

City of Ontario

Application for the Formation of a Community Facilities District for Annual Operations and Maintenance Services (only)

The City of Ontario requires the following from private developers requesting the City to form a Mello-Roos Community Facilities District (CFD) for the purpose of financing ongoing Operations and Maintenance services (O&M). The City will consider such requests in the context of its Mello-Roos Community Facilities Act of 1982 Local Goals and Policies (City Policies) which have been adopted by the City Council, and as may be amended from time to time.

The application request should include the following information:

1. Property description

Number of gross acres, legal description, current assessor parcel numbers, and locational map of all the property to be included in the O&M CFD.

2. Property ownership

Name of the fee simple property owner(s) of all property to be included in the O&M CFD. If the applicant is a different entity than the property owner, include a description of the relationship between applicant and property owner. If the applicant has not purchased the property, describe conditions and timing of purchase. **NOTE: PRIOR TO FORMATION OF A PROPOSED CFD, THE PROPERTY OWNER(S) MUST CONFIRM TITLE, IN A FORM ACCEPTABLE TO THE CITY IN ITS SOLE DISCRETION (INCLUDING UPON REQUEST THE DELIVERY OF A TITLE GUARANTY).**

3. Description of the proposed development plan

Provide a proposed development plan including current zoning and/or land development entitlements, proposed entitlements, and anticipated timing to receive proposed entitlements. Indicate if the proposed development plan is, or is expected to be, subject to a development agreement with the City. If yes, describe status, and include a copy of the latest draft or executed agreement.

4. Product mix and absorption of the proposed development

Provide the net taxable acreage and estimated market values of prospective developed property within the O&M CFD for the City to determine the maximum special tax. For residential development, provide the expected net lot sizes, home sizes, and prices of homes in the current market (with high and low sales prices for each residential product type). For non-residential property, provide the estimated square footage of leasable building area, estimated value for leasable building area, and parking acreage (provide a site plan for non-residential development).

5. Existing and proposed taxes, assessments, liens; homeowners' association fees

Describe all existing and proposed taxes, assessments, liens or other secured interests, and homeowners' association fees on the property within the proposed O&M CFD through the build-out period. This

includes CFDs or assessments for public agencies other than the City. Provide a copy of recent property tax bill (and copy of abstract of taxes if unpaid taxes exist).

6. Land development experience

Provide a description of the developer firm, its affiliates and/or controlling interests and their experience in land development.

7. Initial Deposit

Provide a check in the amount of \$50,000 – payable to the City of Ontario - to the City's Finance Department (Reference O&M CFD Formation Initial Deposit). The initial deposit and any additional amounts will be held by the City and used only for the expenses and costs incurred in connection with the Community Facilities District proceedings. Any balance of such deposit remaining upon completion of the Community Facilities District proceedings, or the abandonment thereof, and not needed to pay expenses and costs relating will be returned to the applicant. The use of the deposit shall in no way be construed as requiring the City to provide reimbursement for portions of the deposit that are expended.

The City will select all consultants to be retained by the City for an O&M CFD financing, including, but not limited to, legal counsel and special tax consultant. Consultants, including legal counsel, to the applicant or other property owner within the Community Facilities District will be selected, retained and paid solely by the applicant or such property owner.