

CITY OF ALAMEDA RESOLUTION NO. _____

DECLARING RESULTS OF SPECIAL ANNEXATION ELECTION,
DETERMINING VALIDITY OF PRIOR PROCEEDINGS, AND
DIRECTING RECORDING OF AMENDMENT TO NOTICE OF
SPECIAL TAX LIEN – ALAMEDA LANDING PUBLIC
IMPROVEMENTS

WHEREAS, in proceedings conducted by this City Council of the City of Alameda pursuant to the City of Alameda Special Tax Financing Improvement Code, constituting Section 3–70.1 et seq. of the Alameda Municipal Code (the "Law"), this City Council has adopted a Resolution of Annexation of Territory to the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements), Authorizing the Levy of a Special Tax Therein and Submitting Levy of Special Tax to Qualified Electors (the "Resolution of Annexation"), which called for a special election of the qualified landowner electors in the territory of land proposed to be annexed to the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements) (the "District");

WHEREAS, pursuant to the terms of the Resolution of Annexation, which is by this reference incorporated herein, the special election has been held and the City Clerk has filed a Canvass and Statement of Result of Election, a copy of which is included as Attachment A hereto; and

WHEREAS, this City Council has reviewed said canvass and hereby approves it.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alameda that:

1. The issue presented at the special election was the levy of a special tax within the territory annexed to the District, to be levied in accordance with the rate and method of apportionment of special taxes heretofore approved by this City Council, but incorporating the revised maximum Assigned Special Taxes as described in Exhibit A to the Resolution of Intention to Annex Territory to the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements) and to Authorize the Levy of Special Taxes Therein, adopted by this City Council on April 7, 2015.

2. Pursuant to the Canvass on file with the City Clerk, the issue presented at the special election was unanimously approved by the landowners of the territory annexed to the District at the special election.

3. Pursuant to the voter approval, the annexed territory is hereby declared to be fully annexed to and part of the District and this City Council may levy special taxes therein as heretofore provided in these proceedings.

4. It is hereby found that all prior proceedings and actions taken by this City Council with respect to the District and the territory annexed thereto were valid and in conformity with the Law.

5. Within 15 days of the date of adoption hereof, the City Clerk shall execute and cause to be recorded in the office of the County Recorder of the County of Alameda, a Second Amendment to Notice of Special Tax Lien, in substantially the form of Attachment B hereto.

6. This Resolution shall take effect upon its adoption.

* * * * *

ATTACHMENT A

CITY OF ALAMEDA
COMMUNITY FACILITIES DISTRICT NO. 13-1
(ALAMEDA LANDING PUBLIC IMPROVEMENTS)

ANNEXATION NO. 1 ELECTION
CANVASS AND STATEMENT OF RESULT OF ELECTION

I hereby certify that on this date, I canvassed the returns of the election held on this date in the territory annexed to the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements) which election is designated as the Annexation No. 1 Election, and the total number of ballots cast in the territory to be annexed and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

	Qualified Landowner Votes	Votes Cast	YES	NO
City of Alameda Community Facilities District No. 13-1 Annexation No. 1 Election, April 21, 2015.	_____	_____	_____	_____

BALLOT MEASURE: Shall the City of Alameda, by and for its City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements) (the "District"), be authorized to levy special taxes within the territory annexed to the District pursuant to and as described in the Resolution of Intention to Annex Territory to the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements) and to Authorize the Levy of Special Taxes Therein adopted by the Council of the City of Alameda on April 7, 2015?

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this ____ day
of April, 2015.

CITY OF ALAMEDA

By: _____
Lara Weisiger, City Clerk

ATTACHMENT B

FORM OF SECOND AMENDMENT
TO NOTICE OF SPECIAL TAX LIEN

RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:

City Clerk
City of Alameda
2263 Santa Clara Avenue
Alameda, California 94501

SECOND AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

CITY OF ALAMEDA
COMMUNITY FACILITIES DISTRICT NO. 13-1
(ALAMEDA LANDING PUBLIC IMPROVEMENTS)
ANNEXATION NO. 1

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the City of Alameda Special Tax Financing Improvement Code, constituting Section 3-70.1 et seq. of the Alameda Municipal Code (the "Law"), the undersigned City Clerk of the City of Alameda (the "City"), County of Alameda, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City, County of Alameda, State of California, on the property described herein. The special tax secured by this lien is authorized to be levied for the purpose of paying principal and interest on bonds, the proceeds of which are being used to finance a portion of the costs of certain public improvements, and for the purpose of directly paying for costs of such public improvements, and to pay costs of the administration of such bonds and of the District (as defined below), as described in, and said special tax is to be levied according to the rate and method of apportionment of special taxes set forth in, that certain Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder of the County of Alameda, State of California on January 9, 2014 at the hour of 3:58 p.m. as Document No. 2014006202 (the "Original Notice"), as amended by the First Amendment to Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder of the County of Alameda, State of California on _____, 2015 at the hour of _____.m. as Document No. ____ (the "First Amendment"), to which recorded Original Notice and First Amendment reference is hereby made and the provisions of which are by this referenced incorporated herein.

This Second Amendment to Notice of Special Tax Lien further amends the Original Notice to add to the territory of the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements) (the "District") the lands set forth in that certain "Annexation Map No. 1 of the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements), City of Alameda, County of Alameda, State of California," heretofore recorded on April __, 2015 at ____ p.m. at Book ____ Maps of Assessment and Community Facilities Districts at Page ____ (Document No. _____) in the office of the County Recorder of the County of Alameda, State of California. The Original Notice is further amended hereby with respect to the Rate and Method of

Apportionment of Special Taxes included as Exhibit B to the Notice of Special Tax Lien, to reflect, with respect to the territory annexed to the District, revised maximum Assigned Special Tax Rates as described in Exhibit B hereto and by this reference made a part hereof.

The assessor's tax parcel number(s) of all parcels or any portion thereof which are included in this Second Amendment to Notice of Special Tax Lien, together with the names of the owners thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the City are as set forth in Exhibit A hereto and by this referenced made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Finance Director of the City of Alameda, 2263 Santa Clara Avenue, Alameda, California 94501, telephone number (510) 747-4888.

Dated: _____, 2015.

By: _____
City Clerk,
City of Alameda

EXHIBIT A

CITY OF ALAMEDA
COMMUNITY FACILITIES DISTRICT NO. 13-1
(ALAMEDA LANDING PUBLIC IMPROVEMENTS)
ANNEXATION NO. 1

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN
TERRITORY OF ANNEXATION NO. 1 TO CITY OF ALAMEDA
COMMUNITY FACILITIES DISTRICT NO. 13-1
(ALAMEDA LANDING PUBLIC IMPROVEMENTS)

<u>Assessor's Parcel Nos.</u>	<u>Names of Property Owners</u>
POR 074-0905-002-03, POR 074-0905-027-01, and POR 074-1366-009-00	Successor Agency of the Community Improvement Commission of the City of Alameda 2263 Santa Clara Avenue Alameda, California 94501

EXHIBIT B

CITY OF ALAMEDA COMMUNITY FACILITIES DISTRICT NO. 13-1 (ALAMEDA LANDING PUBLIC IMPROVEMENTS) ANNEXATION NO. 1

DESCRIPTION OF CHANGES TO ASSIGNED SPECIAL TAX RATES FOR TERRITORY ANNEXED TO THE DISTRICT

The Assigned Special Tax Rates for Taxable Property in the area annexed to the District, as set forth in Table 1 in the Rate and Method of Apportionment of Special Taxes for the District, shall be as follows for fiscal year 2014-2015:

TABLE 1

ASSIGNED SPECIAL TAXES

Land Use Class	Description	Building Square Feet	Assigned Special Tax
Taxable Developed Property			
1	Single Family Detached Dwelling Unit	> 2,900	\$5,398 per Unit
2	Single Family Detached Dwelling Unit	2,751 - 2,900	5,134 per Unit
3	Single Family Detached Dwelling Unit	2,601 - 2,750	4,869 per Unit
4	Single Family Detached Dwelling Unit	2,451 - 2,600	4,603 per Unit
5	Single Family Detached Dwelling Unit	2,301 - 2,450	4,383 per Unit
6	Single Family Detached Dwelling Unit	2,151 - 2,300	4,339 per Unit
7	Single Family Detached Dwelling Unit	2,001 - 2,150	3,985 per Unit
8	Single Family Detached Dwelling Unit	0 - 2,000	3,676 per Unit
9	Multi-Family Dwelling Unit	> 2,300	3,676 per Unit
10	Multi-Family Dwelling Unit	2,151 - 2,300	3,456 per Unit
11	Multi-Family Dwelling Unit	2,001 - 2,150	3,235 per Unit
12	Multi-Family Dwelling Unit	1,851 - 2,000	3,015 per Unit
13	Multi-Family Dwelling Unit	1,701 - 1,850	2,882 per Unit
14	Multi-Family Dwelling Unit	1,551 - 1,700	2,573 per Unit
15	Multi-Family Dwelling Unit	1,401 - 1,550	2,440 per Unit
16	Multi-Family Dwelling Unit	1,251 - 1,400	2,308 per Unit
17	Multi-Family Dwelling Unit	1,101 - 1,250	2,131 per Unit
18	Multi-Family Dwelling Unit	0 - 1,100	1,690 per Unit
19	Non-Residential Property	NA	1.54 per Building Square Foot
Taxable Property			
20	Final Mapped Property	NA	1.85 per Lot Square Foot
21	Undeveloped Property	NA	1.80 per Lot Square Foot

Consistent with Section C.5. of the Rate and Method of Apportionment of Special Taxes for the District as set forth in Exhibit B to the Original Notice, on July 1, commencing on July 1, 2015, the Maximum Special Tax for each class of property in the annexation area shall be increased by 3% over the Maximum Special Tax then in effect.

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 21st day of April, 2015, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22nd day of April, 2015.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM

Janet C. Kern, City Attorney
City of Alameda