#### EXHIBIT A

#### DESCRIPTION OF PROPOSED TERRITORY TO BE ANNEXED

The City of Lake Elsinore Community Facilities District No. 2015-2 (Maintenance Services) (the "CFD No. 2015-2") Annexation No. 20 is currently comprised of 379 parcels, located within the city boundaries. The property is identified by the following Riverside County Assessor's Parcel Numbers (APNs).

APN	Owners Name		
389-090-032	Pulte Home Co.		
389-090-033	Pulte Home Co.		
389-090-034	Pulte Home Co.		
389-090-035	Pulte Home Co.		
389-790-000	Pulte Home Co.		
389-790-001	Pulte Home Co.		
389-790-002	Pulte Home Co.		
389-790-003	Pulte Home Co.		
389-790-004	Pulte Home Co.		
389-790-005	Pulte Home Co.		
389-790-006	Pulte Home Co.		
389-790-007	Pulte Home Co.		
389-790-008	Pulte Home Co.		
389-790-009	Pulte Home Co.		
389-790-010	Pulte Home Co.		
389-790-011	Pulte Home Co.		
389-790-012	Pulte Home Co.		
389-790-013	Pulte Home Co.		
389-790-014	Pulte Home Co.		
389-790-015	Pulte Home Co.		
389-790-016	Pulte Home Co.		
389-790-017	Pulte Home Co.		
389-790-018	Pulte Home Co.		
389-790-019	Pulte Home Co.		
389-790-020	Pulte Home Co.		
389-790-021	Pulte Home Co.		
389-790-022	Pulte Home Co.		
389-790-023	Pulte Home Co.		
389-790-024	Pulte Home Co.		
389-790-025	Pulte Home Co.		
389-790-026	Pulte Home Co.		
389-790-027	Pulte Home Co.		
389-790-028	Pulte Home Co.		
389-790-029	Pulte Home Co.		
389-790-030	Pulte Home Co.		
389-790-031	Pulte Home Co.		
389-790-032	Pulte Home Co.		
389-790-033	Pulte Home Co.		
389-790-034	Pulte Home Co.		
389-790-035	Pulte Home Co.		
389-790-036	Pulte Home Co.		
389-790-037	Pulte Home Co.		

# TAX ZONE 23

APN	Owners Name
389-790-038	Pulte Home Co.
389-790-039	Pulte Home Co.
389-790-040	Pulte Home Co.
389-790-041	Pulte Home Co.
389-790-042	Pulte Home Co.
389-790-044	Pulte Home Co.
389-790-045	Pulte Home Co.
389-790-046	Pulte Home Co.
389-790-047	Pulte Home Co.
389-790-048	Pulte Home Co.
389-800-001	Pulte Home Co.
389-800-002	Pulte Home Co.
389-800-003	Pulte Home Co.
389-800-004	Pulte Home Co.
389-800-005	Pulte Home Co.
389-800-006	Pulte Home Co.
389-800-007	Pulte Home Co.
389-800-008	Pulte Home Co.
389-800-009	Pulte Home Co.
389-800-010	Pulte Home Co.
389-800-011	Pulte Home Co.
389-800-012	Pulte Home Co.
389-800-013	Pulte Home Co.
389-800-014	Pulte Home Co.
389-800-015	Pulte Home Co.
389-800-016	Pulte Home Co.
389-800-017	Pulte Home Co.
389-800-018	Pulte Home Co.
389-800-019	Pulte Home Co.
389-800-020	Pulte Home Co.
389-800-021	Pulte Home Co.
389-800-022	Pulte Home Co.
389-800-023	Pulte Home Co.
389-800-024	Pulte Home Co.
389-801-001	Pulte Home Co.
389-801-002	Pulte Home Co.
389-801-003	Pulte Home Co.
389-801-004	Pulte Home Co.
389-801-005	Pulte Home Co.
389-801-006	Pulte Home Co.
389-801-007	Pulte Home Co.
389-801-008	Pulte Home Co.
389-801-009	Pulte Home Co.
389-801-010	Pulte Home Co.
389-801-011	Pulte Home Co.
389-801-012	Pulte Home Co.
389-801-013	Pulte Home Co.
389-801-014	Pulte Home Co.
389-801-015	Pulte Home Co.
389-801-016	Pulte Home Co.

APN	Owners Name
389-801-017	Pulte Home Co.
389-801-018	Pulte Home Co.
389-801-019	Pulte Home Co.
389-801-020	Pulte Home Co.
389-801-021	Pulte Home Co.
389-801-022	Pulte Home Co.
389-801-023	Pulte Home Co.
389-801-024	Pulte Home Co.
389-801-025	Pulte Home Co.
389-801-026	Pulte Home Co.
389-801-027	Pulte Home Co.
389-801-028	Pulte Home Co.
389-801-029	Pulte Home Co.
389-801-030	Pulte Home Co.
389-801-031	Pulte Home Co.
389-802-001	Pulte Home Co.
389-802-002	Pulte Home Co.
389-802-003	Pulte Home Co.
389-802-004	Pulte Home Co.
389-802-005	Pulte Home Co.
389-802-006	Pulte Home Co.
389-802-007	Pulte Home Co.
389-802-008	Pulte Home Co.
389-802-009	Pulte Home Co.
389-802-010	Pulte Home Co.
389-802-011	Pulte Home Co.
389-802-012	Pulte Home Co.
389-802-013	Pulte Home Co.
389-802-014	Pulte Home Co.
389-802-015	Pulte Home Co.
389-802-016	Pulte Home Co.
389-802-017	Pulte Home Co.
389-802-018	Pulte Home Co.
389-802-019	Pulte Home Co.
389-802-020	Pulte Home Co.
389-810-001	Pulte Home Co.
389-810-002	Pulte Home Co.
389-810-003	Pulte Home Co.
389-810-004	Pulte Home Co.
389-810-005	Pulte Home Co.
389-810-006	Pulte Home Co.
389-810-007	Pulte Home Co.
389-810-008	Pulte Home Co.
389-810-009	Pulte Home Co.
389-810-010	Pulte Home Co.
389-810-011	Pulte Home Co.
389-810-012	Pulte Home Co.
389-810-013	Pulte Home Co.
389-810-014	Pulte Home Co.
389-810-015	Pulte Home Co.

APN	Owners Name
389-810-016	Pulte Home Co.
389-810-017	Pulte Home Co.
389-810-018	Pulte Home Co.
389-810-019	Pulte Home Co.
389-810-020	Pulte Home Co.
389-810-021	Pulte Home Co.
389-810-022	Pulte Home Co.
389-810-023	Pulte Home Co.
389-810-024	Pulte Home Co.
389-810-025	Pulte Home Co.
389-810-026	Pulte Home Co.
389-810-027	Pulte Home Co.
389-810-028	Pulte Home Co.
389-810-029	Pulte Home Co.
389-810-030	Pulte Home Co.
389-810-031	Pulte Home Co.
389-810-032	Pulte Home Co.
389-810-033	Pulte Home Co.
389-810-034	Pulte Home Co.
389-810-035	Pulte Home Co.
389-811-001	Pulte Home Co.
389-811-002	Pulte Home Co.
389-811-003	Pulte Home Co.
389-811-004	Pulte Home Co.
389-811-005	Pulte Home Co.
389-811-006	Pulte Home Co.
389-811-007	Pulte Home Co.
389-811-008	Pulte Home Co.
389-811-009	Pulte Home Co.
389-811-010	Pulte Home Co.
389-811-011	Pulte Home Co.
389-812-001	Pulte Home Co.
389-812-002	Pulte Home Co.
389-812-003	Pulte Home Co.
389-812-004	Pulte Home Co.
389-812-005	Pulte Home Co.
389-812-006	Pulte Home Co.
389-812-007	Pulte Home Co.
389-812-008	Pulte Home Co.
389-812-009	Pulte Home Co.
389-812-010	Pulte Home Co.
389-812-011	Pulte Home Co.
389-812-012	Pulte Home Co.
389-812-013	Pulte Home Co.
389-812-014	Pulte Home Co.
389-812-015	Pulte Home Co.
389-812-016	Pulte Home Co.
389-812-017	Pulte Home Co.
389-820-001	Pulte Home Co.
389-820-002	Pulte Home Co.

APN	Owners Name
389-820-003	Pulte Home Co.
389-820-004	Pulte Home Co.
389-820-005	Pulte Home Co.
389-820-006	Pulte Home Co.
389-820-007	Pulte Home Co.
389-821-001	Pulte Home Co.
389-821-002	Pulte Home Co.
389-821-003	Pulte Home Co.
389-821-004	Pulte Home Co.
389-821-005	Pulte Home Co.
389-821-006	Pulte Home Co.
389-822-001	Pulte Home Co.
389-822-002	Pulte Home Co.
389-822-003	Pulte Home Co.
389-822-004	Pulte Home Co.
389-822-005	Pulte Home Co.
389-822-006	Pulte Home Co.
389-822-007	Pulte Home Co.
389-822-008	Pulte Home Co.
389-822-009	Pulte Home Co.
389-822-010	Pulte Home Co.
389-822-011	Pulte Home Co.
389-822-012	Pulte Home Co.
389-822-013	Pulte Home Co.
389-822-014	Pulte Home Co.
389-822-015	Pulte Home Co.
389-822-016	Pulte Home Co.
389-822-017	Pulte Home Co.
389-822-018	Pulte Home Co.
389-822-019	Pulte Home Co.
389-822-020	Pulte Home Co.
389-822-021	Pulte Home Co.
389-822-022	Pulte Home Co.
389-822-023	Pulte Home Co.
389-822-024	Pulte Home Co.
389-822-025	Pulte Home Co.
389-822-026	Pulte Home Co.
389-822-027	Pulte Home Co.
389-822-028	Pulte Home Co.
389-822-029	Pulte Home Co.
389-822-030	Pulte Home Co.
389-822-031	Pulte Home Co.
389-822-032	Pulte Home Co.
389-822-033	Pulte Home Co.
389-822-034	Pulte Home Co.
389-822-035	Pulte Home Co.
389-822-036	Pulte Home Co.
389-822-037	Pulte Home Co.
389-823-001	Pulte Home Co.
389-823-002	Pulte Home Co.

APN	Owners Name	
389-823-003	Pulte Home Co.	
389-823-004	Pulte Home Co.	
389-823-005	Pulte Home Co.	
389-823-006	Pulte Home Co.	
389-823-007	Pulte Home Co.	
389-823-008	Pulte Home Co.	
389-830-001	Pulte Home Co.	
389-830-002	Pulte Home Co.	
389-830-003	Pulte Home Co.	
389-830-004	Pulte Home Co.	
389-830-005	Pulte Home Co.	
389-830-006	Pulte Home Co.	
389-830-007	Pulte Home Co.	
389-830-008	Pulte Home Co.	
389-830-009	Pulte Home Co.	
389-830-010	Pulte Home Co.	
389-830-011	Pulte Home Co.	
389-830-012	Pulte Home Co.	
389-830-013	Pulte Home Co.	
389-830-014	Pulte Home Co.	
389-830-015	Pulte Home Co.	
389-830-016	Pulte Home Co.	
389-830-017	Pulte Home Co.	
389-830-018	Pulte Home Co.	
389-830-019	Pulte Home Co.	
389-830-020	Pulte Home Co.	
389-830-021	Pulte Home Co.	
389-830-022	Pulte Home Co.	
389-831-001	Pulte Home Co.	
389-831-002	Pulte Home Co.	
389-831-003	Pulte Home Co.	
389-831-004	Pulte Home Co.	
389-831-005	Pulte Home Co.	
389-831-006	Pulte Home Co.	
389-831-007	Pulte Home Co.	
389-831-008	Pulte Home Co.	
389-831-009	Pulte Home Co.	
389-831-010	Pulte Home Co.	
389-831-011	Pulte Home Co.	
389-831-012	Pulte Home Co.	
389-831-013	Pulte Home Co.	
389-831-014	Pulte Home Co.	
389-831-015	Pulte Home Co.	
389-831-016	-831-016 Pulte Home Co.	
389-831-017	Pulte Home Co.	
389-831-018	Pulte Home Co.	
389-831-019	Pulte Home Co.	
389-831-020	Pulte Home Co.	
389-832-001	Pulte Home Co.	
389-832-002	Pulte Home Co.	

APN	Owners Name
389-832-003	Pulte Home Co.
389-832-004	Pulte Home Co.
389-832-005	Pulte Home Co.
389-832-006	Pulte Home Co.
389-832-007	Pulte Home Co.
389-832-008	Pulte Home Co.
389-832-009	Pulte Home Co.
389-832-010	Pulte Home Co.
389-832-011	Pulte Home Co.
389-840-001	Pulte Home Co.
389-840-002	Pulte Home Co.
389-840-003	Pulte Home Co.
389-840-004	Pulte Home Co.
389-840-005	Pulte Home Co.
389-840-006	Pulte Home Co.
389-840-007	Pulte Home Co.
389-840-008	Pulte Home Co.
389-840-009	Pulte Home Co.
389-840-010	Pulte Home Co.
389-840-011	Pulte Home Co.
389-840-012	Pulte Home Co.
389-840-013	Pulte Home Co.
389-840-014	Pulte Home Co.
389-840-015	Pulte Home Co.
389-840-016	Pulte Home Co.
389-840-017	Pulte Home Co.
389-840-018	Pulte Home Co.
389-840-019	Pulte Home Co.
389-840-020	Pulte Home Co.
389-840-021	Pulte Home Co.
389-840-022	Pulte Home Co.
389-840-023	Pulte Home Co.
389-840-024	Pulte Home Co.
389-841-001	Pulte Home Co.
389-841-002	Pulte Home Co.
389-841-003	Pulte Home Co.
389-841-004	Pulte Home Co.
389-841-005	Pulte Home Co.
389-841-006	Pulte Home Co.
389-841-007	Pulte Home Co.
389-841-008	Pulte Home Co.
389-841-009	Pulte Home Co.
389-841-010	Pulte Home Co.
389-841-011	Pulte Home Co.
389-841-012	Pulte Home Co.
389-841-013	Pulte Home Co.
389-841-014	Pulte Home Co.
389-841-015	Pulte Home Co.
389-841-016	Pulte Home Co.
389-841-017	Pulte Home Co.

APN	Owners Name	
389-841-018	Pulte Home Co.	
389-841-019	Pulte Home Co.	
389-841-020	Pulte Home Co.	
389-841-021	Pulte Home Co.	
389-841-022	Pulte Home Co.	
389-841-023	Pulte Home Co.	
389-841-024	Pulte Home Co.	
389-841-025	Pulte Home Co.	
389-841-026	Pulte Home Co.	
389-841-027	Pulte Home Co.	
389-841-028	Pulte Home Co.	
389-841-029	Pulte Home Co.	
389-841-030	Pulte Home Co.	
389-841-031	Pulte Home Co.	
389-841-032	Pulte Home Co.	
389-841-033	Pulte Home Co.	
389-841-034	Pulte Home Co.	
389-841-035	Pulte Home Co.	
389-841-036	Pulte Home Co.	
389-841-037	Pulte Home Co.	
389-841-038	Pulte Home Co.	
389-841-039	Pulte Home Co.	
389-841-040	Pulte Home Co.	
389-841-041	Pulte Home Co.	
389-841-042	Pulte Home Co.	
389-841-043	Pulte Home Co.	
389-841-044	Pulte Home Co.	
389-841-045	Pulte Home Co.	
389-841-046	Pulte Home Co.	
389-841-047	Pulte Home Co.	
389-841-048	Pulte Home Co.	
389-841-049	Pulte Home Co.	
389-841-050	Pulte Home Co.	
389-841-051	Pulte Home Co.	
389-841-052	Pulte Home Co.	
389-841-053	Pulte Home Co.	
389-841-054	Pulte Home Co.	

#### EXHIBIT B

DESCRIPTION OF AUTHORIZED SERVICES

# CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES)

# **DESCRIPTION OF AUTHORIZED SERVICES**

The services which may be funded with proceeds of the special tax of CFD No. 2015-2, as provided by Section 53313 of the Act, will include all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing landscaped areas (may include reserves for replacement) in public street right-of-ways, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use. These services including the following:

(a) maintenance and lighting of parks, parkways, streets, roads and open space, which maintenance and lighting services may include, without limitation, furnishing of electrical power to street lights and traffic signals; repair and replacement of damaged or inoperative light bulbs, fixtures and standards; maintenance (including irrigation and replacement) of landscaping vegetation situated on or adjacent to parks, parkways, streets, roads and open space; maintenance and repair of irrigation facilities; maintenance of public signage; graffiti removal from and maintenance and repair of public structures situated on parks, parkways, streets, roads and open space; maintenance and repair of playground or recreation program equipment or facilities situated on any park; and

(b) maintenance and operation of water quality improvements which include storm drainage and flood protection facilities, including, without limitation, drainage inlets, catch basin inserts, infiltration basins, flood control channels, fossil fuel filters, and similar facilities. Maintenance services may include but is not limited to the repair, removal or replacement of all or part of any of the water quality improvements, fossil fuel filters within the public right-of-way including the removal of petroleum hydrocarbons and other pollutants from water runoff, or appurtenant facilities, clearing of inlets and outlets; erosion repairs; and cleanup to improvements, and other items necessary for the maintenance, servicing; or both of the water quality basin improvements within flood control channel improvements; and

(c) public street sweeping, on the segments of the arterials within the boundaries of CFD No. 2015-2; as well as local roads within residential subdivisions located within CFD No. 2015-2; and any portions adjacent to the properties within CFD No. 2015-2; and

In addition to payment of the cost and expense of the forgoing 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.

The above services shall be limited to those provided within the boundaries of CFD No. 2015-2 or for the benefit of the properties within the boundaries of CFD No. 2015-2, 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. 2015-2 only to the extent that they are in addition to those provided in the territory of CFD No. 2015-2 before CFD No. 2015-2 was created.

# EXHIBIT C

RATE AND METHOD OF APPORTIONMENT

# RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE 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. 2015-2 (Maintenance Services) (the "CFD No. 2015-2" or "CFD"; defined below), in each Fiscal Year, (defined below), commencing in the Fiscal Year beginning July 1, 2015, in an amount determined by the City Council of the City of Lake Elsinore, acting ex officio as the legislative body of CFD No. 2015-2, by applying the rate and method of apportionment set forth below. All of the real property in CFD No. 2015-2, unless exempted by law or by the provisions herein, shall be taxed to the extent and in the manner provided herein.

# A. DEFINITIONS

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on any Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the area is not shown on the applicable Final Map, the land area shall be calculated by the Administrator.

**"Administrative Expenses"** means the actual or reasonably estimated costs directly related to the formation, annexation, and administration of CFD No. 2015-2 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. 2015-2, or any designee thereof associated with fulfilling the CFD No. 2015-2 disclosure requirements; the costs associated with responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2015-2 or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees including payment of a proportional share of salaries and benefits of any City employees and City overhead whose duties are related to the administration and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2015-2 for any other administrative purposes of CFD No. 2015-2, 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.

**"Approved Property"** means all Assessor's Parcels of Taxable Property that are included in a Final Map that was recorded prior to the March 1 preceding the Fiscal Year in which the Special Tax is being levied, and that have not been issued a building permit on or prior to the March 1 preceding the Fiscal year in which the special tax is being levied.

"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 that identification number assigned to a parcel by the County Assessor of the County.

**"Building Square Footage"** or **"BSF"** means the floor area square footage reflected on the original construction building permit issued for construction of a building of Non-Residential Property and any Building Square Footage subsequently added to a building of such Taxable Property after issuance of a building permit for expansion or renovation of such building.

**"Calendar Year"** means the period commencing January 1 of any year and ending the following December 31.

**"CFD"** or **"CFD No. 2015-2"** means the City of Lake Elsinore Community Facilities District No. 2015-2 (Maintenance Services).

"City" has the meaning set forth in the preamble.

**"Contingent Special Tax B Requirement"** means that amount required in any Fiscal Year, if the POA is unable to maintain the Service(s) to: (i) pay the costs of Services incurred or otherwise payable in the Calendar Year commencing in such Fiscal Year; (ii) fund an operating reserve for the costs of Services as determined by the Administrator; less a credit for funds available to reduce the annual Special Tax B (Contingent) levy as determined by the Administrator.

"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.

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

**"Final Map"** means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352 that creates individual lots for which building permits may be issued without further subdivision.

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

**"Land Use Category"** or **"LUC"** means any of the categories contained in Section B hereof to which an Assessor's Parcel is assigned consistent with the land use approvals that have been received or proposed for the Assessor's Parcel as of March 1 preceding the Fiscal Year in which the Special Tax is being levied.

**"Maximum Special Tax"** means either Maximum Special Tax A and/or Maximum Special Tax B (Contingent), as applicable.

**"Maximum Special Tax A"** means the Maximum Special Tax A, as determined in accordance with Section C below that can be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property within CFD No. 2015-2.

**"Maximum Special Tax B (Contingent)"** means the Maximum Special Tax B (Contingent), as determined in accordance with Section C below that can be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property within CFD No. 2015-2.

"Multi-Family Residential Property" means any Assessor's Parcel of residential property that consists of a building or buildings comprised of attached Residential Units sharing at least one common wall with another unit.

**"Non-Residential Property"** or **"NR"** means all Assessor's Parcels of Taxable Property for which a building permit(s) was issued for a non-residential use. The Administrator shall make the determination if an Assessor's Parcel is Non-Residential Property.

**"Property Owner's Association"** or **"POA"** means the property owner's association or homeowner's association established to maintain certain landscaping within a Tax Zone.

**"Proportionately"** means for Taxable Property that is: (i) Developed Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Developed Property with the same Tax Zone, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Approved Property with the same Tax Zone, and (iii) Undeveloped Property that the ratio of the actual Special Tax levy per acre to the Maximum Special Tax per acre is the same for all Parcels of Undeveloped Property with the same Tax Zone.

**"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.

**"Service(s)"** means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD No. 2015-2 as set forth in the documents adopted by the City Council at the time the CFD was formed.

**"Single Family Residential Property"** means any residential property other than Multi-Family Residential Property on an Assessor's Parcel.

**"Special Tax(es)"** means the Special Tax A and/or Special Tax B (Contingent) to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property.

**"Special Tax A"** means the annual special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax A Requirement.

"Special Tax A Requirement" means for each Tax Zone, that amount to be collected in any Fiscal Year to pay for certain costs as required to meet the needs for such Tax Zone of CFD No. 2015-2 in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the direct costs for maintenance services including but not limited to (i) maintenance and lighting of parks, parkways, streets, roads and open space, (ii) maintenance and operation of water quality improvements, (iii) public street sweeping, (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 A Requirement include funds for Bonds.

**"Special Tax B (Contingent)"** means the Special Tax B (Contingent) to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Contingent Special Tax B Requirement, if required.

**"Taxable Property"** means all Assessor's Parcels within CFD No. 2015-2, which are not Exempt Property.

"Taxable Unit" means a Residential Unit, Building Square Footage, or an Acre.

**"Tax Zone"** means a mutually exclusive geographic area, within which particular Special Tax rates may be levied pursuant to this Rate and Method of Apportionment of Special Tax. Appendix C identifies the Tax Zone in CFD No. 2015-2 at formation; additional Tax Zones may be created when property is annexed into the CFD.

"Tax Zone 1" means the specific geographic area identified on the CFD Boundary Map as Tax Zone 1.

"Tract(s)" means an area of land within a subdivision identified by a particular tract number on a Final Map approved for the subdivision.

**"Undeveloped Property"** means, for each Fiscal Year, all Taxable Property not classified as Developed Property or Approved Property.

# B. ASSIGNMENT TO LAND USE CATEGORIES

For each Fiscal Year, all Assessor's Parcels of Taxable Property within CFD No. 2015-2 shall be classified as Developed Property, Approved Property, or Undeveloped Property, and shall be subject to the levy of Special Taxes as determined pursuant to Sections C and D below. Assessor's Parcels of Developed Property and Approved Property shall be classified as either Residential Property or Non-Residential Property. Residential Property shall be further classified as Single Family Residential Property or Multi-Family Residential Property and the number of Residential Units shall be determined by the Administrator.

#### C. MAXIMUM SPECIAL TAX RATES

For purposes of determining the applicable Maximum Special Tax for Assessor's Parcels of Developed Property and Approved Property which are classified as Residential Property, all such Assessor's Parcels shall be assigned the number of Residential Unit(s) constructed or to be constructed thereon as specified in or shown on the building permit(s) issued or Final Map as determined by the Administrator. For Parcels of undeveloped property zoned for development of single family attached or multi-family units, the number of Residential Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan, or by assigning the maximum allowable units permitted based on the underlying zoning for the Parcel. Once a single family attached or multi-family building or buildings have been built on an Assessor's Parcel, the Administrator shall determine the actual number of Residential Units contained within the building or buildings, and the Special Tax A levied against the Parcel in the next Fiscal Year shall be calculated by multiplying the actual number of Residential Units by the Maximum Special Tax per Residential Unit identified for the Tract below or as included in Appendix A as each Annexation occurs.

For purposes of determining the applicable Maximum Special Tax for Assessor's Parcels of Developed Property and Approved Property which are classified as Non-Residential Property, all such Assessor's Parcels shall be assigned the number of Building Square Footage or Acres as shown on the Final Map as determined by the Administrator. Once the Administrator determines the actual number of Building Square Footage or Acres for the Assessor's Parcels, the Special Tax A levied against the Assessor's Parcel in the next Fiscal Year shall be calculated by multiplying the number of Building Square Footage or Acres by the Maximum Special Tax per Taxable Unit identified for the Tax Zone below or as included in Appendix A as each Annexation occurs.

# 1. Special Tax A

- a. <u>Developed Property</u>
  - (i) Maximum Special Tax A

The Maximum Special Tax A for each Assessor's Parcel of Developed Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2015-2, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tax Zones annexed and included in Appendix A. The Maximum Special Tax A for Developed Property for Fiscal Year 2015-2016 within Tax Zone 1 is identified in Table 1 below:

# TABLE 1 MAXIMUM SPECIAL TAX A RATES DEVELOPED PROPERTY

Тах			Taxable	Maximum
Zone	Tract	Land Use Category	Unit	Special Tax A
1	LLA-2014-2743	Non-Residential Property	Acre	\$121

#### (ii) Increase in the Maximum Special Tax A

On each July 1, commencing on July 1, 2016 the Maximum Special Tax A 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 two percent (2.0%), whichever is greater.

#### (iii) Multiple Land Use Categories

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax A that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax A that can be levied for each Land Use Category located on that Assessor's Parcel. For an Assessor's Parcel that contains more than one land use, the Acreage of such Assessor's Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The Administrator's allocation to each type of property shall be final.

# b. Approved Property

The Maximum Special Tax A for each Assessor's Parcel of Approved Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2015-2, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax A for Approved property Fiscal Year 2015-2016 within Tax Zone 1 is identified in Table 2 below:

# TABLE 2 MAXIMUM SPECIAL TAX A RATES APPROVED PROPERTY

Тах			Taxable	Maximum
Zone	Tract	Land Use Category	Unit	Special Tax A
1	LLA-2014-2743	Non-Residential Property	Acre	\$121

On each July 1, commencing on July 1, 2016 the Maximum Special Tax A for Approved 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 two percent (2.0%), whichever is greater.

# c. <u>Undeveloped Property</u>

The Maximum Special Tax A for each Assessor's Parcel of Undeveloped Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2015-2, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax A for Undeveloped Property for Fiscal Year 2015-2016 within Tax Zone 1 is identified in Table 3 below:

# TABLE 3 MAXIMUM SPECIAL TAX A RATES UNDEVELOPED PROPERTY

Tax Zone	Tracts	Taxable Unit	Maximum Special Tax A	
1	LLA-2014-2743	Acre	\$121	

On each July 1, commencing on July 1, 2016 the Maximum Special Tax A for Undeveloped 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 two percent (2.0%), whichever is greater.

# 2. Special Tax B (Contingent)

# (i) Maximum Special Tax B (Contingent)

The Maximum Special Tax B (Contingent) for each Assessor's Parcel of Taxable Property is shown in Table 1 and shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2015-2, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax B (Contingent) for each Tax Zones annexed and included in Appendix A. The Maximum Special Tax B (Contingent) for Fiscal Year 2015-2016 within Tax Zone 1 is identified in Table 4 below:

# TABLE 4 MAXIMUM SPECIAL TAX B (CONTINGENT) RATES DEVELOPED PROPERTY

Тах			Taxable	Maximum Special
Zone	Tract	Land Use Category	Unit	Tax B (Contingent)
1	LLA-2014-2743	Non-Residential Property	Acre	\$0

## (ii) Increase in the Maximum Special Tax B (Contingent)

On each July 1, commencing on July 1, 2016 the Maximum Special Tax B (Contingent) 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 two percent (2.0%), whichever is greater.

# (iii) Multiple Land Use Categories

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax B (Contingent) that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax B (Contingent) that can be levied for each Land Use Category located on that Assessor's Parcel. For an Assessor's Parcel that contains more than one land use, the Acreage of such Assessor's Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The Administrator's allocation to each type of property shall be final.

# b. Approved Property

The Maximum Special Tax B (Contingent) for each Assessor's Parcel of Taxable Property is shown in Table 5 and shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2015-2, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax B (Contingent) for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax B (Contingent) for Fiscal Year 2015-2016 within the Tax Zone is identified in Table 5 below:

# TABLE 5 MAXIMUM SPECIAL TAX B (CONTINGENT) RATES APPROVED PROPERTY

Тах			Taxable	Maximum Special
Zone	Tract	Land Use Category	Unit	Tax B (Contingent)
1	LLA-2014-2743	Non-Residential Property	Acre	\$0

On each July 1, commencing on July 1, 2016 the Maximum Special Tax B (Contingent) for Approved 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 two percent (2.0%), whichever is greater.

#### c. <u>Undeveloped Property</u>

The Maximum Special Tax B (Contingent) for each Assessor's Parcel of Taxable Property is shown in Table 6 and shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2015-2, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax B (Contingent) for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax B (Contingent) for Fiscal Year 2015-2016 within the Tax Zone is identified in Table 6 below:

# TABLE 6 MAXIMUM SPECIAL TAX B (CONTINGENT) RATES UNDEVELOPED PROPERTY

Tax Zone			Maximum Special
	Tracts	Taxable Unit	Tax B (Contingent)
1	LLA-2014-2743	Acre	\$0

On each July 1, commencing on July 1, 2016 the Maximum Special Tax B (Contingent) for Undeveloped 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 two percent (2.0%), whichever is greater.

#### D. METHOD OF APPORTIONMENT OF ANNUAL SPECIAL TAX

# 1. Special Tax A

Commencing with Fiscal Year 2015-2016 and for each following Fiscal Year, the Council shall determine the Special Tax A Requirement and shall levy the Special Tax A on all Assessor's Parcels of Taxable Property until the aggregate amount of Special Tax A equals the Special Tax A Requirement for each Tax Zone. The Special Tax A shall be levied for each Fiscal Year as follows:

<u>First</u>: The Special Tax A shall be levied Proportionately on all Assessor's Parcels of Developed Property within each Tax Zone up to 100% of the applicable Maximum Special Tax to satisfy the Special Tax A Requirement for such Tax Zone;

<u>Second</u>: If additional moneys are needed to satisfy the Special Tax A Requirement for a Tax Zone after the first step has been completed, the Special Tax A shall be levied Proportionately on each Parcel of Approved Property within such Tax Zone up to 100% of the Maximum Special Tax A for Approved Property;

<u>Third</u>: If additional monies are needed to satisfy the Special Tax A Requirement for a Tax Zone after the first two steps has been completed, the Special Tax A shall be levied Proportionately on all Assessor's Parcels of Undeveloped Property within such Tax Zone up to 100% of the Maximum Special Tax A for Undeveloped Property.

# 2. Special Tax B (Contingent)

Commencing with Fiscal Year 2015-2016 and for each following Fiscal Year, the Council shall determine the Contingent Special Tax B Requirement and shall levy the Special Tax on all Assessor's Parcels of Taxable Property until the aggregate amount of Special Tax B (Contingent) equals the Contingent Special Tax B Requirement. The Special Tax B (Contingent) shall be levied for each Fiscal Year as follows:

<u>First</u>: The Special Tax shall be levied Proportionately on all Assessor's Parcels of Developed Property for a Tax Zone up to 100% of the applicable Maximum Special Tax B (Contingent) to satisfy the Contingent Special Tax B Requirement;

<u>Second</u>: If additional moneys are needed to satisfy the Contingent Special Tax B Requirement after the first step has been completed, the Special Tax B (Contingent) shall be levied Proportionately on each Parcel of Approved Property within such Tax Zone up to 100% of the Maximum Special Tax B (Contingent) for Approved Property;

<u>Third</u>: If additional monies are needed to satisfy the Contingent Special Tax B Requirement after the first two steps has been completed, the Special Tax B (Contingent) shall be levied Proportionately on all Assessor's Parcels of Undeveloped Property within such Tax Zone up to 100% of the Maximum Special Tax B (Contingent) for Undeveloped Property.

# E. FUTURE ANNEXATIONS

It is anticipated that additional properties will be annexed to CFD No. 2015-2 from time to time. As each annexation is proposed, an analysis will be prepared to determine the annual cost for providing Services. Based on this analysis, the property to be annexed, pursuant to California Government Code section 53339 et seq. will be assigned to the appropriate Maximum Special Tax rate for the Tax Zone when annexed and included in Appendix A.

# F. TERM OF SPECIAL TAX

For each Fiscal Year, the Special Taxes shall be levied as long as the Services are being provided.

# G. EXEMPTIONS

The City shall classify as Exempt Property within CFD No. 2015-2, 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; or (iv) any Assessor's Parcel which is in use in the performance of a public function as determined by the Administrator.

#### H. 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. A representative(s) of CFD No. 2015-2 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 representative'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).

# I. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 2015-2 may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations.

#### **APPENDIX A**

# CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES) COST ESTIMATE

**Special Tax A Services** - The estimate breaks down the costs of providing one year's maintenance services for Fiscal Year 2023-24. These services are being funded by the levy of Special Tax A for Community Facilities District No. 2015-2.

#### TAX ZONE 23 TR 28214-9

Item	Description	Estimated Cost
1	Landscaping	\$10,088
2	Streets	\$105,608
3	Drainage	\$12,882
4	Parks	\$52,426
5	Graffiti	\$1,545
6	Reserves	\$12,290
7	Admin	\$27,532
Total		\$222,371

**Special Tax B Contingent Services** – The estimate in the table below breaks down the costs of providing one year's contingent services for Fiscal Year 2023-24 If necessary, these services will be funded by the levy of Special Tax B (Contingent) for Community Facilities District No. 2015-2 Tax Zone 23.

#### TAX ZONE 23 (CONTINGENT SERVICES) TR 28214-9

Item	Description	Estimated Cost
1	Drainage	\$5,228
2	Reserves	\$523
3	Admin	\$934
Total		\$6,685

# TAX ZONE 23 FY 2023-24 MAXIMUM SPECIAL TAX RATES DEVELOPED PROPERTY AND APPROVED PROPERTY

Land Use Category	Taxable Unit	Maximum Special Tax A	Maximum Special Tax B
Single Family Residential	RU	\$647	\$19
Non-Residential Property	Acre	\$2,928	\$88

# TAX ZONE 23 FY 2023-24 MAXIMUM SPECIAL TAX RATES UNDEVELOPED PROPERTY

Taxable	Maximum	Maximum
Unit	Special Tax A	Special Tax B
Acre	\$2,928	\$88

#### TAX ZONE SUMMARY

Annexation	Tax Zone	Tract APN	Fiscal Year	Maximum Special Tax A	Maximum Special Tax B	Subdivider
Original	1	LLA-2014-2743	2015-16	\$121 / Acre	\$0 / Acre	Tractor Supply
1	2	36682	2016-17	\$354 / RU	\$102 / RU	Pardee Homes
2	3	PM 29996	2017-18	\$951 / Acre	\$165 / Acre	Pasadena Industrial Park, LLC
3	4	PM 36551	2017-18	\$2,671 / Acre	\$201 / Acre	ARI Chaney Street, LLC
4	5	TR 32996	2017-18	\$378 / RU	\$321 / RU	LE Cottage Lane, LLC
5	6	365-030-001	2018-19	\$1,004/ Acre	\$0 / Acre	Lake Elsinore CCR, LLC
6	7	TR 33267	2019-20	\$350 / RU	\$56 / RU	Pardee Homes
7	8	PM 37284	2019-20	\$1,953 / Acre	\$0 / Acre	Central Plaza
8	9	TR 37305	2019-20	\$951 / RU	\$384 / RU	Nichols Rd Partners, LLC
8	10	TR 37305; Lot 169	2019-20	\$2,600 / Acre	\$0 / Acre	Nichols Rd Partners, LLC
9	11	TR 32129 & 30698	2020-21	\$541 / RU	\$69 / RU	Donald S. Clurman & Three Strands Properties, LLC & Spectrum Communities, LLC
10	12	TR 33370	2021-22	\$294 / RU	\$30 / RU	JLJ. LLC
11	13	PM 37534	2021-22	\$1,113 / Acre	\$0 / Acre	SRZ Yuma, LLC
12	14	TR 33725	2021-22	\$749 / RU	\$87 / RU	SPT-AREP III Tuscany Associates
12	15	TR 25475	2021-22	\$594 / RU	\$62 / RU	SPT-AREP III Tuscany Associates
13	16	LLA 2019-007	2021-22	\$407 / Acre	\$0 / Acre	Wal-Mart Real Estate Business Trust
14	17	TR 38008	2021-22	\$366 / RU	\$123 / RU	Tri Pointe Homes IE-SD, Inc.
15	18	TPM 37751	2021-22	\$2,188 / Acre	\$2,540 / Acre	Boos-Up Lake Elsinore
16	19	PM 37710	2021-22	\$1,034 / Acre	\$0 / Acre	Pennington Industrial, LLC
17	20	TR 37280	2022-23	\$323 / RU	\$5 / RU	Lake Elsinore Lakeshore, LLC and Erin Crowder
18	21	TR 38116	2022-23	\$387 / RU	\$82 / RU	Tri Pointe Homes IE-SD, Inc.
19	22	TR 38378	2023-24	\$358 / RU	\$7 / RU	Vista Emerald, LLC
20	23	TR 28214-9	2023-24	\$647 / RU	\$19 / RU	Pulte Home Co.
21	24	BLD-2023-0026B	2023-24	\$739 / Acre	\$278 / Acre	Lake Street Properties, LP

#### **ESCALATION OF MAXIMUM SPECIAL TAXES**

On each July 1, commencing on July 1, 2016 the Maximum Special Tax 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 two percent (2.0%), whichever is greater.

# **APPENDIX B**

# CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES) DESCRIPTION OF AUTHORIZED SERVICES

The services which may be funded with proceeds of the special tax of CFD No. 2015-2, as provided by Section 53313 of the Act, will include all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing landscaped areas (may include reserves for replacement) in public street right-of-ways, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use. These services including the following:

(a) maintenance and lighting of parks, parkways, streets, roads and open space, which maintenance and lighting services may include, without limitation, furnishing of electrical power to street lights and traffic signals; repair and replacement of damaged or inoperative light bulbs, fixtures and standards; maintenance (including irrigation and replacement) of landscaping vegetation situated on or adjacent to parks, parkways, streets, roads and open space; maintenance and repair of irrigation facilities; maintenance of public signage; graffiti removal from and maintenance and repair of public structures situated on parks, parkways, streets, roads and open space; maintenance and repair of playground or recreation program equipment or facilities situated on any park; and

(b) maintenance and operation of water quality improvements which include storm drainage and flood protection facilities, including, without limitation, drainage inlets, catch basin inserts, infiltration basins, flood control channels, fossil fuel filters, and similar facilities. Maintenance services may include but is not limited to the repair, removal or replacement of all or part of any of the water quality improvements, fossil fuel filters within the public right-of-way including the removal of petroleum hydrocarbons and other pollutants from water runoff, or appurtenant facilities, clearing of inlets and outlets; erosion repairs; and cleanup to improvements, and other items necessary for the maintenance, servicing; or both of the water quality basin improvements within flood control channel improvements; and

(c) public street sweeping, on the segments of the arterials within the boundaries of CFD No. 2015-2; as well as local roads within residential subdivisions located within CFD No. 2015-2; and any portions adjacent to the properties within CFD No. 2015-2; and

In addition to payment of the cost and expense of the forgoing 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.

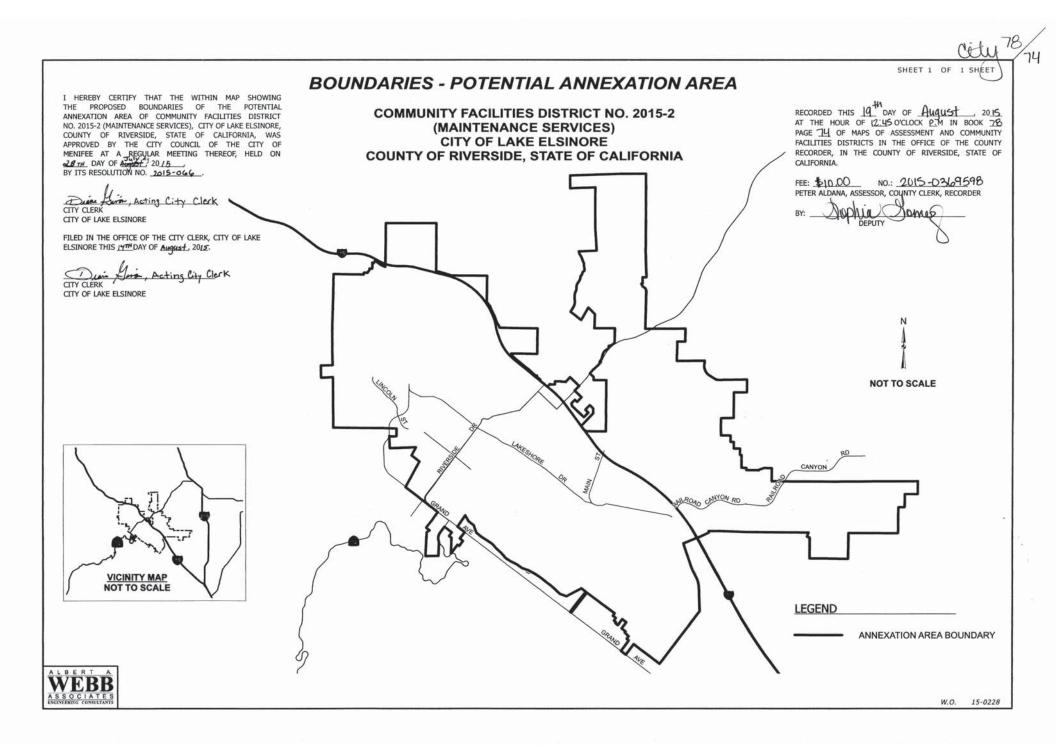
The above services shall be limited to those provided within the boundaries of CFD No. 2015-2 or for the benefit of the properties within the boundaries of CFD No. 2015-2, as the boundary is expanded from time to time by anticipated annexations, and said services may be financed by proceeds of the special tax of CFD No. 2015-2 only to the extent that they are in addition to those provided in the territory of CFD No. 2015-2 before CFD No. 2015-2 was created.

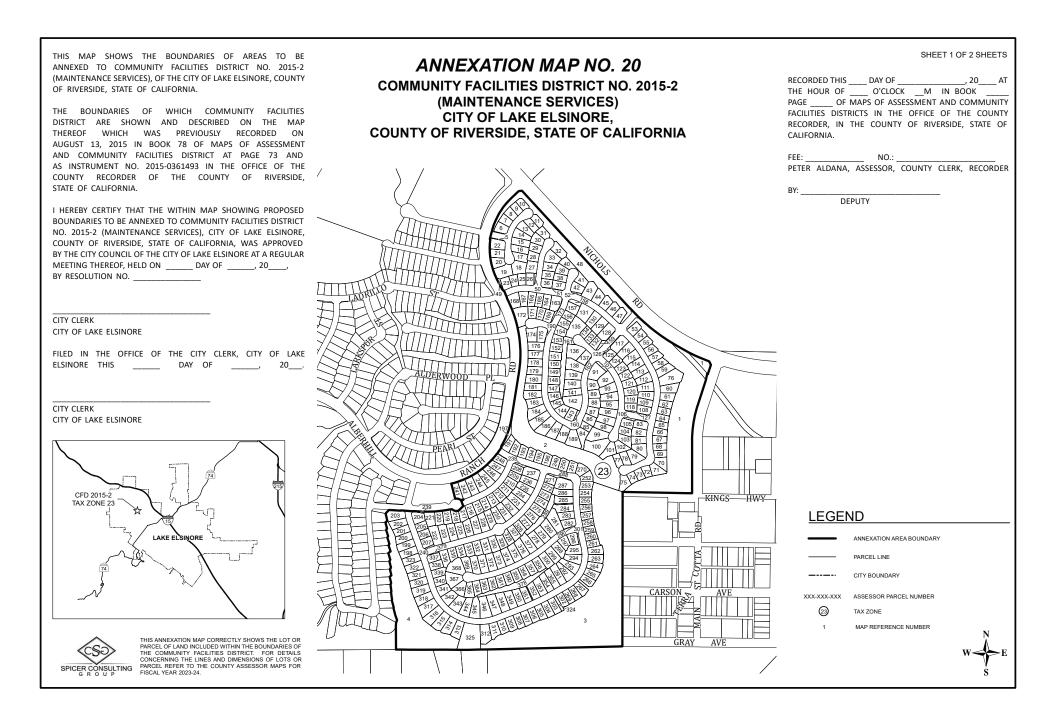
# **APPENDIX C**

# CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES) PROPOSED BOUNDARIES AND POTENTIAL ANNEXATION AREA BOUNDARIES

#### EXHIBIT D

# ANNEXATION AND POTENTIAL ANNEXATION BOUNDARY MAPS





SHEET 2 OF 2 SHEETS

#### ANNEXATION MAP NO. 20 COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES) CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

MAP REF.#	APN	MAP REF. #	APN	MAP REF. #	APN	MAP REF.#	APN	MAP REF.#	APN	MAP REF.#	APN						
1	389090032	44	389790039	87	389801011	130	389810003	173	389811011	216	389822013	259	389830011	302	389840001	345	389841020
2	389090033	45	389790040	88	389801012	131	389810004	174	389812001	217	389822014	260	389830012	303	389840002	346	389841021
3	389090034	46	389790041	89	389801013	132	389810005	175	389812002	218	389822015	261	389830013	304	389840003	347	389841022
4	389090035	47	389790042	90	389801014	133	389810006	176	389812003	219	389822016	262	389830014	305	389840004	348	389841023
5	389790000	48	389790044	91	389801015	134	389810007	177	389812004	220	389822017	263	389830015	306	389840005	349	389841024
6	389790001	49	389790045	92	389801016	135	389810008	178	389812005	221	389822018	264	389830016	307	389840006	350	389841025
7	389790002	50	389790046	93	389801017	136	389810009	179	389812006	222	389822019	265	389830017	308	389840007	351	389841026
8	389790003	51	389790047	94	389801018	137	389810010	180	389812007	223	389822020	266	389830018	309	389840008	352	389841027
9	389790004	52	389790048	95	389801019	138	389810011	181	389812008	224	389822021	267	389830019	310	389840009	353	389841028
10	389790005	53	389800001	96	389801020	139	389810012	182	389812009	225	389822022	268	389830020	311	389840010	354	389841029
11	389790006	54	389800002	97	389801021	140	389810013	183	389812010	226	389822023	269	389830021	312	389840011	355	389841030
12	389790007	55	389800003	98	389801022	141	389810014	184	389812011	227	389822024	270	389830022	313	389840012	356	389841031
13	389790008	56	389800004	99	389801023	142	389810015	185	389812012	228	389822025	271	389831001	314	389840013	357	389841032
14	389790009	57	389800005	100	389801024	143	389810016	186	389812013	229	389822026	272	389831002	315	389840014	358	389841033
15	389790010	58	389800006	101	389801025	144	389810017	187	389812014	230	389822027	273	389831003	316	389840015	359	389841034
16	389790011	59	389800007	102	389801026	145	389810018	188	389812015	231	389822028	274	389831004	317	389840016	360	389841035
17	389790012	60	389800008	103	389801027	146	389810019	189	389812016	232	389822029	275	389831005	318	389840017	361	389841036
18	389790013	61	389800009	104	389801028	147	389810020	190	389812017	233	389822030	276	389831006	319	389840018	362	389841037
19	389790014	62	389800010	105	389801029	148	389810021	191	389820001	234	389822031	277	389831007	320	389840019	363	389841038
20	389790015	63	389800011	106	389801030	149	389810022	192	389820002	235	389822032	278	389831008	321	389840020	364	389841039
21	389790016	64	389800012	107	389801031	150	389810023	193	389820003	236	389822033	279	389831009	322	389840021	365	389841040
22	389790017	65	389800013	108	389802001	151	389810024	194	389820004	237	389822034	280	389831010	323	389840022	366	389841041
23	389790018	66	389800014	109	389802002	152	389810025	195	389820005	238	389822035	281	389831011	324	389840023	367	389841042
24	389790019	67	389800015	110	389802003	153	389810026	196	389820006	239	389822036	282	389831012		389840024	368	389841043
25	389790020	68	389800016	111	389802004	154	389810027	197	389820007	240	389822037	283	389831013	326	389841001	369	389841044
26	389790021	69	389800017	112	389802005	155	389810028	198	389821001	241	389823001	284	389831014	327	389841002	370	389841045
27	389790022	70	389800018	113	389802006	156	389810029	199	389821002	242	389823002	285	389831015		389841003	371	389841046
28	389790023	71	389800019	114	389802007	157	389810030	200	389821003	243	389823003	286	389831016	329	389841004	372	389841047
29	389790024	72	389800020	115	389802008	158	389810031	201	389821004	244	389823004	287	389831017		389841005	373	389841048
30	389790025	73	389800021	116	389802009	159	389810032	202	389821005	245	389823005	288	389831018	331	389841006	374	389841049
31	389790026	74	389800022	117	389802010	160	389810033	203	389821006	246	389823006	289	389831019	332	389841007	375	389841050
32	389790027	75	389800023	118	389802011	161	389810034	204	389822001	247	389823007	290	389831020		389841008	376	389841051
33	389790028	76	389800024	119	389802012	162	389810035	205	389822002	248	389823008	291	389832001	334	389841009	377	389841052
34	389790029	77	389801001	120	389802013	163	389811001	206	389822003	249	389830001	292	389832002	335	389841010	378	389841053
35	389790030	78	389801002	121	389802014	164	389811002	207	389822004	250	389830002	293	389832003		389841011	379	389841054
36	389790031	79	389801003	122	389802015	165	389811003	208	389822005	251	389830003	294	389832004		389841012		
37	389790032	80	389801004	123	389802016	166	389811004	209	389822006	252	389830004	295	389832005		389841013		
38	389790033	81	389801005	124	389802017	167	389811005	210	389822007	253	389830005	296	389832006		389841014		
39	389790034	82	389801006	125	389802018	168	389811006	211	389822008	254	389830006	297	389832007		389841015		
40	389790035	83	389801007	126	389802019	169	389811007	212	389822009	255	389830007	298	389832008		389841016		
41	389790036	84	389801008	127	389802020	170	389811008	213	389822010	256	389830008	299	389832009		389841017		
42	389790037	85	389801009	128	389810001	171	389811009	214	389822011	257	389830009	300	389832010	343	389841018		
43	389790038	86	389801010	129	389810002	172	389811010	215	389822012	258	389830010	301	389832011		389841019		
-				-				-						-			

EXHIBIT E

PETITION

COUNCIL PETITION TO THE CITY OF THE CITY OF LAKE ELSINORE REQUESTING ANNEXING TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES) OF PROPERTY 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.), to annex territory into Community Facilities District No. 2015-2 (Maintenance Services) 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 required to keep the landscape lighting, street lighting, flood control facilities, ground cover, shrubs, plants and trees, irrigation systems, graffiti removal, sidewalks and masonry walls, fencing entry monuments, tot lot equipment and associated appurtenant facilities within the district in a healthy, vigorous and satisfactory working condition.

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 annexation into Community Facilities District No. 2015-2 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 annexing territory into Community Facilities District No. 2015-2 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 annexing territory into Community Facilities District No. 2015-2 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 23rd day of August, 2023.

PULTE HOME COMPANY, LLC, a Michigan Jimited liability company

By:

Name:

DARREN WARREN Vice President Land Acquisitions & Development

Title:

# **OWNER'S PROPERTY:**

TRACT MAP OR PARCEL MAP NO. or PROJECT NO. <u>Tract No. 28214-9</u>

## OWNER'S MAILING ADDRESS:

27401 Los Altos, Ste. 400

Mission Viejo, CA 92691

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF LAKEELSINORE THIS \_\_\_\_\_\_ DAY OF \_\_\_, 2023.

City Clerk of the City Council of theCity of Lake Elsinore

ACKNOWLEDGMENT							
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.							
State of California County ofORANGE)							
On AUGUST 31, 2023 before me, TAYLOR COLLEEN BLOCK, NOTARY PUBLIC (insert name and title of the officer)							
personally appeared							
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.							
WITNESS my hand and official seal.							
Signature Saylor Colleen Block (Seal)							

0

# EXHIBIT "A" LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

389-790-001 - 042; 389-800-001 - 023; 389-801-001 - 029; 389-802-001 - 018; 389-810-001 - 030; 389-811-001 - 010; 389-812-001 - 016; 389-820-001 - 006; 389-821-001 - 006; 389-822-001 - 034; 389-823-001 - 008; 389-830-001 - 021; 389-831-001 - 017; 389-832-001 - 010; 389-840-001 - 022; AND 389-841-001 - 052

#### EXHIBIT F

# NOTICE OF PUBLIC HEARING

# NOTICE OF PUBLIC HEARING ON INTENTION TO ANNEX TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT 2015-2 (MAINTENANCE SERVICES) (ANNEXATION NO. 20)

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Lake Elsinore on October 24, 2023 adopted its Resolution No. 2023-\_\_\_\_, in which it declared its intention to annex territory to existing Community Facilities District No. 2015-2 (Maintenance Services) (the "CFD No. 2015-2"), and to levy a special tax to pay for certain maintenance 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. 2015-2 is proposed.

**NOTICE IS HEREBY FURTHER GIVEN** that the City Council has fixed 7:00 p.m., or as soon thereafter as practicable, Tuesday, December 12, 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. 2015-2. 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 December 12, 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. 2015-2 (MAINTENANCE SERVICES) ANNEXATION NO. 20

# (December 12, 2023)

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 20 of the Community Facilities District No. 2015-2 (Maintenance Services) ("CFD No. 2015-2") of the City of Lake Elsinore:

	Number of Acres	
Name of Landowner	<u>Owned</u>	Total Votes
Pulte Homes Company, LLC	112.48	113

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. 2015-2, 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 <u>November 28, 2023</u>, 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 December 12, 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 December 12, 2023.

Very truly yours,

Candice Alvarez, MMC, City Clerk

# TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

# OFFICIAL SPECIAL TAX BALLOT

Assessor's Parcel Number(s):
See Attached

#### ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES) ANNEXATION NO. 20

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

SPECIAL TAX BALLOT MEASURE	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	YES
Annex Territory to Community Facilities District No. 2015-2 (Maintenance Services) adopted by the City Council on October 24, 2023 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 20 of Community Facilities District No. 2015-2 (Maintenance Services) City of Lake Elsinore" to finance certain services as set forth in Section 4 to the Resolution (including	NO
incidental expenses) and shall an appropriation limit be established for Community Facilities District No. 2015-2 (Maintenance Services) in the amount of special taxes collected?	

# 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\_\_.

Darren Warren VP Land Acquisitions & Development

Signature

Print Name

Title

## APN List

389-090-032	389-790-045	389-801-021	389-810-018	389-820-003	389-823-001	389-831-019	389-841-012
389-090-033	389-790-046	389-801-022	389-810-019	389-820-004	389-823-002	389-831-020	389-841-013
389-090-034	389-790-047	389-801-023	389-810-020	389-820-005	389-823-003	389-832-001	389-841-014
389-090-035	389-790-048	389-801-024	389-810-021	389-820-006	389-823-004	389-832-002	389-841-015
389-790-000	389-800-001	389-801-025	389-810-022	389-820-007	389-823-005	389-832-003	389-841-016
389-790-001	389-800-002	389-801-026	389-810-023	389-821-001	389-823-006	389-832-004	389-841-017
389-790-002	389-800-003	389-801-027	389-810-024	389-821-002	389-823-007	389-832-005	389-841-018
389-790-003	389-800-004	389-801-028	389-810-025	389-821-003	389-823-008	389-832-006	389-841-019
389-790-004	389-800-005	389-801-029	389-810-026	389-821-004	389-830-001	389-832-007	389-841-020
389-790-005	389-800-006	389-801-030	389-810-027	389-821-005	389-830-002	389-832-008	389-841-021
389-790-006	389-800-007	389-801-031	389-810-028	389-821-006	389-830-003	389-832-009	389-841-022
389-790-007	389-800-008	389-802-001	389-810-029	389-822-001	389-830-004	389-832-010	389-841-023
389-790-008	389-800-009	389-802-002	389-810-030	389-822-002	389-830-005	389-832-011	389-841-024
389-790-009	389-800-010	389-802-003	389-810-031	389-822-003	389-830-006	389-840-001	389-841-025
389-790-010	389-800-011	389-802-004	389-810-032	389-822-004	389-830-007	389-840-002	389-841-026
389-790-011	389-800-012	389-802-005	389-810-033	389-822-005	389-830-008	389-840-003	389-841-027
389-790-012	389-800-013	389-802-006	389-810-034	389-822-006	389-830-009	389-840-004	389-841-028
389-790-013	389-800-014	389-802-007	389-810-035	389-822-007	389-830-010	389-840-005	389-841-029
389-790-014	389-800-015	389-802-008	389-811-001	389-822-008	389-830-011	389-840-006	389-841-030
389-790-015	389-800-016	389-802-009	389-811-002	389-822-009	389-830-012	389-840-007	389-841-031
389-790-016	389-800-017	389-802-010	389-811-003	389-822-010	389-830-013	389-840-008	389-841-032
389-790-017	389-800-018	389-802-011	389-811-004	389-822-011	389-830-014	389-840-009	389-841-033
389-790-018	389-800-019	389-802-012	389-811-005	389-822-012	389-830-015	389-840-010	389-841-034
389-790-019	389-800-020	389-802-013	389-811-006	389-822-013	389-830-016	389-840-011	389-841-035
389-790-020	389-800-021	389-802-014	389-811-007	389-822-014	389-830-017	389-840-012	389-841-036
389-790-021	389-800-022	389-802-015	389-811-008	389-822-015	389-830-018	389-840-013	389-841-037
389-790-022	389-800-023	389-802-016	389-811-009	389-822-016	389-830-019	389-840-014	389-841-038
389-790-023	389-800-024	389-802-017	389-811-010	389-822-017	389-830-020	389-840-015	389-841-039
389-790-024	389-801-001	389-802-018	389-811-011	389-822-018	389-830-021	389-840-016	389-841-040
389-790-025	389-801-002	389-802-019	389-812-001	389-822-019	389-830-022	389-840-017	389-841-041
389-790-026	389-801-003	389-802-020	389-812-002	389-822-020	389-831-001	389-840-018	389-841-042
389-790-027	389-801-004	389-810-001	389-812-003	389-822-021	389-831-002	389-840-019	389-841-043
389-790-028	389-801-005	389-810-002	389-812-004	389-822-022	389-831-003	389-840-020	389-841-044
389-790-029	389-801-006	389-810-003	389-812-005	389-822-023	389-831-004	389-840-021	389-841-045
389-790-030	389-801-007	389-810-004	389-812-006	389-822-024	389-831-005	389-840-022	389-841-046
389-790-031	389-801-008	389-810-005	389-812-007	389-822-025	389-831-006	389-840-023	389-841-047
389-790-032	389-801-009	389-810-006	389-812-008	389-822-026	389-831-007	389-840-024	389-841-048
389-790-033	389-801-010	389-810-007	389-812-009	389-822-027	389-831-008	389-841-001	389-841-049
389-790-034	389-801-011	389-810-008	389-812-010	389-822-028	389-831-009	389-841-002	389-841-050
389-790-035	389-801-012	389-810-009	389-812-011	389-822-029	389-831-010	389-841-003	389-841-051
389-790-036	389-801-013	389-810-010	389-812-012	389-822-030	389-831-011	389-841-004	389-841-052
389-790-037	389-801-014	389-810-011	389-812-013	389-822-031	389-831-012	389-841-005	389-841-053
389-790-038	389-801-015	389-810-012	389-812-014	389-822-032	389-831-013	389-841-006	389-841-054
389-790-039	389-801-016	389-810-013	389-812-015	389-822-033	389-831-014	389-841-007	
389-790-040	389-801-017	389-810-014	389-812-016	389-822-034	389-831-015	389-841-008	
389-790-041	389-801-018	389-810-015	389-812-017	389-822-035	389-831-016	389-841-009	1
389-790-042	389-801-019	389-810-016	389-820-001	389-822-036	389-831-017	389-841-010	1
389-790-044	389-801-020	389-810-017	389-820-002	389-822-037	389-831-018	389-841-011	1
	220 00 0 <b>2</b> 0	220 0.0 011	220 010 00E				1