

**SPYGLASS RANCH (RIVERSIDE) ASLI V, LLLP**  
923 N Pennsylvania Ave. Winter Park, FL 32789

September 11, 2024

Mr. Remon Habib  
**CITY OF LAKE ELSINORE**  
130 S Main Street  
Lake Elsinore, California 92530

**RE: TRACT 35337 (SPYGLASS RANCH) – REQUEST FOR CONDITIONS OF APPROVAL AMENDMENT**

Dear Mr. Habib,

Mr. Habib,

Per our discussion, we would like to request a formal change to the conditions of approval for our Spyglass Ranch (Tract 35337) project. Specifically, we want to amend condition of approval number 130 (EOT COA), which requires “the developer of the South Shore project the obligation to reimburse applicant the South Shore developer's fair share of the full street improvements costs if applicant constructs the full street improvements.” In addition, “If the developer of the South Shore project is issued a rough grading permit by the City, before the applicant is issued a rough grading permit by the City, then the South Shore developer shall construct the full street improvements on Camino Del Norte.”

Condition of approval number 130 (original 122) was written prior to South Shore and Spyglass (“Developers”) entering into a formal joint development and contribution agreement (“JDA”). A JDA has been executed, which covers the Developers respective obligations. Furthermore, Camino Del Norte (including the Main Street Intersection) has received significant improvements.

The following is our recommended amendment to condition of approval number 130.

130. The applicant shall construct full-street improvements from the Main Street/Camino Del Norte intersection to the Camino Del Norte/Elsinore Hills Road intersection, half-width improvements from the Main Street/Camino Del Norte intersection to the northern boundary of the property and dedicate full right-of-way on Camino Del Norte such that the ultimate right-of-way width conforms to General Plan and Spyglass Specific Plan right-of-way cross sections. ~~Concerning the full street improvements on Camino Del Norte from the Main Street/Camino Del Norte intersection to the Camino Del Norte/Elsinore Hills Road intersection, the City shall impose upon the developer of the South Shore project the obligation to reimburse applicant the South Shore developer's fair share of the full street improvements costs if applicant constructs the full street improvements.~~ In addition, the City shall provide applicant impact fee credits and reimbursements, as provided in Condition of Approval No. 142. ~~If the developer of the South Shore project is issued a rough grading permit by the City, before the applicant is issued a rough grading permit by the City, then the South Shore developer shall construct the full street improvements on Camino Del Norte, and the applicant shall provide to the City proof of reimbursement to the constructing party for the subdivider's applicant's fair share of the costs to construct the full street improvements prior to issuance of a grading permit. The cross section of roadway improvements with a raised median (if applicable and if applicable, applicant shall pay cash in lieu of construction of ½ the raised median), parkway, street lights, and multiuse trail shall be consistent with other proposed development on Camino Del Norte, as recommended by the City.~~ The road improvements for Camino Del Norte shall be consistent with the Traffic Analysis (revised) dated August 18, 2009 (revised) and the General Plan Circulation Element, the Spyglass Specific Plan, and shall be built to the satisfaction of the City Engineer.

Please do not hesitate to contact us with any questions or requests.

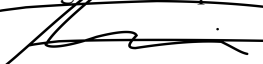
Sincerely,

**SPYGLASS RANCH (RIVERSIDE) ASLI V, LLLP, a Delaware limited liability limited partnership**

By: Spyglass Ranch (Riverside) GP, LLC, a Delaware limited liability company, its general partner

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its sole member and manager

By: ~~Avanti Management Corporation~~, a Florida corporation, its general partner

By:   
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Andrew Dubill, Executive Vice President