

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. 8 is currently comprised of five parcels, located within the city boundaries. The properties are identified by the following Riverside County Assessor's Parcel Numbers (APNs).

TAX ZONE 9

APN	Owner Name
389-200-038 (Por.)	Nichols Rd Partners
389-210-008 (Por.)	Nichols Rd Partners
389-210-032	Nichols Rd Partners
389-210-034	Nichols Rd Partners
389-210-036 (Por.)	Nichols Rd Partners

TAX ZONE 10

APN	Owner Name
389-200-038 (Por.)	Nichols Rd Partners
389-210-008 (Por.)	Nichols Rd Partners
389-210-036 (Por.)	Nichols Rd Partners

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; 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 1st of any year to and including the following June 30th.

“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. Developed Property

(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**

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum 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**

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum 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. Undeveloped Property

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**

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum Special 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**

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum Special 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. Undeveloped Property

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	Tracts	Taxable Unit	Maximum Special 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:

First: 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;

Second: 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;

Third: 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:

First: 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;

Second: 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;

Third: 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 2019-20. These services are being funded by the levy of Special Tax A for Community Facilities District No. 2015-2.

TAX ZONE 9 TRACT NO. 37305

Item	Description	Estimated Cost
1	Landscaping	\$21,452
2	Streetlights	\$5,299
3	Streets	\$25,639
4	Drainage	\$25,979
5	Parks	\$30,543
6	Graffiti	\$628
7	Reserves	\$5,490
8	Admin	\$10,954
Total		\$125,984

TAX ZONE 10 TRACT NO. 37305, LOT 169

Item	Description	Estimated Cost
1	Landscaping	\$6,635
2	Streetlights	\$8,096
3	Streets	\$7,100
4	Drainage	\$6,000
5	Reserves	\$2,113
6	Admin	\$2,783
Total		\$32,727

Special Tax B Contingent Services - The estimate breaks down the costs of providing one year's maintenance services for Fiscal Year 2019-20. These services are being funded by the levy of Special Tax B (Contingent) for Tax Zone 9 of Community Facilities District No. 2015-2. There is no Special Tax B for Tax Zone 10.

TAX ZONE 9 TRACT NO. 37305

Item	Description	Estimated Cost
1	Drainage	\$53,716
2	Reserves	\$5,372
3	Admin	\$5,372
Total		\$64,460

MAXIMUM SPECIAL TAXES ASSIGNED TO EACH TAX ZONE

Tax Zone	Fiscal Year Included	Tract/ APN	No. of Taxable Units	Land Use Category	Taxable Unit	Maximum Special Tax A	Maximum Special Tax B (Contingent)	Subdivider
9	2019-20	TR 37305	168	Residential	RU	\$750	\$384	Nichols Rd Partners
10	2019-20	TR 37305; Lot 169	12.00	Non-Residential	Acre	\$1,440	\$0	Nichols Rd Partners

APPROVED AND UNDEVELOPED PROPERTY

The Maximum Special Tax for Tax Zone 9 for Approved Property and Undeveloped Property for Fiscal Year 2019-20 is \$5,540 per acre.

The Maximum Special Tax for Tax Zone 10 for Approved Property and Undeveloped Property for Fiscal Year 2019-20 is \$1,440 per acre.

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	\$750 / RU	\$384 / RU	Nichols Rd Partners, LLC
8	10	TR 37305; Lot 169	2019-20	\$1,440 / Acre	\$0 / Acre	Nichols Rd Partners, LLC

ESCALATION OF MAXIMUM SPECIAL TAXES

On each July 1, commencing on July 1, 2019 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; 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 D

ANNEXATION AND POTENTIAL ANNEXATION BOUNDARY MAPS

City 78/74

BOUNDARIES - POTENTIAL ANNEXATION AREA

COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE 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. 2015-2 (MAINTENANCE SERVICES), CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MENIFEE AT A REGULAR MEETING THEREOF, HELD ON 28TH DAY OF August, 2015, BY ITS RESOLUTION NO. 2015-066.

[Redacted]
CITY CLERK
CITY OF LAKE ELSINORE

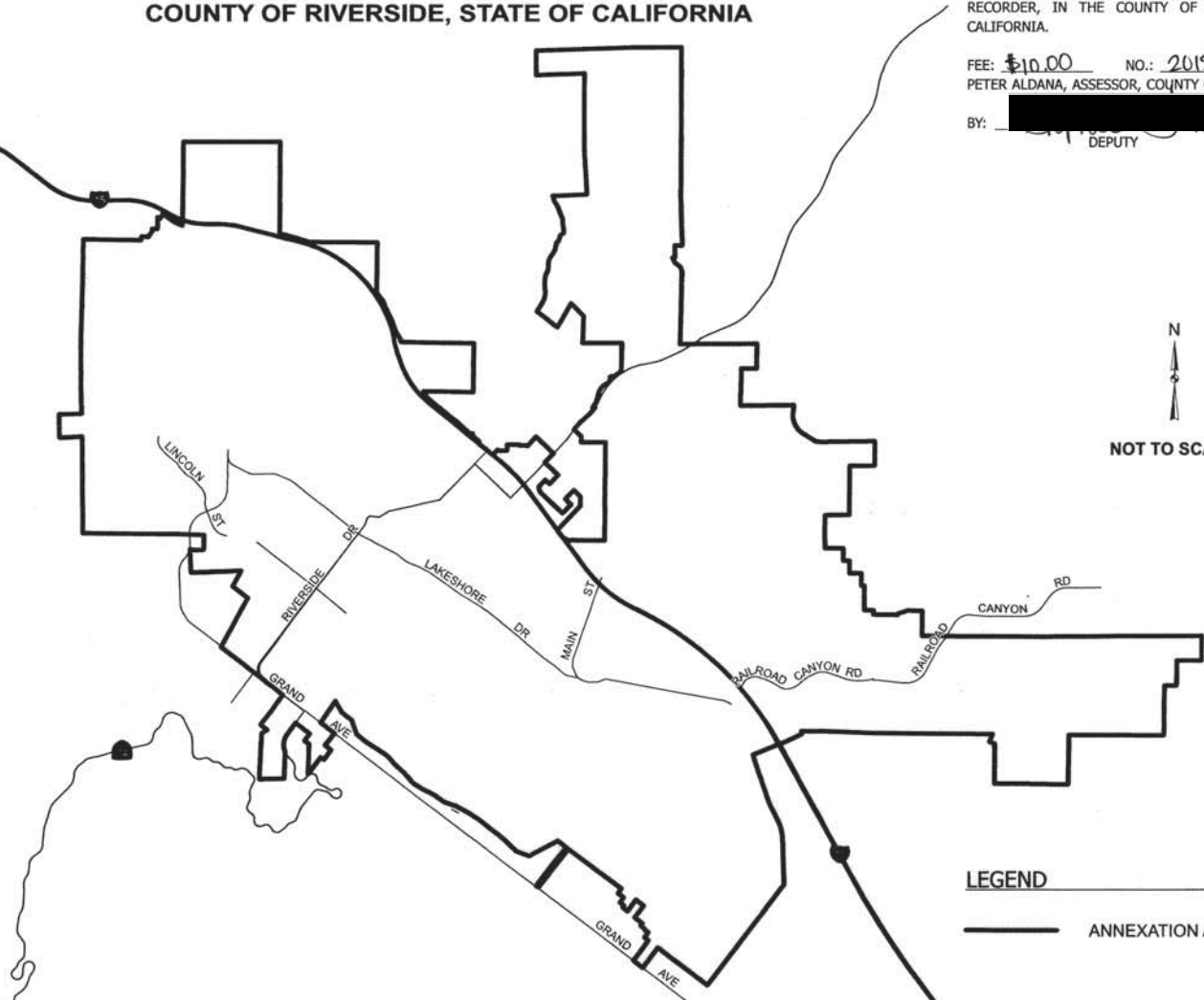
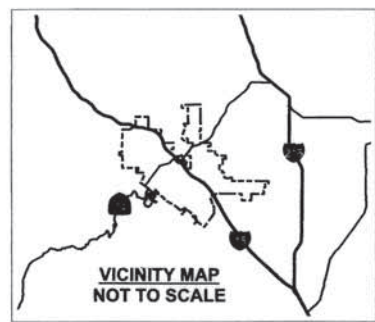
FILED IN THE OFFICE OF THE CITY CLERK, CITY OF LAKE ELSINORE THIS 17TH DAY OF August, 2015.

[Redacted]
CITY CLERK
CITY OF LAKE ELSINORE

RECORDED THIS 19TH DAY OF August, 2015
AT THE HOUR OF 12:45 O'CLOCK P.M. IN BOOK 78
PAGE 74 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.: 2015-0369598
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: [Redacted]
DEPUTY



LEGEND
— ANNEXATION AREA BOUNDARY

THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES), OF THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

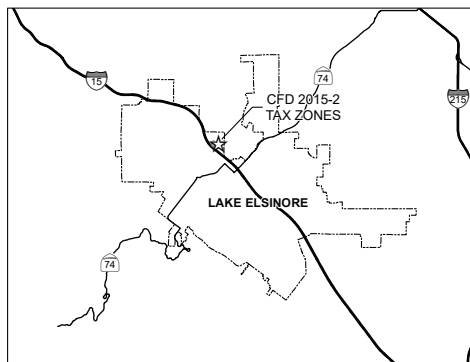
THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON AUGUST 13, 2015 IN BOOK 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 73 AND AS INSTRUMENT NO. 2015-0361493 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE 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

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

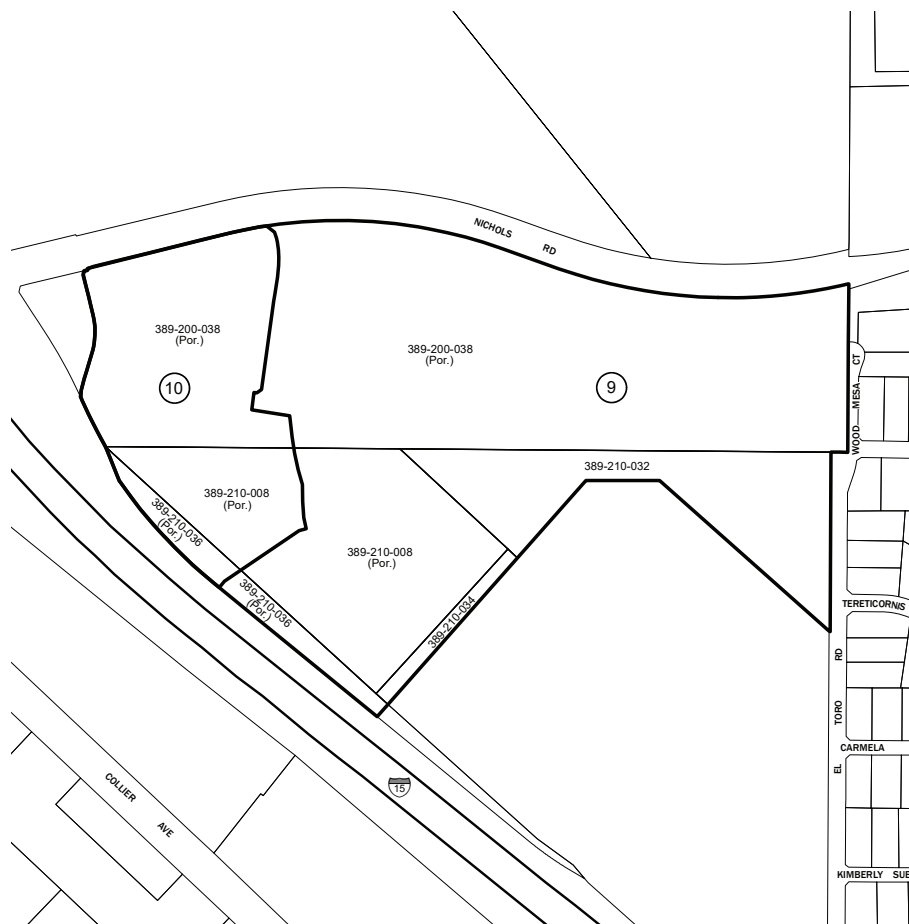
CITY CLERK
CITY OF LAKE ELSINORE



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 2019-20.

ANNEXATION MAP NO. 8

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



SHEET 1 OF 1 SHEET

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

- TAX ZONE BOUNDARY
- PARCEL LINE
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- ⑨ TAX ZONE



EXHIBIT E
PETITION

**PETITION TO THE CITY COUNCIL 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 1st day of August, 2018

NICHOLS RD. PARTNERS, LLC

By: 

Name: Eric L. Werner

Title: Manager

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.

or PROJECT NO. Tract Map No. 37305

OWNER'S MAILING ADDRESS:

c/o Werner Corporation

P.O. Box 77850

Corona, CA 92877

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

EASEMENT NOTES:

2. EASEMENT(S) FOR DITCHES AND PIPELINES, IN FAVOR OF THE TEMESCAL WATER COMPANY, RECORDED ON AUGUST 9, 1895 PER A DOCUMENT RECORDED IN BOOK 33, PAGE 364 OF DEEDS.
- NOT PLOTTED - INDETERMINATE FROM RECORD.
5. AGREEMENT TO ESTABLISH COVENANTS AND EQUITABLE SERVITUDES BETWEEN ADJOINING LANDOWNERS, PER A DOCUMENT RECORDED ON DECEMBER 21, 1981 AS INSTRUMENT NO. 234928 OF OFFICIAL RECORDS.
- NOT PLOTTED - INDETERMINATE FROM RECORD.
6. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR DRAINAGE AND SLOPE PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED ON JANUARY 11, 1983, PER INSTRUMENT NO. 5623 OF OFFICIAL RECORDS.
8. RESERVATION OF EASEMENTS AND RIGHTS NECESSARY TO MAINTAIN, OPERATE, REPLACE, REMOVE, OR REVIEW IN-PLACE PUBLIC UTILITY FACILITIES, RECORDED ON FEBRUARY 6, 2013 PER THE VACATION OF A PORTION OF NICHOLS ROAD RECORDED AS INSTRUMENT NO. 2013-00657 OF OFFICIAL RECORDS.
- TO BE VACATED / ABANDONED PER PARCEL MAP 37465.
9. EASEMENT FOR PUBLIC RIGHTS OF WAY AND PUBLIC UTILITY PURPOSES, IN FAVOR OF THE CITY OF LAKE ELSINORE, RECORDED ON MARCH 6, 2013 PER INSTRUMENT NO. 2013-0109930 OF OFFICIAL RECORDS.
11. EASEMENT FOR FUTURE CALTRANS WIDENING / IN FAVOR OF THE CITY OF LAKE ELSINORE, RECORDED ON DECEMBER 20, 2015 PER INSTRUMENT NO. 2015-0589006.
- 17, 28. EASEMENT FOR POLE LINES AND / OR CONDUITS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED ON DECEMBER 31, 1968 PER INSTRUMENT NO. 127429 OF OFFICIAL RECORDS.
29. EASEMENT FOR ROAD AND UTILITY PURPOSES, IN FAVOR OF MARY ELIZABETH CUMMINGS, RECORDED ON NOVEMBER 16, 1966 PER INSTRUMENT NO. 111314 OF OFFICIAL RECORDS.
- A. EASEMENT FOR PUBLIC ROAD PURPOSES PER PARCEL MAP NO. 37465 THIS EASEMENT IS TO BE VACATED BY THE CITY OF LAKE ELSINORE, INCLUDING ANY UTILITY RIGHTS, UPON COMPLETION OF THE NEW NICHOLS ROAD IMPROVEMENTS REQUIRED PER. TTM 37305.

LEGEND/ABBREVIATIONS

A.C.	ASPHALT CONCRETE	—	CENTERLINE
A.C.	ACRE	—	PROPERTY LINE
A.B.	AGGREGATE BASE	—	RIGHT OF WAY
B.C.	BEGIN CURVE	—	PROPOSED LOTLINE
C.B.	CATCH BASIN	—	PROPOSED WATER
C/L, CL, &	CENTER LINE	—	PROPOSED STORM DRAIN
C&G	CURB AND GUTTER	—	PROPOSED SEWER
CY	CUBIC YARD	—	PROPOSED RECYCLE WATER
D/L	DAYLIGHT	—	STREET GRADE & FLOW DIRECTION
DWY	DRIVEWAY	—	PROPOSED CONTOUR
E.A., EA	EACH	—	EXISTING CONTOUR
END OF CURVE		—	TOP OF SLOPE
EP	END OF PAVEMENT	—	TOE OF SLOPE
EG	EXISTING GROUND	—	
EX., EXIST.	EXISTING	—	
FH	FIRE HYDRANT	—	
FG	FINISH GRADE	—	
FL	FLOWLINE	—	
FM	FORCE MAIN	—	
FS	FINISHED SURFACE	—	
GB	GRADE BREAK	—	
HP	HIGH POINT	—	
L.F., LF	LINEAL FEET	—	
LN	LANE	—	
LP	LOW POINT	—	
LS	LANDSCAPE	—	
MAX	MAXIMUM	—	
MIN	MINIMUM	—	
MH	MANHOLE	—	
N.A.P.	NOT-A-PART	—	
NTS	NOT TO SCALE	—	
P/L	PROPERTY LINE	—	
PROP.	PROPOSED	—	
R/W, RW	RIGHT OF WAY	—	
R	RADIUS	—	
SCE	SOUTHERN CALIFORNIA EDISON	—	
SD	STORM DRAIN	—	
S	SEWER	—	
SIM.	SIMILAR	—	
SF, S.F.	SQUARE FEET	—	
SW	SIDEWALK	—	
TC	TOP OF CURB	—	
TYP.	TYPICAL	—	
VC	VERTICAL CURVE	—	
W	WATER	—	

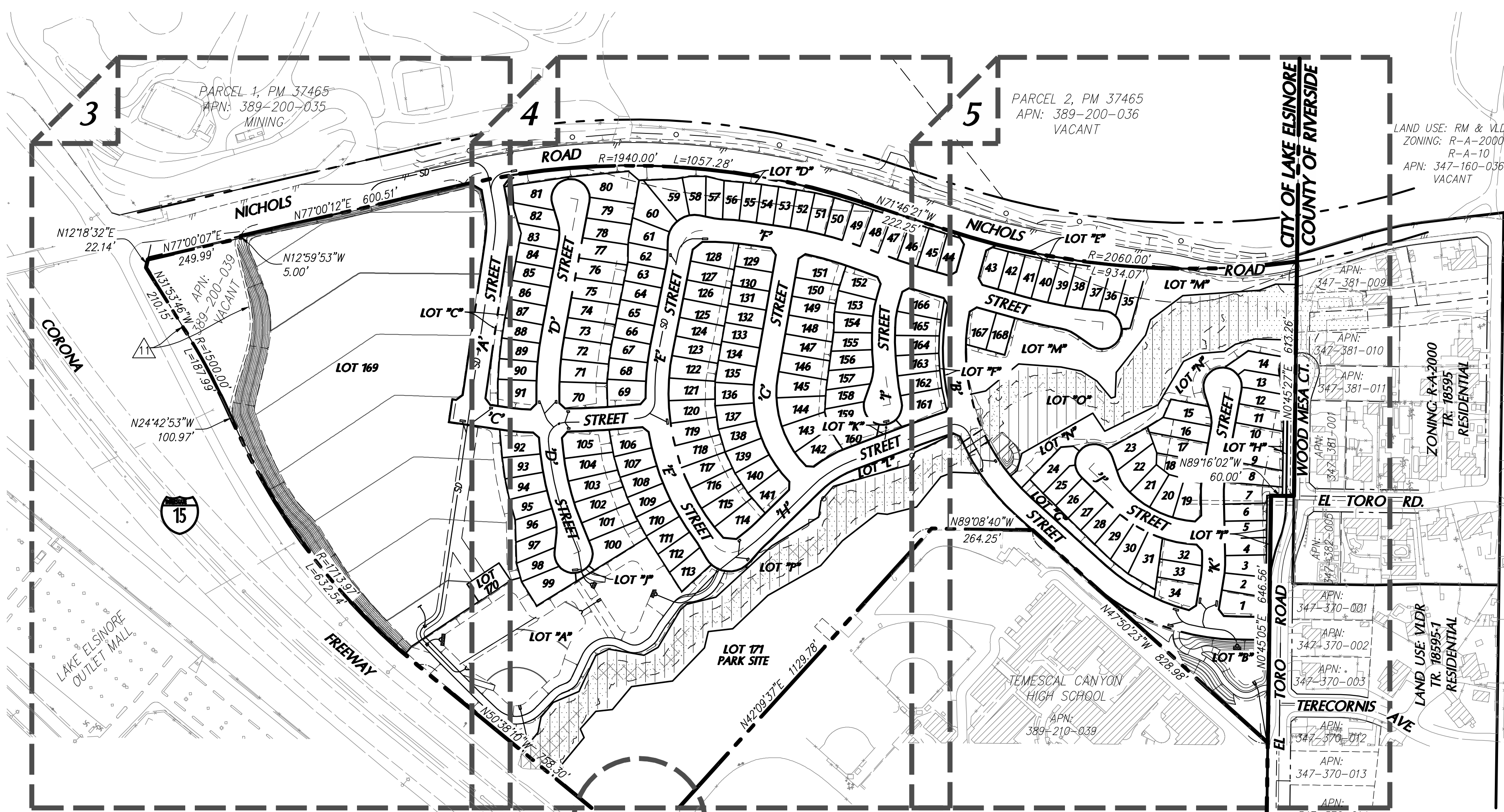
EARTHWORK QUANTITIES

CUT:	XXXX CY
FILL:	XXXX CY
IMPORT/EXPORT:	XXXX CY

QUANTITIES SHOWN ARE RAW ESTIMATES AND DO NOT INCLUDE AMOUNTS FOR SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION OR BUILDING FACTORS

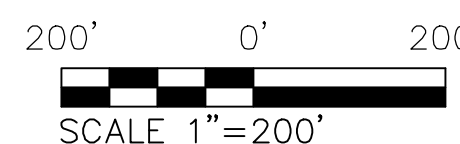
TENTATIVE TRACT MAP NO. 37305

IN THE CITY OF LAKE ELSINORE

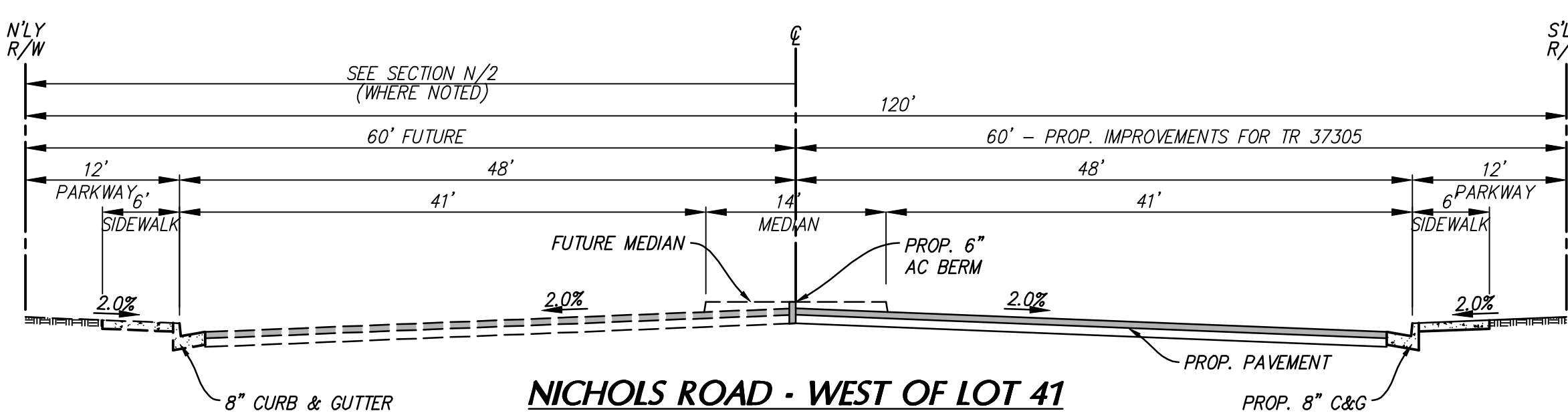


SEE SHEET 3
DETAIL "A"

INDEX MAP

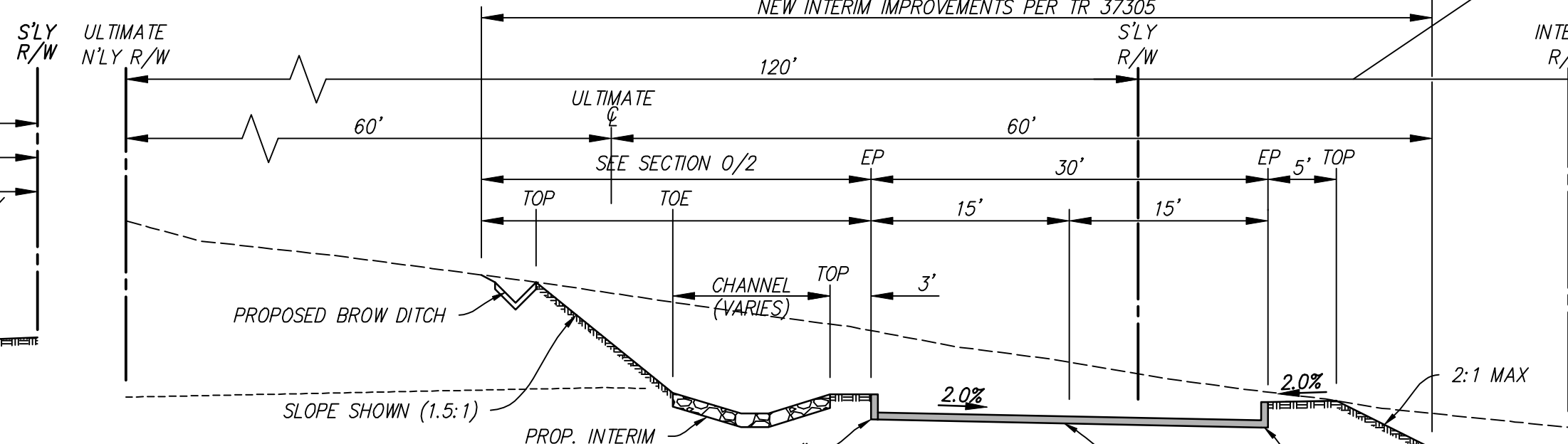


TEMPORARY ROADWAY EASEMENT PER PM 37465 TO BE VACATED ONCE NEW INTERIM IMPROVEMENTS SHOWN HEREON ARE ACCEPTED BY THE CITY OF LAKE ELSINORE (WIDTH VARIES)



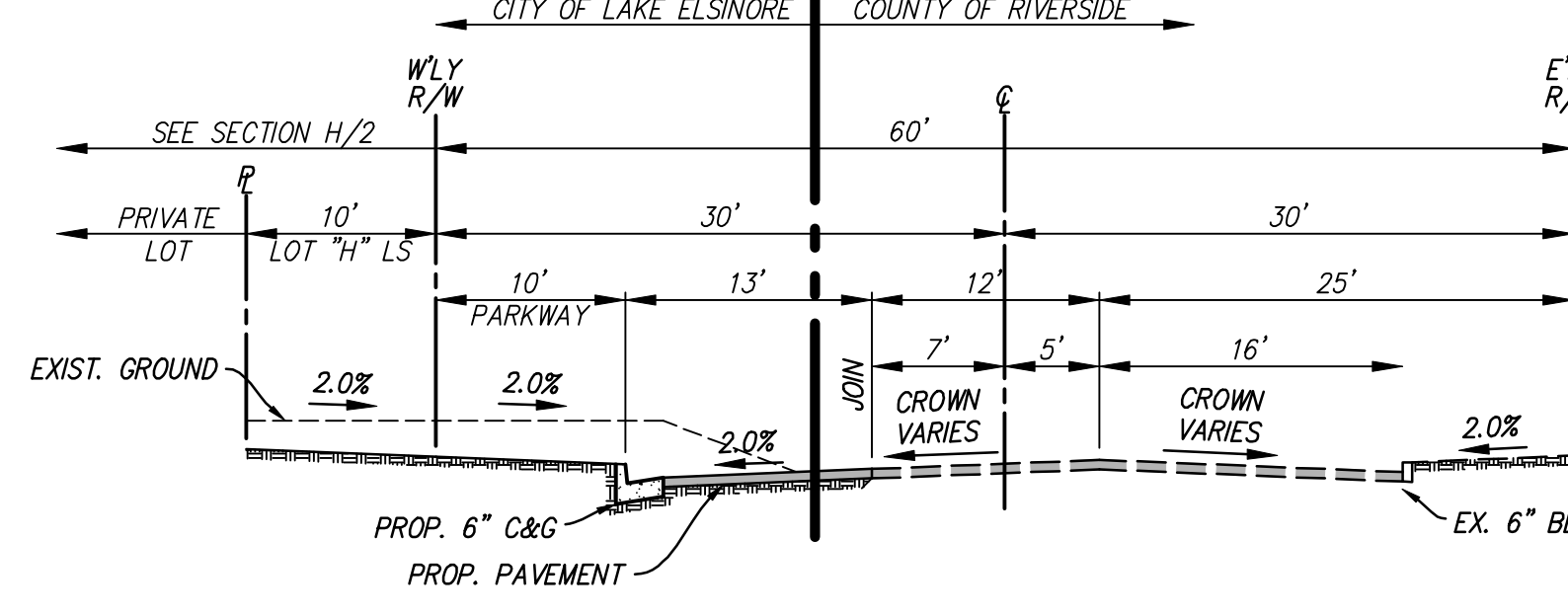
NICHOLS ROAD - WEST OF LOT 41

NTS
CITY OF LAKE ELSINORE STD. NO. 100C
URBAN ARTERIAL



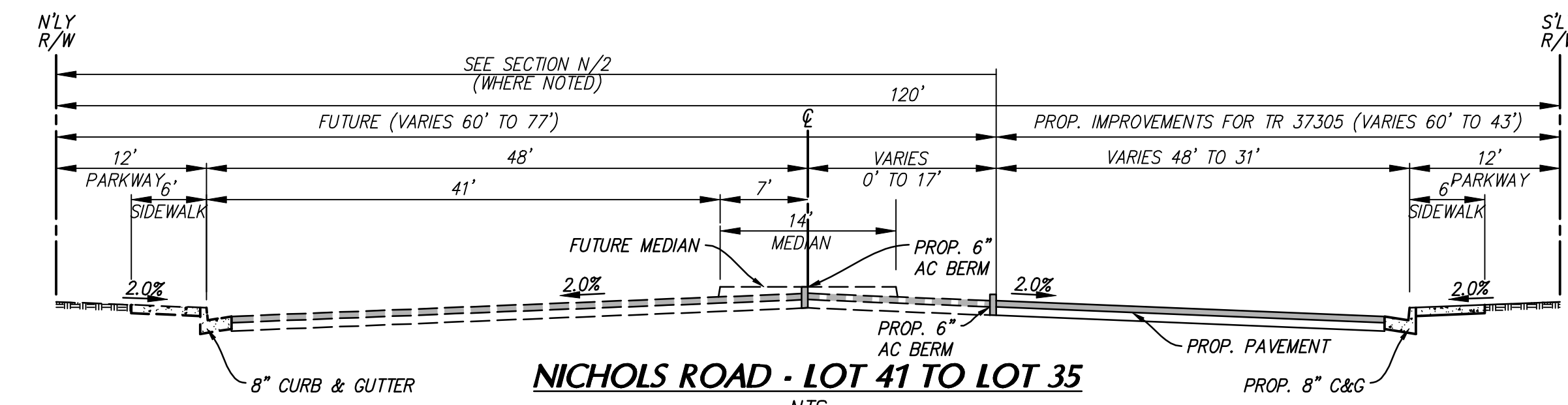
INTERIM NICHOLS ROAD - EAST OF LOT 41

NTS



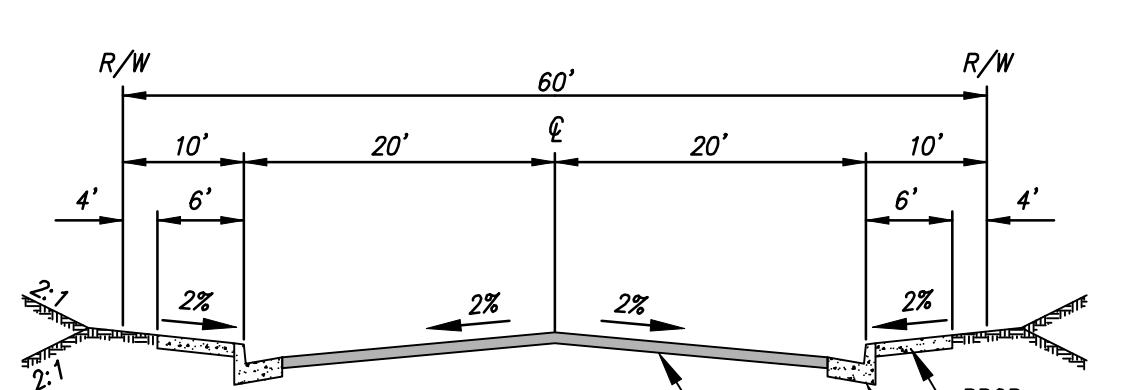
WOOD MESA COURT

NTS
MODIFIED LOCAL STREET WIDENING
NOTE: NO SIDEWALK



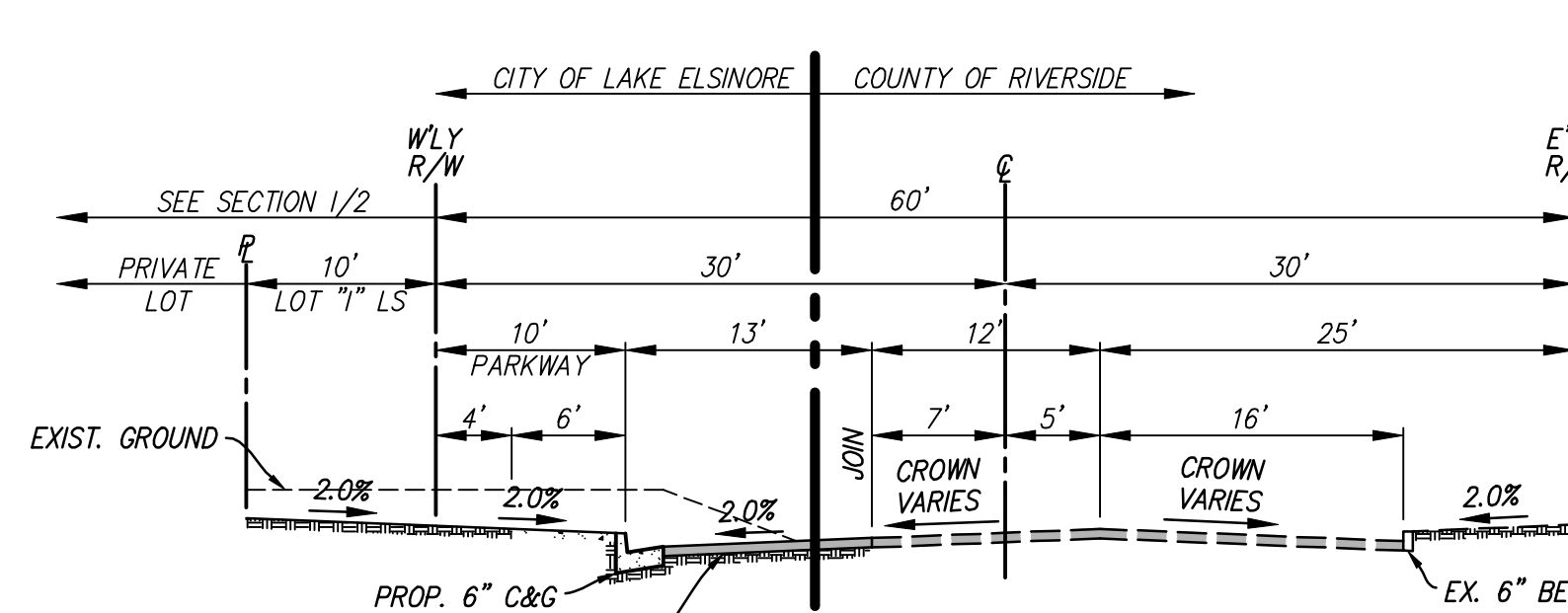
NICHOLS ROAD - LOT 41 TO LOT 35

NTS
CITY OF LAKE ELSINORE STD. NO. 100C
URBAN ARTERIAL



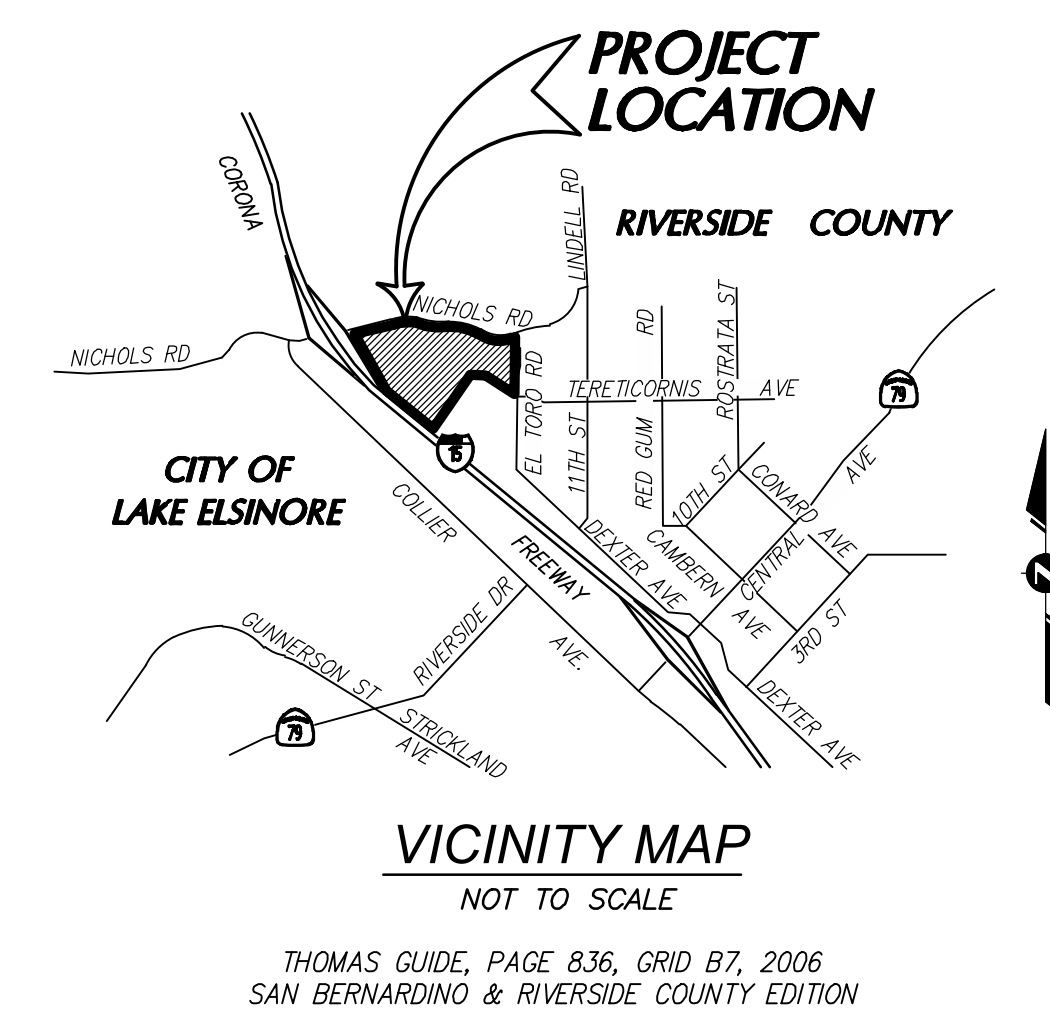
LOCAL STREET

NTS
"A", "B", "C", "D", "E", "F", "G", "H", "I", "J", & "K" STREETS
CITY OF LAKE ELSINORE STD. DWG. 108
NOTE: NO PARKING ALLOWED ON "B" STREET



EL TORO ROAD

NTS
MODIFIED LOCAL STREET WIDENING



GENERAL NOTES

1. ASSESSORS' PARCEL NUMBERS: 389-200-038, 389-200-039, 389-210-008, 389-210-032, 389-210-034, 389-210-036, & PORTIONS OF CURRENT APNS: 289-200-035 & 289-200-036
2. APPROXIMATE AREA
GROSS = 73.97 ACRES
NET = 72.50 ACRES (EXCLUDES CALTRANS WIDENING EASEMENT 11A)
3. EXISTING GENERAL PLAN DESIGNATION: SPECIFIC PLAN (SP) - ALBERHILL RANCH AND GENERAL COMMERCIAL (GC)
4. PROPOSED GENERAL PLAN DESIGNATION: SPECIFIC PLAN (SP) - XXXX
5. EXISTING ZONING: SPECIFIC PLAN (SP) - ALBERHILL RANCH AND COMMERCIAL MIXED USE (CMU)
6. PROPOSED ZONING: SPECIFIC PLAN (SP) - XXXX
7. TOTAL LOTS:
SINGLE FAMILY LOTS 1-168 22.74 AC
LOT 169 14.43 AC
SEWER LIFT STATION LOT 170 0.13 AC
PARK SITE LOT 171 6.49 AC
PUBLIC STREETS (A-J) 10 LOTS 12.28 AC
LETTERED LOTS (SEE TABLE ON SHEET 2) 16 LOTS 16.43 AC
8. RESIDENTIAL LOT SIZE DATA
AVERAGE LOT SIZE = 5,896 SF
MINIMUM LOT SIZE = 4,549 SF
MAXIMUM LOT SIZE = 9,468 SF
9. PROPOSED GROSS DENSITY RESIDENTIAL: 168 DU / 36.20 AC = 0.22 DU/AC
10. EXISTING LAND USE: VACANT
11. ADJACENT LAND USES:
WEST: FREEWAY (INTERSTATE 15)
SOUTH: TEMESCAL CANYON HIGH SCHOOL
EAST: EXISTING RESIDENTIAL
NORTH: MINING AND VACANT
12. PROPOSED USES:
RESIDENTIAL LOTS 1-168
COMMERCIAL LOT 169
SEWER LIFT STATION LOT 170
PARK SITE LOT 171
LANDSCAPE LOTS (MAINT. BY HOA) LOTS "A" THROUGH "K"
OPEN SPACE/LS LOT LOTS "L" THROUGH "N"
OPEN SPACE LOTS "O" AND "P"
13. PUBLIC STREETS: ALL STREETS SHOWN HEREON SHALL BE PUBLIC STREETS.
14. OPEN SPACE LOTS: ALL OPEN SPACE LOTS SHALL BE MAINTAINED BY THE H.O.A.
15. BUILDING SETBACKS: PER NICHOLS SOUTH SPECIFIC PLAN
THOMAS GUIDE, PAGE 836, GRIDS B-7 & C-7, 2007 SAN BERNARDINO & RIVERSIDE EDITION
16. GEOLOGICAL HAZARDS: PER THE SOILS REPORT BY CHY/TERRACON THERE ARE NOT ACTIVE FAULTS WITHIN THE SITE AND THE SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS.
17. FLOODPLAIN: PORTIONS OF THE SITE ARE WITHIN A MAPPED FLOOD PLAIN - ZONE "A" PER FIMA FIRM PANEL 2028 OF 3805, MAP NO. 06065C208C. A CLOMR AND A CLOMR WILL BE REQUIRED WITH THIS DEVELOPMENT TO REESTABLISH THE LIMITS OF THIS FLOODPLAIN TO MATCH EXISTING AND PROPOSED CONDITIONS

LEGAL DESCRIPTION

BEING A SUBDIVISION OF PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 37465 IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PUBLIC UTILITIES / SERVICES

SCHOOL DISTRICT:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT (951) 253-7000
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY (800) 655-4555
GAS:	SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
WATER & SEWER:	EASTERN MUNICIPAL WATER DISTRICT (951) 674-3146
TELEPHONE:	VERIZON (800) 483-3000
CABLE:	TIME WARNER (888) 892-2253

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SECTIONS
3	TENTATIVE TRACT MAP
4	TENTATIVE TRACT MAP
5	TENTATIVE TRACT MAP

OWNER/DEVELOPER
NICHOLS ROAD PARTNERS, LLC
P.O. BOX 77850
CORONA, CA 92877
PHONE: (951) 277-3900

ENGINEERING
LAND PLANNING
SURVEYING
K&A
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380
Engineering, Inc.

CITY OF LAKE ELSINORE

TENTATIVE TRACT MAP

NO. 37305

SHEET NO.
1
OF 5 SHEETS

TENTATIVE TRACT MAP NO. 37305
IN THE CITY OF LAKE ELSINORE

RESIDENTIAL LOT SUMMARY

MINIMUM LOT AREA 4,500 S.F. MINIMUM LOT DIMENSION 45' X 100' 77 RESIDENTIAL LOTS			MINIMUM LOT AREA 5,000 S.F. MINIMUM LOT DIMENSION 50' X 100' 91 RESIDENTIAL LOTS		
Lot Number	Lot Area SF	Pad Area SF	Lot Number	Lot Area SF	Pad Area SF
1	7126	4913	61	5797	5052
2	5470	5173	62	5417	4417
3	5597	4631	63	5000	4250
4	4890	3886	64	5000	4250
5	4964	5000	65	5000	4250
6	5030	3870	66	5000	4250
7	6827	4644	67	5216	4478
8	7369	5647	68	5258	4522
9	7077	5291	69	6534	4522
10	6717	4937	70	6273	4977
11	6151	4608	71	5891	5060
12	5150	4301	72	6813	4513
13	4977	4151	73	6691	4452
14	6142	5379	74	6721	4357
15	5807	5006	75	6751	4387
16	6743	6068	76	6781	4417
17	7035	5647	77	6822	4446
18	5980	4736	78	6318	4459
19	6289	4736	79	6532	4442
20	5565	4569	80	5901	4597
21	5399	4445	81	6912	6719
22	6502	5525	82	5587	5437
23	6071	5033	83	5132	4755
24	6868	6185	84	5008	4378
25	4798	4093	85	5015	4258
26	4623	3833	86	5023	4265
27	4656	3966	87	5031	4273
28	4877	4198	88	5148	4281
29	5316	4648	89	5176	4305
30	5811	5144	90	5171	4430
31	7591	6938	91	7325	4431
32	5509	4457	92	6300	4901
33	5503	4354	93	5244	4563
34	7204	4426	94	5225	4506
35	5172	4172	95	5487	4487
36	5227	4002	96	5627	4475
37	5126	4016	97	5651	4886
38	5112	4028	98	5161	4818
39	5055	4029	99	7629	4377
40	4958	3989	100	9468	6771
41	4823	3882	101	6865	6141
42	4695	3875	102	7033	4190
43	3609	4345	103	6979	4473
44	4919	4281	104	7113	4532
45	5294	3998	105	8048	4608
46	5555	4003	106	6333	4777
47	5303	3966	107	5274	4441
48	5244	3955	108	5248	4537
49	5183	4010	109	5246	4510
50	5096	4024	110	5247	4510
51	5064	4050	111	5251	4510
52	4693	4023	112	5338	4515
53	4625	3953	113	5804	4602
54	4549	3874	114	7023	4980
55	5916	5155	115	6457	5470
56	4780	4092	116	6536	4794
57	4763	4086	117	6503	4639
58	5317	4658	118	6533	4545
59	7311	6722	119	6453	4549
60	8064	7477	120	6455	4375
61	4380	121	121	6457	4310
62	5016	4353	122	6465	4373
63	4893	4228	123	6165	4438
64	4951	4251	124	6038	4241
65	5269	4599	125	5981	4208
66	5524	4824	126	5924	4221
67	5091	4368	127	5869	4274
68	4674	3981	128	6912	4336
69	6518	4778	129	6003	5398
70	6200	4307	130	5000	4427
71	5460	4227	131	5000	4250
72	5554	4327	132	5000	4250
73	5685	4453	133	5000	4250
74	6189	4820	134	5000	4250
75	6997	4879	135	5345	4250
76	6178	4480	136	4613	4613
77	5008	4258	137	5483	4754
			138	5499	4758
			139	5496	4773
			140	5490	4771
			141	6246	4762
			142	6365	4575
			143	6896	4569
			144	7305	5004
			145	7214	5488
			146	6406	5489
			147	6295	4835
			148	6168	4689
			149	5885	4563
			150	5862	4231
			151	7317	4160

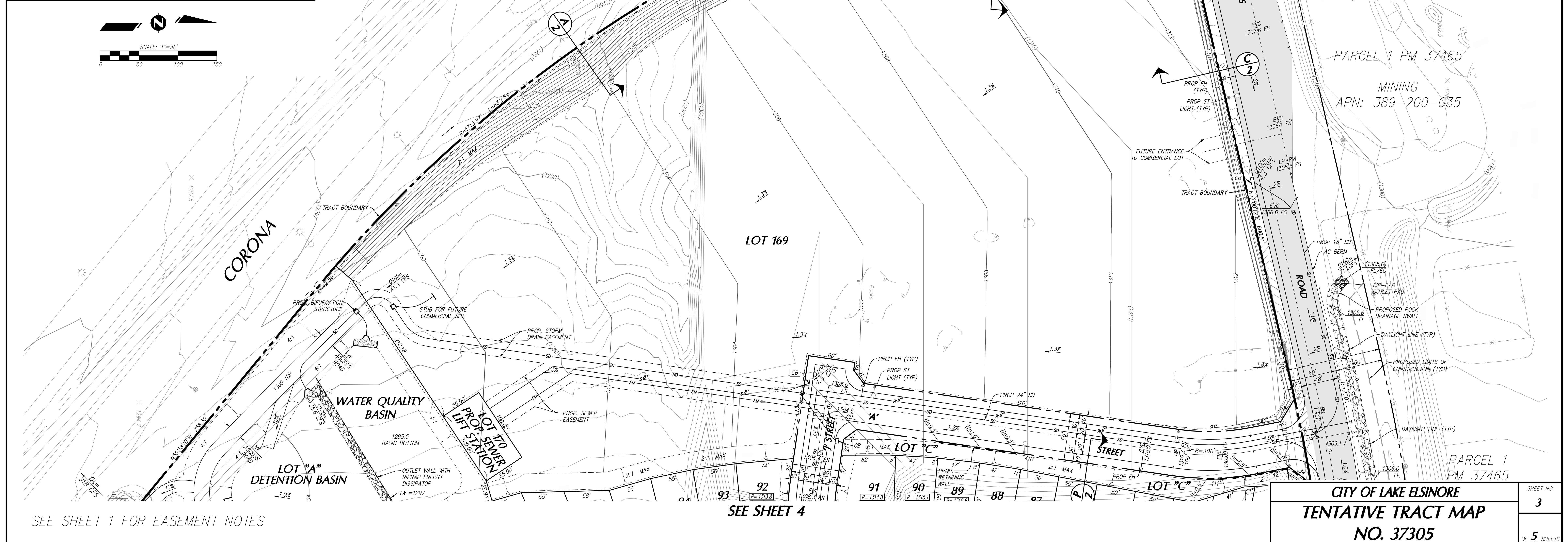
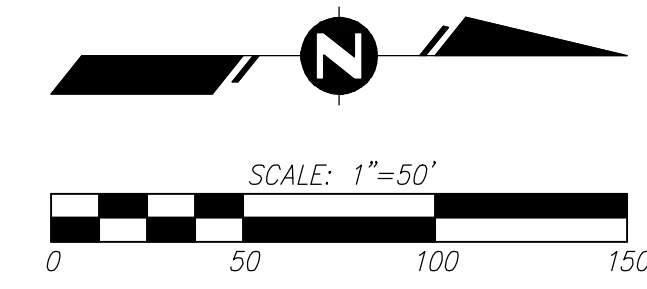
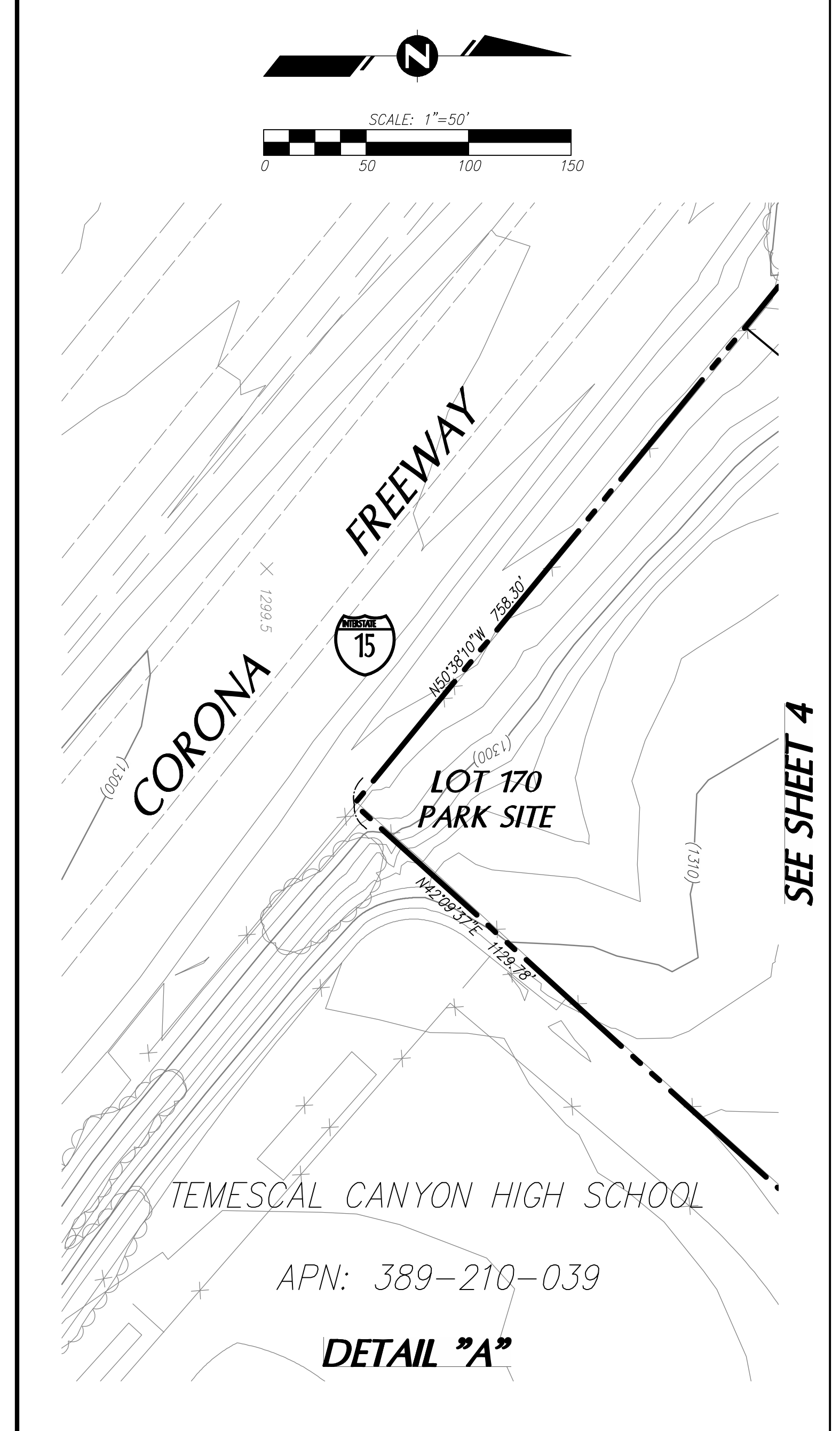
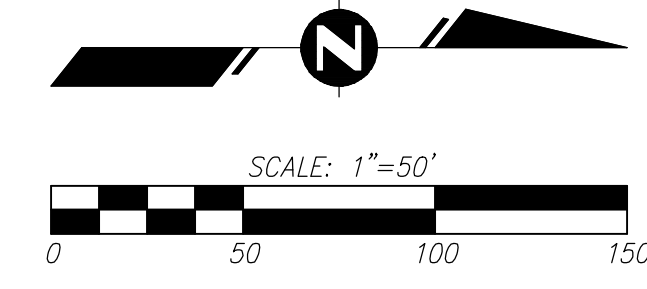
NON-RESIDENTIAL LOT SUMMARY

Lot Number	Lot Area SF/AC	USE
169	548,279 / 12.587	COMMERCIAL
170	5,500 / 0.126	SEWER LIFT STATION

LETTERED LOT SUMMARY

Lot Number	Lot Area SF/AC	USE
A	190,870 / 4.38	WATER QUALITY/DETENTION BASIN
B	46,543 / 1.07	WATER QUALITY/DETENTION BASIN
C	13,584 / 0.31	LANDSCAPE LOT
D	22,998 / 0.53	LANDSCAPE LOT
E	4,046 / 0.09	LANDSCAPE LOT
F	2,827 / 0.06	LANDSCAPE LOT
G	10,685 / 0.25	LANDSCAPE LOT
H	3,953 / 0.09	LANDSCAPE LOT
I	3,068 / 0.07	LANDSCAPE LOT
J	807 / 0.02	LANDSCAPE LOT
K	1,359 / 0.03	LANDSCAPE LOT
L	14,397 / 0.33	OPEN SPACE/LANDSCAPE LOT
M	76,778 / 1.76	OPEN SPACE/LANDSCAPE LOT
N	41,440 / 0.95	OPEN SPACE/LANDSCAPE LOT
O	138,588 / 3.18	OPEN SPACE
P	144,129 / 3.31	OPEN SPACE

TENTATIVE TRACT MAP NO. 37305
IN THE CITY OF LAKE ELSINORE



SEE SHEET 1 FOR EASEMENT NOTES

SEE SHEET 4

CITY OF LAKE ELSINORE
TENTATIVE TRACT MAP
NO. 37305

SHEET NO.
3
OF **5** SHEETS

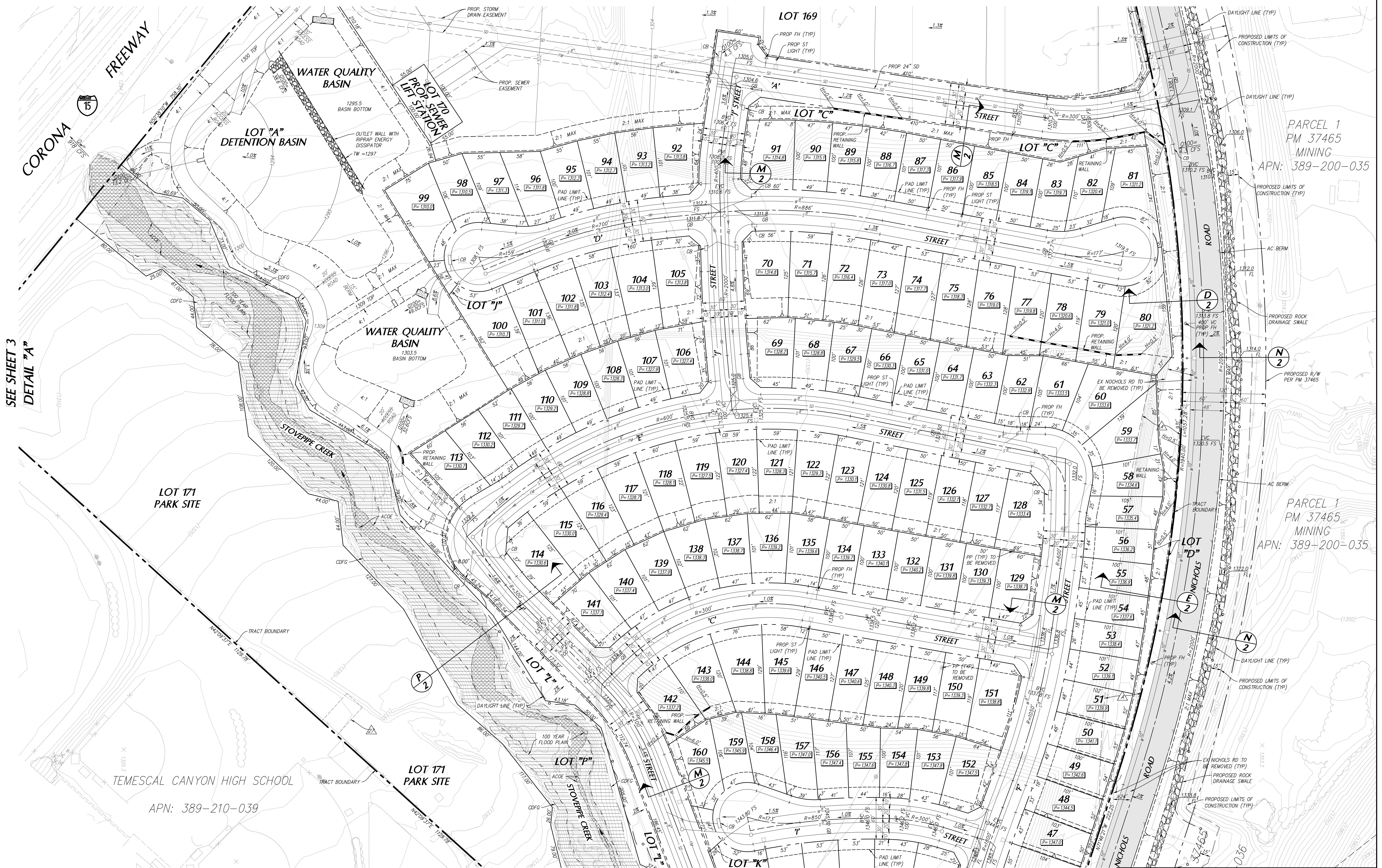
IN THE CITY OF LAKE ELSINORE

SEE SHEET 5

CITY OF LAKE ELSINORE
TENTATIVE TRACT MAP
NO. 37305

SHEET NO.
4

5 SHEETS



SCALE: 1"=50'

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '50' at the midpoint, '100' at the three-quarters point, and '150' at the right end.

SEE SHEET 4

IN THE CITY OF LAKE ELSINORE

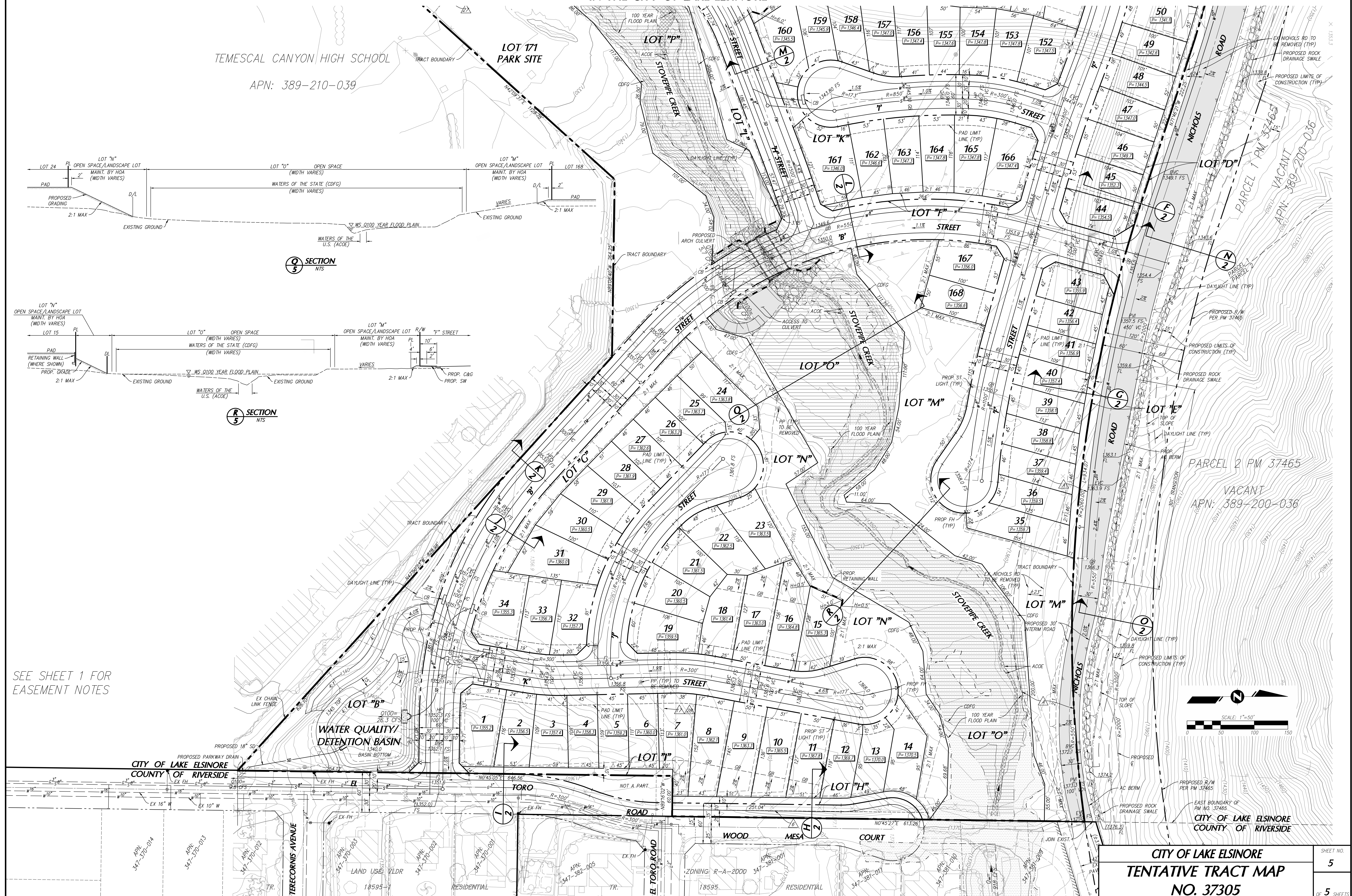


EXHIBIT F

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. 8)**

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore on August 13, 2019 adopted its Resolution No. 2019-____, 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, June 25, 2019 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.

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. 8**

(August 13, 2019)

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 8 of the Community Facilities District No. 2015-2 (Maintenance Services) ("CFD No. 2015-2") of the City of Lake Elsinore:

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
Nichols Rd Partners	70.15	71

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 269 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 July 30, 2019, 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 August 13, 2019, 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 August 13, 2019.

Very truly yours,

Mark Mahan,
Deputy 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):
Nichols RD. Partners, LLC Attn: Eric L. Werner P. O. Box 77850 Corona, CA 92877	389-200-038, 389-210-008, 389-210-032, 389-210-034, 389-210-036

**ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES)
ANNEXATION NO. 8**

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. 2015-2 (Maintenance Services) adopted by the City Council on June 25, 2019 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 8 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 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?	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__.

Nichols RD. Partners, LLC
A California corporation

Signature

Print Name

Title