

CITY OF INDUSTRY
CONTINUING ANNUAL DISCLOSURE REPORT
FISCAL YEAR 2015-2016

I. INTRODUCTION

This Continuing Annual Disclosure Report is filed pursuant to the Continuing Disclosure Certificates adopted by the City of Industry, California (the "City") in connection with the following captioned series of bonds (the "Bonds"), respectively, in accordance with Securities and Exchange Commission Rule 15c2-12.

General Obligation Bonds

1. \$37,860,000 City of Industry 2009 General Obligation Refunding Bonds.
2. \$50,975,000 City of Industry 2009 General Obligation Refunding Bonds, Series B.
3. \$43,340,000 City of Industry 2010 General Obligation Refunding Bonds.
4. \$28,985,000 City of Industry 2014 General Obligation Refunding Bonds.

Sales Tax Revenue Bonds

5. \$45,380,000 City of Industry 2010 Taxable Sales Tax Revenue Bonds.
6. \$336,570,000 City of Industry 2015 Taxable Senior Sales Tax Revenue Refunding Bonds, Series 2015A.
7. \$51,460,000 City of Industry 2015 Taxable Subordinate Sales Tax Revenue Bonds, Series 2015B.

II. CONTENT OF SUPPLEMENTAL ANNUAL REPORT

A. Audited Financial Statements

The Audited Financial Statements of the City of Industry for Fiscal Year 2015-16 have been filed on the Electronic Municipal Market Access ("EMMA") web portal.

B. Assessed Valuation

The following sets forth the historical and current assessed valuations of the City for the fiscal years shown.

Annual Assessed Values

<u>Fiscal Year</u>	<u>Land</u>	<u>Improvements</u>	<u>Personal Property</u>	<u>Gross Assessed</u>
2016	\$ 2,672,438,880	\$ 4,394,952,266	\$ 836,331,205	\$ 7,903,722,351

CITY OF INDUSTRY
CONTINUING ANNUAL DISCLOSURE REPORT
FISCAL YEAR 2015-2016

Assessed Valuations of Taxable Property

<u>Fiscal Year</u>	<u>Local Secured</u>	<u>Utility</u>	<u>Unsecured</u>	<u>Total</u>
2016	\$ 5,885,237,961	\$ 545,223,020	\$ 1,347,161,535	\$ 7,777,622,516
2017 (Current)	\$ 6,137,463,125	\$ 484,638,098	\$ 1,385,581,030	\$ 8,007,682,253

Source: L. A. County Assessor 2015/16 and 2016/17 Combined Tax Rolls.

C. Top Property Owners/Taxpayers

The ten largest local secured taxpayers including assessed valuation of the top ten properties in the City, as shown on the tax rolls for Fiscal Year 2015-2016 are shown in the table below.

<u>Property Owner</u>	<u>Primary Land Use</u>	<u>Assessed Valuation</u>	<u>% of Total</u>
1 Walnut Creek Energy LLC	Utility	\$ 544,200,000	7.00%
2 Industry East Land LLC	Industrial	218,086,762	2.80%
3 Fairway Subs LLC	Industrial	211,501,747	2.72%
4 White Wave Foods Inc	Unsecured	113,629,593	1.46%
5 Jcc California Properties LLC	Commercial	113,511,628	1.46%
6 Tropicana Manufacturing Co Inc	Industrial	103,881,007	1.34%
7 Newage Phm LLC	Commercial	100,000,000	1.29%
8 Q4G Properties LP Lessor Quinn Group Inc	Industrial	87,805,436	1.13%
9 Quemetco West LLC	Industrial	81,122,114	1.04%
10 Alta Dena Certified Dairy Inc	Unsecured	80,280,970	1.03%
Top 10 total		1,654,019,257	
City Total net Value		<u>\$ 7,777,622,516</u>	

Source: L. A. County Assessor 2015/16 Combined Tax Rolls and the SBE Non Unitary Tax Roll.

D. Secured Tax Charges and Delinquencies

The following table sets forth secured tax charges and delinquencies for certain taxable properties within the City for the fiscal years shown.

Secured Tax Charges and Delinquencies

<u>Fiscal Year</u>	<u>Secured Tax Charge^{(1) (2)}</u>	<u>Amount Delinquent June 30⁽²⁾</u>	<u>Percentage Delinquent June 30</u>
2015-16	\$ 50,747,718	\$ 325,429	0.64 %

Source: City of Industry.

(1) Excludes redevelopment agency impounds.

(2) Amounts are rounded.

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CONTINUING ANNUAL DISCLOSURE REPORT
FISCAL YEAR 2015-2016

E. Tax Rate

The following table sets forth property tax rates within a representative tax rate area ("TRA 2179") within the City for the fiscal years shown.

<u>Typical Total Tax Rate (TRA 2179)</u>	
	<u>2015-16</u>
General	1.000000
City of Industry	0.737500
Unified Schools	0.157710
Community College	0.021537
Metropolitan Water District	<u>0.003500</u>
Total	<u>1.920247</u>

Source: L. A. County Assessor.

F. Sales Tax Revenues

The Sales Tax Revenues received by the City for the Year 2015-16 are set forth in the table in Section G, below.

G. Debt Service Coverage

The following table sets forth the percent by which annual Sales Tax Revenues provided coverage for debt service on the Sales Tax Bonds and Parity Debt for the fiscal years shown.

Sales Tax Revenue Bonds
Debt Service Coverage
Fiscal Year Ending June 30, 2016

Sales Tax Revenue:	\$ 31,545,596
\$45,380,000 2010 Sales Tax Revenue Bonds	
Principal:	\$ 2,095,000
Interest:	\$ 2,644,483
Total Principal and Interest (Debt Service):	\$ 4,739,483
Debt Service Coverage Ratio:	6.66
Percent change from prior year:	-6.17%

Source: City of Industry.

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CONTINUING ANNUAL DISCLOSURE REPORT
FISCAL YEAR 2015-2016

**H. Summary of Regarding Revenues, Expenditures and Fund Balances
for the most recent completed fiscal year**

The following table sets forth information concerning the actual revenues, expenditures and beginning and ending fund balances relating to the General Fund of the City for the most recent completed fiscal year.

	<u>2016</u>
Revenues	
Taxes	\$ 37,339,981
Licenses and Permits	3,089,243
Fine, Forfeitures and Penalties	338,268
Revenues from use of money and property	<u>12,606,738</u>
Total Revenues	<u>53,374,230</u>
Expenditures	
Legislative	682,050
General Administration	2,685,848
Support Services	8,429,092
Community Development	864,366
Community Services	3,522,249
Public Safety	8,610,354
Public Works	13,176,829
Capital Projects	<u>8,927,978</u>
Total Expenditures	<u>46,898,766</u>
Excess of Revenue Over Expenditures	<u>6,475,464</u>
Other Financing Sources (Uses)	
Transfers in	492,189,721
Transfers out	(27,619,896)
Pay-off of loan from Successor Agency in refunding	<u>(14,421,307)</u>
Total other financing sources (uses)	<u>450,148,518</u>
Net changes in fund balance	<u>456,623,982</u>
FUND BALANCES, beginning of year	<u>332,067,187</u>
FUND BALANCES, end of year	<u><u>\$ 788,691,169</u></u>

CITY OF INDUSTRY
CONTINUING ANNUAL DISCLOSURE REPORT
FISCAL YEAR 2015-2016

I. Summary of Revenues, Expenditures, and changes in Fund Balances for the adopted budget

The following table sets forth information Summary Financial Information Regarding Revenues, Expenditures and Fund Balances for the General Fund of the City, Reflecting the Adopted Budget of the City for the Current Fiscal year.

	<u>2017</u>
Revenues	
Taxes	\$ 37,105,235
Licenses and Permits	2,834,285
Fine, Forfeitures and Penalties	501,000
Interest Income	8,525,000
Other Revenues	<u>2,033,395</u>
Total Revenues	<u>50,998,915</u>
 Expenditures	
Legislative	775,615
General Administration	3,615,695
Support Services	6,389,010
Community Development	1,046,325
Community Services	4,004,586
Public Safety	9,997,195
Public Works	<u>14,518,325</u>
Total Expenditures	<u>40,346,751</u>
 Excess of Revenue Over Expenditures	<u>10,652,164</u>
 Other Financing Sources (Uses)	
Transfers out to other governmental funds	<u>(34,465,274)</u>
Total other financing sources (uses)	<u>(34,465,274)</u>
 Net changes in fund balance	<u>(23,813,110)</u>
 FUND BALANCES, beginning of year	<u>788,691,169</u>
 FUND BALANCES, end of year	<u><u>\$ 764,878,059</u></u>

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CONTINUING ANNUAL DISCLOSURE REPORT
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J. Permits and taxable Transactions

The following table sets forth information concerning permit and taxable transactions for the most current year of information.

<u>Type of Business</u>	<u>Permits</u>	<u>Taxable Transactions</u> ⁽¹⁾
Retail and Food Services		
Motor Vehicle and Parts Dealers	130	\$ 111,545,215
Home Furnishings and Appliance S	229	62,173,127
Building Material and		
Garden Equipment and Supplies	79	26,348,483
Food and Beverage Stores	60	4,925,862
Gasoline Stations	16	21,943,457
Clothing and Clothing Accessories	562	21,143,555
General Merchandise Stores	274	62,763,116
Food Services and Drinking Places	196	42,870,202
Other Retail Group	1,994	23,998,254
Total Retail and Food Services	3,540	377,711,271
All Other Outlets	1,531	254,356,023
Totals All Outlets	5,071	\$ 632,067,294

(1) 2015 data only available for the first quarter.

Source: California Board of Equalization

K. Sales Tax Rates

The following table sets forth information concerning sales tax rates for the current fiscal year ended June 30, 2016.

		<u>Total</u>
State Tax		6.25%
State General Fund	3.69%	
Other State Funds	0.50%	
State Local Revenue Fund	1.56%	
State Local Public Safety Fund	0.50%	
Local Tax		2.75%
"Sales Tax Revenues" (as used in		
this Official Statement)	1.00%	
County Transportation Funds	1.75%	
Total:		<u>9.00%</u>

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CONTINUING ANNUAL DISCLOSURE REPORT
FISCAL YEAR 2015-2016

L. Overlapping Debt

The following table sets forth information concerning for the overlapping debt for the fiscal year ended June 30, 2016.

2016-17 Assessed Valuation: \$8,007,462,476	% Applicable	Debt 11/1/2016
<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>		
Los Angeles County Flood Control District	0.606%	\$ 76,538
Metropolitan Water District	0.310	287,844
Mt. San Antonio Community College District	9.072	32,391,813
Rio Hondo Community College District	1.326	2,039,492
Baldwin Park Unified School District	0.021	21,186
Bassett Unified School District	31.101	13,727,029
Hacienda-La Puente Unified School District	25.524	20,648,106
Pomona Unified School District	3.998	9,175,011
Rowland Unified School District	20.483	50,287,211
Walnut Valley Unified School District	4.931	5,395,338
Other High School and School Districts Various	Various	6,107,283
City of Industry	100.000	94,075,000 ⁽¹⁾
City of Industry 1915 Act Bonds	100.000	2,195,000
Los Angeles County Regional Park and Open Space Assessment Dist	0.596	231,814
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$ 236,658,665
<u>DIRECT AND OVERLAPPING GENERAL FUND DEBT:</u>		
Los Angeles County General Fund Obligations	0.596%	\$ 11,903,679
Los Angeles County Superintendent of Schools Certificates of Participi	0.596	42,942
Baldwin Park Unified School District Certificates of Participation	0.021	6,043
Hacienda-La Puente Unified School District Certificates of Participatio	25.524	6,603,059
Pomona Unified School District General Fund Obligations	3.998	693,853
Rowland Unified School District Certificates of Participation	20.483	1,024,160
Whittier School District Certificates of Participation	7.304	738,170
Los Angeles County Sanitation District No. 15 Authority	4.176	608,916
Los Angeles County Sanitation District No. 18 Authority	0.850	67,691
Los Angeles County Sanitation District No. 21 Authority	10.301	885,326
City of Industry General Fund Obligations	100.000	3,450,000
TOTAL DIRECT AND OVERLAPPING GENERAL FUND DEBT		\$ 26,023,839
<u>OVERLAPPING TAX INCREMENT DEBT (Successor Agency):</u>		574,905,000
COMBINED TOTAL DEBT		837,587,504 ⁽²⁾

Ratios to 2016-17 Assessed Valuation:

Direct Debt (\$94,075,000)	1.17%
Total Direct and Overlapping Tax and Assessment Debt	2.96%
Combined Direct Debt (\$97,525,000)	1.22%
Combined Total Debt	10.46%

Ratio to Redevelopment Incremental Valuation (\$6.390.335.003):

Total Overlapping Tax Increment Debt	9.00%
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(1) Excludes issues to be sold

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Qualified Zone Academy Bonds are included based on principal due at maturity.

CITY OF INDUSTRY
CONTINUING ANNUAL DISCLOSURE REPORT
FISCAL YEAR 2015-2016

M. Additional Material Information

In addition to any of the information expressly required to be provided under this disclosure certificate, the City is required to provide such further material information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

On August 12, 2016, S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"), withdrew its long-term rating on the City's outstanding 2009 General Obligation Refunding Bonds (the "2009 GO Bonds"), its outstanding 2009 General Obligation Refunding Bonds, Series B (the "2009B GO Bonds"), its outstanding 2010 General Obligation Refunding Bonds (the "2010 GO Bonds") and its outstanding General Obligation Refunding Bonds, Series 2014 (Federally Taxable) (the "2014 GO Bonds," and, together with the 2009 GO Bonds, the 2009B GO Bonds and the 2010 GO Bonds, the "GO Bonds"). Prior to withdrawing the ratings, S&P lowered the ratings on the GO Bonds to "BBB-" from "AA."

On August 12, 2016, S&P withdrew its long-term rating on the outstanding City of Industry Public Facilities Authority (the "Authority") 2010 Refunding Lease Revenue Bonds (the "Lease Revenue Bonds"). Prior to withdrawing the rating, S&P lowered the rating on the Lease Revenue Bonds to "BB+" from "AA-."

On August 12, 2016, S&P placed its long-term ratings on the City's outstanding 2010 Taxable Sales Tax Revenue Bonds (the "2010 Sales Tax Bonds") and its outstanding Senior Sales Tax Revenue Refunding Bonds, Series 2015A (Taxable) (the "2015 Sales Tax Bonds," and, together with the 2010 Sales Tax Bonds, the "Sales Tax Bonds") on Creditwatch with negative implications.

On August 12, 2016, S&P placed its long-term ratings on the City of Industry Public Facilities Authority's outstanding Tax Allocation Revenue Refunding Bonds, Series 2015A (Civic-Recreational-Industrial Redevelopment Project No. 1) (Taxable) (the "2015A Project No. 1 Bonds"), its outstanding Tax Allocation Revenue Refunding Bonds, Series 2015A (Transportation-Distribution-Industrial Redevelopment Project No. 2) (Tax-Exempt) (the "2015A Project No. 2 Bonds"), its outstanding Tax Allocation Revenue Refunding Bonds, Series 2015B (Transportation-Distribution-Industrial Redevelopment Project No. 2) (Taxable) (the "2015B Project No. 2 Bonds"), its outstanding Tax Allocation Revenue Refunding Bonds, Series 2015A (Transportation-Distribution-Industrial Redevelopment Project No. 3) (Tax-Exempt) (the "2015A Project No. 3 Bonds") and its outstanding Tax Allocation Revenue Refunding Bonds, Series 2015B (Transportation-Distribution-Industrial Redevelopment Project No. 3) (Taxable) (the "2015B Project No. 3 Bonds" and, together with the 2015A Project No. 1 Bonds, the 2015A Project No. 2 Bonds, the 2015B Project No. 2 Bonds and the 2015A Project No. 3 Bonds, the "Tax Allocation Revenue Bonds") on Creditwatch with negative implications.



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Industry, CA, City of (CA)- General Obligation Bonds & Public Facilities Refunding Lease Revenue Bonds

- 1 City of Industry General Obligation Refunding Bonds, Series 2014 (Federally Taxable), \$28,985,000, Dated: May 28, 2014
- 2 City of Industry (California) General Obligation Refunding Bonds, 2010, \$43,340,000, Dated: August 31, 2010
- 3 City of Industry (California) General Obligation Refunding Bonds, 2009 Series B, \$50,975,000, Dated: July 30, 2009
- 4 City of Industry (California) General Obligation Refunding Bonds, 2009, \$37,860,000, Dated: May 12, 2009
- 5 City of Industry Public Facilities Authority, Refunding Lease Revenue Bonds, 2010, \$8,460,000, Dated: March 30, 2010

Series 2014, 2010 Public Facilities

**Information Concerning the Actual Revenues, Expenditures and Beginning and Ending Fund Balances
Relating to the General Fund of the City for the Most Recent Completed Fiscal Year**

Fiscal Year Ended June 30

CITY OF INDUSTRY

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

	2016	
Revenues		
Taxes	\$ 37,339,981	
Licenses and Permits	3,089,243	
Fine, Forfeitures and Penalties	338,268	
Revenues from use of money and property	12,606,738	
Total Revenues	<u>53,374,230</u>	
Expenditures		
Legislative	682,050	
General Administration	2,685,848	
Support Services	8,429,092	
Community Development	864,366	
Community Services	3,522,249	
Public Safety	8,610,354	
Public Works	13,176,829	
Capital Projects	8,927,978	
Total Expenditures	<u>46,898,766</u>	
Excess of Revenue Over Expenditures	<u>6,475,464</u>	
Other Financing Sources (Uses)		
Transfers in from other governmental funds	492,178,699	
Transfers in from enterprise and fiduciary funds	11,022	
Pay-off of loan from Successor Agency in refunding	(14,421,307)	
Settlement claims	-	
Transfers out to other governmental funds	(27,619,896)	
Total other financing sources (uses)	<u>450,148,518</u>	
Net changes in fund balance	<u>456,623,982</u>	
FUND BALANCES, beginning of year	<u>332,067,187</u>	
FUND BALANCES, end of year	<u>\$ 788,691,169</u>	\$ -

Series 2014

Summary Financial Information Regarding Revenues, Expenditures and Fund Balances for the General Fund of the City, Reflecting the Adopted Budget of the City for the Current Fiscal year
Fiscal Year Ended June 30

CITY OF INDUSTRY

General Fund

<u>Summary of Revenues, Expenditures and Changes in Fund Balance</u>	<u>Adopted Budget</u>
	<u>2017</u>
Revenues	
Taxes	\$ 37,105,235
Licenses and Permits	2,834,285
Fine, Forfeitures and Penalties	501,000
Interest Income	8,525,000
Other Revenues	2,033,395
Total Revenues	<u>50,998,915</u>
Expenditures	
Legislative	775,615
General Administration	3,615,695
Support Services	6,389,010
Community Development	1,046,325
Community Services	4,004,586
Public Safety	9,997,195
Public Works	14,518,325
Total Expenditures	<u>40,346,751</u>
Excess of Revenue Over Expenditures	<u>10,652,164</u>
Other Financing Sources (Uses)	
Transfers out to other governmental funds	(34,465,274)
Total other financing sources (uses)	<u>(34,465,274)</u>
Net changes in fund balance	<u>(23,813,110)</u>
FUND BALANCES, beginning of year	<u>788,691,169</u>
FUND BALANCES, end of year	<u>\$ 764,878,059</u>

Series 2014, 2010 Public

Annual Assessed Values

<u>Fiscal Year</u>	<u>Land</u>	<u>Improvements</u>	<u>Personal Property</u>	<u>Gross Assessed</u>
<u>2016</u>	\$ 2,672,438,880	\$ 4,394,952,266	\$ 836,331,205	\$ 7,903,722,351

Series 2010GO, 2009B GO, 2009Go

Current Fiscal Year Assessed Valuation of Taxable Properties in the City,

<u>Fiscal Year</u>	<u>Local Secured</u>	<u>Utility</u>	<u>Unsecured</u>	<u>Total</u>
<u>2016</u>	5,885,237,961	545,223,020	1,347,161,535	7,777,622,516
<u>2017 (Current)</u>	6,137,463,125	484,638,098	1,385,581,030	8,007,682,253

Series 2014, 2010Public

Largest (Top Ten) Local Secured Taxpayers

Series 2010GO, 2009B GO, 2009Go

Assessed Valuation of the Top Ten Properties.

Fiscal Year Ended June 30, 2016

<u>Property Owner</u>	<u>Primary Land Use</u>	<u>Assessed Valuation</u>	<u>% of Total</u>
1 Walnut Creek Energy LLC	Utility	\$ 544,200,000	7.00%
2 Industry East Land LLC	Industrial	218,086,762	2.80%
3 Fairway Subs LLC	Industrial	211,501,747	2.72%
4 White Wave Foods Inc	Unsecured	113,629,593	1.46%
5 Jcc California Properties LLC	Commercial	113,511,628	1.46%
6 Tropicana Manufacturing Co Inc	Industrial	103,881,007	1.34%
7 Newage Phm LLC	Commercial	100,000,000	1.29%
8 Q4G Properties LP Lessor Quinn Group Inc	Industrial	87,805,436	1.13%
9 Quemetco West LLC	Industrial	81,122,114	1.04%
10 Alta Dena Certified Dairy Inc	Unsecured	80,280,970	1.03%
	Top 10 total	1,654,019,257	
	City Total net Value	<u>\$ 7,777,622,516</u>	

Series 2014

Overlapping debt

Fiscal Year Ended June 30, 2016

2016-17 Assessed Valuation: \$8,007,462,476

DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:

	% Applicable	Debt 11/1/2016
Los Angeles County Flood Control District	0.606%	\$ 76,538
Metropolitan Water District	0.310	287,844
Mt. San Antonio Community College District	9.072	32,391,813
Rio Hondo Community College District	1.326	2,039,492
Baldwin Park Unified School District	0.021	21,186
Bassett Unified School District	31.101	13,727,029
Hacienda-La Puente Unified School District	25.524	20,648,106
Pomona Unified School District	3.998	9,175,011
Rowland Unified School District	20.483	50,287,211
Walnut Valley Unified School District	4.931	5,395,338
Other High School and School Districts Various	Various	6,107,283
City of Industry	100.000	94,075,000 ⁽¹⁾
City of Industry 1915 Act Bonds	100.000	2,195,000
Los Angeles County Regional Park and Open Space Assessment District	0.596	231,814
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$ 236,658,665

DIRECT AND OVERLAPPING GENERAL FUND DEBT:

Los Angeles County General Fund Obligations	0.596%	\$ 11,903,679
Los Angeles County Superintendent of Schools Certificates of Participati	0.596	42,942
Baldwin Park Unified School District Certificates of Participation	0.021	6,043
Hacienda-La Puente Unified School District Certificates of Participation	25.524	6,603,059
Pomona Unified School District General Fund Obligations	3.998	693,853
Rowland Unified School District Certificates of Participation	20.483	1,024,160
Whittier School District Certificates of Participation	7.304	738,170
Los Angeles County Sanitation District No. 15 Authority	4.176	608,916
Los Angeles County Sanitation District No. 18 Authority	0.850	67,691
Los Angeles County Sanitation District No. 21 Authority	10.301	885,326
City of Industry General Fund Obligations	100.000	3,450,000
TOTAL DIRECT AND OVERLAPPING GENERAL FUND DEBT		\$ 26,023,839

OVERLAPPING TAX INCREMENT DEBT (Successor Agency):

574,905,000

COMBINED TOTAL DEBT

837,587,504 ⁽²⁾

Ratios to 2016-17 Assessed Valuation:

Direct Debt (\$94,075,000)	1.17%
Total Direct and Overlapping Tax and Assessment Debt	2.96%
Combined Direct Debt (\$97,525,000)	1.22%
Combined Total Debt	10.46%

Ratio to Redevelopment Incremental Valuation (\$6.390.335.003):

Total Overlapping Tax Increment Debt	9.00%
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(1) Excludes issues to be sold

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non bonded capital lease obligations.

Qualified Zone Academy Bonds are included based on principal due at maturity.

Series 2010GO, 2009B GO, 2009GO

Current Fiscal Year Total Secured Tax Levy and Amount and Percent Delinquent as of the Preceding June 30

<u>Fiscal Year</u>	<u>Secured Tax Charge</u>	<u>Amount Delinquent at June</u>	<u>Percentage Delinquent</u>
<u>2016</u>	<u>\$ 50,747,718</u>	<u>\$ 325,429</u>	<u>0.64%</u>

Series 2010 Public

Information Showing the Total Secured Property Tax Levy and Actual Amounts Collected for the Most Recent Completed Fiscal Year

Fiscal Year Ended June 30, 2016

<u>Fiscal Year</u>	<u>Secured Tax Charge</u>	<u>Amount Collected</u>	<u>Percentage Collected</u>
<u>2016</u>	<u>\$ 50,747,718</u>	<u>\$ 50,422,289</u>	<u>99.36%</u>

Series 2010GO, 2009B GO, 2009GO

The Tax Rate Levied by the City in the Current Fiscal Year to Service General Obligation

Fiscal Year Ended June 30, 2017

	<u>2015-16</u>
General	1.000000
City of Industry	0.737500
Unified Schools	0.157710
Community College	0.021537
Metropolitan Water District	0.003500
Total Year Tax Rate	<u>1.920247</u>

Series 2010GO, 2009B GO, 2009GO

In Addition to Any of the Information Expressly Required to be Provided Under this
Fiscal Year Ended June 30, 2016

On August 12, 2016, S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"), withdrew its long-term rating on the City's outstanding 2009 General Obligation Refunding Bonds (the "2009 GO Bonds"), its outstanding 2009 General Obligation Refunding Bonds, Series B (the "2009B GO Bonds"), its outstanding 2010 General Obligation Refunding Bonds (the "2010 GO Bonds") and its outstanding General Obligation Refunding Bonds, Series 2014 (Federally Taxable) (the "2014 GO Bonds," and, together with the 2009 GO Bonds, the 2009B GO Bonds and the 2010 GO Bonds, the "GO Bonds"). Prior to withdrawing the ratings, S&P lowered the ratings on the GO Bonds to "BBB-" from "AA."

On August 12, 2016, S&P withdrew its long-term rating on the outstanding City of Industry Public Facilities Authority (the "Authority") 2010 Refunding Lease Revenue Bonds (the "Lease Revenue Bonds"). Prior to withdrawing the rating, S&P lowered the rating on the Lease Revenue Bonds to "BB+" from "AA-."

On August 12, 2016, S&P placed its long-term ratings on the City's outstanding 2010 Taxable Sales Tax Revenue Bonds (the "2010 Sales Tax Bonds") and its outstanding Senior Sales Tax Revenue Refunding Bonds, Series 2015A (Taxable) (the "2015 Sales Tax Bonds," and, together with the 2010 Sales Tax Bonds, the "Sales Tax Bonds") on Creditwatch with negative implications.

On August 12, 2016, S&P placed its long-term ratings on the City of Industry Public Facilities Authority's outstanding Tax Allocation Revenue Refunding Bonds, Series 2015A (Civic-Recreational-Industrial Redevelopment Project No. 1) (Taxable) (the "2015A Project No. 1 Bonds"), its outstanding Tax Allocation Revenue Refunding Bonds, Series 2015A (Transportation-Distribution-Industrial Redevelopment Project No. 2) (Tax-Exempt) (the "2015A Project No. 2 Bonds"), its outstanding Tax Allocation Revenue Refunding Bonds, Series 2015B (Transportation-Distribution-Industrial Redevelopment Project No. 2) (Taxable) (the "2015B Project No. 2 Bonds"), its outstanding Tax Allocation Revenue Refunding Bonds, Series 2015A (Transportation-Distribution-Industrial Redevelopment Project No. 3) (Tax-Exempt) (the "2015A Project No. 3 Bonds") and its outstanding Tax Allocation Revenue Refunding Bonds, Series 2015B (Transportation-Distribution-Industrial Redevelopment Project No. 3) (Taxable) (the "2015B Project No. 3 Bonds" and, together with the 2015A Project No. 1 Bonds, the 2015A Project No. 2 Bonds, the 2015B Project No. 2 Bonds and the 2015A Project No. 3 Bonds, the "Tax Allocation Revenue Bonds") on Creditwatch with negative implications.

Series 2010 Public

Information Showing the Aggregate Principal Amount of Long-term Bonds, Leases and
Fiscal Year Ended June 30, 2016

<u>Long-Term Debt Payable</u>	<u>Amount at</u> <u>June 30, 2016</u>
Net Pension Liability:	\$ 6,338,123
Compensated Absences:	111,140
Sales Tax Bonds Short Term Portion:	27,312,325
Sales Tax Bonds Long Term Portion:	924,947,016
Total:	<u>\$ 958,708,604</u>



Industry, CA, City of (CA)- Taxable Sales Tax Revenue Bonds

- 1 City of Industry Senior Sales Tax Revenue Refunding Bonds, Series 2015A (Taxable), \$336,570,000 Dated: December 3, 2015
- 2 City of Industry Subordinate Sales Tax Revenue Bonds, Series 2015B (Taxable), \$51,460,000 Dated: December 3, 2015
- 3 City of Industry (California) Taxable Sales Tax Revenue Bonds, 2010, \$45,380,000, Dated: April 20, 2010
- 4 City of Industry (California) Sales Tax Revenue Bonds, 2008, \$77,540,000, Dated: April 8, 2008
- 5 City of Industry (California) Taxable Sales Tax Revenue Bonds, Series 2005, \$113,420,000, Dated: April 20, 2005

Series 2015A, 2015B, 2010 Sales Tax, 2008 Sales Tax, 2005 Sales Tax

The Total Amount of Sales Tax Revenues Received by the City for the most recent completed Fiscal Year

Fiscal Year Ended June 30,

Trend in Sales Tax Revenues

	Sales Tax Revenues	Percent/Year Change
2016	31,545,596	-6.17%

Series 2015A, 2015B, 2010 Sales Tax, 2008 Sales Tax, 2005 Sales Tax

The Percent by which Annual Sales Tax Revenues have Provided Coverage for Debt Service on the Bonds and Parity Debt (if any) for the Most Recent Completed Fiscal Year

Fiscal Year Ended June 30, 2016

City of Industry

Annual Debt Service on the Bonds and

Total Debt Service on all Senior Lien Parity Debt

Bond Year Ending January 1	Maturing January 1	Interest Payments	Total Debt Service	2010 Bonds Debt Service	2015A Bonds Debt Service	Total Senior Debt Service	Debt Service
2016	2,095,000	2,644,483	4,739,483	4,739,483	-	4,739,483	6.66

Coverage is 6.6 x maximum annual estimated Total Senior Debt Service based on Sales Tax Revenues of \$ 31,545,596.

Series 2015A, 2015B

**Permits and Taxable Transactions” for the most current year of information made available
by the California State Board of Equalization**

<u>Type of Business</u>	<u>Permits</u>	<u>Taxable Transactions</u> ⁽¹⁾
Retail and Food Services		
Motor Vehicle and Parts Dealers	130	\$ 111,545,215
Home Furnishings and Appliance Stores	229	62,173,127
Building Material and		
Garden Equipment and Supplies	79	26,348,483
Food and Beverage Stores	60	4,925,862
Gasoline Stations	16	21,943,457
Clothing and Clothing Accessories Stores	562	21,143,555
General Merchandise Stores	274	62,763,116
Food Services and Drinking Places	196	42,870,202
Other Retail Group	1,994	<u>23,998,254</u>
Total Retail and Food Services	3,540	377,711,271
All Other Outlets	1,531	<u>254,356,023</u>
Totals All Outlets	5,071	<u>\$ 632,067,294</u>

(1) 2015 data only available for the first quarter.

Soruce: California Board of Equalization

Series 2015A, 2015B

“Sales Tax Rates” for the then current fiscal year

Fiscal Year Ended June 30, 2017

		<u>Total</u>
State Tax		6.25%
State General Fund	3.69%	
Other State Funds	0.50%	
State Local Revenue Fund	1.56%	
State Local Public Safety Fund	0.50%	
Local Tax		2.75%
“Sales Tax Revenues” (as used in this Official Statement)	1.00%	
County Transportation Funds	1.75%	<u> </u>
Total:		9.00%



Industry, CA, City of (CA)- Assessment District

1 City of Industry, Revenue Bonds, (Catellus Commerce Center Assessment District Bond Refinancing), Series 1998, \$6,735,000, Dated: December 1, 1998

Series 1998

The Aggregate Principal Amount of the Bonds Then Outstanding

Fiscal Year Ended June 30, 2016

\$ 2,565,000

Series 1998

Total assessed value (based on information provided by the Los Angeles County Assessor's office) of all parcels currently subject to assessment in the Assessment District, showing the total assessed valuation for all such parcels and the overall value-to-lien ratio

Fiscal Year Ended June 30, 2016

City of Industry

Assessment and Valuation Data

By Parcel

AS 91-1 Reassessment No.	Assessor's Parcel No.	Owner	Tenant	Status	Unpaid, Reassessment	% of Total Unpaid Reassessment	Assessed Land Value	Value/Lien Ratio (to 1)	Improvements Value	Total Value	Total Value/Lien Ratio (to 1)
12	8760-025-054	Haitao Group LLC			\$ 130,144	5.07%	\$ 4,804,190	36.91	\$ 4,502,197	9,306,387	71.51
13	8760-025-030	K W Global Inc.			75,530	2.94%	1,496,480	19.81	3,278,867	4,775,347	63.22
14A	8760-025-044	John N. Pan			53,316	2.08%	1,026,341	19.25	211,318	1,237,659	23.21
15A & 15B	8760-025-046 & 42	Dreyers Grand Ice Cream Inc.			123,834	4.83%	2,593,747	20.95	3,284,999	5,878,746	47.47
16A	8760-025-069, 70 & 71	John N. Pan & Dreyers Grand			295,492	11.52%	10,189,287	34.48	7,121,279	17,310,566	58.58
17A & 17B	8760-025-035 & 36	Catellus Development Corp.			210,612	8.21%	6,677,550	31.71	4,469,738	11,147,288	52.93
18A, 18B & 18C	8760-024-034, 35 & 36	Santa Fe Pacific Realty Corp.			597,557	23.30%	15,822,761	26.48	14,480,547	30,303,308	50.71
19	8760-024-037	Hi Tek Warehouse Corp.			37,948	1.48%	2,233,704	58.86	4,971,726	7,205,430	189.88
21A, 21B & 21C	8760-024-049, 50 & 51	Catellus Development Corp.			326,240	12.72%	9,632,122	29.52	6,168,887	15,801,009	48.43
22A, 22B & 23A	8760-024-052, 56 & 63	Catellus Dev & Santa Fe Pacific			171,385	6.68%	7,575,827	44.20	5,411,303	12,987,130	75.78
24A & 24B	8760-025-062 & 63	Catellus Dev & Santa Fe Pacific			150,977	5.89%	4,978,401	32.97	3,246,782	8,225,183	54.48
25A, 25B & 25C	8760-025-064, 65 & 66	Catellus Dev & Santa Fe Pacific			391,965	15.28%	12,013,098	30.65	8,549,862	20,562,960	52.48
					\$ 2,565,000	100%	\$ 79,043,508	385.80	\$ 65,697,505		

Series 1998

A list of all vacant parcels in the Assessment District, showing for each such parcel the (i) address or parcel number, (ii) property owner, (iii)

property size in square footage, and (iv) current development status

Fiscal Year Ended June 30, 2016

CITY OF INDUSTRY

ASSESSMENT DISTRICT 91-1

Development Status

Address	Owner	Property Size	Bldg. Size	Status
No Vacant Parcels				

Series 1998

Information showing the amount of reassessment levied on each parcel in the Assessment District for the preceding fiscal year, and the total amount (if any) which is delinquent for each parcel, including length of delinquency and status of foreclosure for each parcel listed

Fiscal Year Ended June 30, 2016

Fiscal Year 2015 - 2016					
Reassessment No.	Assessor's Parcel No.	Owner	Sites Address	Reassessment Amount	Payment Status
18A, 18B & 18C	8760-024-034	SANTA FE PACIFIC REALTY CORP.	501 CHERYL LN	\$ 86,156.72	Paid
18A, 18B & 18C	8760-024-035	SANTA FE PACIFIC REALTY CORP.	501 CHERYL LN	61,859.75	Paid
18A, 18B & 18C	8760-024-036	SANTA FE PACIFIC REALTY CORPORATION		288.41	Paid
19	8760-024-037	ZHENG DUNHUA AND XIA YIN	20851 CURRIER RD	9,418.05	Paid
21A, 21B & 21C	8760-024-049	CATELLUS DEVELOPMENT CORP.	455 BREA CANYON RD	38,792.69	Paid
21A, 21B & 21C	8760-024-050	CATELLUS DEVELOPMENT CORP.	455 BREA CANYON RD	32,027.36	Paid
21A, 21B & 21C	8760-024-051	CATELLUS DEVELOPMENT CORP.	455 BREA CANYON RD	10,148.00	Paid
22A, 22B & 23A	8760-024-052	SANTA FE PACIFIC REALTY CORP.	528 SPANISH LN	24,110.48	Paid
22A, 22B & 23A	8760-024-063	CATELLUS DEVELOPMENT CORP.	535 BREA CANYON RD	9,572.22	Paid
22A, 22B & 23A	8760-024-055	CATELLUS DEVELOPMENT CORP.	535 BREA CANYON RD	8,852.51	Paid
13	8760-025-030	K W GLOBAL INC.	293 BREA CANYON RD	18,745.41	Paid
17 A & 17 B	8760-025-035	CATELLUS DEVELOPMENT CORP.	439 CHERYL LN	28,118.11	Paid
17 A & 17 B	8760-025-036	CATELLUS DEVELOPMENT CORPORATION		24,152.69	Paid
15A & 15B	8760-025-042	DREYERS GRAND ICE CREAM INC	351 CHERYL LN	11,943.53	Paid
14	8760-025-044	PAN JOHN N	339 CHERYL LN	13,232.35	Paid
15A & 15B	8760-025-046	DREYERS GRAND ICE CREAM INC	351 CHERYL LN	18,790.14	Paid
12	8760-025-054	HAITAO GROUP LLC	333 BREA CANYON RD	32,299.71	Paid
24A & 24B	8760-025-062	CATELLUS DEVELOPMENT CORP.	368 CHERYL LN	13,347.49	Paid
24A & 24B	8760-025-063	SANTA FE PACIFIC REALTY CORP.	368 CHERYL LN	24,122.81	Paid
25A, 25B & 25C	8760-025-064	CATELLUS DEVELOPMENT CORP.	381 BREA CANYON RD	47,284.16	Paid
25A, 25B & 25C	8760-025-065	SANTA FE PACIFIC REALTY CORP.	381 BREA CANYON RD	25,171.87	Paid
25A, 25B & 25C	8760-025-066	SANTA FE PACIFIC REALTY CORP.	381 BREA CANYON RD	24,824.18	Paid
16A	8760-025-069	CATELLUS DEVELOPMENT CORP.	433 CHERYL LN	12,779.48	Paid
16A	8760-025-070	DREYERS GRAND ICE CREAM INC		11,897.73	Paid
16A	8760-025-071	CATELLUS DEVELOPMENT CORP.	383 CHERYL LN	48,659.59	Paid
				<u>\$ 636,595.43</u>	

Series 1998

Balance in Reserve Fund and whether it is at the Reserve Requirement

Fiscal Year Ended June 30, 2016

\$ 518,719