-0-330-365	KENDALL BENJAMIN R TR & SCOTT & KEN	1,073.90
188-0-272-065	CARRIBEAN ST PROP MGT LLC	2,452.72	188-0-330-375	PONIK WAYNE D & PATRICIA A TR	1,073.90
188-0-272-075	GLOGOW ROBERT	2,254.68	188-0-330-385	RIOUX SUZANNE TR	1,323.50
188-0-272-085	MAYBERRY DELBERT N & CINDY M	2,452.72	188-0-330-395	RODRIGUEZ CATHERINE D	1,073.90
188-0-272-095	WAKER LARRY & WALKER ALICE TR	2,452.72	188-0-330-405	COOPER SCOTT & GEENA	1,073.90
188-0-272-105	DE ARRUDA GIOVANNA L Z	2,452.72	188-0-330-415	ORLIKOFF MICHAEL TR	1,323.50
188-0-272-115	NADEL ROGER S & DEBORAH A TR	2,254.68	188-0-330-425	FANGMAN MICHAEL P TR	1,073.90
188-0-272-205	K&G SEABRIDGE II LLC & ROCKLIN COVE	13,209.06	188-0-340-015	EDGAR TERRY F & STEVEN B DEC	1,323.50
188-0-280-015	GONZALEZ ALFREDO	920.70	188-0-340-025	BALDINGER ALLAN L & ANNE M	1,073.90
188-0-280-025	PREMIER AMERICA CREDIT UNION	920.70	188-0-340-035	SHANKAR BALAKRISHNAN & PALMER ANN	1,073.90
188-0-280-035	STRAUSER CHRISTOPHER L	1,073.90	188-0-340-045	KAVLI FRED TR	1,323.50
188-0-280-045	OZDY ANDREW & DORE TR	920.70	188-0-340-055	LOWE LOUIS T & AVIS L TR	1,073.90
188-0-280-055	DZIAK KRISTINE A	920.70	188-0-340-065	WITKOWSKI ROBERT S & MONA M	1,073.90
188-0-280-065	DALL SCOTT R & DEBRA A	1,073.90	188-0-340-075	SEGUNDO AGOURA BEACH LLC	1,323.50
188-0-280-075	MCKEOWN JAMES P	1,073.90	188-0-340-085	PICKETT LOUIS A & JANICE L TR	1,073.90
188-0-280-085	DAVIS JAMES A & SHEILA R	1,073.90	188-0-340-095	BELLAMY KAREN L TR	1,073.90
188-0-280-095	JOAQUIN CHRISTOPHER D & DONNA	1,073.90	188-0-340-105	MINTZ GARY A & JANE H	1,323.50
188-0-280-105	SCHWARTZ STEVEN J	920.70	188-0-340-115	BRION ALGER L & MARIA G TR	1,073.90
188-0-280-115	KNEIZEH ESSA & GEORGETTE	920.70	188-0-340-125	EKEBERG ERIC E & ELIZABETH J	1,073.90
188-0-280-125	NISHINO ALAN K & AKIKO K	1,073.90	188-0-340-135	SCHEER ALBERTA B SURV TR	1,073.90
188-0-280-135	JOKANOVIC MIRKO D & ELIZABETH	920.70	188-0-340-145	MCGUIRE RICHARD W & LAURA	1,073.90
188-0-280-145	WHITE JEFFREY R TR	920.70	188-0-340-155	CARLOZZI MARK & DIANA M	1,323.50
188-0-280-155	TAYLOR RONALD D & MARY N	920.70	188-0-340-165	DAVIS JOHN E & VALERIE L TR	1,073.90
188-0-280-165	MALBON JEFFERSON M & PATRICK	920.70	188-0-340-175	HAMAI SACHI A	1,073.90
188-0-280-175	PRICE TED & JUDY	1,073.90	188-0-340-185	CASSANEGO MICHAEL & LINDA TR	1,323.50
188-0-280-185	SIMMONS WILLIAM J & BARBARA M	920.70	188-0-340-195	STRONG TREVOR & ROSET	1,073.90
188-0-280-195	TRESIERRAS GLORIA J TR	920.70	188-0-340-205	D M A HOLDINGS LP	1,073.90
188-0-280-205	LEVY GREG S & BRENDA S	1,073.90	188-0-340-215	HANDLERS MICHAEL D TR & HANDLERS E	1,323.50
188-0-280-215	GRIBBLE DEREK & ILEEN TR	1,073.90	188-0-340-225	GOSS JEFFREY L & KAREN S	1,073.90
188-0-280-225	HODGINS BRADLEY T & KATHY J	1,073.90	188-0-340-235	GROSSMAN GLENN D & DEENA R TR	1,073.90
188-0-280-235	VENUGOPAL CHANDRASEKAR-C	1,073.90	188-0-340-245	STEINBERG STANLEY & STEINBERG & AS	1,323.50
188-0-280-245	ROMINE SCOTT E & PENNY L TR	920.70	188-0-340-255	DONOVAN KAREN C	1,073.90

ATTACHMENT NO. 2
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EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 4
(SEABRIDGE AT MANDALAY BAY)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
188-0-280-255	SULLIVAN JOSEPH L TR	920.70	188-0-340-265	DOHEN GREG & SHAWN	1,073.90
188-0-280-265	DEPENBROK KIM K SEP PROP TR	1,073.90	188-0-340-275	KADO RONALD A & CYNTHIA S TR	1,073.90
188-0-280-275	ZIEMBA ADOLPH J JR & DENISE TR	920.70	188-0-340-285	SREDEN BARRY & MAXINE TR	1,073.90
188-0-280-285	WIGGINS BRIAN S & ANGIE TR	920.70	188-0-340-295	MARCUS LANCE E & MARGARET TR	1,323.50
188-0-280-295	MARTINEZ JOE III	920.70	188-0-340-305	KAIFER DUANE & SHEILA	1,073.90
188-0-280-305	SHEN YONG & LIU BENJAMIN	920.70	188-0-340-315	PATEL MAYUR N & JYOTIKA M TR	1,073.90
188-0-280-315	LEE DAVID D & STEPHANIE H	1,073.90	188-0-340-325	CASSIER MARTIN B	1,323.50
188-0-280-325	SEXTON PAULINE B TR	920.70	188-0-340-335	SANDERS JEFFREY & MINDY TR	1,073.90
188-0-280-335	BAKER TIMOTHY & DIAZ ANA M	920.70	188-0-340-345	HOPKINS GARY J & MARY R	1,073.90
188-0-280-345	SMITH JAMES W & DARLENE TR	1,073.90	188-0-340-355	ZIEMBA ADOLPH JR & DENISE TR	1,323.50
188-0-280-355	SHARPE KRISTIN J	1,073.90	188-0-340-365	ALBERT NABIL & MAGDA N	1,073.90
188-0-280-365	HILDEBRAND FREDERICK	1,073.90	188-0-340-375	SLAGEL BRIAN	1,073.90
188-0-280-375	CLAYTON MORGAN E & GLORIA A TR	1,073.90	188-0-340-385	GONG GORDON & LILIAN	1,323.50
188-0-280-385	MADERA CARDINAL PROP LLC	920.70	188-0-340-395	HSIAO PAUL & JESSICA	1,073.90
188-0-280-395	HUNT ROGER S & ANITA M	920.70	188-0-340-405	TREVINO ROBERT M & CATHY N TR	1,073.90
188-0-280-405	KURRASCH & JACOBSON ANNE L	1,073.90	188-0-340-415	SMIDDERKS GARY & MARY	1,073.90
188-0-280-415	JOKANOVIC MIRKO & ELIZABETH	920.70	188-0-340-425	CASSIRER FRANCIS C TR	1,073.90
188-0-280-425	YAMAKA MARK S & AILENE	920.70	188-0-350-065	PINA FERDINAND A	781.70
188-0-280-435	WU DAVID C	920.70	188-0-350-075	JAMES JONATHAN M	920.70
188-0-280-445	STUART DAVID M & ANNE M TR	920.70	188-0-350-085	RASMUSSEN JAMES S & JEANNE T	920.70
188-0-280-455	SCOTT SAMANTHA D	1,073.90	188-0-350-095	ROSE HUGH & DONNA	920.70
188-0-280-465	JAMAL NICOLE	920.70	188-0-350-105	HOLLAND & SIE TR	920.70
188-0-280-475	BACKER TAMARA	920.70	188-0-350-115	LEIBMAN SARA	781.70
188-0-280-485	GRIBBLE DEREK & ILEEN TR	1,073.90	188-0-350-125	SALAZAR EDGAR R	781.70
188-0-280-495	COTSIS SOPHOCLES & CARLA R	1,073.90	188-0-350-135	BJELKE JANET C	920.70
188-0-280-505	VERGON MICHEL E & CECILE TR	1,073.90	188-0-350-145	HERNANDEZ DEXTER A	920.70
188-0-280-515	SPRINGER SCOTT A & ANN E	1,073.90	188-0-350-155	BARKER GARRY T	920.70
188-0-280-525	BROOKLEY JESS G & DEBORAH D	920.70	188-0-350-165	FILICE GARY W & DEBORAH A TR	920.70
188-0-280-535	KING PAUL M TR	920.70	188-0-350-175	CONSTANTINO RICK D & KATHY TR	781.70
188-0-280-545	TOLLER GARY D & APRIL K	1,073.90	188-0-350-235	SANDEFER ROBERT P & SARA N	1,073.90
188-0-280-555	NEER ROBERT E II & MORSE PAUL C	920.70	188-0-350-245	DZIAK KRISTINE	920.70
188-0-280-565	ARIAZ DAVID & ELITA	920.70	188-0-350-255	CORTEZ ALEJANDRO & MARIBEL	1,073.90
188-0-291-025	BOHNET GREGORY D & LORRAINE M	2,452.72	188-0-350-265	CLEMONS SAMUEL & PATRICK M	1,073.90
188-0-291-035	MEYERS DAVID L & BARBARA J TR	2,452.72	188-0-350-275	DO CHAU	1,073.90
188-0-291-045	GERLACH DANIEL J TR	2,452.72	188-0-350-285	CAPRA LARRY & HOLLY J	1,073.90
188-0-291-055	KUMMER BERNARD & PARNIAN TR	2,452.72	188-0-350-295	MAGOS MELISSA	920.70
188-0-291-065	HUCKESTEIN DIETER & CECILIA TR	2,452.72	188-0-350-305	GOSS ABIGAIL	920.70
188-0-291-075	DZIAK ROBERT T & KRISTINE A	2,254.68	188-0-350-315	DEFRATUS JUSTIN A	1,073.90
188-0-291-085	FEINSTEIN JAMES R & GAYLE M TR	2,452.72	188-0-350-325	SHIMADA HIROYUKI TR & AOYAMA CHISA	1,073.90
188-0-291-095	RASMUSSEN CHARLES A	2,452.72	188-0-350-335	WOLF BERNICE E TR	1,073.90
188-0-291-105	WALI DEEPIKA	2,452.72	188-0-350-345	EASTON JAMES L TR	1,073.90
188-0-291-115	HSH TR	2,452.72	188-0-350-355	DIAMOND HARVEY & MARTHA J	920.70
188-0-291-125	ELHOUTY KAMIES	2,452.72	188-0-350-365	POTTS JEREMY R	1,073.90
188-0-291-135	BLAICH JACOB & ESTHER	2,452.72	188-0-350-375	CORTEZ CARLOS M	781.70
188-0-291-145	BERNSTEIN SCOTT D TR	2,254.68	188-0-350-385	HARE ROBERT L	781.70
188-0-291-155	RIZZOTTI ANTHONY B & DASCALOS JANE	2,452.72	188-0-350-395	CHANJAMSRI SOUN & WIMOL	781.70
188-0-291-165	KALLEN HARVEY	2,452.72	188-0-350-405	PFEIFER DANIEL E TR	781.70
188-0-291-175	KALLEN HARVEY	2,452.72	188-0-350-415	DZIAK ROBERT T TR	920.70
188-0-291-185	GORDON ROBERT W & LISA TR	2,254.68	188-0-350-425	D R HORTON LA HOLDING CO	1,073.90
188-0-292-015	T	1,839.90	188-0-350-435	KREBS GEORGE	1,073.90
188-0-292-025	NEWMARK REBECCA A	1,681.48	188-0-350-445	D R HORTON LA HOLDING CO	1,073.90
188-0-292-035	DEGNER DONALD L & GLADYS M TR	1,839.90	188-0-350-455	D R HORTON LA HOLDING CO	1,073.90
188-0-292-045	FERRO FRED C CHARITABLE TR	1,839.90			
		Total	501 Parcels		\$974,439.30

ATTACHMENT NO. 2
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ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Michael More *MM* Agenda Item No. 5-12

Reviewed By: City Manager *JRP* City Attorney *FT* Finance *J.C.* Other (Specify) _____

DATE: June 3, 2013

TO: City Council

FROM: Michael More, Financial Services Manager
Finance Department

SUBJECT: Special Tax Levy for Community Facilities District No. 5 (Riverpark)

RECOMMENDATION

That City Council, acting as the legislative body of Community Facilities District (CFD) No. 5, adopt a resolution setting a special tax rate within CFD No. 5 (Riverpark) for FY 2013-14.

DISCUSSION

On September 13, 2005, City Council adopted Resolution No. 12,936 (the "Resolution of Formation") establishing CFD No. 5. On September 20, 2005, City Council adopted Ordinance No. 2701 to levy a special tax sufficient to pay costs of the Services, Improvements, and Incidental Expenses set forth in Exhibit A attached to the Resolution of Formation and defined therein. Thereafter, in each fiscal year, the Government Code requires the City Council to adopt a resolution levying the special tax rate for that fiscal year. The total amount of special taxes for CFD No. 5 for FY 2013-14 is \$3,561,204.22.

FINANCIAL IMPACT

There will be no cost to the City's General Fund from approval of the resolution levying the special taxes for CFD No. 5 for FY 2013-14. All maintenance, service, and administrative costs are included in the amount to be collected by the special taxes, which are levied against properties located in CFD No. 5.

MJM

Attachment # 1 - Resolution levying the special tax for CFD No. 5 for FY 2013-14 (Riverpark)

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OXNARD ACTING AS THE LEGISLATIVE BODY OF
COMMUNITY FACILITIES DISTRICT NO. 5 (RIVERPARK) OF
THE CITY OF OXNARD AUTHORIZING THE LEVY OF
SPECIAL TAXES WITHIN COMMUNITY FACILITIES
DISTRICT NO. 5 (RIVERPARK) FOR THE FISCAL YEAR 2013-
2014

WHEREAS, the City Council of the City of Oxnard (the "City") previously established Community Facilities District No. 5 (RiverPark) of the City of Oxnard ("CFD No. 5") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Government Code Section 53311 (the "Act"); and

WHEREAS, this City Council of the City (this "City Council"), acting as the legislative body of CFD No. 5, is authorized pursuant to Resolution No. 12,936, adopted by this City Council on September 13, 2005 (the "Resolution of Formation"), and Ordinance No. 2701, adopted by this City Council on September 20, 2005 (the "Ordinance"), to levy a special tax sufficient to pay costs of the Services, Improvements, and Incidental Expenses set forth in Exhibit A attached to the Resolution of Formation in accordance with the provisions of the Rate and Method of Apportionment for City of Oxnard Community Facilities District No. 5 (RiverPark) (the "Rate and Method"), a copy of which is attached to the Resolution of Formation as Exhibit B; and

WHEREAS, it is now necessary and appropriate that this City Council, acting as the legislative body of CFD No. 5, levy and collect the special taxes for Fiscal Year 2013-2014 for the purposes specified in the Resolution of Formation and the Ordinance, by the adoption of a resolution as specified by the Act and the Ordinance; and

WHEREAS, the assessments are in conformance with Proposition 218; and

WHEREAS, the special taxes being levied hereunder are at the same rate or at a lower rate than provided by the Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 5 (RIVERPARK), DOES HEREBY FIND, RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals, and each of them, are true and correct.

SECTION 2. The special tax is imposed without regard to property valuation and is levied in compliance with the Act and the Ordinance.

SECTION 3. In accordance with the Act, the Ordinance, and the Rate and Method, there is hereby levied upon the parcels within CFD No. 5 that are not otherwise exempt from taxation under the Act or the Ordinance special taxes for the Fiscal Year 2013-2014 at the special tax rates set forth in the exhibit entitled "City of Oxnard Community Facilities District No. 5 (RiverPark) Fiscal Year

2013-2014 Levy”, attached hereto as Exhibit A and made a part hereof by this reference, which special tax rates do not exceed the maximum special tax rates set forth in the Ordinance and the Rate and Method. After adoption of this Resolution, the Chief Financial Officer of the City, or his or her designee, may make any necessary modifications to these special taxes to correct any errors, omissions, or inconsistencies in the listing or categorization of parcels to be taxed or in the amount to be charged to any category of parcels; provided, however, that any such modifications shall not result in an increase in the special tax applicable to any category of parcels and is made prior to the submission of the tax rolls to the Ventura County Auditor.

SECTION 4. All of the collections of the special tax shall be used only as provided for in the Act and the Resolution of Formation. The special tax shall be levied only so long as needed to accomplish the purposes described in the Resolution of Formation.

SECTION 5. The special tax shall be collected in the same manner as ordinary *ad valorem* taxes are collected and shall be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for *ad valorem* taxes except as such procedure may be modified by law and by this City Council.

SECTION 6. The Chief Financial Officer is hereby authorized and directed to transmit a certified copy of this Resolution and Exhibit A to the Ventura County Auditor, together with other supporting documentation as may be required to place said special taxes on the secured property tax roll for the Fiscal Year 2013-2014, and to perform all other acts that are required by the Act, the Ordinance, the Rate and Method, or by law in order to accomplish the purpose of this Resolution.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

SECTION 7. This Resolution shall take effect from and after its date of adoption.

APPROVED AND ADOPTED this ___ day of ____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

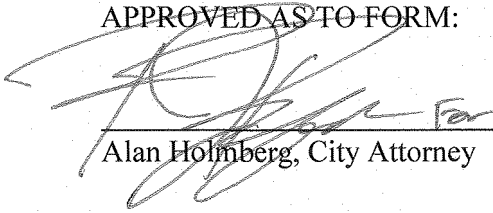
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA) ss.

I, DANIEL MARTINEZ, City Clerk of the City of Oxnard, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. _____ of the City Council of the City of Oxnard, that the same was duly and validly adopted on _____, 2013, and that the same has not been amended or repealed.

DATED: _____, 2013

Daniel Martinez,
City Clerk of the City of Oxnard

ATTACHMENT NO. 1
PAGE 4 OF 19

EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-033-025	RIVERPARK A LLC	\$4,356.60	133-0-110-255	STANDARD PACIFIC CORP	\$2,615.62
132-0-033-035	RIVERPARK A LLC	222.48	133-0-110-265	STANDARD PACIFIC CORP	2,615.62
132-0-033-045	RIVERPARK A LLC	5,740.04	133-0-110-275	STANDARD PACIFIC CORP	336.14
132-0-033-055	RIVERPARK A LLC	675.54	133-0-110-285	STANDARD PACIFIC CORP	322.80
132-0-033-065	RIVERPARK A LLC	258.88	133-0-110-295	STANDARD PACIFIC CORP	262.52
132-0-033-075	RIVERPARK A LLC	315.52	133-0-110-305	STANDARD PACIFIC CORP	263.34
132-0-100-265	RIVERPARK A LLC	5,562.86	133-0-110-315	STANDARD PACIFIC CORP	321.58
132-0-100-275	SHEA PROPERTIES II	16,018.72	133-0-110-325	STANDARD PACIFIC CORP	288.00
132-0-100-285	SHEA PROPERTIES II	6,431.76	133-0-110-335	STANDARD PACIFIC CORP	288.00
132-0-100-295	RIVERPARK LANDING LLC	12,175.84	133-0-110-345	STANDARD PACIFIC CORP	323.20
132-0-100-305	RIVERPARK LANDING LLC	12,175.84	133-0-110-355	STANDARD PACIFIC CORP	261.72
132-0-100-315	RIVERPARK LANDING LLC	12,175.84	133-0-110-365	STANDARD PACIFIC CORP	262.52
132-0-100-325	RIVERPARK HOTEL II LLC	4,206.94	133-0-110-375	STANDARD PACIFIC CORP	322.80
132-0-110-015	RIVERPARK A LLC	41,105.82	133-0-110-385	STANDARD PACIFIC CORP	338.58
132-0-110-155	KOH LLC & E D LLC	17,279.58	133-0-110-395	RIVERPARK B LLC	1,428.74
132-0-110-175	RIVERPARK A LLC	868.08	133-0-120-015	CORONA RIVERPARK LLC	492.70
132-0-110-315	RIVERPARK POINTE LLC	19,621.72	133-0-120-025	CORONA RIVERPARK LLC	337.76
132-0-110-335	CAPRI/KW SERENADE LLC	228,228.00	133-0-120-035	CORONA RIVERPARK LLC	337.76
132-0-120-015	RIVERPARK B LLC	2,170.20	133-0-120-045	CORONA RIVERPARK LLC	337.76
132-0-120-025	RIVERPARK B LLC	1,735.76	133-0-120-055	CORONA RIVERPARK LLC	337.76
132-0-120-035	RIVERPARK B LLC	2,315.84	133-0-120-065	CORONA RIVERPARK LLC	337.76
132-0-131-025	LOZANO SONIA A	2,615.62	133-0-120-075	HAZLETT CINDY	2,615.62
132-0-131-035	RAMIREZ LUIS E	2,615.62	133-0-120-085	DUNN CHRISTOPHER	3,282.70
132-0-131-045	ZHANG JIANZHONG & SUN JINGZHU	2,308.12	133-0-120-095	STARNS GEOFFREY L & CHRISTINA	3,282.70
132-0-131-055	MOORE TIMOTHY	2,308.12	133-0-120-105	EDNANY BAHADAD & ESM ZAD SARA	2,615.62
132-0-131-065	SANTOS RENATO E & PATRICIA P	2,615.62	133-0-120-115	JIMENEZ JESUS M & GLORIA A	3,282.70
132-0-131-075	CEJA SINDY & FONSECA CHRISTINE	2,615.62	133-0-120-125	BUCIO JAIME & SOFIA	2,615.62
132-0-131-085	BRIDGMAN RICHARD G & KALA S	2,615.62	133-0-120-135	BAELLY PAUL	3,282.70
132-0-131-095	SERGEANT DEXTER	2,615.62	133-0-120-145	MEDINA VINCENT & CLAUDIA C	3,282.70
132-0-131-105	BAI XIWEI & LIU MEI	2,308.12	133-0-120-155	CORONA RIVERPARK LLC	330.48
132-0-131-115	CHU BEIFEI	2,308.12	133-0-120-165	CORONA RIVERPARK LLC	708.70
132-0-131-125	SERGEANT DEXTER	2,615.62	133-0-120-175	VO THOMAS	3,282.70
132-0-131-135	BECK JOSEPH P & YO SUJIN	2,615.62	133-0-120-185	DAPROZA PILAR N F	2,615.62
132-0-132-025	LUNN ROBERT & CHERYL	2,615.62	133-0-120-195	TRIEU PHUOC T & HUYNH NHI T	3,282.70
132-0-132-035	RUSSELL JAMES & ROXANNE C	2,615.62	133-0-120-205	RAMBARAN DEOLAL & DAN & RAMBARAN	3,282.70
132-0-132-045	PRESTON WENDY L & PEN & HUNG RYAN	2,308.12	133-0-120-215	POTES JONATHAN C & JULIE A	2,615.62
132-0-132-055	HATCHELL & SULLIVAN DEBORAH M	2,308.12	133-0-120-225	NGUYEN SHAWN D & JENNIFER T	2,615.62
132-0-132-065	SULLIVAN JAMES & HATCHELL DEBORAH	2,615.62	133-0-120-235	CORONA RIVERPARK LLC	336.14
132-0-132-075	NELSON HEE & SOOK A & ROSS JUSTIN C	2,615.62	133-0-120-245	CORONA RIVERPARK LLC	336.14
132-0-133-015	PELLEGRINO JOHN D & MOLLY C	2,615.62	133-0-120-255	CORONA RIVERPARK LLC	336.14
132-0-133-025	KOHLI PAWAN & SHRUTI	3,282.70	133-0-120-265	CORONA RIVERPARK LLC	336.14
132-0-133-035	MEJIA RICARDO & MARIA D S	3,282.70	133-0-120-275	CORONA RIVERPARK LLC	393.98
132-0-133-045	YI PETER	3,282.70	133-0-120-285	CORONA RIVERPARK LLC	520.20
132-0-133-055	PATTISON GARY L & SHARON A	2,615.62	133-0-120-295	CORONA RIVERPARK LLC	324.82
132-0-133-065	LEGASPI ALMA M & ALMELD R	3,282.70	133-0-120-305	CORONA RIVERPARK LLC	324.82
132-0-133-075	PHAM THONG Q	2,615.62	133-0-120-315	CORONA RIVERPARK LLC	324.82
132-0-133-085	SONG NAN	3,282.70	133-0-120-325	CORONA RIVERPARK LLC	536.38
132-0-133-095	SILVA JOSE	3,282.70	133-0-120-335	CORONA RIVERPARK LLC	482.58
132-0-133-105	HERMAN STEPHEN	3,282.70	133-0-120-345	CORONA RIVERPARK LLC	338.16
132-0-133-115	PEREZ GEORGE P	2,615.62	133-0-120-355	CORONA RIVERPARK LLC	338.16
132-0-133-125	ALCANTAR RIGOBERTO & DOROTHY M	3,282.70	133-0-120-365	CORONA RIVERPARK LLC	338.16
132-0-133-135	YO CHONG & KEE O	3,282.70	133-0-120-375	CORONA RIVERPARK LLC	338.16
132-0-133-145	YANG VICTOR M & MARIA E L	2,615.62	133-0-120-385	CORONA RIVERPARK LLC	338.16
132-0-133-155	SCHULTZE MICHAEL A & LORI L	3,282.70	133-0-120-395	CORONA RIVERPARK LLC	338.16
132-0-133-165	TAN SOVANTANA	3,282.70	133-0-120-405	CORONA RIVERPARK LLC	338.16
132-0-133-175	TALBOT EDWARD A III & JEANETTE	3,282.70	133-0-120-415	CORONA RIVERPARK LLC	338.16
132-0-133-185	SIPES MARC	3,282.70	133-0-120-425	CORONA RIVERPARK LLC	338.16
132-0-133-195	NGUYEN ETHAN M & ASHLEY C	2,615.62	133-0-120-435	CORONA RIVERPARK LLC	338.16
132-0-133-205	MITTER SANJAY & BIMLA	3,282.70	133-0-120-445	CORONA RIVERPARK LLC	442.94
132-0-133-215	JONES RICHARD	3,282.70	133-0-120-545	CORDES ALLISON J	1,574.60
132-0-133-225	MUNOZ STEVE & ELSA P	2,615.62	133-0-120-555	YANG RENYI	1,935.50
132-0-133-235	PORTER SCOTT	3,282.70	133-0-120-565	SANCHEZ BRANDIE M	1,574.60

EXHIBIT A

CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-133-245	TOLENTINO SHERWIN & JESSICA	3,282.70	133-0-120-575	DANGOL SUROJ & YAMUNA	1,574.60
132-0-133-255	BENSON JOHN A & MEENA	3,282.70	133-0-120-585	RICHINS CHRISTOPHER J & OLESIA	1,935.50
132-0-133-265	MEDEIROS BRYANT A	2,615.62	133-0-120-595	O BRICE	1,574.60
132-0-134-015	ESTRADA MARICELA G	2,615.62	133-0-120-605	CARWILE JERRY & CHHETRI TARA N K	1,574.60
132-0-134-025	FOLEY CHRISTOPHER M & STEPHEN J	2,615.62	133-0-120-615	CANCINO EVERARDO JR & LUIS	1,935.50
132-0-134-035	ROBLEDO RAFAEL JR & FRANCISCA	2,308.12	133-0-120-625	JOYAL ERIC & GARCIA CYNTHIA M	1,574.60
132-0-134-045	LANDEROS HILDA M	2,308.12	133-0-120-635	DUGAS ANTHONY M & OROPEZA DANIELL	1,935.50
132-0-134-055	GARCIA MIGUEL T & LAURA M	2,615.62	133-0-120-645	PRESTON AUDRA E TR	1,935.50
132-0-134-065	DURAN MICHELLE N	2,615.62	133-0-120-655	ERRINGTON DARIN & SHANNON	1,574.60
132-0-134-085	BANK OF AMERICA N A	2,118.06	133-0-120-665	AASEN BRIAN M	1,574.60
132-0-134-095	SAMMIS NATALIE L TR	1,935.50	133-0-120-675	HELSLEY CRAIG A & KATHRYN L TR & HEL	1,935.50
132-0-134-105	KUZNETSKY RONALD M TR	1,935.50	133-0-120-685	FERGUSON SANDI	1,574.60
132-0-134-115	SODERSTEDT ROGER W & MONICA A	1,935.50	133-0-120-695	MORALES DAVID III & ELIZABETH	1,574.60
132-0-134-125	GOMEZ MICHAEL & YVONNE C	1,935.50	133-0-120-705	RAMIREZ ROLANDO & BELEN	1,935.50
132-0-134-135	ATKINSON ANDREW & EILEEN C & BARRE	2,118.06	133-0-120-715	KIRKENDALL MICHAEL B JR & KIRKENDAL	1,574.60
132-0-134-145	DIMILLA PAUL A & CELESTE M	2,118.06	133-0-120-725	VANDERHOEK ROBERT & VILMA	1,574.60
132-0-135-015	BASCH DAVID A & JANICE E	2,615.62	133-0-120-735	MORRIS BRIAN & DRAKE CRYSTAL	1,935.50
132-0-135-025	THORPE JOSHUA S & TANYA	2,615.62	133-0-120-745	CAZARES JESUS	1,574.60
132-0-135-035	MARRIAGE DAVID & CASIE	2,308.12	133-0-120-755	GARCIA JENNIFER L	1,574.60
132-0-135-045	CARATACHEA MAXIMO F & LLAMAS SANC	2,308.12	133-0-120-765	MENDOZA LEONARDO D & OSIRIS	1,935.50
132-0-135-055	SMITH JAMES E & LILIANA	2,615.62	133-0-120-775	BOYD ERIC D	1,574.60
132-0-135-065	NGUYEN MINH Q & HO YEN H	2,615.62	133-0-120-785	MARCHBANKS WALTER & NGUYEN JACQI	1,574.60
132-0-135-075	PULLEY MITCHELL & WELBOURN LAURA	2,615.62	133-0-120-795	JIMENEZ RICHARD J JR	1,574.60
132-0-135-085	BARROS JOSHUA J & RUTH G	2,615.62	133-0-120-805	SHIELDS RONALD II	1,935.50
132-0-135-095	BANGALORE SARAVANAN D & SREENIVA	2,308.12	133-0-130-015	GARRETT BRENDAN & GILBERTSON JENN	1,935.50
132-0-135-105	KNABENBAUER DANIEL & CHONG AMY	2,308.12	133-0-130-025	SPT REAL ESTATE SUB III LLC	2,118.06
132-0-135-115	BECKER RICHARD T	2,615.62	133-0-130-035	MEDRANO MICHAEL S & JONNELL	2,118.06
132-0-135-125	ALBRECHTSEN TYLER	2,615.62	133-0-130-045	GIRON ANTONIO A & MICHELLE L	2,118.06
132-0-135-145	HERNANDEZ EDWARD & MEGHAN V	2,118.06	133-0-130-055	HUCKANS DANIEL R	2,118.06
132-0-135-155	GARCIA JOSE A & MANRIQUE MARTHA S	1,935.50	133-0-130-065	WEATHERS MICAH J & HAZLETT MARY A	2,118.06
132-0-135-165	THYAGARAJAN ADITYA & RENUKA	1,935.50	133-0-130-075	CARMONA EFREN & VASQUEZ NICHELLE	2,118.06
132-0-135-175	LANDE ERIK & KATE	1,935.50	133-0-130-085	KUEHN DEBORAH E	1,935.50
132-0-135-185	ASAF MORIAMO & SHITTU ATINUKE	1,935.50	133-0-130-095	FIESTA ERICKSON C	1,935.50
132-0-135-195	RHODES JESSICA M & SIERRA ANDRES J	2,118.06	133-0-130-105	TOLENTINO SHERWIN C & SHENNA C	2,118.06
132-0-135-205	ARNAUD JOHN B & KRISTEN E	2,118.06	133-0-130-115	CHU JENNIFER & MIKE	2,118.06
132-0-140-015	KO FEI LIN & CHANG YU PING	3,282.70	133-0-130-125	VOSHELL TOM A & MEGAN T	2,118.06
132-0-140-025	AYARS JAMES & JEAN S	2,845.38	133-0-130-135	BURG ERIC C & BRENDA J	2,118.06
132-0-140-035	LAM WILLIAM & VO VAN T	2,845.38	133-0-130-145	ADELMAN ROBERT D & HESTER JESSE E	2,118.06
132-0-140-045	DE VEGA ESPERANZA M & GONZAGA VIN	2,845.38	133-0-130-155	EDWARDS ANTHONY R & TAMZEN R	2,118.06
132-0-140-055	HARRISON TERREL & HELEN	2,845.38	133-0-130-165	MCCAFFREY ROBERTA A	1,935.50
132-0-140-065	FILLON BENJAMIN & VIVIAN B	2,845.38	133-0-130-175	VILLA JOE A & RACHEL	1,574.60
132-0-140-075	COX MICHAEL & REYNA	3,282.70	133-0-130-185	SOARES BRIAN J & STACEY C	2,118.06
132-0-140-085	ERDMANN DEBRA	2,845.38	133-0-130-195	MARTINI DAVID J & BEVERLY J	2,118.06
132-0-140-095	JONES SHUN T & YOSHIE K	2,845.38	133-0-130-205	GONZALEZ LISETH	2,118.06
132-0-140-105	VEGA OTTO & RUIZ BERTHA	3,282.70	133-0-130-215	DEJESUS MIGUEL A & ANTONIO DOLORES	2,118.06
132-0-140-115	LEJARDE ARNOLD & RODELIA	2,845.38	133-0-130-225	LAZIER KATHERINE	1,574.60
132-0-140-125	TARLETON MICHAEL A & DARLENE A	3,282.70	133-0-130-235	DASHEVSKY PAUL	1,574.60
132-0-140-135	TAMAI GLORIA	2,845.38	133-0-130-245	HOPHAN JOSEPH R & MARIE A	2,118.06
132-0-140-145	GAHLAWAT PARVEEN	3,282.70	133-0-130-255	RODRIGUEZ JOSE A	2,118.06
132-0-140-155	NEFF SHAUN & COURTNI	2,845.38	133-0-130-265	DUVAL ENRICK S & MONA G	2,118.06
132-0-140-165	HONG HOSUK TR	2,845.38	133-0-130-275	SCOTT HEATHER TR	2,118.06
132-0-140-175	DIAZ JOSE E & ROSA	2,845.38	133-0-130-285	THOREN JENNIFER	1,574.60
132-0-140-185	MORE2LIFE AT RIVERPARK LLC	3,282.70	133-0-130-295	RYBA JOSEPH H	1,935.50
132-0-140-195	DOSS JUSTIN R	3,282.70	133-0-130-305	HOGAN RICHARD C JR & MAURA A	2,118.06
132-0-140-215	NOBRIGA JEFF & SCHNEIDER MIRANDA	2,615.62	133-0-130-315	LOPEZ JENNIFER R	2,118.06
132-0-140-225	YUHBA JORGE & HELEN	3,282.70	133-0-130-325	CREPS ROBERT A & ELSINA C	2,118.06
132-0-140-235	LEE JERRY & WONG AMY	3,282.70	133-0-130-335	SINGH BHOPINDER & DORA A	2,118.06
132-0-140-245	LUNA ROBERT	3,282.70	133-0-130-345	RICHARD & ANITA GREEN PART	2,118.06
132-0-140-255	NESBIT WILLIAM & CANDICE	2,615.62	133-0-130-355	HOTHAN THOMAS & VANESSA	2,118.06
132-0-140-265	BYARS JOSHUA E & INEZ M	3,282.70	133-0-130-365	BROWN MARTHA C	1,935.50
132-0-140-275	MIKHAIL AMIRA & KHALIL MICHAEL	3,282.70	133-0-130-375	PATTI ELAINE	1,935.50
132-0-140-285	ALDER MICHAEL & RUTH	2,615.62	133-0-130-385	WEISNER ADAM & JENNIFER	2,118.06

EXHIBIT A
CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-140-295	TELLEZ MICHAEL J & GABRIELA	3,282.70	133-0-130-395	EASTERLY BRYAN J	2,118.06
132-0-140-305	ASAWESNA CHOLNUSORN	3,282.70	133-0-130-405	CHAU SIV	2,118.06
132-0-140-315	YOUNG WEI & LI	2,615.62	133-0-130-415	LISSO GUILLERMO F & LEONY & LISSO II	2,118.06
132-0-140-325	BURKE SELASSIE & ANDERSON KIESHA	3,282.70	133-0-130-425	TURNER JOSEPH D	2,118.06
132-0-140-345	GUZMAN ALMA C & CERVANTES MARIA	3,282.70	133-0-130-435	LILLO ERIC A & CHRISTINE A	2,118.06
132-0-140-355	GORDILLO JOSHUA & SYLIVA	2,615.62	133-0-130-445	CHANDLER CORINNE E	1,935.50
132-0-140-365	HOC KUONG & NARISSA G	3,282.70	133-0-130-455	DUNSON MICAH & PHOEBE	1,935.50
132-0-140-375	HARVEY KATHLEEN M & TERRAL	3,282.70	133-0-130-465	CREPS ROBERT A & ELSINA C TR	2,118.06
132-0-140-385	NEWSTAT JOSHUA & FREYA	3,282.70	133-0-130-475	LETOURNEAU NICHOLAS A & DEBORAH	2,118.06
132-0-140-395	MANWANI KALANWANTI	2,615.62	133-0-130-485	HALKO DUSTIN D & KRISTIN A	2,118.06
132-0-140-405	STEWART LEROY S JR	3,282.70	133-0-130-495	O CONNOR THOMAS W & DEBOER	2,118.06
132-0-140-415	AURORA LOAN SERVICES LLC	3,282.70	133-0-130-505	BROWN MAURICE G & ANGELA P	1,935.50
132-0-140-425	MAULHARDT LYNN & MARSHA	2,615.62	133-0-130-515	ALLEN DUSTIN & AMY	1,935.50
132-0-140-435	TAPIA SERGIO & SONIA	3,282.70	133-0-130-525	KIEN THA K	2,118.06
132-0-140-445	VALENZUELA JOSE	3,282.70	133-0-130-535	MEREDITH JOHN R & AMY	2,118.06
132-0-140-455	OPPENHEIMER MATT	3,282.70	133-0-130-545	LEMON MICHAEL C & BELINDA	2,118.06
132-0-140-465	HETTENA DANIEL J & MELISSA L	2,615.62	133-0-130-555	TAKAHARA DANIEL & ANICE	2,118.06
132-0-140-475	NEVAREZ ANTHONY	3,282.70	133-0-130-565	RIBEIRO CHRISTOPHER J & BLOM ASHLE	1,935.50
132-0-140-485	LE VAN	3,282.70	133-0-130-575	MALDONADO CAROLINA	1,935.50
132-0-140-495	VERGEL JENNIFER S	2,615.62	133-0-130-585	CARRENO ALEJANDRO & MARIA C G	2,118.06
132-0-140-505	MONTAYA JOSE	3,282.70	133-0-130-595	MCLAUGHLIN CLIFF	2,118.06
132-0-140-515	MARTINEZ TOM & CAROLA	2,118.06	133-0-130-605	KEITH TERENCE D	2,118.06
132-0-140-525	BONSIGNORE VINCENT & TADDESSE & B	1,935.50	133-0-130-615	LAMBORN ROBERT L & MELISSA L	2,118.06
132-0-140-535	SOLIZ JESS & LETICIA	1,935.50	133-0-130-625	POTTER BRANDON L	2,118.06
132-0-140-545	GANGADHAR AVINASH & PATEL SAPANA	1,935.50	133-0-130-635	WISEMAN KENNETH & LORI	1,935.50
132-0-140-555	FATE CHAD & RENEE	1,935.50	133-0-140-015	WREN & FONTANA COLLEEN B	1,935.50
132-0-140-565	MIKHAIL NOURA A	2,118.06	133-0-140-025	PEREZ JOSE A	1,935.50
132-0-140-575	MATTHEWS GREGORY S	2,118.06	133-0-140-035	GREEN ASHLEY	1,935.50
132-0-140-585	EDWARDS CHRISTOPHER J & KEZIA	1,935.50	133-0-140-045	CORIA RONNIE Q & JEANETTE J	1,935.50
132-0-140-595	GALLEGOS ANTHONY G & KATHLEEN	1,935.50	133-0-140-055	BRONSON CHRISTOPHER J	1,574.60
132-0-140-605	BARRAGAN FRANCISCO M	1,935.50	133-0-140-065	LE DUNG & TRAN THAM	2,118.06
132-0-140-615	HERRING JAMES D & SANDRA	1,935.50	133-0-140-075	VICTORIA JOHN P R & COOPER & VICTOR	2,118.06
132-0-140-625	TONG TAO	1,935.50	133-0-140-085	DE LEON JONATHAN G & FRYER CHELSE	1,574.60
132-0-140-635	LOPEZ EDMUNDO H	2,118.06	133-0-140-095	EPINO REEZA	1,935.50
132-0-150-035	MAHAN CELINDA L	2,308.12	133-0-140-105	QUICK JUDY R	1,935.50
132-0-150-045	ROMERO VIRGILIO D & DE JESUS CHER T	2,615.62	133-0-140-115	STOWERS TIM & STOWERS BENNIE & GIS	1,935.50
132-0-150-055	VANKEULEN HENDRIK & CASSANDRA	2,308.12	133-0-140-125	VAIL LAWRENCE C & VALENTINA R & GON	1,935.50
132-0-150-065	TO IRWIN H & DOMINICA	2,308.12	133-0-140-135	STANDARD PACIFIC CORP	1,574.60
132-0-150-075	GARCIA JAIME & SURYADI SYLVIA	2,615.62	133-0-140-145	KRUEGER NORMA	2,118.06
132-0-150-085	PACION JEROME D & SHERILYN R	2,308.12	133-0-140-155	BECKER JOSEPH	2,118.06
132-0-150-095	MELGOZA MARTIN	2,308.12	133-0-140-165	STANDARD PACIFIC CORP	1,574.60
132-0-150-105	MENDOZA ARTHUR K & THELMA R	2,308.12	133-0-140-175	GAZAU DARREN E & HANNAH R	1,935.50
132-0-150-115	DAVID MARIAVENUS L	2,308.12	133-0-140-185	ORCULLO & DOMINGO JOYCE	1,935.50
132-0-150-125	HILL BRIAN & KARRY	2,308.12	133-0-140-195	BENSON JOHN A & MEENA	1,935.50
132-0-150-135	LOPEZ ISRAEL R & ROCHA REBECCA	2,615.62	133-0-140-205	DENNIS COLLEEN M & KOGER NICOLE	1,935.50
132-0-150-145	MERCURIO ALESSANDRO P III & BJORK K	2,615.62	133-0-140-215	WELTON DUSTIN J & NICHOLE M	1,935.50
132-0-150-155	GONZALEZ RYAN O	2,308.12	133-0-140-225	ADAMS CHARLES J III & JUAREZ LINDA L	1,935.50
132-0-150-165	HERNANDEZ BERNARDO	2,615.62	133-0-140-235	PERILLO JOSEPH J & JILL M	2,118.06
132-0-150-175	VALENZUELA EVELIA	2,615.62	133-0-140-245	AGANINTA EDIBER S	1,574.60
132-0-150-185	SALDANA SHEILA S	2,308.12	133-0-140-255	SHERMAN TIMOTHY D & SHANNON L	1,574.60
132-0-150-205	GARCIA TOMAS H	2,308.12	133-0-140-265	SHORT AIDAN & LOPEZ DIANA	2,118.06
132-0-150-215	CARBAJAL EFRAIN & RUVALCABA TERES	2,615.62	133-0-140-275	DUARTE DAVID & LETICIA J	1,935.50
132-0-150-225	GUTIERREZ ALYSSA N	2,615.62	133-0-140-285	BYERLY STEVEN E & DANA L	1,935.50
132-0-150-235	RODRIGUEZ FRANCISCO A & OFELIA	2,308.12	133-0-140-295	CASTILLO EDUARDO & FORD TRICIA A	1,935.50
132-0-150-245	BAEZA EDWARD & TEENA A	2,615.62	133-0-140-305	SKYLINE VISTA EQUITIES LLC	1,935.50
132-0-150-255	BERNAL DANILO & MARIA E D L	2,615.62	133-0-140-315	AHMED MOHAMED & JOHNSON AMANDA	2,118.06
132-0-150-265	TENA LUIS A & DIAZ DASY	2,615.62	133-0-140-325	HOLDER RODNEY G	1,574.60
132-0-150-275	CHINN JEAN & PARK	2,308.12	133-0-140-335	MIKKELSON ANDREW L	1,574.60
132-0-150-285	SINSUAN RODRIGO C JR & BUENAVENTU	2,308.12	133-0-140-345	PASKIN ALLAN & PERKINS TAYLOR L	2,118.06
132-0-150-295	KEEN ZACKARY J & KRISTINA J A	2,615.62	133-0-140-355	CONANT THOMAS E & HOLLY	1,935.50
132-0-150-305	BATRA JASPREET & DHARAMJEET	2,615.62	133-0-140-365	TELLEZ VALENTIN & MARIEDELLE	1,935.50
132-0-150-315	DAINKO MATTHEW L	2,615.62	133-0-140-375	BLANCHE PATRICK Y	1,935.50

EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-150-325	MARTINEZ JOSE A JR	2,308.12	133-0-140-385	CHU MIKE & TIMOTHY	1,935.50
132-0-150-335	CHANG CESAR G & PINEDA EMILIA	2,615.62	133-0-140-395	RICHARDSON KYLE	1,935.50
132-0-150-345	VAKILIAN NADER & MAHNAZ N	2,615.62	133-0-140-405	GILBERT NORMAN W	1,935.50
132-0-150-355	AVELAR FERNANDO & ALICIA A	2,308.12	133-0-140-415	NESTOR KEVIN P & KEVIN P	1,574.60
132-0-150-365	ROUTHIER DAVID & STEPHANIE	2,118.06	133-0-140-425	BUSH BRIAN B & MARY K	2,118.06
132-0-150-375	SUNG RACHEL I	1,935.50	133-0-140-435	LEVERSEE BRIAN E & ANNA C	2,118.06
132-0-150-385	RAMESH AHUJA G & GELANI MADHUBAL	1,935.50	133-0-140-445	BRYAN FREDERICK B & JENNY J	1,574.60
132-0-150-395	O BRIEN MARGARET & SHULMAN JEFFRE	1,935.50	133-0-140-455	VASSO RICHARD L & ALISHA	1,935.50
132-0-150-405	MONTES MONICA J	1,935.50	133-0-140-465	PEREZ RAMIRO H & MARICRUZ	1,935.50
132-0-150-415	CARBONE LORI & PAI EDWIN	2,118.06	133-0-140-475	MCCULLUM MONIQUE A	1,935.50
132-0-150-425	YOUNG WILLIAM C & JULIE D	2,118.06	133-0-140-485	GONZALEZ JAIME D	1,935.50
132-0-150-435	UYESATO ANDREW	2,118.06	133-0-140-495	HOFFMAN JAIMIE	1,574.60
132-0-150-445	KONTRA RICHARD	1,935.50	133-0-140-505	LUANGPHINITH CHOUMP & BERTA LASZLC	2,118.06
132-0-150-455	WAX MIKKEL & SHARON W TR	1,935.50	133-0-140-515	GASCON JOSIAH	2,118.06
132-0-150-465	CALAMBA DOMINADOR X TR	1,935.50	133-0-140-525	MARTIN CASEY	1,574.60
132-0-150-475	BAUTISTA DANIEL	1,935.50	133-0-140-535	MARCHESE JOHN J & SARAH TR	1,935.50
132-0-150-485	FEDERAL NATIONAL MTG ASSN	1,935.50	133-0-140-545	VO BICH TRAM T	1,935.50
132-0-150-495	MALINOWSKI GARY M & POLINA	2,118.06	133-0-140-555	WESTBERG STEVEN G & CAROLYN S	1,935.50
132-0-170-125	SWIFT EVADNE M	2,486.06	133-0-140-565	RIVAS JOSEPH & WHITNEY & GUEVARA W	1,935.50
132-0-170-135	MENDEZ JENNIFER & EPIFANIO	2,486.06	133-0-140-575	PARRA THOMAS A	1,935.50
132-0-170-145	MABALOT WALTER B	2,486.06	133-0-140-585	HUFFMAN JOHN W JR & TRACY L	1,935.50
132-0-170-155	HANSON MARK J & YIN MANITA	2,486.06	133-0-140-595	FREOW MONICA R	1,935.50
132-0-170-165	LUNA CHARLIE & LISA M	2,486.06	133-0-140-605	YIN DARRYL & BAXENDALE KATHRYN A	1,935.50
132-0-170-175	LODWICK LYLE C & MARY A	2,486.06	133-0-140-615	MERA EDUARDO & MARTHA B & MERA CO	1,574.60
132-0-170-185	RASP DEREK R & KRUCHOWY ANDRIYAN	2,486.06	133-0-140-625	HUNTER NIKLAS A & MULLANEY MICHELLI	2,118.06
132-0-170-195	CZERWINSKI MACIEK S & AMANDA J	2,486.06	133-0-140-635	SHIRLEY JAMES B & CHACON IVAN & TENI	2,118.06
132-0-170-205	RANKEL CLAUDIA	2,486.06	133-0-140-645	REDINGTON PETER N & JOSEFINA & GRA'	1,574.60
132-0-170-215	KAWAGUCHI JEFFREY & ZAMORA DARLE	2,486.06	133-0-140-655	BROWN AIMEE	1,935.50
132-0-170-225	KUBANET MICHAEL K & KARI T	2,486.06	133-0-140-665	LEMIEUX KELLY	1,935.50
132-0-170-235	DOUTHIT MAIA B TR	2,486.06	133-0-140-675	FOSTER LINDA	1,935.50
132-0-170-245	VALDELLON ZENAIDA B	1,935.50	133-0-140-685	COLEMAN RUSSELL & AMANDA	1,935.50
132-0-170-255	MURILLO RICHARD	2,118.06	133-0-140-695	YANG KEVIN	1,574.60
132-0-170-265	LEAHY STEVEN P & TALIA J D	2,486.06	133-0-140-705	CHU JENNIFER & TIMOTHY	2,118.06
132-0-170-275	MICHEL JULIO & MARTHA	2,486.06	133-0-140-715	MORENO RICARDO E	1,574.60
132-0-170-285	SLUSAR RAYMOND M	2,118.06	133-0-140-725	EMELO RICHARD J & LISA M	2,118.06
132-0-170-295	GONZALEZ NADIA M & GONZALEZ JOSE L	2,118.06	133-0-140-735	SMITH TRAVIS & VERONICA	1,935.50
132-0-170-305	STASZEWSKI JEROME W & BRIDGIT	2,486.06	133-0-140-745	FISHEL STEVEN M & JIDAPA	1,935.50
132-0-170-315	MACAULAY AMBER & DUCHARME DAVID	1,935.50	133-0-140-755	IKEMOTO JENNIFER K	1,935.50
132-0-170-325	WU ANDY & MATELA RUBY	2,118.06	133-0-140-765	FELTON DANIEL & ALLISON	1,935.50
132-0-170-335	HOCHBERG ROBERT A & LORI	2,486.06	133-0-140-775	WALDROUP GREGORY L	1,935.50
132-0-170-345	FLORES NATIVIDAD C & MARGARITA G	2,486.06	133-0-140-785	GAETOS SHARON D	2,118.06
132-0-170-355	HARWICH KEELY A	2,118.06	133-0-140-795	NEWTON VICTORIA	2,118.06
132-0-170-365	MAH MEEN K & KYONG L	1,935.50	133-0-140-805	STANDARD PACIFIC CORP	2,118.06
132-0-170-375	REYES SUKARNO H & MICHELLE	2,486.06	133-0-140-815	CRAWFORD DANIEL K & HUANG SHUYU	2,118.06
132-0-170-385	FREEMAN SHEA A & ALICIA TR	2,486.06	133-0-140-825	MCKEE MELVILLE R & ERICA	2,118.06
132-0-170-395	SHIPP CHRISTIAN	2,486.06	133-0-140-835	BOORA SUDHEER	1,935.50
132-0-170-405	VALENZUELA ANTHONY R & MELISSA	2,486.06	133-0-150-015	VALERIO LUZ	2,118.06
132-0-170-415	LOCKWOOD SAMANTHA E	2,486.06	133-0-150-025	ROSS MARIA O	2,118.06
132-0-170-425	HWANG KYU S & YOUNG Z	2,486.06	133-0-150-035	LARSON DONALD	1,574.60
132-0-170-435	AHLUWALIA MUKESH K & SONIA	2,486.06	133-0-150-045	CONTI MICHAEL K & KAUB KAYLENE M	2,118.06
132-0-170-445	HARVEY TERRAL B & ANNE	2,486.06	133-0-150-055	CARR BRIAN & LEWMAN SADIE	2,118.06
132-0-170-455	BRUDZINSKI DAVID & REMY A	2,486.06	133-0-150-065	STAGE RANDY	1,574.60
132-0-170-465	COLLODORA MICHAEL L	2,486.06	133-0-150-075	AYALA & SANCHEZ GILBERT & AYALA SON	1,574.60
132-0-170-475	MONFORT ROBERTO S	2,486.06	133-0-150-085	GRIFFITH WAYNE & DONNA	2,118.06
132-0-170-485	DIDOMIZIO CHRISTOPHER & VILLAVICEN	2,486.06	133-0-150-095	REYES MANUEL A & DEBORAH J	2,118.06
132-0-170-495	WAGNER WILLIAM E III	2,486.06	133-0-150-105	LANG ROBERT J & AILYN B	1,574.60
132-0-170-505	ESQUIVEL JOSE M	2,486.06	133-0-150-115	JAMBA TERENCE & WOOLLEY DEBRA	2,118.06
132-0-170-515	BECERRA & GUZMAN NORMA	1,935.50	133-0-150-125	DOMINGUEZ SCOTT	2,118.06
132-0-170-525	MELENDEZ STEVE & AMBER	2,118.06	133-0-150-135	JIMENEZ MIGUEL A & DE LOS REYES DEN.	2,118.06
132-0-170-535	PACE JOHN B	2,486.06	133-0-150-145	LIM JOHN & MELISSA A	2,118.06
132-0-170-545	PENG SHENGJI & LIMING	2,486.06	133-0-150-155	TORRES PABLO & BRIDGE & TORRES CAR	1,574.60
132-0-170-555	BENNET RICHARD H	2,118.06	133-0-150-165	HERNANDEZ MERWIN J & SOFIA L	2,118.06

EXHIBIT A
CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-170-565	RODRIGUEZ GERARDO	1,935.50	133-0-150-175	LIPPMAN RHONDA J	2,118.06
132-0-170-575	ULLMAN MARY J	2,486.06	133-0-150-185	SMITH JAMI	1,574.60
132-0-170-585	HASKELL DEBBIE	2,486.06	133-0-150-195	TEJADA ADRIAN M	1,574.60
132-0-170-595	PEREDES JESUS & DIONICIA & LOPEZ AN	2,486.06	133-0-150-205	RANUCCI RICCARDO & GIOVANNA	2,118.06
132-0-170-605	IRIGOYEN HECTOR M JR	2,486.06	133-0-150-215	KOBASHIKAWA DANA K	2,118.06
132-0-170-615	LODWICK LYLE C & MARY A & TOVAR JOE	2,486.06	133-0-150-225	MUNYON JACOB & KATHRYN	2,118.06
132-0-170-625	COVEY MEEGON A & MICHAEL A	2,486.06	133-0-150-235	THOMPSON SUSAN W	2,118.06
132-0-170-635	HANSEN SUSANNE	2,486.06	133-0-150-245	SPICKLER JOSEPH E	1,574.60
132-0-170-645	ALVARADO MANUEL JR & ERICA P	2,486.06	133-0-150-255	BELL JAMES & LAURA	2,118.06
132-0-170-655	BALOGUN YUSUF A	2,486.06	133-0-150-265	MIYATA YUKIHIRO & ESTHER W TR	2,118.06
132-0-170-665	WION CHRISTINA M	2,486.06	133-0-150-275	SHEPHERD JASON K	1,574.60
132-0-170-675	CASTRO ROMULO C & MARIA T E	2,486.06	133-0-150-285	FELICE CHRISTINE	1,574.60
132-0-180-175	ORTIZ & AVILA VERONICA	1,935.50	133-0-150-295	SCHMEECKLE THEODORE & JANICE	2,118.06
132-0-180-185	FONSECA GERARDO G & ELIZABETH	573.26	133-0-150-305	BRONAUGH FAITH	2,118.06
132-0-180-195	JUAREZ GUMARO I & RAMIREZ VERONICA	573.26	133-0-150-315	KWONG JASON	1,574.60
132-0-180-205	DUARTE CECELIA	573.26	133-0-150-325	YASUDA DENISE	2,118.06
132-0-180-215	GUTIERREZ LETICIA H	573.26	133-0-150-335	CHUCK GEORGE M & VICKI S	2,118.06
132-0-180-225	SALINAS RAUL P	1,935.50	133-0-160-065	AGS MERIDIAN LLC	3,817.78
132-0-180-235	DESORTE JASON K	1,935.50	133-0-160-075	AGS MERIDIAN LLC	2,166.98
132-0-180-245	SANCHEZ SALVADOR & LETICIA	573.26	133-0-170-015	SONGER DAVID W & VANESSA T	2,845.38
132-0-180-255	DOMINGUEZ THERESA A	573.26	133-0-170-025	KAPRELIAN MEKO J & JENNIFER R	2,845.38
132-0-180-265	ANGELES OLGA R	573.26	133-0-170-035	RITCHEY ROBERT	2,615.62
132-0-180-275	RAMOS DAVID H	573.26	133-0-170-045	WEBSTER BRIAN	2,308.12
132-0-180-285	LEE LIANG-CHIN-DO & LI C	1,935.50	133-0-170-055	DAVIS JASON J & LERMA ROSE M	2,308.12
132-0-180-295	PIMENTEL RUBEN D & ROSA M	573.26	133-0-170-065	UY HECTOR Y & PRADEXES J	2,615.62
132-0-180-305	MEDRANO MONICA A	573.26	133-0-170-075	VASQUEZ REGGIE & VERONICA C	2,615.62
132-0-180-315	ROBERTS BRIAN & SARAH	1,935.50	133-0-170-085	BATES RYAN C & SOCORRO	2,615.62
132-0-180-325	SAKILAYAN JANICE	573.26	133-0-170-095	STANDARD PACIFIC CORP	348.68
132-0-180-335	VILLAFANA DANIEL & IRENE G	573.26	133-0-170-105	STANDARD PACIFIC CORP	277.50
132-0-180-345	DREILING JEFFREY M & SARAH M	573.26	133-0-170-115	STANDARD PACIFIC CORP	292.06
132-0-180-355	ALCANTAR JOSE M & CARDENAS NOEMI	573.26	133-0-170-125	STANDARD PACIFIC CORP	334.94
132-0-180-365	NGUYEN CHRISTINE M	1,935.50	133-0-170-135	STANDARD PACIFIC CORP	311.88
132-0-180-375	LIBAO REMIGIO L & GRACELYN H	573.26	133-0-170-145	STANDARD PACIFIC CORP	310.26
132-0-180-385	SAN JUAN JOSEPH	573.26	133-0-170-155	STANDARD PACIFIC CORP	341.00
132-0-180-395	CARROLL MATTHEW J & LINDA C	573.26	133-0-170-165	STANDARD PACIFIC CORP	287.20
132-0-180-405	DELGADO JOSE M & MARIA E	573.26	133-0-170-175	STANDARD PACIFIC CORP	284.36
132-0-180-415	SALINAS SYLVIA R	1,935.50	133-0-170-185	STANDARD PACIFIC CORP	342.62
132-0-180-425	NUNEZ JAMES R & OFELIA	573.26	133-0-170-195	STANDARD PACIFIC CORP	309.04
132-0-180-435	MORALES BENITO & GARCIA & MORALES	573.26	133-0-170-205	STANDARD PACIFIC CORP	440.10
132-0-180-445	HASER BARBARA TR	573.26	133-0-170-215	HODGSON GORDON C & LINDA H	2,308.12
132-0-180-455	KRESS NICOLE S	573.26	133-0-170-225	MASTERS RICHARD J & JUDY R	2,615.62
132-0-180-465	FONG RONALD C	1,935.50	133-0-170-235	MENDOZA ANTHONY & GURROLA KRISTIN	2,615.62
132-0-180-475	PARDINI ERIC	573.26	133-0-170-245	BARRETT JOHN C	2,308.12
132-0-180-485	VERAN ENRIQUE II & ROWENA	573.26	133-0-170-255	OLSON JEFFERY C	2,308.12
132-0-180-495	PANGILINAN ROMEO N & ELIZABETH	573.26	133-0-170-265	WILLIAMS EARL & SHALEN	2,615.62
132-0-180-505	GARCIA JAIME & MARIA C	573.26	133-0-170-275	JONES LARRY R & BONNIE L	2,615.62
132-0-180-515	EARDLEY RYAN S & MELISSA S & ERB FL	1,935.50	133-0-170-285	KEY MILTON D & MARGARET E	2,308.12
132-0-180-525	ORENSHEIN JONATHAN & DAPHNE	1,935.50	133-0-170-295	BOYLE STEVEN & ANGELA	2,615.62
132-0-180-535	GOMEZ FRANCISCO J & BLANDINA N	573.26	133-0-170-305	MORA BENJAMIN C JR & MARTHA A	2,615.62
132-0-180-545	SANCHEZ HUMBERTO & DELIA	573.26	133-0-170-315	CHUNG JUNE O & JUNG SUL	2,308.12
132-0-180-555	MAGANA JOSE A & BEATRIS A	573.26	133-0-170-325	MARIN REXCEL F & JOY G	2,308.12
132-0-180-565	ESPEJO NICANOR & MYRNA	573.26	133-0-170-335	CARL BRADLEY & CYNTHIA S	2,615.62
132-0-180-575	ZIERHUT PETER T & MARIA G	1,935.50	133-0-170-345	GHATTAS NANCY	2,615.62
132-0-180-585	GOMEZ JAIME L JR	1,935.50	133-0-170-355	POWERS JOSUA D & ALLEN & POWERS TI	2,615.62
132-0-180-595	GUTIERREZ JOSE M & CRUZ D	573.26	133-0-170-365	THOMPSON MARK D & MONIKA A	2,615.62
132-0-180-605	ROQUE JOSEPH P & MARYANN B	573.26	133-0-170-375	WELSER WIL & JAMINA	2,308.12
132-0-180-615	RAMOS ERNESTO & MARIA C	573.26	133-0-170-385	STEGMAN ANDREA L	2,308.12
132-0-180-625	LUQUIN JOSE A & VERONICA C	573.26	133-0-170-395	GUYETTE RICHARD W	2,845.38
132-0-180-635	MORGAN DOUGLAS E & SUSAN A	1,935.50	133-0-170-405	STRACK STEPHEN M & LYNNANNETTE	2,615.62
132-0-180-645	SCHAEFER ASHLEY	1,935.50	133-0-170-415	COGSWELL GEORGE H III	2,845.38
132-0-180-655	GUERRERO ANGEL & HERNANDEZ LYDIA	573.26	133-0-170-425	LODICO DONALD PJR & TERA T	2,615.62
132-0-180-665	BELARMINO ROWENA U	573.26	133-0-170-435	LAM MICHELLE H	2,308.12

EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-180-675	BAEZ JUAN M & OROZCO HORTENCIA B	573.26	133-0-170-445	BONHAM TERESA J	2,308.12
132-0-180-685	ARTEAGA ENRIQUE & ANA M	573.26	133-0-170-455	TUCKER TRAVIS A & MARIA D	2,615.62
132-0-180-695	CAMACHO VICENTE B & MONICA M	1,935.50	133-0-170-465	SHEA MATTHEW R & LAGESSE NICOLE D	2,845.38
132-0-180-705	CHOI BYONG O	1,935.50	133-0-170-475	CHAVEZ JOHNNY F & ANGELIQUE M	2,845.38
132-0-180-715	TORRES RODOLFO C & LOPEZ MARIA J	573.26	133-0-170-485	CRUZ ANGELO C & JENALYN C	2,615.62
132-0-180-725	MUSE PAUL A TR	573.26	133-0-170-495	MERCADO & PEREZ ELIEZER & FIGUEROA	2,308.12
132-0-180-735	RIVERA MATTHEW A	573.26	133-0-170-505	CHQUITO ADRIANA & CHQUITO ISMAEL E	2,308.12
132-0-180-745	QUINONES JOEL	573.26	133-0-170-515	ROSENTHAL JOSEPH D & JENNIFER	2,615.62
132-0-180-755	SWIFT GLORIA A	1,935.50	133-0-170-525	MANSUR ROSELLE	2,615.62
132-0-180-765	QUAN JUSTIN K	1,935.50	133-0-170-535	SHOEMATE BRADY & KATHY	2,615.62
132-0-180-775	GARCIA JOSE D & CLAUDIA M	573.26	133-0-170-545	VILLANUEVA RAUL O & CECILIA F	2,615.62
132-0-180-785	VICTORIA ELIZABETH & VICTORIA RAMIR	573.26	133-0-180-015	CORONA RIVERPARK LLC	386.30
132-0-190-015	RODRIGUEZ ALBERT & SYLVIA	573.26	133-0-180-025	CORONA RIVERPARK LLC	337.76
132-0-190-025	DOMINGUEZ FELIPE & MONTEJANO YANI	573.26	133-0-180-035	CORONA RIVERPARK LLC	337.76
132-0-190-035	ESPINOZA VICTOR M	573.26	133-0-180-045	CORONA RIVERPARK LLC	337.76
132-0-190-045	HERNANDEZ JOSE R & JUANA M R	573.26	133-0-180-055	CORONA RIVERPARK LLC	337.76
132-0-190-055	TORRES MARIA	573.26	133-0-180-065	CORONA RIVERPARK LLC	337.76
132-0-190-065	THERRIEN CHRISTINA M	573.26	133-0-180-075	CORONA RIVERPARK LLC	337.76
132-0-190-075	WARNER TAMA K	573.26	133-0-180-085	CORONA RIVERPARK LLC	337.76
132-0-190-085	ROBINETT LAYLA E	573.26	133-0-180-095	CORONA RIVERPARK LLC	402.48
132-0-190-095	GONZALEZ RAFAEL & VALDES MARIA C	573.26	133-0-180-105	CORONA RIVERPARK LLC	390.76
132-0-190-105	MUNOZ SALVADOR & OFELIA	573.26	133-0-180-115	CORONA RIVERPARK LLC	337.76
132-0-190-115	CORTEZ PEDRO A	573.26	133-0-180-125	CORONA RIVERPARK LLC	337.76
132-0-190-125	DIMAS PEDRO & THUYLINH NGUYEN	573.26	133-0-180-135	CORONA RIVERPARK LLC	337.76
132-0-190-135	ALIG LINDA M	573.26	133-0-180-145	CORONA RIVERPARK LLC	337.76
132-0-190-145	VALDEZ GERARDO & VELASQUEZ MARIA	573.26	133-0-180-155	CORONA RIVERPARK LLC	337.76
132-0-190-155	RAMIREZ MICHAEL P & AUDREY A	573.26	133-0-180-165	CORONA RIVERPARK LLC	337.76
132-0-190-165	RODRIGUEZ ALEJANDRA & HERNANDEZ	573.26	133-0-180-175	CORONA RIVERPARK LLC	337.76
132-0-190-175	SANCHEZ SUZANNA	573.26	133-0-180-185	CORONA RIVERPARK LLC	445.76
132-0-190-185	PEREZ RAUL H & MICHELLE R	573.26	133-0-180-195	CORONA RIVERPARK LLC	536.38
132-0-190-195	RIVERA RIGOBERTO	573.26	133-0-180-205	CORONA RIVERPARK LLC	324.82
132-0-190-205	CUNNINGHAM DAREK A & REGINA M	573.26	133-0-180-215	CORONA RIVERPARK LLC	324.82
132-0-190-215	NGUYEN SEAN TOAN & HO PHUONG DUN	573.26	133-0-180-225	CORONA RIVERPARK LLC	324.82
132-0-190-225	TRITAY PROPERTY INV LLC	573.26	133-0-180-235	CORONA RIVERPARK LLC	537.60
132-0-190-235	GARCIA MARICELA R	573.26	133-0-180-245	CORONA RIVERPARK LLC	512.52
132-0-190-245	GONZALEZ LORENA & GUILLERMO	573.26	133-0-180-255	CORONA RIVERPARK LLC	336.96
132-0-190-255	MENCHACA JOSE L & ZAMORA MARIA L	573.26	133-0-180-265	CORONA RIVERPARK LLC	336.14
132-0-190-265	MARTINEZ VICTOR S & LEMUS JENNIFER	573.26	133-0-180-275	CORONA RIVERPARK LLC	336.14
132-0-190-275	REYES ADRIAN	573.26	133-0-180-285	CORONA RIVERPARK LLC	336.14
132-0-190-285	MENDOZA PETER & BRENDA	573.26	133-0-180-295	CORONA RIVERPARK LLC	336.14
132-0-190-295	COLIN JOHN N & KRISTINA M	573.26	133-0-180-305	CORONA RIVERPARK LLC	336.54
132-0-190-305	MILES ALAN C & LAURA	573.26	133-0-180-315	CORONA RIVERPARK LLC	336.54
132-0-190-315	DURAN REBECCA L	573.26	133-0-180-325	CORONA RIVERPARK LLC	334.94
132-0-190-325	ATKINSON JENNIFER	573.26	133-0-180-335	CORONA RIVERPARK LLC	336.14
132-0-190-335	HARDING CLINTON & KATHLEEN	573.26	133-0-180-345	CORONA RIVERPARK LLC	336.14
132-0-190-345	RAYMUNDO ARVIE & MAY	1,935.50	133-0-180-355	CORONA RIVERPARK LLC	336.54
132-0-190-355	RUBY SAMUEL E & PETERSON JILLIAN G	573.26	133-0-180-365	CORONA RIVERPARK LLC	335.34
132-0-190-365	RUIZ MAYTE	573.26	133-0-180-375	CORONA RIVERPARK LLC	336.14
132-0-190-375	BERNARD JENNA M	573.26	133-0-180-385	CORONA RIVERPARK LLC	336.14
132-0-190-385	SMITH ROSEANN M	573.26	133-0-180-395	CORONA RIVERPARK LLC	496.74
132-0-190-395	STEWART MICHAEL & AMANDA	573.26	133-0-180-405	MOISES RIZA A	2,615.62
132-0-190-405	EVANS ARIANNE K	573.26	133-0-180-415	ROBLEDO RONNA L	2,615.62
132-0-200-015	BROWN BRIAN & GRANO CHRISTINA	2,118.06	133-0-180-425	STANDARD PACIFIC CORP	2,615.62
132-0-200-025	BENCIVENGA MARK	1,935.50	133-0-180-435	JAMISON MICHAEL T	2,615.62
132-0-200-035	FANDINO JOAQUIN & LINDA	1,935.50	133-0-180-445	STANDARD PACIFIC CORP	2,308.12
132-0-200-045	GOMEZ RENATO	1,935.50	133-0-180-455	STANDARD PACIFIC CORP	2,308.12
132-0-200-055	CRUZ DANIEL J	2,118.06	133-0-180-465	QIAN RONGJI	2,615.62
132-0-200-065	CHILDRESS MICHAEL R	1,935.50	133-0-180-475	STANDARD PACIFIC CORP	302.98
132-0-200-075	MURPHY KAVAN & BRIDGET	1,935.50	133-0-180-485	STANDARD PACIFIC CORP	303.38
132-0-200-085	ORTIZ LARRY & LONGBINE CHERIE	1,935.50	133-0-180-495	STANDARD PACIFIC CORP	340.20
132-0-200-095	CERVANTES EMMANUEL J	573.26	133-0-180-505	STANDARD PACIFIC CORP	277.08
132-0-200-105	CAMPOS FRANCISCO D A & ROSA L	573.26	133-0-180-515	STANDARD PACIFIC CORP	275.88

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EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-200-115	GONZALEZ CESAR & CARRIZALES ADRIE	573.26	133-0-180-525	STANDARD PACIFIC CORP	340.60
132-0-200-125	NAVARRO ANTONIO C & GLORIA F	573.26	133-0-180-535	STANDARD PACIFIC CORP	514.14
132-0-200-135	GARCIA VAIRO & ALEJANDRA	573.26	133-0-180-555	DORN CARL W	1,574.60
132-0-200-145	DOMINGUEZ EVERARDO G & IMELDA	573.26	133-0-180-565	LIERA ALEJANDRO	1,935.50
132-0-200-155	ESCALA ERIC E & HELEN Y	573.26	133-0-180-575	GOANA JOE A & RUIZ JACQUELINE	1,935.50
132-0-200-165	TUTOGI TARRANT H & MARLENE N	573.26	133-0-180-585	BURDETTE SIERRA & SMEDLEY NICHOLA	1,574.60
132-0-200-175	RODRIGUEZ BALDEMAR V	573.26	133-0-180-595	HUGHES DAVID T JR & HUFFMAN ALYSE N	1,935.50
132-0-200-185	LEYVA JUAN J & LLAMAS & LEYVA ROCIO	573.26	133-0-180-605	FISCHER MORMAN M & JOAN L	1,574.60
132-0-200-195	NEAT MICHAEL J	573.26	133-0-180-615	PRESTON JESSICA J & GHAEMMAGHAMI E	1,574.60
132-0-200-205	GREENLAW TERRANCE & ZARA R	573.26	133-0-180-625	ARROYO RICHARD G & MICHAEL A	1,935.50
132-0-200-215	TORRES SALVADOR & MARIA G	573.26	133-0-180-635	LEMONS RONALD R & CYNTHIA L	1,574.60
132-0-200-225	LOPEZ ARTURO	573.26	133-0-180-645	SANDOVAL GREG J	1,574.60
132-0-200-235	MENDEZ IVAN G	2,118.06	133-0-180-655	GUERRERO RODRIGO & ELIZABETH	1,935.50
132-0-200-245	DELL KEVIN	1,935.50	133-0-180-665	MCALLISTER PAUL J	1,574.60
132-0-200-255	ROSALES HECTOR M	1,935.50	133-0-180-675	TSUI CHENYU	1,574.60
132-0-200-265	BELANGER CORY & MERLYN	1,935.50	133-0-180-685	TAYLOR STEPHANIE A	1,935.50
132-0-200-275	BRADY TERENCE M	2,118.06	133-0-180-695	BARSELOU ROBERT G & MICHELLE C	1,935.50
132-0-200-285	CASILLAS MICHAEL & MARIA T	1,935.50	133-0-180-705	KARIUKI HUMPHREY G & KURIA MARGARE	1,574.60
132-0-200-295	MOORE CHRISTOPHER & ALLYSON	1,935.50	133-0-180-715	THOMPSON CHRISTINE M & PORTER ETH.	1,935.50
132-0-200-305	DAHIYA KARAM	1,935.50	133-0-180-725	NELSON SCOTT D	1,574.60
132-0-200-455	AGS DESTINATION LLC	1,574.60	133-0-180-735	NELSON SCOTT A & MICHELLE M	1,935.50
132-0-200-465	AGS DESTINATION LLC	1,574.60	133-0-180-745	MORGAN CRAIG A & WATSON & MORGAN	1,574.60
132-0-200-475	AGS DESTINATION LLC	1,574.60	133-0-180-755	DUTTWEILER DEANNA R	1,935.50
132-0-200-485	AGS DESTINATION LLC	1,935.50	133-0-180-765	DUDLEY MICHAEL L	1,574.60
132-0-200-495	AGS DESTINATION LLC	1,935.50	133-0-180-775	TULLO FRANK V	1,935.50
132-0-200-505	AGS DESTINATION LLC	2,118.06	133-0-180-785	FRUSH CAMDEN S & AVELAR GARRET M	1,935.50
132-0-200-515	AGS DESTINATION LLC	1,935.50	133-0-180-795	TAYLOR JOSHUA & CARRIE L	1,574.60
132-0-200-525	AGS DESTINATION LLC	1,935.50	133-0-180-805	WIEMERS ANDREW G	1,935.50
132-0-200-535	AGS DESTINATION LLC	1,935.50	133-0-180-815	LONTINE BEAU J	1,574.60
132-0-200-545	AGS DESTINATION LLC	2,118.06	133-0-220-015	SCHMIDT RAYMOND R & BRENDA J	2,118.06
132-0-200-555	AGS DESTINATION LLC	1,935.50	133-0-220-025	DUTZY REBECCA S	2,118.06
132-0-200-565	AGS DESTINATION LLC	1,935.50	133-0-220-035	MUSIAL ANDRZEJ M & KOWALIK ZOFIA	1,574.60
132-0-200-575	AGS DESTINATION LLC	1,935.50	133-0-220-045	NEFDT NICOLETTE	1,574.60
132-0-200-585	AGS DESTINATION LLC	2,118.06	133-0-220-055	FRANKLIN HENRY & HUYNH & FRANKLIN M	2,118.06
132-0-210-345	WELLS FARGO BANK NA	1,574.60	133-0-220-065	HEVER LORINC & OOI JANE S	2,118.06
132-0-210-355	MCKENZIE SANDRA	1,574.60	133-0-220-075	STUREK ALIN & SALAMANGO JILLIAN	2,118.06
132-0-210-365	FALCON ARMANDO & EDNA	1,574.60	133-0-220-085	NORDELLA CHRISTOPHER & JILLIAN	2,118.06
132-0-210-375	ADAP JACQUELINE	1,574.60	133-0-220-095	SALSEDO MAXINE M	1,574.60
132-0-210-385	QUALTIERI ANDREW	1,574.60	133-0-220-105	MAY MARGARET S TR	1,574.60
132-0-210-395	HOFMANN JARED	1,574.60	133-0-220-115	SEMERAU ROBERT J & CHRISTINA M	2,118.06
132-0-210-405	WHITELEY TROY	1,574.60	133-0-220-125	MUELLER DOUGLAS L	2,118.06
132-0-210-415	WU DAVID L	1,574.60	133-0-220-135	HADD DONALD A & CHRISTINE	2,118.06
132-0-210-425	AKINDELE GAFAYAT	1,574.60	133-0-220-145	AMARO DANIEL A & BARNHART CHARISSA	2,118.06
132-0-210-435	HOWARD ANGELA D TR	1,574.60	133-0-220-155	MARSHALL ROBERT & REBECCA	1,574.60
132-0-210-445	ZOUZOUNIS DARREN	1,574.60	133-0-220-165	FONG JEFFERSON	1,574.60
132-0-210-455	GIBSON LEROY A III	1,574.60	133-0-220-175	CARPENTER KAAL	2,118.06
132-0-210-465	CRUZ ANTHONY & MEGAN	1,574.60	133-0-220-185	PULISIC MATTHEW & CATHERINE	2,118.06
132-0-210-475	MINCE DAVID & SHELLEY	1,574.60	133-0-220-195	SHAHEED JAMEEL & ENJOLI	2,118.06
132-0-210-485	SCHOLL OSCAR	1,574.60	133-0-220-205	MORGAN MICHAEL & JULIET	2,118.06
132-0-210-495	EDQUILANG RYAN A & ELANOR	1,935.50	133-0-220-215	CASTELLANO JOHN & DOLORES D	1,574.60
132-0-210-505	ILLIANO NINFA T	1,574.60	133-0-220-225	NEWELL WADE B	1,574.60
132-0-210-515	MONREAL TOM & NEYRA	1,574.60	133-0-220-235	MEISTER DEVON	2,118.06
132-0-210-525	SHEN LIANG & CAI JIAO	1,574.60	133-0-220-245	PROBERT MICHAEL & BETH	2,118.06
132-0-210-535	GONZALES SALVADOR M	1,935.50	133-0-220-255	INGRAM LISA	2,118.06
132-0-210-545	RONCES HUGO	1,574.60	133-0-220-265	JO JAMES U & JOOWON TR	2,118.06
132-0-210-555	CHAIRES ALEJANDRO L & NIKKI R	1,574.60	133-0-220-275	DUFFNER JOHN	1,574.60
132-0-210-565	KOCH JONATHAN A	1,574.60	133-0-220-285	PAUL KRISTOPHER C & WENDY	1,574.60
132-0-210-575	LIMON JOSE L	1,574.60	133-0-220-295	MANZANO ANGEL	2,118.06
132-0-210-585	CEGLIA ANTOINETTE T	1,574.60	133-0-220-305	MENGA ROBERT	2,118.06
132-0-210-595	HARTLEY JOHN & SHEANNA M	1,574.60	133-0-220-315	JANESS ELAINA	2,118.06
132-0-210-605	AGS DESTINATION LLC	1,574.60	133-0-220-325	TORRES ERIBERTO F & MONARRRES LETICIA	2,118.06
132-0-210-615	AGS DESTINATION LLC	1,574.60	133-0-220-335	STEWART JARED D & HEIDI	1,574.60

ATTACHMENT 1
EXHIBIT A

EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY**

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-210-625	AGS DESTINATION LLC	1,574.60	133-0-220-345	CLEMENTS DANIEL	1,574.60
132-0-210-635	AGS DESTINATION LLC	1,574.60	133-0-220-355	ARREOLA IRMA & GOMEZ FLORA	2,118.06
132-0-210-645	AGS DESTINATION LLC	1,574.60	133-0-220-365	ORTIZ MARK A & TRISHA C	2,118.06
132-0-210-655	AGS DESTINATION LLC	1,574.60	133-0-230-015	FREEMAN AARON D	1,935.50
132-0-230-165	E D 2 LLC	16,023.56	133-0-230-025	WILLIAMS RICKY L & JOESPHINE V	2,118.06
132-0-230-175	KOH 12 & 17 LLC	10,772.18	133-0-230-035	NEVAREZ MARGIE & CARMEN L	2,118.06
132-0-230-185	KOH 12 & 17 LLC	5,688.66	133-0-230-045	FRENCH WILLIAM IV	2,118.06
132-0-230-195	OXNARD DEV SITE I LLC	63,903.84	133-0-230-055	SUNSERI CHRISTINA	2,118.06
132-0-230-205	OXNARD DEV SITE I LLC	63,903.84	133-0-230-065	STANDARD PACIFIC CORP	2,118.06
132-0-251-015	CO MARK	1,935.50	133-0-230-075	BANUELOS JOSEPHINE	1,935.50
132-0-251-025	LUDTKE SHARON	1,935.50	133-0-230-085	LEONARDO GLORIA G	2,668.64
132-0-251-035	MONROY FRANKLIN & RAMIREZ BREN V	1,935.50	133-0-230-095	BEARD GLYNN D & STEPPE TERESA L	2,486.06
132-0-251-045	RAYA JEHOVA	1,935.50	133-0-230-105	ELMER DEAN P & PEREZ MONICA D	2,486.06
132-0-251-055	ILAGAN ADRIAN & JOILERIN	1,935.50	133-0-230-115	BRADFORD RICHARD C & MINDAMORA	2,486.06
132-0-251-065	LAGOMARSINO DANELL M	1,935.50	133-0-230-125	TU JOHN H	2,486.06
132-0-251-075	LOPEZ FELIPE D	1,935.50	133-0-230-135	MOFFA JULIA S	2,668.64
132-0-251-085	BANZON JEAN	1,935.50	133-0-230-145	HARPER ROLAND	2,668.64
132-0-251-095	CULVERSON GARY L & DENISE M	1,935.50	133-0-230-155	LECLAIR DAVID M & GEYLA	2,486.06
132-0-251-105	CROSS JEREMIAH C & KARIN	1,935.50	133-0-230-165	KLINEFELTER MATTHEW & KRISTIE	2,486.06
132-0-251-115	CATER SCOTT & LAURIE	1,935.50	133-0-230-175	RUHMEL JAMES R & MCINTYRE ROBYN M	2,668.64
132-0-251-125	TSUJIMOTO TAKUYA & YURI	1,935.50	133-0-230-185	SAADATI MICHAEL & VICTORIA	1,935.50
132-0-251-135	ASHWORTH KERRI & FUNDERBERG MICH	1,935.50	133-0-230-195	LUTHER TINA M	2,118.06
132-0-251-145	AVILA JOSE G & LEIRA D	1,935.50	133-0-230-205	DIAZ CRYSTAL L	2,118.06
132-0-251-155	HUANG ERIC	1,935.50	133-0-230-215	FAULKNER SHANE & CASSANDRA	2,118.06
132-0-251-165	WOJTAŁ MARK P & LANI	1,935.50	133-0-230-225	ALLADI KRISHNASWAMY & VANI	2,118.06
132-0-251-175	ESCOBEDO ALBERT E	1,935.50	133-0-230-235	SPENCE SEAN	1,935.50
132-0-251-185	LAFRICAN ROBIN	1,935.50	133-0-230-245	BIRDSONG JAMES K & ROBIN S	1,935.50
132-0-251-195	ARELLANO ARTHUR & RAINA	1,935.50	133-0-230-255	KHAN RASHIDAH M	2,118.06
132-0-251-205	RHODES BILL J & JACLYN M	1,935.50	133-0-230-265	BARBER ERIC M	2,118.06
132-0-251-215	SELLARS JONATHAN	1,935.50	133-0-230-275	WINSLETT DANNY	2,118.06
132-0-251-225	WILLIAMS JUSTIN & CHERI	1,935.50	133-0-230-285	HANLON ROBERT S & AUNDREA	2,118.06
132-0-251-235	DOUGLAS BRUCE N	1,935.50	133-0-230-295	BANKS GLENDA	2,118.06
132-0-251-245	EVANS PAMELA	1,935.50	133-0-230-305	GILBERT TRUDY	2,118.06
132-0-251-255	FEDERAL NATIONAL MTG ASSN	1,935.50	133-0-230-315	MAZO DIEGO & CARUSO TATIANA	1,935.50
132-0-251-265	PIERCE PATRIC A	1,935.50	133-0-230-325	KANEKO RANDY M & CAROLYN L	1,935.50
132-0-251-275	QUINTANA CYNTHIA	1,935.50	133-0-230-335	VOLPE CARL F	2,118.06
132-0-251-285	THIBODO JAMES S & PAMELA L TR	1,935.50	133-0-230-345	MCDANIEL SHAUN & CARRIE	2,118.06
132-0-251-295	FLORES PAUL M & MYNATT JASON E	1,935.50	133-0-230-355	MOHAN ROGER A & DOROTHEA M	2,118.06
132-0-251-305	CHAMBERS PATRICK S & VERONICA	1,935.50	133-0-230-365	CHIOURN MOULINE	2,118.06
132-0-251-315	MONTROY LORI & ISAAC ENCARNACION	1,935.50	133-0-230-375	CRUZ HECTOR & CHIZU	1,935.50
132-0-251-325	DAVIS RYAN W	2,668.64	133-0-230-385	TAING SIENG K	2,668.64
132-0-251-335	BAKER TERRENCE & JERE J	2,668.64	133-0-230-395	MENDEZ EDMUNDO C	2,486.06
132-0-251-345	CHASE ADAM S & CATIE	2,668.64	133-0-230-405	COCCIA CYNTHIA D	2,486.06
132-0-251-355	MCWORTER KATHY	2,668.64	133-0-230-415	MILLER BARTON D	2,486.06
132-0-251-365	AGS MARKET STREET LLC	2,486.06	133-0-230-425	NICHOLS CARMEN	2,486.06
132-0-251-375	AGS MARKET STREET LLC	2,118.06	133-0-230-435	FULLER ROGER A & ANGELA S	2,668.64
132-0-251-385	AGS MARKET STREET LLC	2,118.06	133-0-241-015	AGS LAND HOLDINGS I LP	366.88
132-0-251-395	AGS MARKET STREET LLC	2,486.06	133-0-241-025	AGS LAND HOLDINGS I LP	331.28
132-0-251-405	PERGESON GARY A & KARLETTA R	2,118.06	133-0-241-035	AGS LAND HOLDINGS I LP	341.40
132-0-251-415	ADAMS ANA S	2,118.06	133-0-241-045	AGS LAND HOLDINGS I LP	324.82
132-0-251-425	JOHNSON NORMA S	2,486.06	133-0-241-055	AGS LAND HOLDINGS I LP	325.62
132-0-251-435	PHAM VINCENT A	2,486.06	133-0-241-065	AGS LAND HOLDINGS I LP	341.40
132-0-251-445	GLEASON MICHAEL R & LAUREEN A	2,118.06	133-0-241-075	AGS LAND HOLDINGS I LP	324.00
132-0-251-455	BERHANE YONATAN & FESSHAZION SAR.	2,486.06	133-0-241-085	AGS LAND HOLDINGS I LP	341.40
132-0-251-465	VORHIS AARON & SARAH	2,486.06	133-0-241-095	AGS LAND HOLDINGS I LP	637.10
132-0-251-475	BANALES MARTIN & PRADO BRENDA	2,118.06	133-0-241-105	AGS LAND HOLDINGS I LP	535.98
132-0-251-485	GARZON MARIA A	2,486.06	133-0-241-115	AGS LAND HOLDINGS I LP	359.20
132-0-251-495	AVLIA JESUS & CRAIG SAMANTHA E	2,486.06	133-0-241-125	AGS LAND HOLDINGS I LP	342.62

ATTACHMENT
EXHIBIT

EXHIBIT A
CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-251-505	CANTALUPO JOHNATHAN & GARCIA DEE	2,118.06	133-0-241-135	AGS LAND HOLDINGS I LP	348.68
132-0-251-515	MAYER MARK & MOONEY JENNIFER L	2,118.06	133-0-241-145	AGS LAND HOLDINGS I LP	446.18
132-0-251-525	DERAS CARLOS & MARIBEL	2,486.06	133-0-241-155	AGS LAND HOLDINGS I LP	543.26
132-0-251-535	KRISCHER GORDON E & SHARON TR	2,486.06	133-0-241-165	AGS LAND HOLDINGS I LP	337.36
132-0-251-545	GIGLIO JESSE & AMY	2,118.06	133-0-241-175	AGS LAND HOLDINGS I LP	322.80
132-0-251-555	MILLER STEPHAN J & KELLI J	2,486.06	133-0-241-185	AGS LAND HOLDINGS I LP	322.80
132-0-251-565	AHMED MOHAMED & JOHNSON AMANDA	2,486.06	133-0-241-195	AGS LAND HOLDINGS I LP	337.76
132-0-251-575	GONZALEZ ELIZABETH	2,118.06	133-0-241-205	AGS LAND HOLDINGS I LP	323.20
132-0-251-585	OROZCODIAZ SERGIO E	2,486.06	133-0-241-215	AGS LAND HOLDINGS I LP	323.60
132-0-251-595	NOJADERA ALLAN & GERALDINE	2,486.06	133-0-241-225	AGS LAND HOLDINGS I LP	405.72
132-0-251-605	PILLADO LORETTA M	2,118.06	133-0-242-015	AGS LAND HOLDINGS I LP	325.62
132-0-251-615	CLARK MICHAEL & KATHARINE	2,118.06	133-0-242-025	AGS LAND HOLDINGS I LP	383.06
132-0-251-625	VIRI AQUILINO G & ZENaida T & VIRI JAY	2,486.06	133-0-242-035	AGS LAND HOLDINGS I LP	363.24
132-0-251-635	MISHOU MICHAEL C & VERONICA A	2,486.06	133-0-242-045	AGS LAND HOLDINGS I LP	322.40
132-0-251-645	THRIFT KRISTI D	2,486.06	133-0-242-055	AGS LAND HOLDINGS I LP	344.24
132-0-251-655	AGS MARKET STREET LLC	225.72	133-0-243-015	AGS LAND HOLDINGS I LP	449.40
132-0-251-665	AGS MARKET STREET LLC	225.72	133-0-243-025	AGS LAND HOLDINGS I LP	454.66
132-0-251-675	AGS MARKET STREET LLC	225.72	133-0-243-035	AGS LAND HOLDINGS I LP	454.66
132-0-251-685	AGS MARKET STREET LLC	225.72	133-0-243-045	AGS LAND HOLDINGS I LP	454.66
132-0-252-015	GASPERIK DAVID & PETERSON DANA J	1,935.50	133-0-243-055	AGS LAND HOLDINGS I LP	454.66
132-0-252-025	FOLEY CHRISTOPHER	1,935.50	133-0-243-065	AGS LAND HOLDINGS I LP	454.66
132-0-252-035	TUMBEIRO BETH Y	1,935.50	133-0-243-085	AGS LAND HOLDINGS I LP	454.66
132-0-252-045	ROWDEN MELISSA A	1,935.50	133-0-243-095	AGS LAND HOLDINGS I LP	645.20
132-0-252-055	LEWIS W MORSE & CONNIE L	1,935.50	133-0-243-105	AGS LAND HOLDINGS I LP	761.28
132-0-252-065	CRUZ NICHOLAS L & DUNLAP SARA	1,935.50	133-0-243-115	AGS LAND HOLDINGS I LP	455.08
132-0-252-075	MUNOZ ANABEL H	1,935.50	133-0-243-125	AGS LAND HOLDINGS I LP	455.08
132-0-252-085	CHAI KENICHI	1,935.50	133-0-243-135	AGS LAND HOLDINGS I LP	455.08
132-0-252-095	ROJAS ANNE H TR	1,935.50	133-0-243-145	AGS LAND HOLDINGS I LP	455.08
132-0-252-105	MINNOCK JAMES & KRISTEL	1,935.50	133-0-243-155	AGS LAND HOLDINGS I LP	455.08
132-0-252-115	THROCKMORTON RICHARD & PHYLLIS	1,935.50	133-0-243-165	AGS LAND HOLDINGS I LP	449.82
132-0-252-125	ACEVES ANDRES D & DELEON KELLY	1,935.50	133-0-244-015	AGS LAND HOLDINGS I LP	436.46
132-0-252-135	HOYLE MARK B	1,935.50	133-0-244-025	AGS LAND HOLDINGS I LP	436.46
132-0-252-145	SELLING WILLIAM B	1,935.50	133-0-244-035	AGS LAND HOLDINGS I LP	436.46
132-0-252-155	DOYLE GWYNNETH L	1,935.50	133-0-244-045	AGS LAND HOLDINGS I LP	442.12
132-0-252-165	SANCHEZ JESS N & CRISANTA J	1,935.50	133-0-244-055	AGS LAND HOLDINGS I LP	471.26
132-0-252-175	BORRAYO HUMBERTO J	1,935.50	133-0-244-065	AGS LAND HOLDINGS I LP	454.66
132-0-252-185	PEREZ OSCAR & PAUL & PEREZ FRANCIN	1,935.50	133-0-244-075	AGS LAND HOLDINGS I LP	454.66
132-0-252-195	ISHIKAWA YUKO	1,935.50	133-0-244-085	AGS LAND HOLDINGS I LP	454.66
132-0-252-205	WALSH RYAN F & KATHRYN	1,935.50	133-0-245-015	AGS LAND HOLDINGS I LP	451.02
132-0-252-215	MIRANDA JAIME A & NATALLY	1,935.50	133-0-245-025	AGS LAND HOLDINGS I LP	451.02
132-0-252-225	PORTER ERIC S & MELISSA	1,935.50	133-0-245-035	AGS LAND HOLDINGS I LP	451.02
132-0-252-235	HERRERA ANGEL V	1,935.50	133-0-245-045	AGS LAND HOLDINGS I LP	451.02
132-0-252-245	MALONE TIM & KAITLIN	1,935.50	133-0-245-055	AGS LAND HOLDINGS I LP	451.02
132-0-252-255	MESSER GLEN & ANGELA	1,935.50	133-0-245-065	AGS LAND HOLDINGS I LP	451.02
132-0-252-265	SMITH AMY E TR	1,935.50	133-0-245-075	AGS LAND HOLDINGS I LP	435.26
132-0-252-275	DAIGLER GARY D	1,935.50	133-0-245-085	AGS LAND HOLDINGS I LP	435.26
132-0-252-285	PEARCE SHANNON L	1,935.50	133-0-245-095	AGS LAND HOLDINGS I LP	435.26
132-0-252-295	BANK OF AMERICA NA	1,935.50	133-0-245-105	AGS LAND HOLDINGS I LP	435.26
132-0-252-305	MCMAHAN TORY & BEENA	1,935.50	133-0-245-115	AGS LAND HOLDINGS I LP	435.26
132-0-252-315	MARTINEZ CARLOS & GARCIA YOLANDA	1,935.50	133-0-245-125	AGS LAND HOLDINGS I LP	435.26
132-0-252-325	WILLIAMS KENNA L	1,935.50	133-0-245-135	AGS LAND HOLDINGS I LP	568.34
132-0-252-335	WELLING DONALD R	1,935.50	133-0-245-145	AGS LAND HOLDINGS I LP	635.88
132-0-252-345	SOLITAIRE JAMES & MONICA	1,935.50	133-0-245-155	AGS LAND HOLDINGS I LP	435.26
132-0-252-355	OOSTDYK AARON J	1,935.50	133-0-245-165	AGS LAND HOLDINGS I LP	435.26
132-0-252-365	LOOBY JOHN J & MATTSOON & LOOBY KRI	1,935.50	133-0-245-175	AGS LAND HOLDINGS I LP	435.26
132-0-252-375	KNIGHT BRANDON & BROOKE	1,935.50	133-0-245-185	AGS LAND HOLDINGS I LP	435.26
132-0-252-385	GUERRERO RICHARD & ELAINE	1,935.50	133-0-245-195	AGS LAND HOLDINGS I LP	435.26
132-0-252-395	GRUBER STEVEN M & ESTHER M & GRUE	1,935.50	133-0-245-215	AGS LAND HOLDINGS I LP	451.84

EXHIBIT A
CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-252-405	RODRIGUEZ LUZ & SANDRA	1,935.50	133-0-245-225	AGS LAND HOLDINGS I LP	451.84
132-0-252-415	HUFF WANDA	1,935.50	133-0-245-235	AGS LAND HOLDINGS I LP	451.84
132-0-252-425	MASON DENISE K	1,935.50	133-0-245-245	AGS LAND HOLDINGS I LP	435.26
132-0-252-435	PYFROM CHARLES & BUNN MICHELLE	1,935.50	133-0-245-255	AGS LAND HOLDINGS I LP	435.26
132-0-252-445	PEREZ MARCO A & NICOLAS A	1,935.50	133-0-245-265	AGS LAND HOLDINGS I LP	435.26
132-0-252-455	GRAY DANIEL P & TRICIA	1,935.50	133-0-246-035	AGS LAND HOLDINGS I LP	456.28
132-0-252-465	BOUCHAN MARIA T & OZUNA GABRIEL	1,935.50	133-0-246-045	AGS LAND HOLDINGS I LP	456.28
132-0-252-475	RICHARDSON JEFFREY R	2,486.06	133-0-246-055	AGS LAND HOLDINGS I LP	456.28
132-0-252-485	MACMAHON DANNY & JEREMIAH	2,118.06	133-0-246-065	AGS LAND HOLDINGS I LP	456.28
132-0-252-495	WRIGHT JOHN P & TODD ELIZABETH K	2,118.06	133-0-246-075	AGS LAND HOLDINGS I LP	456.28
132-0-252-505	ALCOVA JIMMY P & ESTELA	2,486.06	133-0-246-085	AGS LAND HOLDINGS I LP	456.28
132-0-252-515	SALTEE JOHN E JR & REBECCA TR	2,486.06	133-0-246-095	AGS LAND HOLDINGS I LP	456.28
132-0-252-525	HERNANDEZ DENNIS S & LILY A	2,118.06	133-0-246-105	AGS LAND HOLDINGS I LP	456.28
132-0-252-535	CANTU JOHN & REBECCA	2,486.06	133-0-246-115	AGS LAND HOLDINGS I LP	456.28
132-0-260-015	WILLIAMS ROD TR	1,935.50	133-0-246-125	AGS LAND HOLDINGS I LP	456.28
132-0-260-025	PEREZ GABRIEL & MARITES V	1,935.50	133-0-246-135	AGS LAND HOLDINGS I LP	456.28
132-0-260-035	FEDERAL NATIONAL MTG ASSN	1,935.50	133-0-246-145	AGS LAND HOLDINGS I LP	456.28
132-0-260-045	HERNANDEZ JESUS H & MARTHA E	1,935.50	133-0-251-015	CORONA RIVER PARK LLC	539.22
132-0-260-055	CAHUANTZI JENIFFER & CRYSTAL D	1,935.50	133-0-251-025	CORONA RIVER PARK LLC	452.24
132-0-260-065	CRUZ CYNTHIA G D L	1,935.50	133-0-251-035	CORONA RIVERPARK LLC	452.24
132-0-260-075	SHELTON LAUREL	1,935.50	133-0-251-045	CORONA RIVERPARK LLC	452.24
132-0-260-085	R L S W TR	1,935.50	133-0-251-055	CORONA RIVERPARK LLC	452.24
132-0-260-095	VASQUEZ ERIC V	1,935.50	133-0-251-065	CORONA RIVERPARK LLC	554.98
132-0-260-105	DAYRIT ROMEO P & JENNIFER P	1,935.50	133-0-251-075	AGS LAND HOLDINGS I LP	361.22
132-0-260-115	WISE ROBERT & YUKO	1,935.50	133-0-251-085	AGS LAND HOLDINGS I LP	319.16
132-0-260-125	BISWAS SUGATA & LAURA S	1,935.50	133-0-251-095	AGS LAND HOLDINGS I LP	319.16
132-0-260-135	LIGETI CYNTHIA	1,935.50	133-0-251-105	AGS LAND HOLDINGS I LP	319.16
132-0-260-145	JUAREZ RICK	1,935.50	133-0-251-115	AGS LAND HOLDINGS I LP	361.22
132-0-260-155	LERETTE JARROD C & QUINTERO ROSAN	1,935.50	133-0-251-125	CORONA RIVERPARK LLC	571.16
132-0-260-165	JONES CARLY	1,935.50	133-0-251-135	CORONA RIVERPARK LLC	452.64
132-0-260-175	VILLEGAS ROBERT A & MARIA T F	1,935.50	133-0-251-145	CORONA RIVERPARK LLC	452.64
132-0-260-185	LEFEBVRE PAUL F & JAMOND ELIZABETH	1,935.50	133-0-251-155	CORONA RIVERPARK LLC	452.64
132-0-260-195	LIBBRECHT BRUNO & CUEVA ELIZABETH	2,668.64	133-0-251-165	CORONA RIVER PARK LLC	452.64
132-0-260-205	MITCHELL DAVID M JR & VEA JINGLE	2,668.64	133-0-251-175	CORONA RIVER PARK LLC	565.90
132-0-260-215	WEY CHERYL	2,668.64	133-0-251-185	AGS LAND HOLDINGS I LP	414.22
132-0-260-225	WEBER WILLIAM A TR	2,668.64	133-0-251-195	AGS LAND HOLDINGS I LP	365.68
132-0-260-235	FEDERAL NATIONAL MTG ASSN	2,668.64	133-0-251-205	AGS LAND HOLDINGS I LP	366.08
132-0-260-245	ZOTTOLA GLENN P & DIANA J TR	2,668.64	133-0-251-215	AGS LAND HOLDINGS I LP	371.74
132-0-260-255	JONES-CATHCART ANDREW	2,668.64	133-0-251-225	AGS LAND HOLDINGS I LP	435.66
132-0-260-265	NGUYEN TRUONG	2,668.64	133-0-252-015	AGS LAND HOLDINGS I LP	449.00
132-0-260-275	HOSTETTER STEPHEN	2,668.64	133-0-252-025	AGS LAND HOLDINGS I LP	325.22
132-0-260-285	HA MATTHEW	2,668.64	133-0-252-035	AGS LAND HOLDINGS I LP	324.82
132-0-260-295	JACK DAVID & TARRA	2,668.64	133-0-252-045	AGS LAND HOLDINGS I LP	336.54
132-0-260-305	DIAZ RONNIE R	2,668.64	133-0-252-055	AGS LAND HOLDINGS I LP	327.64
132-0-260-315	LWBH HOLDINGS LLC	2,668.64	133-0-252-065	AGS LAND HOLDINGS I LP	324.00
132-0-260-355	TALLMAN KIM & MERCEDES	2,668.64	133-0-252-075	AGS LAND HOLDINGS I LP	325.62
132-0-260-365	RIGONAN NESTOR M & CORVELITA S	2,668.64	133-0-252-085	AGS LAND HOLDINGS I LP	325.22
132-0-260-375	WICKMAN BERNARD R & MAXWELL & WIK	2,668.64	133-0-252-095	AGS LAND HOLDINGS I LP	332.50
132-0-260-385	BURCHFIELD KI S TR	2,668.64	133-0-252-105	AGS LAND HOLDINGS I LP	326.44
132-0-260-395	MENDOZA ROBERT & DAVIS CHRISTOPH	2,668.64	133-0-252-115	AGS LAND HOLDINGS I LP	324.82
132-0-260-405	VAN DE BURGT JOSEPH & NOORT ELIZA	2,668.64	133-0-252-125	AGS LAND HOLDINGS I LP	325.62
132-0-260-415	RUST GERALD H & ROSANNE L	2,668.64	133-0-252-135	AGS LAND HOLDINGS I LP	325.22
132-0-260-425	HONEA CHARLES R	2,668.64	133-0-252-145	AGS LAND HOLDINGS I LP	327.64
132-0-260-435	MAIER CHRISTIE	2,668.64	133-0-252-155	AGS LAND HOLDINGS I LP	326.44
132-0-260-445	DAO MICHAEL	2,668.64	133-0-252-165	AGS LAND HOLDINGS I LP	324.00
132-0-260-455	LAWHEED SEAN & GRIFFITHS LINDSEY	2,668.64	133-0-252-175	AGS LAND HOLDINGS I LP	324.00
132-0-260-465	DOZIER ORLANDO	2,668.64	133-0-252-185	AGS LAND HOLDINGS I LP	326.84
132-0-260-475	CARTUS CORP	2,668.64	133-0-252-195	AGS LAND HOLDINGS I LP	324.42

ATTACHMENT 1
EXHIBIT A
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EXHIBIT A
CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-260-485	WALSH ANN M	2,668.64	133-0-252-205	AGS LAND HOLDINGS I LP	323.60
132-0-260-495	KALLA JANOS M & ACKERMAN & KALLA L	2,668.64	133-0-252-215	AGS LAND HOLDINGS I LP	322.80
132-0-260-505	RIVERPARK A LLC	946.56	133-0-252-225	AGS LAND HOLDINGS I LP	323.20
132-0-260-515	CORONA RIVERPARK LLC	524.24	133-0-252-235	AGS LAND HOLDINGS I LP	430.80
132-0-260-525	CORONA RIVERPARK LLC	446.18	133-0-252-245	AGS LAND HOLDINGS I LP	449.00
132-0-260-535	CORONA RIVERPARK LLC	283.16	133-0-252-255	AGS LAND HOLDINGS I LP	368.50
132-0-260-545	CORONA RIVERPARK LLC	283.16	133-0-252-265	AGS LAND HOLDINGS I LP	362.44
132-0-271-015	CORONA RIVERPARK LLC	151.28	133-0-252-275	AGS LAND HOLDINGS I LP	362.44
132-0-271-025	CORONA RIVERPARK LLC	151.28	133-0-252-285	AGS LAND HOLDINGS I LP	416.64
132-0-271-035	CORONA RIVERPARK LLC	151.28	133-0-253-015	AGS LAND HOLDINGS I LP	542.44
132-0-271-045	CORONA RIVERPARK LLC	151.28	133-0-253-025	AGS LAND HOLDINGS I LP	436.46
132-0-271-055	CORONA RIVERPARK LLC	151.28	133-0-253-035	AGS LAND HOLDINGS I LP	436.46
132-0-271-065	CORONA RIVERPARK LLC	151.28	133-0-253-045	AGS LAND HOLDINGS I LP	436.46
132-0-271-075	CORONA RIVERPARK LLC	151.28	133-0-253-055	AGS LAND HOLDINGS I LP	436.46
132-0-271-085	CORONA RIVERPARK LLC	1,935.50	133-0-253-065	AGS LAND HOLDINGS I LP	436.46
132-0-271-095	CORONA RIVERPARK LLC	1,935.50	133-0-253-075	AGS LAND HOLDINGS I LP	436.46
132-0-271-105	CORONA RIVERPARK LLC	1,935.50	133-0-253-085	AGS LAND HOLDINGS I LP	436.46
132-0-271-115	CORONA RIVERPARK LLC	1,935.50	133-0-253-095	AGS LAND HOLDINGS I LP	454.66
132-0-271-125	CORONA RIVERPARK LLC	1,935.50	133-0-253-105	AGS LAND HOLDINGS I LP	454.66
132-0-271-135	CORONA RIVERPARK LLC	1,935.50	133-0-253-115	AGS LAND HOLDINGS I LP	454.66
132-0-271-145	CORONA RIVERPARK LLC	1,935.50	133-0-253-125	AGS LAND HOLDINGS I LP	454.66
132-0-271-155	HAMILTON DENNIS A & VICTORIA A	1,935.50	133-0-253-135	AGS LAND HOLDINGS I LP	454.66
132-0-271-165	MALEJEWSKI MARIUSZ & MALEJEWSKA E	1,935.50	133-0-253-145	AGS LAND HOLDINGS I LP	454.66
132-0-271-175	KARIJANTO MARTHA	1,935.50	133-0-253-155	AGS LAND HOLDINGS I LP	558.22
132-0-271-185	LUEVANO ANTHONY C & LISA A	1,935.50	133-0-254-015	AGS LAND HOLDINGS I LP	475.30
132-0-271-195	LORENTZEN MARTIN G & SHARON TR	1,935.50	133-0-254-025	AGS LAND HOLDINGS I LP	451.02
132-0-271-205	HUNT LEWIS R & ERODIA A	1,935.50	133-0-254-035	AGS LAND HOLDINGS I LP	451.02
132-0-271-215	PRADO JOSE M F	1,935.50	133-0-254-045	AGS LAND HOLDINGS I LP	451.02
132-0-271-225	CORONA RIVERPARK LLC	151.28	133-0-254-055	AGS LAND HOLDINGS I LP	451.02
132-0-271-235	CORONA RIVERPARK LLC	151.28	133-0-254-065	AGS LAND HOLDINGS I LP	451.02
132-0-271-245	CORONA RIVERPARK LLC	151.28	133-0-254-075	AGS LAND HOLDINGS I LP	435.26
132-0-271-255	CORONA RIVERPARK LLC	151.28	133-0-254-085	AGS LAND HOLDINGS I LP	435.26
132-0-271-265	CORONA RIVERPARK LLC	151.28	133-0-254-095	AGS LAND HOLDINGS I LP	435.26
132-0-271-275	CORONA RIVERPARK LLC	151.28	133-0-254-105	AGS LAND HOLDINGS I LP	435.26
132-0-271-285	GALLEGOS DELIA	2,486.06	133-0-254-115	AGS LAND HOLDINGS I LP	435.26
132-0-271-295	AISEMBERG JULIO & CARMEN	2,486.06	133-0-254-125	AGS LAND HOLDINGS I LP	435.26
132-0-271-305	GAGUI DAISY A C	2,486.06	133-0-254-135	AGS LAND HOLDINGS I LP	441.72
132-0-271-315	MARSHALL ELISA M	2,486.06	133-0-255-015	AGS LAND HOLDINGS I LP	456.28
132-0-271-325	BATRA MANPREET S & PRAJAPATI AARTI	2,486.06	133-0-255-025	AGS LAND HOLDINGS I LP	456.28
132-0-271-335	PELLETIER BLAKE W	2,118.06	133-0-255-035	AGS LAND HOLDINGS I LP	456.28
132-0-271-345	CASAS RAMON M & GLENNAN JENNIFER	2,486.06	133-0-260-025	AGS LAND HOLDINGS I LP	362.44
132-0-271-355	SIMONS KENT M & DEANNA M	2,486.06	133-0-260-035	AGS LAND HOLDINGS I LP	319.16
132-0-271-365	CHINN RENEE L	2,118.06	133-0-260-045	AGS LAND HOLDINGS I LP	319.96
132-0-271-375	SHOWERS CASEY & MELISSA	2,118.06	133-0-260-055	AGS LAND HOLDINGS I LP	319.96
132-0-271-385	LI RUNKAI	2,486.06	133-0-260-065	AGS LAND HOLDINGS I LP	362.44
132-0-271-395	FRYE SEAN & KEENE & FRYE TAMMY	2,486.06	133-0-260-075	CORONA RIVERPARK LLC	516.16
132-0-271-405	WILMOT UNABETTE E	2,118.06	133-0-260-085	CORONA RIVERPARK LLC	451.02
132-0-271-415	TIETHOF JACK & SY ANITA	2,486.06	133-0-260-095	CORONA RIVERPARK LLC	451.02
132-0-271-425	CASEY ALGAY G & LINDA	2,486.06	133-0-260-105	CORONA RIVERPARK LLC	451.02
132-0-271-435	CAPRA ANTONIO	2,118.06	133-0-260-115	CORONA RIVER PARK LLC	451.02
132-0-271-445	GEISE ROBERT J & LOURDES	2,118.06	133-0-260-125	CORONA RIVER PARK LLC	632.24
132-0-271-455	PEREZ FERNANDO S & YVETTE M	2,486.06	133-0-260-135	AGS LAND HOLDINGS I LP	435.66
132-0-271-465	NICACIO BRENDA M	2,486.06	133-0-260-145	AGS LAND HOLDINGS I LP	387.52
132-0-271-475	FIGLIO DANIEL & CRISTINA C	2,118.06	133-0-260-155	AGS LAND HOLDINGS I LP	387.52
132-0-271-485	ALBERT EDWARD A & CYNTHIA A	2,486.06	133-0-260-165	AGS LAND HOLDINGS I LP	387.52
132-0-271-495	AGS MARKET STREET LLC	2,486.06	133-0-260-175	AGS LAND HOLDINGS I LP	446.18
132-0-271-505	AGS MARKET STREET LLC	2,486.06	133-0-260-185	CORONA RIVER PARK LLC	600.70
132-0-271-515	AGS MARKET STREET LLC	2,486.06	133-0-260-195	CORONA RIVER PARK LLC	450.22

ATTACHMENT
EXHIBIT A

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CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-271-525	AGS MARKET STREET LLC	2,118.06	133-0-260-205	CORONA RIVERPARK LLC	450.22
132-0-271-535	AGS MARKET STREET LLC	2,118.06	133-0-260-215	CORONA RIVERPARK LLC	450.22
132-0-271-545	AGS MARKET STREET LLC	2,486.06	133-0-260-225	CORONA RIVERPARK LLC	450.22
132-0-271-555	AGS MARKET STREET LLC	2,486.06	133-0-260-235	CORONA RIVERPARK LLC	592.60
132-0-271-565	AGS MARKET STREET LLC	2,118.06	133-0-260-245	AGS LAND HOLDINGS I LP	357.18
132-0-271-575	AGS MARKET STREET LLC	2,486.06	133-0-260-255	AGS LAND HOLDINGS I LP	315.92
132-0-271-585	AGS MARKET STREET LLC	2,486.06	133-0-260-265	AGS LAND HOLDINGS I LP	317.54
132-0-271-595	AGS MARKET STREET LLC	2,486.06	133-0-260-275	AGS LAND HOLDINGS I LP	317.54
132-0-271-605	AGS MARKET STREET LLC	2,486.06	133-0-260-285	AGS LAND HOLDINGS I LP	362.44
132-0-271-615	AGS MARKET STREET LLC	2,486.06	133-0-260-295	AGS LAND HOLDINGS I LP	374.16
132-0-272-015	CORONA RIVERPARK LLC	223.64	133-0-260-305	AGS LAND HOLDINGS I LP	317.54
132-0-272-025	CORONA RIVERPARK LLC	223.64	133-0-260-315	AGS LAND HOLDINGS I LP	317.54
132-0-272-035	CORONA RIVERPARK LLC	223.64	133-0-260-325	AGS LAND HOLDINGS I LP	317.54
132-0-272-045	CORONA RIVERPARK LLC	223.64	133-0-260-335	AGS LAND HOLDINGS I LP	347.06
132-0-272-055	CORONA RIVERPARK LLC	223.64	133-0-260-345	CORONA RIVERPARK LLC	487.84
132-0-272-065	CORONA RIVERPARK LLC	223.64	133-0-260-355	CORONA RIVERPARK LLC	442.54
132-0-272-075	CORONA RIVERPARK LLC	209.38	133-0-260-365	CORONA RIVERPARK LLC	442.54
132-0-272-085	CORONA RIVERPARK LLC	209.38	133-0-260-375	CORONA RIVERPARK LLC	442.54
132-0-272-095	CORONA RIVERPARK LLC	209.38	133-0-260-385	CORONA RIVERPARK LLC	442.54
132-0-272-105	CORONA RIVERPARK LLC	209.38	133-0-260-395	CORONA RIVERPARK LLC	442.54
132-0-272-115	CORONA RIVERPARK LLC	209.38	133-0-260-405	CORONA RIVERPARK LLC	442.54
132-0-272-125	CORONA RIVERPARK LLC	209.38	133-0-260-415	CORONA RIVERPARK LLC	442.54
132-0-272-135	CORONA RIVERPARK LLC	223.64	133-0-260-425	CORONA RIVERPARK LLC	627.40
132-0-272-145	CORONA RIVERPARK LLC	223.64	133-0-260-435	AGS LAND HOLDINGS I LP	451.84
132-0-272-155	CORONA RIVERPARK LLC	223.64	133-0-260-445	AGS LAND HOLDINGS I LP	402.08
132-0-272-165	CORONA RIVERPARK LLC	223.64	133-0-260-455	AGS LAND HOLDINGS I LP	401.28
132-0-272-175	CORONA RIVERPARK LLC	223.64	133-0-260-465	AGS LAND HOLDINGS I LP	390.76
132-0-272-185	CORONA RIVERPARK LLC	223.64	133-0-260-475	AGS LAND HOLDINGS I LP	442.54
132-0-272-195	CORONA RIVERPARK LLC	223.64	133-0-260-485	CORONA RIVERPARK LLC	635.08
132-0-272-205	CORONA RIVERPARK LLC	223.64	133-0-260-495	CORONA RIVERPARK LLC	443.74
132-0-272-215	CORONA RIVERPARK LLC	223.64	133-0-260-505	CORONA RIVERPARK LLC	443.74
132-0-272-225	CORONA RIVERPARK LLC	223.64	133-0-260-515	CORONA RIVERPARK LLC	443.74
132-0-272-235	CORONA RIVERPARK LLC	223.64	133-0-260-525	CORONA RIVERPARK LLC	443.74
132-0-272-245	CORONA RIVERPARK LLC	209.38	133-0-260-535	CORONA RIVERPARK LLC	443.74
132-0-272-255	CORONA RIVERPARK LLC	209.38	133-0-260-545	CORONA RIVERPARK LLC	443.74
132-0-272-265	CORONA RIVERPARK LLC	209.38	133-0-260-555	CORONA RIVERPARK LLC	443.74
132-0-272-275	CORONA RIVERPARK LLC	209.38	133-0-260-565	CORONA RIVERPARK LLC	521.82
132-0-272-285	CORONA RIVERPARK LLC	209.38	133-0-271-015	CORONA RIVERPARK LLC	525.06
132-0-272-295	CORONA RIVERPARK LLC	209.38	133-0-271-025	CORONA RIVERPARK LLC	443.74
132-0-272-305	CORONA RIVERPARK LLC	209.38	133-0-271-035	CORONA RIVERPARK LLC	443.74
132-0-272-315	CORONA RIVERPARK LLC	209.38	133-0-271-045	CORONA RIVERPARK LLC	443.74
132-0-272-325	CORONA RIVERPARK LLC	209.38	133-0-271-055	CORONA RIVERPARK LLC	443.74
132-0-272-335	CORONA RIVERPARK LLC	209.38	133-0-271-065	CORONA RIVERPARK LLC	443.74
132-0-272-345	CORONA RIVERPARK LLC	209.38	133-0-271-075	CORONA RIVERPARK LLC	443.74
132-0-272-355	CORONA RIVERPARK LLC	1,343.38	133-0-271-085	CORONA RIVERPARK LLC	443.74
132-0-272-375	GOYTIA & MILLER SUSANA	2,486.06	133-0-271-095	CORONA RIVERPARK LLC	443.74
132-0-272-385	STROSKI NATHAN D & HALEY J	2,118.06	133-0-271-105	CORONA RIVERPARK LLC	443.74
132-0-272-395	ZHENG RENSHENG & YU WEI	2,486.06	133-0-271-115	CORONA RIVERPARK LLC	443.74
132-0-272-405	BUHAIN KRISTINE	2,486.06	133-0-271-125	CORONA RIVERPARK LLC	443.74
132-0-272-415	WU TAO & CHEN WENJING	2,118.06	133-0-271-135	CORONA RIVERPARK LLC	443.74
132-0-272-425	IP RANDY	2,118.06	133-0-271-145	CORONA RIVERPARK LLC	443.74
132-0-272-435	SPURGEON VANESSA	2,486.06	133-0-271-155	CORONA RIVERPARK LLC	443.74
132-0-272-445	CORONA RIVERPARK LLC	970.82	133-0-271-165	CORONA RIVERPARK LLC	443.74
132-0-272-455	CORONA RIVERPARK LLC	1,104.72	133-0-271-175	CORONA RIVERPARK LLC	536.38
132-0-280-015	AMASON STEVEN R JR	1,935.50	133-0-271-195	CORONA RIVERPARK LLC	741.88
132-0-280-025	BANK OF AMERICA NA	1,935.50	133-0-271-205	CORONA RIVERPARK LLC	534.36
132-0-280-035	ROMERO JESS T & JENNIFER C	1,574.60	133-0-271-215	CORONA RIVERPARK LLC	471.66
132-0-280-045	UNIDAD DENNIS R	1,574.60	133-0-271-225	CORONA RIVERPARK LLC	440.92

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CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-280-055	SCHNEIDER JON & RAMIREZ ARTHUR	1,935.50	133-0-271-235	CORONA RIVERPARK LLC	442.54
132-0-280-065	HOUGHTON ROBERT A & ASHLEY TR	1,935.50	133-0-271-245	CORONA RIVERPARK LLC	442.54
132-0-280-075	ARCHER ASHLEY	1,935.50	133-0-271-255	CORONA RIVERPARK LLC	442.54
132-0-280-085	ROSAS JOSE	1,935.50	133-0-271-265	CORONA RIVERPARK LLC	442.54
132-0-280-095	LOPEZ ARTHUR R & JODI TR	1,574.60	133-0-271-275	CORONA RIVERPARK LLC	442.54
132-0-280-105	RODRIGUEZ RAMON	1,574.60	133-0-271-285	CORONA RIVERPARK LLC	442.54
132-0-280-115	DAVIDSON RICHARD & JOSETTE	1,935.50	133-0-271-295	CORONA RIVERPARK LLC	442.54
132-0-280-125	BAEZ RITA C	1,935.50	133-0-271-305	CORONA RIVERPARK LLC	442.54
132-0-280-135	HALES NISSA	1,935.50	133-0-271-315	CORONA RIVERPARK LLC	442.54
132-0-280-145	SOTO JOE & JULIE A	1,935.50	133-0-271-325	CORONA RIVERPARK LLC	442.54
132-0-280-155	DURAN ANTHONY & CEYLINA	1,574.60	133-0-271-335	CORONA RIVERPARK LLC	442.54
132-0-280-165	ANDERSON DANITA S	1,574.60	133-0-271-345	CORONA RIVERPARK LLC	505.24
132-0-280-175	PASKA MICHAEL & RICHARDSON HEATHE	1,935.50	133-0-272-015	CORONA RIVERPARK LLC	552.96
132-0-280-185	SALGADO SALVADOR A & LETICIA I	1,935.50	133-0-272-025	CORONA RIVERPARK LLC	450.22
132-0-280-195	BLANK PURSUANT & CA GC625421	1,935.50	133-0-272-035	CORONA RIVERPARK LLC	447.38
132-0-280-205	AMBRIZ RODRIGO & GUTIERREZ MARISO	1,935.50	133-0-272-045	CORONA RIVERPARK LLC	447.38
132-0-280-215	BOWEN STEVEN & CINDE	1,574.60	133-0-272-055	CORONA RIVERPARK LLC	447.38
132-0-280-225	CUILTY BRIAN J & ANNETTE	1,574.60	133-0-272-065	CORONA RIVERPARK LLC	447.38
132-0-280-235	STARN CARLY M & STARN CHARLES C &	1,935.50	133-0-272-075	CORONA RIVERPARK LLC	827.22
132-0-280-245	SOLDEVILLA RYAN & DESIREE	1,935.50	133-0-272-085	AGS LAND HOLDINGS I LP	656.92
132-0-280-275	CORONA RIVERPARK LLC	7,020.22	133-0-272-095	AGS LAND HOLDINGS I LP	321.58
132-0-280-305	CORONA RIVERPARK LLC	5,084.72	133-0-272-105	AGS LAND HOLDINGS I LP	321.58
132-0-280-315	CORONA RIVERPARK LLC	5,084.72	133-0-272-115	AGS LAND HOLDINGS I LP	319.56
132-0-280-325	CORONA RIVERPARK LLC	5,084.72	133-0-272-125	AGS LAND HOLDINGS I LP	317.54
132-0-280-335	CORONA RIVERPARK LLC	5,084.72	133-0-272-135	AGS LAND HOLDINGS I LP	317.54
132-0-290-015	CORONA RIVERPARK LLC	1,935.50	133-0-272-145	AGS LAND HOLDINGS I LP	391.16
132-0-290-025	CORONA RIVERPARK LLC	1,574.60	133-0-272-155	CORONA RIVERPARK LLC	799.72
132-0-290-035	CORONA RIVERPARK LLC	1,574.60	133-0-272-165	CORONA RIVERPARK LLC	451.02
132-0-290-045	CORONA RIVERPARK LLC	1,574.60	133-0-272-175	CORONA RIVERPARK LLC	451.02
132-0-290-055	CORONA RIVERPARK LLC	1,574.60	133-0-272-185	CORONA RIVERPARK LLC	451.02
132-0-290-065	CORONA RIVERPARK LLC	1,935.50	133-0-272-195	CORONA RIVERPARK LLC	451.02
132-0-290-075	BURGOS LUIS & VERONICA L D	1,935.50	133-0-272-205	CORONA RIVERPARK LLC	519.38
132-0-290-085	LINARES RAUL E & HERNANDEZ STEPHAN	1,935.50	133-0-272-215	AGS LAND HOLDINGS I LP	362.04
132-0-290-095	MILTON BRIAN & BROOKE	1,574.60	133-0-272-225	AGS LAND HOLDINGS I LP	320.36
132-0-290-105	KAM SUNNY K	1,574.60	133-0-272-235	AGS LAND HOLDINGS I LP	320.36
132-0-290-115	SPICER MICHAEL & ERICA	1,935.50	133-0-272-245	AGS LAND HOLDINGS I LP	320.36
132-0-290-125	COOMBES TODD G & HOLLY C	1,935.50	133-0-272-255	AGS LAND HOLDINGS I LP	362.44
132-0-290-135	MISKEL KRISTINE M	1,935.50	133-0-273-015	CORONA RIVERPARK LLC	600.70
132-0-290-145	MARLOW DAVID & VANESSA & MACEN PE	1,935.50	133-0-273-025	CORONA RIVERPARK LLC	476.92
132-0-290-155	ROSE DAWN & CLETA	1,574.60	133-0-273-035	CORONA RIVERPARK LLC	476.92
132-0-290-165	MUNSTER SCOTT & LINDA C	1,574.60	133-0-273-045	CORONA RIVERPARK LLC	830.86
132-0-290-175	MCKARRELL JAMES & KATIE	1,935.50	133-0-273-055	AGS LAND HOLDINGS I LP	520.60
132-0-290-185	MOORE JONATHAN	1,935.50	133-0-273-065	AGS LAND HOLDINGS I LP	317.54
132-0-290-195	CORONA RIVERPARK LLC	1,935.50	133-0-273-075	AGS LAND HOLDINGS I LP	318.34
132-0-290-205	CORONA RIVERPARK LLC	1,574.60	133-0-273-085	AGS LAND HOLDINGS I LP	317.54
132-0-290-215	CORONA RIVERPARK LLC	1,574.60	133-0-273-095	AGS LAND HOLDINGS I LP	317.54
132-0-290-225	CORONA RIVERPARK LLC	1,574.60	133-0-273-105	AGS LAND HOLDINGS I LP	392.78
132-0-290-235	CORONA RIVERPARK LLC	1,574.60	133-0-273-115	CORONA RIVERPARK LLC	859.98
132-0-290-245	CORONA RIVERPARK LLC	1,935.50	133-0-273-125	CORONA RIVERPARK LLC	543.26
132-0-290-275	CORONA RIVERPARK LLC	10,169.44	133-0-273-135	CORONA RIVERPARK LLC	564.70
132-0-290-285	CORONA RIVERPARK LLC	3,510.10	133-0-273-145	AGS LAND HOLDINGS I LP	364.46
132-0-290-295	CORONA RIVERPARK LLC	7,020.22	133-0-273-155	AGS LAND HOLDINGS I LP	319.96
132-0-290-305	CORONA RIVERPARK LLC	6,659.32	133-0-273-165	AGS LAND HOLDINGS I LP	319.16
132-0-300-015	CORONA RIVERPARK LLC	20,338.88	133-0-273-175	AGS LAND HOLDINGS I LP	319.56
132-0-300-025	CORONA RIVERPARK LLC	10,169.44	133-0-273-185	AGS LAND HOLDINGS I LP	358.40
132-0-300-045	CORONA RIVERPARK LLC	17,189.66	133-0-280-015	PELCZAR DANIEL	1,574.60
132-0-300-055	CORONA RIVERPARK LLC	14,040.44	133-0-280-025	SMITH MICHAEL M & ELOISE M	2,118.06
132-0-310-105	SOCM I LLC	1,549.28	133-0-280-035	DUBOUX ROBERT J & ROBIN L	2,118.06

ATTACHMENT
EXHIBIT

EXHIBIT A
CITY OF OXNARD
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FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-310-125	SOCMI LLC	11,969.54	133-0-280-045	NEMEROV MARK & TAMMY	2,118.06
132-0-310-135	SOCMI LLC	11,536.72	133-0-280-055	PEASE TR	2,118.06
132-0-310-185	SOCMI LLC	18,065.56	133-0-280-065	VEGA TINA & MARQUEZ LAURENCE & JOY	1,574.60
132-0-310-285	SOCMI LLC	1,929.52	133-0-280-075	BUFFON BRIAN	1,574.60
132-0-310-295	SOCMI LLC	2,063.02	133-0-280-085	PERKINS TONY & TRESA	2,118.06
132-0-310-305	SOCMI LLC	11,146.98	133-0-280-095	HE QUN	2,118.06
132-0-310-365	SOCMI LLC	106,647.34	133-0-280-105	CASE MICHAEL	1,574.60
132-0-310-375	TARGET CORP	24,434.20	133-0-280-115	LINDEN RENEE & LINDEN GEORGE R & M/	2,118.06
132-0-320-035	PASEO SANTA CLARA ASSOC L P	30,810.78	133-0-280-125	LOVERRO LINDA A	2,118.06
132-0-320-045	PASEO DEL RIO ASSOC L P	37,657.62	133-0-280-135	MARTINEZ MANUEL & SLIVAR CRYSTAL	1,574.60
132-0-320-055	PASEO DEL RIO ASSOC L P	11,411.40	133-0-280-145	ZHU XIAOFENG	2,118.06
132-0-320-065	ALDERSGATE INVESTMENT LLC	11,285.92	133-0-280-155	AGUILAR ANTHONY & ANDERSON & AGUII	2,118.06
132-0-330-015	BLACK BRIAN	573.26	133-0-280-165	KENNEY MICHAEL K	1,574.60
132-0-330-025	ALDERSGATE INVESTMENT LLC	573.26	133-0-280-175	GONZALES JACOB & GERRISH KELLY	2,118.06
132-0-330-035	SCHENCK JEREMY T	573.26	133-0-280-185	HOUSEHOLDER ROBERT D & ETHEL	2,118.06
132-0-330-045	ALDERSGATE INVESTMENT LLC	573.26	133-0-280-195	AGS MERIDIAN LLC	2,118.06
132-0-330-055	ALDERSGATE INVESTMENT LLC	573.26	133-0-280-205	AGS MERIDIAN LLC	2,118.06
132-0-330-065	BARRAGAN STACY A L	573.26	133-0-280-215	AGS MERIDIAN LLC	1,574.60
132-0-330-075	ALDERSGATE INVESTMENT LLC	573.26	133-0-280-225	AGS MERIDIAN LLC	1,574.60
132-0-330-085	ALDERSGATE INVESTMENT LLC	573.26	133-0-280-235	AGS MERIDIAN LLC	2,118.06
132-0-330-095	ESCOBEDO ALVARO	573.26	133-0-280-245	AGS MERIDIAN LLC	2,118.06
132-0-330-105	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-015	DIPOMA JAMIE	1,574.60
132-0-330-115	LOPEZ CASSANDRA O	573.26	133-0-290-025	MADRID JOSEPH R	1,935.50
132-0-330-125	LOMELI ELIZABETH	573.26	133-0-290-035	ZAHAND LISA L	1,574.60
132-0-340-015	MITCHELL ANGELA	573.26	133-0-290-045	MONTANO JOSE L & CABRAL MARGARITA	1,935.50
132-0-340-025	DIAZ SANDRA	573.26	133-0-290-055	BALLI DOMINIC & EMILY	1,935.50
132-0-340-035	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-065	SPALINGER MARK & LESLIE	1,574.60
132-0-340-045	AMBRIZ FERNANDO G	573.26	133-0-290-075	FABER JOSE R & ANNA C	1,574.60
132-0-340-055	NUNEZ MONICA M	573.26	133-0-290-085	TIBAY GENE PAOLO P & AMBRY B	1,935.50
132-0-340-065	RAMIREZ ALVARO T & DE TAMAYO LAUR/	573.26	133-0-290-095	YANG SHILIN	1,574.60
132-0-340-075	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-105	GLENN JUSTIN M	1,574.60
132-0-340-085	HERNANDEZ BERNICE S	573.26	133-0-290-115	RUIZ RAFAEL & PATRON MICHELLE	1,935.50
132-0-340-095	CALZADO ARISTEO M JR	573.26	133-0-290-125	ASLEMAND & HUEBNER AZITA	1,574.60
132-0-340-105	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-135	RUNYON CHARLES	1,574.60
132-0-340-115	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-145	JONES JOSHUA T & NICOLE L	1,935.50
132-0-340-125	VALADEZ PEDRO & VALERIE M	573.26	133-0-290-155	BRADLEY KEVIN B	1,574.60
132-0-350-015	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-165	DUNNE CHRISTOPHER J	1,935.50
132-0-350-025	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-175	MISHINA NATALYA	1,935.50
132-0-350-035	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-185	MENDOZA DOMENIC J & LINDA M	1,574.60
132-0-350-045	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-195	LETAIEF HASSINE	1,574.60
132-0-350-055	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-205	BOLLINGER JANET M	1,935.50
132-0-350-065	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-215	NOONE KENNETH E	1,574.60
132-0-350-075	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-225	FELDE LINDA	1,574.60
132-0-350-085	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-235	GUTIERREZ ERNEST R III	1,935.50
132-0-350-095	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-245	BROWN DAVID A	1,574.60
132-0-350-105	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-255	AGS MERIDIAN LLC	245.54
132-0-350-115	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-265	AGS MERIDIAN LLC	245.54
132-0-350-125	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-275	AGS MERIDIAN LLC	245.54
132-0-360-015	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-285	AGS MERIDIAN LLC	296.50
132-0-360-025	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-295	AGS MERIDIAN LLC	296.50
132-0-360-035	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-305	AGS MERIDIAN LLC	296.50
132-0-360-045	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-315	AGS MERIDIAN LLC	245.54
132-0-360-055	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-325	AGS MERIDIAN LLC	245.54
132-0-360-065	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-335	AGS MERIDIAN LLC	245.54
132-0-360-075	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-345	AGS MERIDIAN LLC	296.50
132-0-360-085	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-355	AGS MERIDIAN LLC	296.50
132-0-360-095	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-365	AGS MERIDIAN LLC	296.50
132-0-360-105	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-375	AGS MERIDIAN LLC	296.50

ATTACHMENT 1
EXHIBIT A

EXHIBIT A

**CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 5
(RIVERPARK)
FISCAL YEAR 2013-2014 LEVY**

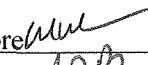
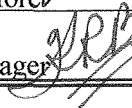
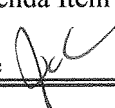
Parcel No.	Owner	Levy Amount	Parcel No.	Owner	Levy Amount
132-0-360-115	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-385	AGS MERIDIAN LLC	296.50
132-0-360-125	ALDERSGATE INVESTMENT LLC	573.26	133-0-290-395	AGS MERIDIAN LLC	296.50
132-0-370-015	ALDERSGATE INVESTMENT LLC	184.46	133-0-290-405	AGS MERIDIAN LLC	245.54
132-0-370-025	ALDERSGATE INVESTMENT LLC	184.46	133-0-290-415	AGS MERIDIAN LLC	245.54
132-0-370-035	ALDERSGATE INVESTMENT LLC	184.46	133-0-290-425	AGS MERIDIAN LLC	245.54
132-0-370-045	ALDERSGATE INVESTMENT LLC	184.46	133-0-290-435	AGS MERIDIAN LLC	296.50
132-0-370-055	ALDERSGATE INVESTMENT LLC	184.46	133-0-290-445	AGS MERIDIAN LLC	296.50
132-0-370-065	ALDERSGATE INVESTMENT LLC	184.46	133-0-290-455	AGS MERIDIAN LLC	296.50
132-0-370-075	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-015	HERNANDEZ JORGE A	2,668.64
132-0-370-085	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-025	DOWNEN CRAIG T & KATHLEEN G TR	2,486.06
132-0-370-095	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-035	STANDARD PACIFIC CORP	2,486.06
132-0-370-105	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-045	STANDARD PACIFIC CORP	2,668.64
132-0-370-115	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-055	WARRENDER JEFFREY M	2,668.64
132-0-370-125	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-065	TONG TAO	2,486.06
132-0-380-015	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-075	STANDARD PACIFIC CORP	2,486.06
132-0-380-025	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-085	SANGREN WAYNE B & JANET K	2,668.64
132-0-380-035	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-095	DOMINGUEZ MICHAEL & REBECCA	1,935.50
132-0-380-045	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-105	RENNIE JEREMY J & BRYANT BRITANIA E	1,935.50
132-0-380-055	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-115	ANDERSON YVETTE	1,935.50
132-0-380-065	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-125	GALICINAO ANGELITO R SR	1,935.50
132-0-380-075	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-135	DUSTMAN REBECCA	1,574.60
132-0-380-085	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-145	TRIBBY FRITZ	2,118.06
132-0-380-095	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-155	HOPPER DOLORES G	2,118.06
132-0-380-105	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-165	BROZIK GERALD	1,574.60
132-0-380-115	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-175	STANDARD PACIFIC CORP	1,935.50
132-0-380-125	ALDERSGATE INVESTMENT LLC	184.46	133-0-300-185	BUENROSTRO JOE & SHERRY L	1,935.50
133-0-090-125	STANDARD PACIFIC CORP	10,309.40	133-0-300-195	STANDARD PACIFIC CORP	203.86
133-0-100-025	AGS MERIDIAN LLC	5,287.38	133-0-300-205	STANDARD PACIFIC CORP	203.86
133-0-100-105	AGS MERIDIAN LLC	1,476.46	133-0-300-215	STANDARD PACIFIC CORP	203.86
133-0-100-115	AGS MERIDIAN LLC	861.60	133-0-300-225	STANDARD PACIFIC CORP	203.86
133-0-110-035	LUK MANWAH & LYNN TR	2,615.62	133-0-300-235	ALLISON DAVID N & ARIAS SUSAN L	1,935.50
133-0-110-045	JENKINS RONALD & JILLIAN	2,615.62	133-0-300-245	ROCCO GAIL F	2,118.06
133-0-110-055	TENOLD RICHARD S & AMANDA S	2,308.12	133-0-300-255	NEVAREZ CAROLE	2,118.06
133-0-110-065	VILLA RALPH R & RAMIREZ VERONICA	2,308.12	133-0-300-265	RICO DIEGO G & GALLEGOS ALEJANDRA	2,118.06
133-0-110-075	TISCARENO JASON & KATHERINE D & DU	2,615.62	133-0-300-275	VALAIKA CHRISTOPHER A & SARAH P	2,118.06
133-0-110-085	JOHNSON ASHLEE V	2,615.62	133-0-300-285	MCCORMICK KRISTY R	2,118.06
133-0-110-095	FROST DANIEL L	2,615.62	133-0-300-295	KART STUART L & SANDI L TR	1,935.50
133-0-110-105	ALLEN VAIKKO P II & THERRIEN & ALLEN	2,615.62	133-0-300-305	STANDARD PACIFIC CORP	203.86
133-0-110-115	FOWLER JACOB & BREANNA I	2,308.12	133-0-300-315	STANDARD PACIFIC CORP	203.86
133-0-110-125	FORD AARON C & LOUISA C	2,308.12	133-0-300-325	STANDARD PACIFIC CORP	203.86
133-0-110-135	HORNSBY YVONNE	2,615.62	133-0-300-335	STANDARD PACIFIC CORP	203.86
133-0-110-145	HARRIS KELLY C	2,615.62	133-0-300-345	STANDARD PACIFIC CORP	203.86
133-0-110-155	PINNARO ELAINE TR	2,615.62	133-0-300-355	STANDARD PACIFIC CORP	203.86
133-0-110-165	ACEVES JOSE O	2,615.62	133-0-300-365	STANDARD PACIFIC CORP	203.86
133-0-110-175	ROHDE JERAD M & NAKIA L	2,308.12	133-0-300-375	STANDARD PACIFIC CORP	203.86
133-0-110-185	MARSHALL ROBERT R & KELLY E	2,308.12	133-0-300-385	STANDARD PACIFIC CORP	203.86
133-0-110-195	YEOMANS ARTHUR W JR & LINDSEY	2,615.62	133-0-300-395	STANDARD PACIFIC CORP	203.86
133-0-110-205	LEGASPI ALFONSO JR & ROMELIA & LEG	2,615.62	133-0-300-405	CABANBAN RAFAEL B & GEMMA G	1,935.50
133-0-110-215	PASCALE DAVIN M	2,615.62	133-0-300-415	STANDARD PACIFIC CORP	1,935.50
133-0-110-225	SALES ORLANDO V & ELENA	2,615.62	133-0-300-425	CASTIDAD CATHERINE A	2,118.06
133-0-110-235	STANDARD PACIFIC CORP	2,308.12	133-0-300-435	JACKSON GREGORY L & AMY J	1,574.60
133-0-110-245	STANDARD PACIFIC CORP	2,308.12			
			Total	1,783 Parcels	\$3,561,204.22

ATTACHMENT 1
EXHIBIT A
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Meeting Date: 06/18/2013

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Michael More  Agenda Item No. 5-13Reviewed By: City Manager  City Attorney  Finance  Other (Specify) _____**DATE:** June 3, 2013**TO:** City Council**FROM:** Michael More, Financial Services Manager 
Finance Department**SUBJECT:** Special Tax Levy for Community Facilities District No. 6 (Northshore at Mandalay Bay)

RECOMMENDATION

That City Council acting as the legislative body of Community Facilities District (CFD) No. 6 adopt a resolution setting a special tax rate within CFD No. 6 (Northshore at Mandalay Bay) for Fiscal Year 2013-2014.

DISCUSSION

On March 21, 2006, City Council adopted Resolution No. 13,020 (the "Resolution of Formation") establishing CFD No. 6. On March 28, 2006, City Council adopted Ordinance No. 2717 authorizing the levy of a special tax sufficient to pay costs of Public Services set forth in Exhibit C attached to the Resolution of Formation. On December 12, 2005, the City accepted a 28.25 acre parcel ("mitigation parcel") from the developer of the Northshore at Mandalay Bay project. The levy of \$66,399.98 authorized by the attached resolution is relative to maintenance of this mitigation parcel.

FINANCIAL IMPACT

There will be no cost to the City's General Fund from approval of the resolution levying the special taxes for CFD No. 6 for FY 2013-2014. Debt service costs and all administrative costs are included in the amount to be collected by the special taxes, which are levied against properties located in CFD No. 6.

MJM

Attachment # 1 - Resolution levying the special tax for CFD No. 6 for FY 2013-2014 (Northshore at Mandalay Bay)

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OXNARD ACTING AS THE LEGISLATIVE BODY OF
COMMUNITY FACILITIES DISTRICT NO. 6 (NORTHSHORE
AT MANDALAY BAY) OF THE CITY OF OXNARD
AUTHORIZING THE LEVY OF SPECIAL TAXES WITHIN
COMMUNITY FACILITIES DISTRICT NO. 6 (NORTHSHORE
AT MANDALAY BAY) FOR THE FISCAL YEAR 2013-2014

WHEREAS, the City of Oxnard (the "City") previously established Community Facilities District No. 6 (Northshore at Mandalay Bay) of the City of Oxnard ("CFD No. 6") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1992, as amended, commencing with Government Code Section 53311 (the "Act"); and

WHEREAS, the City Council of the City, acting as the legislative body of CFD No. 6, is authorized pursuant to Resolution No. 13,020 (the "Resolution of Formation") and Ordinance No. 2717 adopted by the City Council on March 28, 2006 (the "Ordinance") to levy a special tax sufficient to pay, among other things, certain costs of the Public Services and Incidental Expenses (as defined in the Resolution of Formation), which special tax is referred to in the Rate and Method of Apportionment for CFD No. 6 that is attached to the Ordinance as "Special Tax B"; and

WHEREAS, it is now necessary and appropriate that this City Council provide for the levy and collection of Special Tax B for the Fiscal Year 2013-2014, for the purposes specified in the Resolution of Formation and the Ordinance, by the adoption of a resolution as specified by the Act and the Ordinance; and

WHEREAS, the special taxes being levied hereunder are at the same rate or at a lower rate than provided by the Ordinance for Special Tax B; and

WHEREAS, the assessments are in conformance with Proposition 218;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 6 (NORTHSHORE AT MANDALAY BAY), DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. Special Tax B is imposed without regard to property valuation and is levied in compliance with the Act and the Ordinance.

SECTION 3. In accordance with the Act and the Ordinance, Special Tax B is hereby levied upon the parcels within the District which are not otherwise exempt from taxation under the Act or the Ordinance for the Fiscal Year 2013-2014 at the special tax rates set forth in the report entitled "City of Oxnard Community Facilities District No. 6 (Northshore at Mandalay Bay) Fiscal Year 2013-2014 Levy" (the "Report"), attached hereto as Exhibit A and made a part hereof. Said rate and said special taxes do not exceed the maximums as set forth in the Ordinance. After adoption of this

Resolution, the Chief Financial Officer of the City, or his designee, may make any necessary modifications to these special taxes to correct any errors, omissions or inconsistencies in the listing or categorization of parcels to be taxes or in the amount to be charged to any category of parcels; provided, however, that any such modifications shall not result in an increase in the special tax applicable to any category of parcels and can only be made prior to the submission of the tax rolls to the Ventura County Auditor.

SECTION 4. All of the collections of Special Tax B shall be used only as provided for in the Act and the Resolution of Formation. The Special Tax B shall be levied only so long as needed to accomplish the purposes described in the Resolution of Formation.

SECTION 5. Special Tax B shall be collected in the same manner as ordinary *ad valorem* taxes are collected and shall be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for *ad valorem* taxes except as such procedure may be modified by law and by this City Council.

SECTION 6. The Chief Financial Officer is hereby authorized and directed to transmit a certified copy of this Resolution and the Report to the Ventura County Auditor, together with other supporting documentation as may be required to place said special taxes on the secured property tax roll for the Fiscal Year 2013-2014, and to perform all other acts which are required by the Act, the Ordinance, or by law in order to accomplish the purpose of this Resolution.

APPROVED AND ADOPTED this __ day of ____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

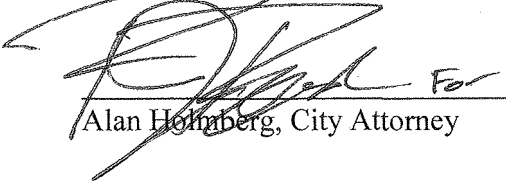
Tim Flynn
Mayor of the City Council of the City of Oxnard, acting
on behalf of Community Facilities District No. 6
(Northshore at Mandalay Bay) of the City of Oxnard

ATTEST:

Daniel Martinez
City Clerk of the City of Oxnard

(SEAL)

APPROVED AS TO FORM:



Alan Hollenberg, City Attorney

ATTACHMENT 1
PAGE 3 OF 5

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA) ss.

I, DANIEL MARTINEZ, City Clerk of the City Council of the City of Oxnard, do hereby certify that the above and foregoing is a full, true and correct copy of RESOLUTION NO. _____ of said City Council, and that the same has not been amended or repealed.

DATED: _____, 2013

City Clerk of the City Council of the City of Oxnard

(SEAL)

ATTACHMENT NO. 1
PAGE 4 OF 5

EXHIBIT A

CITY OF OXNARD
COMMUNITY FACILITIES DISTRICT NO. 6
(NORTHSHORE AT Mandalay Bay)
FISCAL YEAR 2013-2014 LEVY

Parcel No.	Owner	Levy Amount
183-0-010-705	MANDALAY BAY DEV LLC	\$890.70
183-0-010-725	MANDALAY BAY DEV LLC	3,726.60
183-0-010-735	MANDALAY BAY DEV LLC	8,598.62
183-0-010-745	MANDALAY BAY DEV LLC	53,184.06
Total	4 Parcels	\$66,399.98



Meeting Date: 6/18/13

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Brad Windsor, Assistant Fire Chief *BW*Agenda Item No. *5-14*Reviewed By: City Manager *JPB* City Attorney *RT* Finance *J.C.* Other (Specify) _____

DATE: June 3, 2013

TO: City Council

FROM: James Williams, Fire Chief
Fire Department *James Williams*

SUBJECT: Authorization to Accept a Grant Award from the Federal Emergency Management Agency Assistance to Firefighters Grant – Vehicle Acquisition, Aerial Ladder Truck

RECOMMENDATION

That City Council adopt a resolution authorizing:

1. The City Manager to accept a grant award from the Federal Emergency Management Agency (FEMA) Assistance to Firefighters grant in the amount of \$906,242, to execute and submit all associated grant documents, including, but not limited to, applications, amendments, and payment requests, which may be necessary to carry out the scope of the grant.
2. A special budget appropriation recognizing grant award of \$906,242 and provide matching funds of \$343,758 from Half Cent Sales Tax (Measure O).
3. The Finance Director or designee to submit financial reports and grant claims and approve special budget appropriations for the use of grant funds.
4. The Fire Chief or designee to submit non-financial reports.

DISCUSSION

The City of Oxnard Fire Department has been awarded a grant from the Federal Emergency Management Agency in the amount of \$1,132,815 for the purchase of an aerial ladder truck. The Federal share of the total amount is \$906,242. The grant requires the city to provide matching funds in the amount of \$226,563. Additional funds for equipment for the aerial ladder truck are being requested in the amount of \$117,195. This new truck is intended for Fire Station 8, which has been allocated funding from Measure O.

Fire Departments are eligible for these grants from the FEMA Assistance to Firefighter Grants program to enhance their ability to protect the public and fire service personnel from fire and related hazards. FEMA grants are awarded on a yearly basis.

The grant award will allow the Fire Department to place the current front line aerial ladder truck, a 1999 American La France, into reserve status.

National Fire Protection Association (NFPA) standards recommend removal of aerial ladder trucks from front line service at 15 years. Once removed from front line service, the apparatus remains in reserve status for a period of 5 years. NFPA standards recommend replacement of the apparatus after the 20 year service life. A 1973 reserve aerial ladder truck will be removed from service per the requirements of the grant.

Acceptance of this grant will partially offset the cost for providing an aerial ladder truck for the College Park fire station.

The award from FEMA allows the Fire Department to obtain the minimum equipment that NFPA standards require. The NFPA required minimum equipment allotment does not include all necessary equipment required to place an additional ladder truck into front line service. The Fire Department has identified the need for additional equipment such as; forcible entry equipment, vehicle stabilization equipment, self-contained breathing apparatus air bottles, chainsaws, rescue equipment and generators. The Fire Department is requesting an additional \$117,195 for the purchase of the equipment.

FINANCIAL IMPACT

Approval of this recommendation will recognize a grant award of \$906,242 from FEMA and formally appropriate \$343,758 from Half Cent Sales Tax funds previously allocated for Fire Station 8 apparatus to 2012 FEMA Ladder Truck Project No.772231.

Attachment No. 1 – Resolution for Grant Acceptance

Attachment No. 2 – FEMA Award Letter

Attachment No. 3 – Special Budget Appropriation

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING
SUBMITTAL OF GRANT APPLICATION

WHEREAS, City Council Resolution No.12,053 sets out the procedure by which City staff may submit grant applications, following approval by resolution of the City Council; and

WHEREAS, the Fire Department has requested that City Council approve the acceptance of an award of \$906,242 from the Federal Emergency Management Agency Assistance to Firefighters Grant Program to be used to enhance the ability of the Fire Department to protect the public and fire service personnel from fire and related hazards.

NOW, THEREFORE, the City Council of the City of Oxnard resolves to approve the acceptance of the award by the City Manager for Fire Department enhancement. The City Council further resolves that the City Manager or designee is authorized to execute and submit all associated grant documents, including, but not limited to, applications, amendments, and payment requests, which may be necessary to carry out the scope of the grant; the Finance Director or designee is authorized to submit financial reports and grant claims and approve special budget appropriations for the use of grant funds; and the Fire Chief or designee is authorized to submit non-financial reports.

PASSED AND ADOPTED THIS 18th day of June, 2013, by the following vote:

AYES:

NOES:

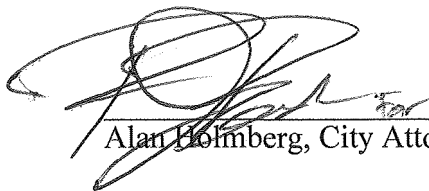
ABSENTS:

Tim Flynn, Mayor

ATTEST:

APPROVED AS TO FORM:

Daniel Martinez, City Clerk



Alan Holmberg, City Attorney

Amendment Package



Federal Emergency Management Agency
Washington, D.C. 20472

Mr Alex Hamilton
City of Oxnard
300 West Third St
Oxnard, California 93030-5738

Re: Grant No. EMW-2012-FV-00308

Dear Mr Hamilton:

This letter is in written response to your amendment request regarding a cost change within your grant. The approved increase is \$310,815 to your total grant request. The total revised grant amount as a result of this amendment is \$1,132,815, \$906,252 is the Federal share and \$226,563 is your share of the cost. All other terms and conditions of the grant remain unchanged, except as noted per your amendment. Please maintain copies of all bids/quotes, purchase receipts, vouchers, etc., along with a copy of this letter in your grant file. All other terms and conditions remain unchanged.

If you have any further questions and/or concerns please contact Earl Davis at (202) 786-9740.

Sincerely,

Earl Davis
Grant Management Specialist

REQUEST FOR SPECIAL BUDGET APPROPRIATION

Department: Fire
Project/Program
Manager: James Williams

Date: June 18, 2013
Phone: ext. 7364

Reason for Appropriation:

To recognize 2013 FEMA in the amount of \$906,242 and Measure O match in amount of \$343,758 for purchase of ariel ladder truck at proposed College Park Fire Station.

Accounts and Descriptions

AMOUNT

Fund: 104 - HALF CENT SALES TAX

Expenditures/Transfers Out

2012 FEMA LADDER TRUCK (772232)

104-2260-826.86-06	CAPITAL OUTLAY / MACHINERY AND EQUIPT.-NEW	343,758
	Sub-total Expenditures	343,758

Net Change to Fund Balance (343,758)

Fund: 238 - HOMELAND SECURITY GRANT FUND

Revenues/Transfers In

2012 FEMA LADDER TRUCK (772232)

238-2221-531.72-31	FEDERAL / STATE GRANT REVENUES	906,242
	Sub-total Revenues	906,242

Expenditures/Transfers Out

2012 FEMA LADDER TRUCK (772232)

238-2221-802.86-06	MACHINERY AND EQUIP NEW	906,242
	Sub-total Expenditures	906,242

Net Change to Fund Balance 0

Net Appropriation Change 1,250,000

Approvals

Department Director

James Williams

Chief Financial Officer

James Cameron

City Manager

Attachment #3
Page 1 of 1

SBA# (Finance Use Only) _____

BA Doc# (Finance Use Only) _____

Revised : 2/23/2012

REQUIRES CITY COUNCIL AUTHORIZATION

CITY COUNCIL OF THE CITY OF OXNARD
RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD COMMENDING
VICTOR BOSWELL FOR OVER TWENTY YEARS OF EXEMPLARY SERVICE TO THE
CITY OF OXNARD

WHEREAS, Victor Boswell started his career in law enforcement in 1984 when he was hired as a reserve officer, splitting his time between two departments, the Ventura County Sheriff's Department and the Oxnard Police Department; and

WHEREAS, in 1986 he was hired full time with the Ventura County Sheriff's Department where he worked custody and patrol until he was selected to be a traffic officer in 1990; and

WHEREAS, while serving the City of Thousand Oaks, Officer Boswell served as an advisor to the Police Explorer program from 1989 to 1993; and

WHEREAS, in September of 1993; he made a lateral movement from the Sheriff's Department to the Oxnard Police Department; and

WHEREAS, by 1997 Officer Boswell decided to reconnect with his passion for mentoring the younger generation and developed a program targeted at young teenagers; and

WHEREAS, Officer Boswell focused on building their self-esteem, educating as to the dangers of alcohol and drugs, and counseling youth on surviving a dysfunctional family structure, race, culture, gang violence and the importance of education and employment; and

WHEREAS, for fifteen years Officer Boswell dedicated his time and efforts to "A Better Choice Leadership Workshop" and impacted the lives of hundreds of Oxnard's young adults; and

WHEREAS, it comes as no surprise that during his tenure with the Oxnard Police Department Officer Boswell served as the co-director of the Police Activities League and as a School Resource Officer for two of Oxnard's high schools, and in 2008 Officer Boswell was nominated for Officer of the Year for all of his outstanding efforts; and

WHEREAS, Officer Boswell completed his career serving the residents of Oxnard on the front lines of the patrol division.

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to commend, recognize and extend its gratitude to Officer Victor Boswell for the work that he performed while a Police Officer with the Oxnard Police Department.

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PASSED AND ADOPTED this 18th day of June 2013 by the following vote:

AYES:

NOES:

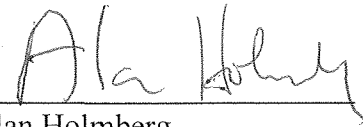
ABSENT:

Tim Flynn
Mayor

ATTEST:

APPROVED AS TO FORM:

Daniel Martinez
City Clerk



Alan Holmberg
City Attorney



ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Anthony Emmert, Water Resources ManagerAgenda Item No. 5-16Reviewed By: City ManagerCity AttorneyFinanceOther (Specify)**DATE:** June 5, 2013**TO:** City Council**FROM:** Rob Roshanian, Interim Public Works Director

SUBJECT: Sixth Amendment to Agreement with Aquatic Bioassay and Consulting Laboratories, Inc. for Receiving Water Monitoring Services

RECOMMENDATION

That City Council approve and authorize the Mayor to execute the Sixth Amendment to the Agreement with Aquatic Bioassay and Consulting Laboratories, Inc. (ABC Labs) for additional scope of services, increase the amount by \$163,167 for a total of \$1,868,375 for receiving water monitoring services and extend the contract expiration date to September 30, 2013 (Agreement No. A-6892).

DISCUSSION

Wastewater treatment plants which discharge to the Pacific Ocean are required to monitor the ocean water to assure compliance with Federal and State discharge regulations. The Environmental Protection Agency and the Regional Water Quality Control Board provide permit requirements with which the City must comply. In order to meet these requirements, the City hires a qualified firm to perform receiving water monitoring activities and issue reports in conformance with the City's Wastewater Treatment Plant National Pollutant Discharge Elimination System Permit.

The scope of services to be performed by ABC Labs listed in Exhibit A-3 include, but are not limited to, offshore monitoring, benthic monitoring, sediment toxicity monitoring, demersal fish and macroinvertebrate monitoring, annually surveying the ocean outfall, attending quarterly meetings, and preparing and producing reports. In addition to the foregoing scope, the Regional Water Quality Control Board requires development of special studies to address specific water quality concerns. On May 15, 2007, the City issued a Request for Proposals to qualified firms to conduct monitoring of the Wastewater Treatment Plant's receiving waters. Based on the firm's technical and professional qualifications, and its previous experience conducting the City's receiving water monitoring program, the Water Resources Division selected ABC Labs to provide the required services. The City and ABC Labs subsequently executed an agreement for one (1) year of monitoring service, with option to extend up to five (5) additional one-year terms. ABC Labs has nearly completed the six years of monitoring.

Execution of the Sixth Amendment for an additional three months (until September 30, 2013) will allow time for the California State Water Quality Control Board, Los Angeles Region to finalize the City's National Pollutant Discharge Elimination System (NPDES) permit and have continuous monitoring until that time, and allow the City to complete its request for proposals process to select a new vendor to perform the ocean monitoring work required by the new NPDES permit.

FINANCIAL IMPACT

The estimated cost for services for the Sixth Amendment is not to exceed \$163,167 and will increase the total cost of the Agreement from \$1,705,208 to \$1,868,375. The recommended FY 2013-14 budget includes funds in the Wastewater Treatment Operation Fund Account No. 621-6201-842-8209 to cover the cost of these services.

AAE:js

Attachment #1 – Sixth Amendment to Agreement No. A-6892

SIXTH AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

This Sixth Amendment ("Sixth Amendment") to the Agreement for Professional Services ("Agreement") is made and entered into in the County of Ventura, State of California, this 18th day of June, 2013, by and between the City of Oxnard, a municipal corporation ("City"), and Aquatic Bioassay and Consulting Laboratories, Inc. ("Consultant"). This Sixth Amendment amends the Agreement entered into on June 19, 2007, by City and Consultant. The Agreement previously has been amended on June 24, 2008, by a First Amendment, on June 16, 2009, by a Second Amendment, on June 8, 2010, by a Third Amendment, on June 28, 2011 by a Fourth Amendment, and on June 26, 2012 by a Fifth Amendment.

City and Consultant agree as follows:

1. In Section 12 of the Agreement, the expiration date of "June 30, 2013" is deleted and replaced with the date "September 30, 2013."
2. In Section 14a of the Agreement, the figure "1,705,208" is deleted and replaced with the figure "1,868,375".
3. Effective July 1, 2013, Exhibit A2 of the Agreement is supplemented with Exhibit A-3, attached hereto and incorporated herein by this reference.
4. As so amended, the Agreement remains in full force and effect.

CITY OF OXNARD

CONSULTANT

Tim Flynn, Mayor

Thomas K. Mikel Jr., Laboratory Director
Aquatic Bioassay and Consulting Laboratories

ATTEST:

APPROVED AS TO INSURANCE

Daniel Martinez, City Clerk

James Cameron, Risk Manager

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Rob Roshanian, Interim Public Works Director

Alan Holmberg, City Attorney

APPROVED AS TO AMOUNT:

Anthony Emmert, Project Manager

Karen R. Burnham, Interim City Manager

EXHIBIT A-3

CONTRACT AMENDMENT - SCOPE OF WORK

The scope of work and pricing presented below is associated with work to be performed by the Consultant from July 1st to September 30th, 2013. During these months the Consultant will be performing work for the City pertaining to a single quarterly receiving water monitoring survey (Task 1), benthic sediments monitoring (Task 2), fish and macroinvertebrate monitoring (Task 3) and three months of program management. This scope does not include pricing for the additional three quarterly water quality surveys, outfall pipe inspection, annual reporting and program management beyond the three months.

All sampling, analyses and reporting performed by the Consultant shall be conducted in accordance with the Oxnard Wastewater Treatment Plant's National Pollutant Discharge Elimination System (NPDES) Permit No. CA0054097. During the period of this contract amendment (July to September, 2013) Tasks 1 and 2 will be conducted as part of the Southern California Bight Regional Monitoring Program.

Task 1 – Receiving Water Monitoring

(\$32,999)

Task 1.1 - Consultant shall provide one quarterly receiving water quality monitoring survey in August at receiving water column monitoring stations RWC-4101 to RWC-4706 for dissolved oxygen, water temperature, light transmittance, salinity, pH, Chlorophyll a and visual observations. Sampling techniques shall follow protocols described in the most current edition of the Field Operations Manual for Marine Water-Column, Benthic, and Trawl Monitoring in Southern California, SCCWRP. Data shall be analyzed to approximate the typical wastewater plume movement and data from 1998 and forward shall be analyzed to determine and map out the wastewater plume movement under different seasonal and weather conditions.

Deliverables	One (1) Quarterly Receiving Water Monitoring Reports.
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Task 1.2 – Consultant shall provide quarterly receiving water quality monitoring for bacteria and ammonia at 18 receiving water column monitoring stations of RWC-4401 to RWC-4406, RWC-4301 to RWC- 4306, and RWC-4391 to RWC-4396 as follows:

Parameter	Sample Type
Total coliform	Grab, surface, mid-depth and near bottom
Fecal coliform	Grab, surface, mid-depth and near bottom
Enterococcus	Grab, surface, mid-depth and near bottom
Ammonia nitrogen	Grab, surface, mid-depth and near bottom

Deliverables	One (1) Quarterly Receiving Water Monitoring Report.
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Task 2 – Benthic Sediments Monitoring

(\$71,528)

Task 2.1 –Sediment Chemistry Monitoring

Consultant shall annually, during late summer (August/September), monitor sediment at 7 receiving water sediment monitoring stations (RWS-001 to RWS-007) as follows:

All benthic sediment samples shall be taken at each station by means of a 0.1 m² (1.1 ft²) modified Van Veen sediment grab sampler. Sub-samples (upper two centimeters) of sediment from each sample shall be collected and analyzed separately for the following parameters at each station:

1. Total organic carbon (TOC) (mg/kg dry wt);
2. Dissolved sulfides (water soluble) (mg/kg dry wt);
3. Total Kjeldahl nitrogen (mg/kg dry wt);
4. Grain size (sufficiently detailed to calculate percent weight in relation to phi size); and
5. Arsenic; Cadmium; Chromium (total); Copper; Lead; Mercury; Nickel; Silver; Zinc; Cyanide; Phenolic compounds (non-chlorinated); Phenolic compounds (chlorinated); Total halogenated organic compounds; Aldrin and Dieldrin; Endrin; HCH; Chlordane and related compounds; Total DDT; DDT derivatives; Total PCB; PCB derivatives; Toxaphene; Total PAH; PAH derivatives. The data for these parameters shall be expressed in mg/kg dry weight.

Bottom samples for sediment chemistry analyses shall be taken at each benthic station prior to trawl sampling

Deliverables	Annual Receiving Water Monitoring Report.
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Task 2.2 –Benthic Infaunal Monitoring

Consultant shall annually, during late summer (August/September), collect bottom samples for infaunal analyses at benthic stations. Bottom samples for benthic infaunal analyses shall be taken at each benthic station (RWS-001 to RWS-007) prior to trawl sampling.

The following determinations shall be made at each station, where appropriate:

1. Identification of all organisms to lowest possible taxon (usually species); and,
2. Total biomass of:
 - a. Mollusks;
 - b. Echinoderms;
 - c. Annelids/polychaetes;
 - d. Crustaceans; and,
 - e. All other macroinvertebrates.
3. Community structure analysis for benthic infaunal for each station and each replicate; Mean, median, range, standard deviation, and 95% confidence limits, if appropriate, for values determined above. Additional “statistical analyses” may be required to conduct to determine temporal and spatial trends in the marine environment.

Deliverables	Annual Receiving Water Monitoring Report.
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Task 2.3 – Sediment Toxicity Monitoring

Consultant shall conduct sediment toxicity testing annually, during late summer (August/September), at two receiving water sediment monitoring stations (RWS-003 and RWS-007). Three replicate samples shall be collected for testing at each station. Sub-samples (upper two centimeters) shall be taken from each sediment sample and tested with amphipod Eohaustorius - survival end point; using standard protocols approved by the Executive Officer of the Los Angeles Regional Water Quality Control Board.

Task 3 – Fish and Macroinvertebrate Monitoring

(\$58,640)

Task 3.1 – Population Monitoring. Consultant shall annually, during late summer (August/September), monitor fish and epibenthic macroinvertebrate at three receiving water trawling stations (RWT-001 to RWT-003) as follows:

Trawling methods shall follow the protocols described in the most current edition of the Field Operations Manual for Marine Water-Column, Benthic, and Trawl Monitoring in Southern California, SCCWRP. Fish and macroinvertebrates collected by trawls shall be identified to the lowest taxon possible. At all stations and for each replicate, community structure analysis for fish and macroinvertebrates shall be conducted for fish and macroinvertebrates for each station.

Mean, range, standard deviation, and 95% confidence limits, if appropriate, shall be reported for the values determined in the community analysis. The Discharger may be required to conduct additional “statistical analyses” to determine temporal and spatial trends in the marine environment.

Abnormalities and disease symptoms shall be described and recorded (e.g., fin erosion, external lesions, tumors, ectoparasites, and color anomalies). The frequency of abnormalities and incidence of disease shall be compared between the ZID boundary and the reference station, and trends in these values shall be measured over time. The results of this inspection shall be included in the monitoring report.

Deliverables	Annual Receiving Water Monitoring Report.
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Task 3.2 – Fish and Invertebrate Tissue Monitoring. Consultant shall annually at the trawling stations, collect by trawls tissue from one demersal fish and by trawls or SCUBA one macroinvertebrate for analysis.

The two species collected shall be of importance to commercial and/or sport fishers or of obvious ecological significance shall be analyzed for priority pollutants (i.e., for bioaccumulation of toxic pollutants). If possible, for the duration of this permit and order, the same species shall be used at all stations.

1. Fish Tissues, as applied to the analysis of priority pollutants, signifies separate analyses for muscle and liver. All tissue samples shall be analyzed for wet weight and percent lipid. Annual testing shall be required in late summer (August/September) and shall include analysis for:

Arsenic; Cadmium; Chromium (total); Copper; Lead; Mercury; Nickel; Silver; Zinc; Cyanide; Phenolic compounds (non-chlorinated); Phenolic compounds (chlorinated); Total halogenated organic compounds; Aldrin and Dieldrin; Endrin; HCH; Chlordane and related compounds; Total DDT; DDT derivatives; Total PCB; PCB derivatives; Toxaphene; Total PAH; PAH derivatives. The data for these parameters shall be expressed in mg/kg dry weight.

For fish tissue analysis, individuals of the species of interest shall be combined from the trawls to form a single pooled sample at a station. Three composite samples shall be analyzed for each of the

tissue types. Each composite sample shall consist of tissues taken from fish of one species and include at least six individuals. In order to obtain the required number of individuals, additional trawls may be necessary.

Reference specimens for tissue analysis may be collected at a different depth or area beyond the reference station (RWT-003), if necessary. If areas other than RWT-003 are sampled for reference material, data on the location and depth of the sampling point(s) shall be provided to the Los Angeles Regional Water Quality Control Board and the USEPA Region IX.

The following fish species are recommended for the tissue analysis of priority pollutants:

White Croaker (*Genyonemus lineatus*) and Speckled sanddab (*Citharichthys stigmaeus*)

2. Macroinvertebrate tissues, as applied to the analysis of priority pollutants in macroinvertebrates, signifies analyses for muscle or other tissue, if muscle is impractical. All tissue samples shall be analyzed for wet weight and percent lipid.

Annual testing shall be required in late summer (August/September) and shall include analysis for:

Arsenic; Cadmium; Chromium (total); Copper; Lead; Mercury; Nickel; Silver; Zinc; Cyanide; Phenolic compounds (non-chlorinated); Phenolic compounds (chlorinated); Total halogenated organic compounds; Aldrin and Dieldrin; Endrin; HCH; Chlordane and related compounds; Total DDT; DDT derivatives; Total PCB; PCB derivatives; Toxaphene; Total PAH; PAH derivatives. The data for these parameters shall be expressed in mg/kg dry weight.

For macroinvertebrate tissue analysis, individuals of the species of interest shall be combined from the trawls to form a single pooled sample at a station. Three composite samples shall be analyzed for each of the tissue types. Each composite sample shall consist of sufficient tissue taken from at least three individual organisms of one species. In order to obtain the required number of individuals, additional trawls may be necessary. When feasible, tissues from organisms of the same species should be analyzed from year to year to facilitate comparability.

Reference specimens for tissue analysis may be collected at a different depth or area beyond the reference station (RWT-003), if necessary. If areas other than RWT-003 are sampled for reference material, data on the location and depth of the sampling point(s) shall be provided to the Los Angeles Regional Water Quality Control Board and USEPA Region IX.

The following macroinvertebrate species are recommended for the tissue analysis of priority pollutants:

Sandstar (*Astropecten* spp)

Shrimp (*Crangon* spp)

Crab (*Cancer* spp)

Deliverables	Annual Receiving Water Monitoring Report.
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