

**CITY OF CARSON
COMMUNITY FACILITIES DISTRICT NO. 2018-01
(MAINTENANCE AND SERVICES)**

**PETITION
(With Waivers)**

**To Create a Community Facilities District
and Related Matters**

To the Honorable City Council,
CITY OF CARSON
City Hall, 701 East Carson Street
Carson, CA 90745

Members of the City Council:

This is a petition to create a community facilities district and related matters under the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act"). The undersigned hereby certifies under penalty of perjury that the following statements are all true and correct:

1. Petitioner. This petition is submitted by the person (the "Petitioner") (whether one or more) identified below as or for the record owner(s) of the parcels of land identified below (the "Property"). The Petitioner warrants to the City of Carson (the "City") that the Petitioner is such owner or is legally authorized to execute this Petition for and on behalf of such owner(s).

2. Proceedings Requested. This petition asks that the City Council undertake proceedings under the Act to create a community facilities district to be designated "City of Carson Community Facilities District No. 2018-1 (Maintenance and Services)", or similar title, to finance certain public services (the "CFD") and to levy special taxes therein.

3. Boundaries. This petition asks that the territory to be included in the boundaries of the CFD consist of that shown on a map of the proposed boundaries of the CFD filed with the City Clerk of the City and which map is hereby made a part hereof and which map includes the Property.

4. Purpose. This petition asks for proceedings to be commenced to establish the CFD, and to authorize the levy of special taxes to finance all or a part of the public services (the "Services") shown in Exhibit A attached hereto and made a part hereof.

5. Special Taxes. The Petitioner agrees that the City's authority to levy special taxes within the CFD to pay for the Services is subject to property owner approval during the election proceeding for the creation of the CFD, and further subject to the completion of all proceedings by the City under the Act.

6. Election. The Petitioner asks that the special property-owner election to be held under the Act to authorize the levy of special taxes within the CFD and to establish any appropriations limits for the CFD be conducted by the City and its officials, using a mailed or hand-delivered ballot to be returned as quickly as possible to the office of the City Clerk, and that such results be canvassed, reported and the results certified at the same meeting of the City Council as the public hearing on the CFD under the Act, or as soon thereafter as possible.

7. Waivers. To expedite the completion of the proceedings for the CFD, and in accordance with the Act allowing certain time and conduct requirements relative to landowner election be waived by unanimous consent of all landowners to be included in the CFD, the Petitioner waives all notices of hearing and all published notices regarding the establishment of the CFD, notices of election, applicable waiting periods under the Act or required by the California Government Code or California Elections Code or other laws or procedures for the holding of any public hearing and for election and all ballot arguments and analysis for the election, it being acknowledged by the Petitioner that all such notices are for the benefit of the Petitioner and may be waived.

8. Authority Warranted. The Petitioner warrants to the City that the presentation of this petition, any waivers contained herein, casting of ballots at the property owner election and other actions mandated by the City for the formation of the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Petitioner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property. If requested by the City, the Petitioner agrees, at its expense, to supply to the City, current title evidence so that the City may supply any notice and ballot required under the Act for the establishment of the CFD.

9. Due-Diligence and Disclosures. The Petitioner agrees to cooperate with the City, its, attorneys and consultants and provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

10. Registered Voters. The Petitioner warrants that there are no registered voters residing on the Property and that it is the owner of 100% of the Property.

11. Proceedings Waiver. The Petitioner consents to and waives any and all claims based on any irregularity, error, mistake, or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceedings relative to the CFD or the election therein shall be invalidated or affected by any such irregularity, error, mistake or departure.

12. Agreements. The Petitioner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions under this Petition, including any amount of cash deposit required to pay for the City's costs in establishing the CFD. Petitioner agrees that this Petition shall not be considered as filed with the City for purposes of commencing proceedings for the CFD under the Act unless and until deemed filed by the City in its absolute discretion.

[signature on next page]

The Property is Los Angeles County
Assessor Parcel No(s):
7339-002-003
and the Property contains a total of 4.616 acres.

The Petitioner (record owner) is:
JJ.ER, LLC, a California limited liability company

By: 

Name: Jennie Kwon

Title: Member

The address of the above for receiving
any notice and ballot is:

1111 S. Grand Ave.

Unit 101

Los Angeles, CA 90015

EXHIBIT A

DESCRIPTION OF SERVICES

The captioned CFD will finance, in whole or in part, services as that term is defined in the Mello-Roos Community Facilities Act of 1982, including all related administrative costs, expenses and related reserves for replacement of vehicles, equipment and facilities.