

EXHIBIT A

DESCRIPTION OF PROPOSED TERRITORY TO BE ANNEXED

The City of Lake Elsinore Community Facilities District No. 2015-1 (Safety Services) (the “CFD No. 2015-1”) Annexation No. 14 is currently comprised of three (3) parcels, located within the city boundaries. The properties are identified by the following Riverside County Assessor's Parcel Numbers (APNs).

APN	Tract Number	Owner Name
370-050-019	TR 38378	Vista Emerald, LLC
370-050-020	TR 38378	Vista Emerald, LLC
370-050-032	TR 38378	Vista Emerald, LLC

EXHIBIT B

**CITY OF LAKE ELSINORE
COMMUNITY FACILITIES DISTRICT NO. 2015-1
(SAFETY SERVICES)**

DESCRIPTION OF AUTHORIZED SERVICES

The services which may be funded with proceeds of the special tax of CFD No. 2015-1, as provided by Section 53313 of the Act, will include some or all of the costs attributable to public safety.

These services include police protection services (including but not limited to criminal justice services), fire protection and suppression services, and paramedic services.

In addition to payment of the cost and expense of the foregoing services, proceeds of the special tax may be expended to pay "Administrative Expenses" as said term is defined in the Rate and Method of Apportionment and to establish an operating reserve for the costs of services as determined by the Administrator.

The above services shall be limited to those provided within the boundaries of CFD No. 2015-1 and the Future Annexation Area of CFD No. 2015-1 or for the benefit of the properties within the boundaries of CFD No. 2015-1 and the Future Annexation Area of CFD No. 2015-1, as the boundary is expanded from time to time by anticipated annexations, and said services may be financed by proceeds of the special tax of CFD No. 2015-1 only to the extent that they are in addition to those provided in the territory of CFD No. 2015-1 before CFD No. 2015-1 was created.

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR
COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES)
OF THE CITY OF LAKE ELSINORE**

A Special Tax (the "Special Tax") shall be levied on and collected from each Assessor's Parcel (defined below) in Community Facilities District No. 2015-1 (Safety Services) (the "CFD No. 2015-1" or "CFD"; defined below), in each Fiscal Year, (defined below), commencing in the Fiscal Year beginning July 1, 2016, in an amount determined by the City Council of the City of Lake Elsinore, acting in its capacity as the legislative body of CFD No. 2015-1, by applying the rate and method of apportionment set forth below. All of the real property in CFD No. 2015-1, unless exempted by law or by the provisions herein, shall be taxed to the extent and in the manner provided herein.

A. DEFINITIONS

"Administrative Expenses" means the actual or reasonably estimated costs directly related to the formation, annexation, and administration of CFD No. 2015-1 including, but not limited to: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs to the City, CFD No. 2015-1, or any designee thereof associated with fulfilling the CFD No. 2015-1 reporting requirements; the costs associated with responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2015-1 or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2015-1 for any other administrative purposes of CFD No. 2015-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Administrator" means the City Manager of the City of Lake Elsinore, or his or her designee.

"Assessor's Parcel" means a lot or parcel of land that is identifiable by an Assessor's Parcel Number by the County Assessor of the County of Riverside.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means the identification number assigned to a parcel by the County Assessor of the County of Riverside.

"CFD" or "CFD No. 2015-1" means the City of Lake Elsinore Community Facilities District No. 2015-1 (Safety Services).

"City" means the City of Lake Elsinore.

"County" means the County of Riverside.

"Developed Property" means all Assessor's Parcels of Taxable Property for which a building permit for new construction has been issued on or prior to March 1 preceding the Fiscal Year in which the Special Tax is being levied.

"Developed Multi-Family Property" means all Assessor's Parcels of Developed Property for which a building permit or use permit for the construction of a residential structure with two or more

Residential Units that share a single Assessor's Parcel Number, as determined by the Administrator, has been issued prior to March 1 preceding the Fiscal Year in which the Special Tax is being levied.

"Developed Single Family Property" means any residential property other than a Developed Multi-Family Property on an Assessor's Parcel for which a building permit for new construction has been issued by the City on or prior to March 1 preceding the Fiscal Year in which the Special Tax is being levied.

"Exempt Property" means all Assessors' Parcels designated as being exempt from the Special Tax as provided for in Section E.

"Fiscal Year" means the period from and including July 1st of any year to and including the following June 30th.

"Maximum Special Tax" means the Maximum Special Tax, as applicable, levied within the CFD for any Fiscal Year.

"Future Annexation Area" means any area included inside the boundaries of the proposed boundary map included in Appendix C.

"Proportionately" means for Taxable Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Assessor's Parcels.

"Residential Unit" or "RU" means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator.

"Residential Property" means all Assessor's Parcels of Taxable Property upon which completed Residential Units have been constructed or for which building permits have been or may be issued for purposes of constructing one or more Residential Units.

"Services" means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD No. 2015-1 as set forth in Appendix B.

"Special Tax" means the Special Tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property.

"Special Tax Requirement" means the amount to be collected in any Fiscal Year to pay for certain costs as required to meet the public safety needs of CFD No. 2015-1 in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the direct costs for (i) police protection services, (ii) fire protection and suppression services, (iii) paramedic services, (iv) fund an operating reserve for the costs of Services as determined by the Administrator, and (v) Administrative Expenses. Under no circumstances shall the Special Tax Requirement include funds for bonds.

"Taxable Property" means all Assessor's Parcels within CFD No. 2015-1, which are not Exempt Property.

"Taxable Unit" means a Residential Unit.

B. RATE AND METHOD OF APPORTIONMENT OF MAXIMUM SPECIAL TAX RATES

As of July 1 of each Fiscal Year, commencing July 1, 2016, the Council shall determine the Special Tax Requirement and shall levy the Special Tax upon each of the Assessor's Parcels within the CFD which constitute a Developed Single Family Property or a Developed Multi-Family Property until the aggregate amount of Special Tax equals the Special Tax Requirement. The Special Tax shall be levied Proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Maximum Special Tax to satisfy the Special Tax Requirement.

The Maximum Special Tax for Fiscal Year 2016-2017 for a Developed Single Family Property and a Developed Multi-Family Property are shown below in Table 1.

TABLE 1
MAXIMUM SPECIAL TAX RATES
FISCAL YEAR 2016-2017

Description	Taxable Unit	Maximum Special Tax
Developed Single Family Property	RU	\$685
Developed Multi-Family Property	RU	\$419

Increase in the Maximum Special Tax

On each July 1, commencing on July 1, 2017 the Maximum Special Tax for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by four percent (4.0%), whichever is greater.

No Special Tax shall be levied on property which, at the time of adoption of the Resolution of Formation for CFD No. 2015-1 is an Exempt Property.

C. FUTURE ANNEXATIONS

It is anticipated that additional properties will be annexed to CFD No. 2015-1 from time to time. Pursuant to California Government Code section 53339 et seq., the rate and method adopted for the annexed property shall reflect the Maximum Special Tax rate at the then current year's Maximum Special Tax rate as set forth in Appendix A.

D. TERM OF SPECIAL TAX

For each Fiscal Year, the Maximum Special Taxes shall be levied as long as the Services are being provided within the boundaries of CFD No. 2015-1.

E. EXEMPTIONS

The City shall classify as Exempt Property within CFD No. 2015-1, any Assessor's Parcel in any of the following categories; (i) Assessor's Parcels which are owned by, irrevocably offered for dedication,

encumbered by or restricted in use by any public entity; (ii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement; (iii) Assessor's Parcels which are privately owned but are encumbered by or restricted solely for public uses; (iv) any Assessor's Parcel which is in use in the performance of a public function as determined by the Administrator; or (v) any Assessor's Parcel which is not a Developed Single Family Property or a Developed Multi-Family Property.

F. APPEALS

Any property owner claiming that the amount or application of the Special Taxes are not correct may file a written notice of appeal with the City not later than twelve months after having paid the first installment of the Special Tax that is disputed. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the Administrator's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made, but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s).

G. MANNER OF COLLECTION

The Maximum Special Taxes levied in each Fiscal Year shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. However, the District may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations.

The Maximum Special Taxes when levied shall be secured by the lien imposed pursuant to Section 3115.5 of the Streets and Highways Code. This lien shall be a continuing lien and shall secure each levy of Maximum Special Taxes. The lien of Maximum Special Taxes shall continue in force and effect until the Special Tax ceases to be levied in the manner provided by Section 53330.5 of the Government Code.

APPENDIX A

CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES)

ANNEXATION SUMMARY

Safety Services - It is estimated that the cost of providing police, fire protection, and paramedic services being funded by the Special Tax for the Community Facilities District No. 2015-1 (Safety Services) will be as follows for the Fiscal Year 2016-2017:

- \$685 per residential unit for Developed Single Family Residential Property
- \$419 per residential unit for Developed Multi-Family Residential Property

Annual Escalation - On each July 1, commencing on July 1, 2017 the Maximum Special Tax for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by four percent (4.0%), whichever is greater.

Annex. #	Fiscal Year	Tract	Development Name	No. of Taxable Units	Land Use Category	Maximum Special Tax at Annex.	Subdivider
Original	2016-17	36557	Terracina	452	Developed Single Family Property	\$685.00	Terracina Investors, LLC & C/O Spectrum Communities
Original	2016-17	36682	Senterra	74	Developed Single Family Property	\$685.00	Pardee Homes
1	2016-17	33486	Makenna Court	81	Developed Single Family Property	\$685.00	SAM-McKenna
2	2016-17	28214 -6, -7, -8	Skypointe at Alberhill Ranch	82	Developed Single Family Property	\$685.00	KB Homes
3	2018-19	31957	Running Deer	96	Developed Single Family Property	\$740.90	SAM-Running Deer
4	2018-19	37381 & 37382	Wasson Canyon II	272	Developed Single Family Property	\$740.90	Ava Karras
5	2019-20	33267	Westlake	163	Developed Single Family Property	\$770.53	Pardee Homes
6	2019-20	37305	Nichols Ranch	168	Developed Single Family Property	\$770.53	Nichols RD Partners, LLC
7	2020-21	30698 & 32129	Rosetta Hills	178	Developed Single Family Property	\$801.35	Three Strands Properties & Spectrum Communities
8	2021-22	33370	Tessera	90	Developed Single Family Property	\$833.41	JLI, LP
9	2021-22	33725 & 25475	Tuscany Valley/ Crest	335	Developed Single Family Property	\$833.41	Shopoff Realty Investment
10	2021-22	38008	Ridgeline at Westridge	60	Developed Single Family Property	\$833.41	Tri Pointe Homes
11	2021-22	38214-9	Alberhill Ranch	344	Developed Single Family Property	\$833.41	Alberhill Development, LLC
12	2022-23	37280	Lakeshore	140	Developed Single Family Property	\$917.08	Lake Elsinore Lakeshore, LLC & Erin Crowder
13	2022-23	38116	Lakeside	140	Developed Single Family Property	\$917.08	Tri Pointe Homes IE-SD, Inc.
14	2023-24	38378	Coastal Mission Trails	191	Developed Single Family Property	\$958.90	Vista Emerald, LLC

APPENDIX B

CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES)

DESCRIPTION OF AUTHORIZED SERVICES

The services which may be funded with proceeds of the special tax of CFD No. 2015-1, as provided by Section 53313 of the Act, will include some or all of the costs attributable to public safety.

These services include police protection services (including but not limited to criminal justice services), fire protection and suppression services, and paramedic services.

In addition to payment of the cost and expense of the foregoing services, proceeds of the special tax may be expended to pay "Administrative Expenses" as said term is defined in the Rate and Method of Apportionment and to establish an operating reserve for the costs of services as determined by the Administrator.

The above services shall be limited to those provided within the boundaries of CFD No. 2015-1 and the Future Annexation Area of CFD No. 2015-1 or for the benefit of the properties within the boundaries of CFD No. 2015-1 and the Future Annexation Area of CFD No. 2015-1, as the boundary is expanded from time to time by anticipated annexations, and said services may be financed by proceeds of the special tax of CFD No. 2015-1 only to the extent that they are in addition to those provided in the territory of CFD No. 2015-1 before CFD No. 2015-1 was created.

APPENDIX C

**CITY OF LAKE ELSINORE
COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES)
PROPOSED BOUNDARIES AND BOUNDARIES - FUTURE ANNEXATION AREA**

EXHIBIT D

ANNEXATION AND POTENTIAL ANNEXATION BOUNDARY MAPS

BOUNDARIES - POTENTIAL ANNEXATION AREA

COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES) CITY OF LAKE ELSINORE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF THE POTENTIAL ANNEXATION AREA OF COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES), CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, AT A REGULAR MEETING THEREOF, HELD ON 8th DAY OF March, 2016, BY ITS RESOLUTION NO. 2016-22.

Susan M. Dimes
CITY CLERK
CITY OF LAKE ELSINORE

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF LAKE ELSINORE, THIS 9th DAY OF March, 2016.

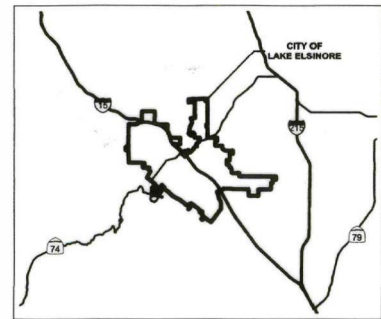
Susan M. Dimes
CITY CLERK
CITY OF LAKE ELSINORE

RECORDED THIS 14th DAY OF March, 2016
AT THE HOUR OF 11:56 O'CLOCK AM IN BOOK 79
PAGE 51 OF MAPS OF ASSESSMENT AND COMMUNITY
FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY
RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA.

FEE: \$10.00 NO.: 2016-0097922
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

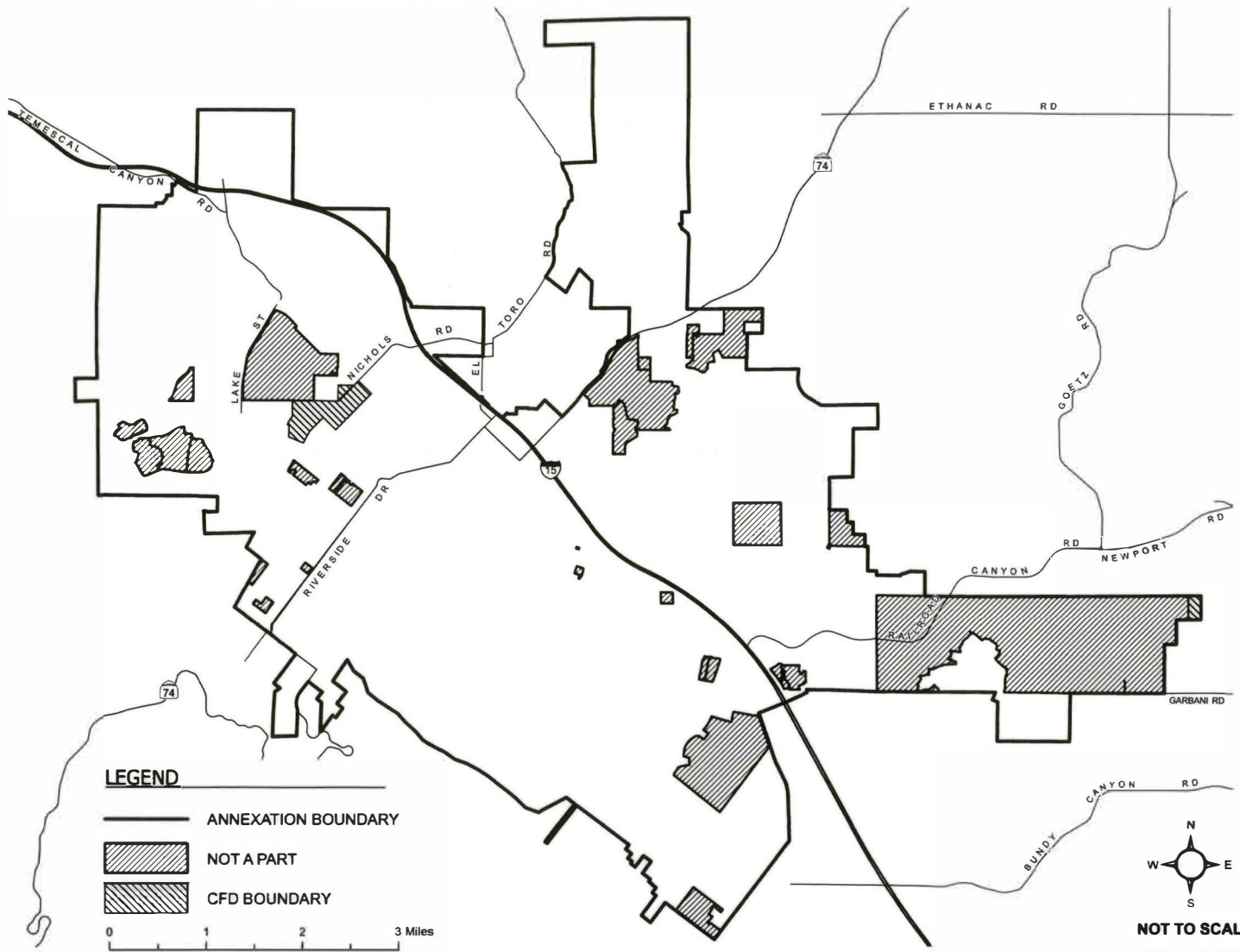
BY: Stephen Dimes
DEPUTY

VICINITY MAP NOT TO SCALE



LEGEND

- ANNEXATION BOUNDARY
- NOT A PART
- CFD BOUNDARY



NOT TO SCALE

W.O. 14-0295

ANNEXATION MAP NO. 14

COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES) CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

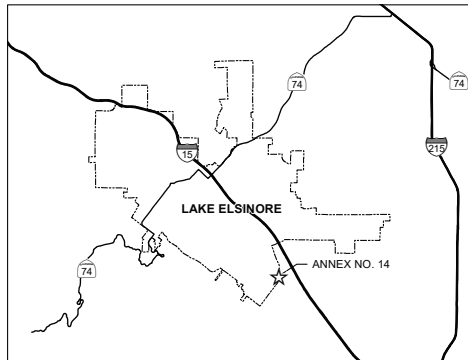
SHEET 1 OF 1 SHEET

THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES), OF THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON MARCH 14, 2016 IN BOOK 79 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGES 45-46 AND AS INSTRUMENT NO. 2016-00978338 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES), CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE AT A REGULAR MEETING THEREOF, HELD ON ____ DAY OF ____, 20____, BY RESOLUTION NO. _____

CITY CLERK
CITY OF LAKE ELSINORE



THIS ANNEXATION MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2022-23.



RECORDED THIS ____ DAY OF ____, 20____ AT THE HOUR OF ____ O'CLOCK ____ M IN BOOK ____ PAGE ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: _____ NO.: _____
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: _____
DEPUTY

LEGEND

- ANNEXATION AREA BOUNDARY
- PARCEL LINE
- CITY BOUNDARY
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER



EXHIBIT E
PETITION

PETITION TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE REQUESTING TO ANNEX TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 2015-1 WITHIN THE CITY OF LAKE ELSINORE AND A WAIVER WITH RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF SPECIAL TAXES THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED BY THE COMMUNITY FACILITIES DISTRICT

1. The undersigned requests that the City Council of the City of Lake Elsinore, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), for the annexation of territory to community facilities district no. 2015-1 of the property described below and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by the community facilities district.

2. The undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance to provide police protection services, including but not limited to criminal justice services, and fire protection and suppression services in the area surrounding the subject project.

3. The undersigned hereby certifies that as of the date indicated opposite its signature, it is the owner of all the property within the proposed boundaries of the community facilities district described in Exhibit A hereto and as shown on the map Exhibit B hereto.

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed community facilities district. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on the annexation of territory to community facilities district no. 2015-1 or at the next available meeting.


5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures, including but not limited to any

notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

6. The undersigned hereby consents to and expressly 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 proceeding relative to annex territory to community facilities district no. 2015-1 of the portion of the incorporated area of the City of Lake Elsinore or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this 18th day of August, 2023.

VISTA EMERALD, LLC,
a California limited liability company

By: 
Name: ELIN CROWDER
Title: MANAGING MEMBER

OWNER'S PROPERTY: TRACT MAP No. 38378

OWNER'S MAILING ADDRESS:

1020 2nd Street
Encinitas, CA 92024

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE THIS ____ DAY OF _____, 20__.

City Clerk of the City Council of the
City of Lake Elsinore

INSERT EXHIBIT A: BOUNDARY DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT BY THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT NO. 2020-00005, WHICH WAS RECORDED ON JUNE 24, 2020 AS INSTRUMENT NO. 2020-0272772 OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND MORE PARTICULARLY DESCRIBED AS:

A PORTION OF PARCEL 5, AS SHOWN ON A MAP RECORDED IN BOOK 73, PAGE 44, OF RECORD OF SURVEYS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL 5 DISTANT THEREON SOUTH $11^{\circ}04'48''$ WEST, 322.89 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ALSO PARALLEL WITH AND DISTANT 96.00 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID PARCEL 5; THENCE NORTH $87^{\circ}36'07''$ EAST, 749.86 FEET PARALLEL WITH SAID SOUTHERLY LINE TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 5, SAID POINT BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF MISSION TRAIL, A 60 FOOT HALF-WIDTH, AND THE POINT OF TERMINUS.

APN: 370-050-032

PARCEL B:

THAT PORTION OF LOT 1 OF AMENDED MAP OF A PORTION OF SEDCO TRACT NO. 28, AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RIGHT OF WAY PER DEED RECORDED APRIL 8, 1921, IN BOOK 543, PAGE 259 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 22, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF CORYDON STREET 60.00 FEET WIDE AND THE WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL 60.00 FEET WIDE AS SHOWN ON RECORD OF SURVEY IN BOOK 19, PAGE 25, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL NORTH $02^{\circ} 27'$ WEST 610.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH $02^{\circ} 27'$ WEST 420.00 FEET;

THENCE SOUTH 87° 33' WEST 603.30 FEET;

THENCE SOUTH 11° 03' 36" WEST 431.95 FEET TO A POINT ON A LINE PASSING THROUGH THE TRUE POINT OF BEGINNING HAVING A BEARING OF NORTH 87° 33' EAST;

THENCE ALONG SAID LINE NORTH 87° 33' EAST 704.21 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS PARCEL 6 AS SHOWN BY MAP ON FILE IN BOOK 73, PAGE 44 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 370-050-019

PARCEL C:

THAT PORTION OF LOT 1 OF AMENDED MAP OF A PORTION OF SEDCO TRACT NO. 28, AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RIGHT OF WAY PER DEED RECORDED APRIL 8, 1921, IN BOOK 543, PAGE 259 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 22, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF CORYDON STREET 60.00 FEET WIDE AND THE WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL 60.00 FEET WIDE AS SHOWN ON RECORD OF SURVEY IN BOOK 19, PAGE 25, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL NORTH 02° 27' WEST 1030.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 02° 27' WEST 544.06 FEET;

THENCE SOUTH 87° 27' 07" WEST 149.96 FEET;

THENCE SOUTH 74° 45' 10" WEST 350.00 FEET;

THENCE SOUTH 11° 03' 36" WEST 479.54 FEET TO A POINT ON A LINE PASSING THROUGH THE TRUE POINT OF BEGINNING HAVING A BEARING OF NORTH 87° 33' EAST;

THENCE NORTH 87° 33' EAST 603.30 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS PARCEL 7 AS SHOWN BY MAP ON FILE IN BOOK 73, PAGE 44 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 370-050-020

EXHIBIT F

NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING ON INTENTION TO ANNEX TERRITORY TO AN
EXISTING COMMUNITY FACILITIES DISTRICT 2015-1 (SAFETY SERVICES)
(ANNEXATION NO. 14)**

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore on September 12, 2023 adopted its Resolution No. 2023-____, in which it declared its intention to annex territory to existing Community Facilities District No. 2015-1 (Safety Services) (the "CFD No. 2015-1"), and to levy a special tax to pay for certain safety services, all pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code. The resolution describes the territory to be annexed and describes the rate and method of apportionment of the proposed special tax. No change in the tax levied in the existing CFD No. 2015-1 is proposed.

NOTICE IS HEREBY FURTHER GIVEN that the City Council has fixed 7:00 p.m., or as soon thereafter as practicable, Tuesday, October 24, 2023 in the City Council Chambers located at 183 N Main St., Lake Elsinore, California 92530, as the time and place when and where the City Council will conduct a public hearing on the annexation of territory to CFD No. 2015-1. At the hearing, the testimony of all interest persons for or against the annexation of the territory or the levying of the special taxes will be heard. If and to the extent participation in the October 24, 2023 meeting must occur by teleconference, videoconference, or other electronic means authorized by the Ralph M. Brown Act or an Executive Order of the Governor of California, the means and methods for participating the meeting shall be posted on the Agenda for said meeting, which shall be posted at least 72 hours prior to the meeting on the City of Lake Elsinore (www.lake-elsinore.org), and outside of City Hall at 130 S. Main Street, Lake Elsinore, CA 92530. A copy of the Agenda will be made available upon request to the Lake Elsinore City Clerk's office at 951-674-3124; Ext. 262

DATED: _____, 20____

City Clerk of the City of Lake Elsinore

EXHIBIT G

BALLOT

**SPECIAL TAX ELECTION
CITY OF LAKE ELSINORE**

**ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES)
ANNEXATION NO. 14**

(October 24, 2023)

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 14 of the Community Facilities District No. 2015-1 (Safety Services) ("CFD No. 2015-1") of the City of Lake Elsinore:

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
Vista Emerald, LLC	18.07	19

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the City Council (the "Council") of the City of Lake Elsinore (the "City"), the above-named landowner is entitled to cast the number of votes shown above under the heading "Total Votes," representing the total votes for the property owned by said landowner. The City has sent the enclosed ballot to you so that you may vote on whether or not to approve the special tax.

This special tax ballot is for the use of the property owner of the parcels identified below, which parcels are located within the territory proposed to be annexed to the CFD No. 2015-1, City of Lake Elsinore, County of Riverside, State of California. Please advise the City Clerk, at (951) 674-3124 x 261 if the name set forth below is incorrect or if you are no longer one of the owners of these parcels. This special tax ballot may be used to express either support for or opposition to the proposed special tax. To be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person, as follows:

Mail

Delivery: If by mail, place ballot in the return envelope provided, and mail no later than October 10, 2023, two calendar weeks prior to the date set for the election. Mailing later than this deadline creates the risk that the special tax ballot may not be received in time to be counted.

Personal

Delivery: If in person, deliver to the City Clerk at any time up to 7:00 p.m. on October 24, 2023, at the Clerk's office at 130 N Main St. Lake Elsinore, CA 92530.

However delivered, this ballot must be received by the Clerk prior to the close of the public meeting on October 24, 2023.

Very truly yours,

Candice Alvarez, MMC,
City Clerk

TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

OFFICIAL SPECIAL TAX BALLOT

Name & Address of Property Owner:	Assessor's Parcel Number(s):
Vista Emerald, LLC Attn: Erin Crowder 1020 2nd Street, Suite C Encinitas, CA 92024	370-050-019, 370-050-020, 370-050-032

ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES)
ANNEXATION NO. 14

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT

<u>SPECIAL TAX BALLOT MEASURE</u>	MARK "YES" OR "NO" WITH AN "X":
Shall the City Council of the City of Lake Elsinore be authorized to levy a special tax on an annual basis at the rates and apportioned as described in Exhibit C to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2015-1 (Safety Services) adopted by the City Council on September 12, 2023 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 14 of Community Facilities District No. 2015-1 (Safety Services) City of Lake Elsinore" to finance certain services as set forth in Section 4 to the Resolution (including incidental expenses) and shall an appropriation limit be established for Community Facilities District No. 2015-1 (Safety Services) in the amount of special taxes collected?	YES _____ NO _____

Certification for Special Election Ballot

The undersigned is an authorized representative of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____, 20__.

Erin Crowder
Managing Member

Signature

Print Name

Title