

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. 7 is currently comprised of five parcels, located within the city boundaries. The property is identified by the following Riverside County Assessor's Parcel Number (APN).

APN	Owner Name
377-080-014	HFC PRP ELSINORE
377-080-031	HFC PRP ELSINORE
377-080-032	HFC PRP ELSINORE
377-080-033	HFC PRP ELSINORE
377-080-034	HFC PRP ELSINORE

EXHIBIT 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.

EXHIBIT C

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 8 PM 37284

Item	Description	Estimated Cost
1	Lighting	\$3,785
2	Streets	\$6,526
3	Drainage	\$498
4	Reserves	\$460
5	Admin	\$1,621
Total		\$12,890

Special Tax B Contingent Services – There are no anticipated service costs for Special Tax B for Tax Zone 8.

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
8	2019-20	PM 37284	6.60	Non-Residential	Acre	\$1,953	\$0	Central Plaza

APPROVED AND UNDEVELOPED PROPERTY

The Maximum Special Tax for Tax Zone 8 for Approved Property and Undeveloped Property for Fiscal Year 2019-20 is \$1,984 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	\$0 / Acre	Central Plaza

ESCALATION OF MAXIMUM SPECIAL TAXES

On each July 1, commencing on July 1, 2017 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

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], Acting City Clerk
CITY CLERK
CITY OF LAKE ELSINORE

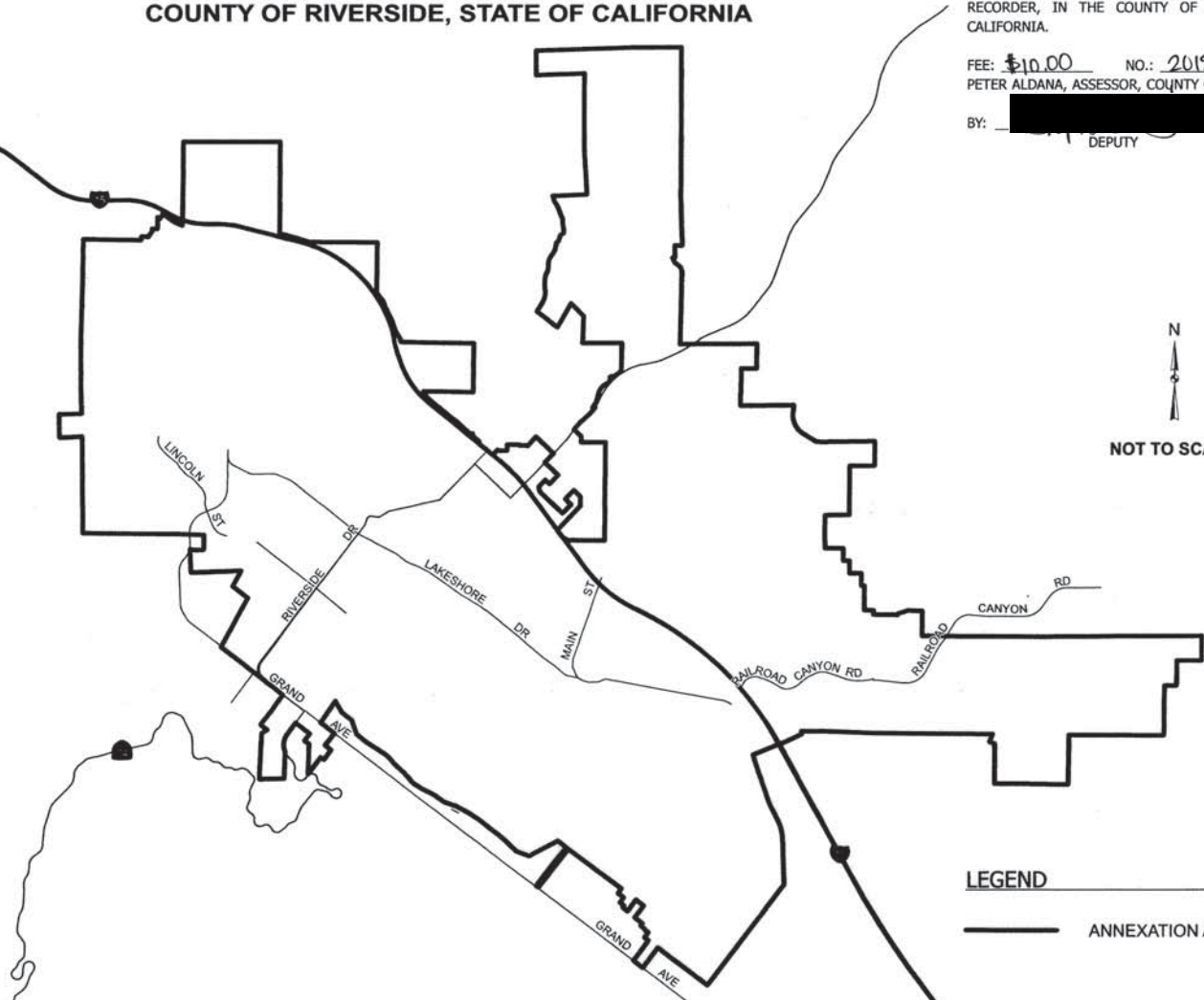
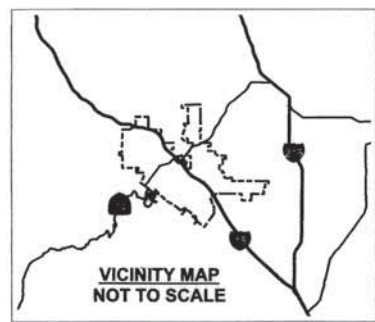
FILED IN THE OFFICE OF THE CITY CLERK, CITY OF LAKE ELSINORE THIS 14TH DAY OF August, 2015.

[Redacted], Acting City Clerk
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.

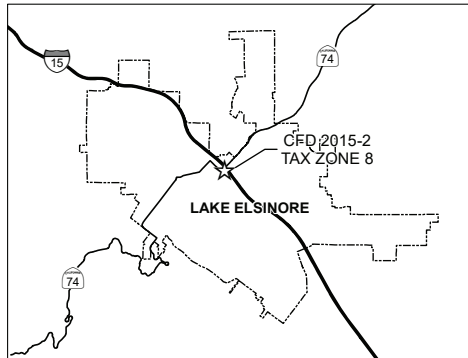
THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON AUGUST 13, 2015 IN BOOK 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 73 AND AS INSTRUMENT NO. 2015-0361493 IN THE OFFICE OF THE COUNTY RECORDER OF THE 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 2018-19.

ANNEXATION MAP NO. 7

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

- ANNEXATION AREA BOUNDARY
- PARCEL LINE
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- (8) TAX ZONE



EXHIBIT D

SHEET 1 OF 1 SHEET

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. 2015-046.

[Redacted], Acting City Clerk

CITY OF LAKE ELSINORE

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

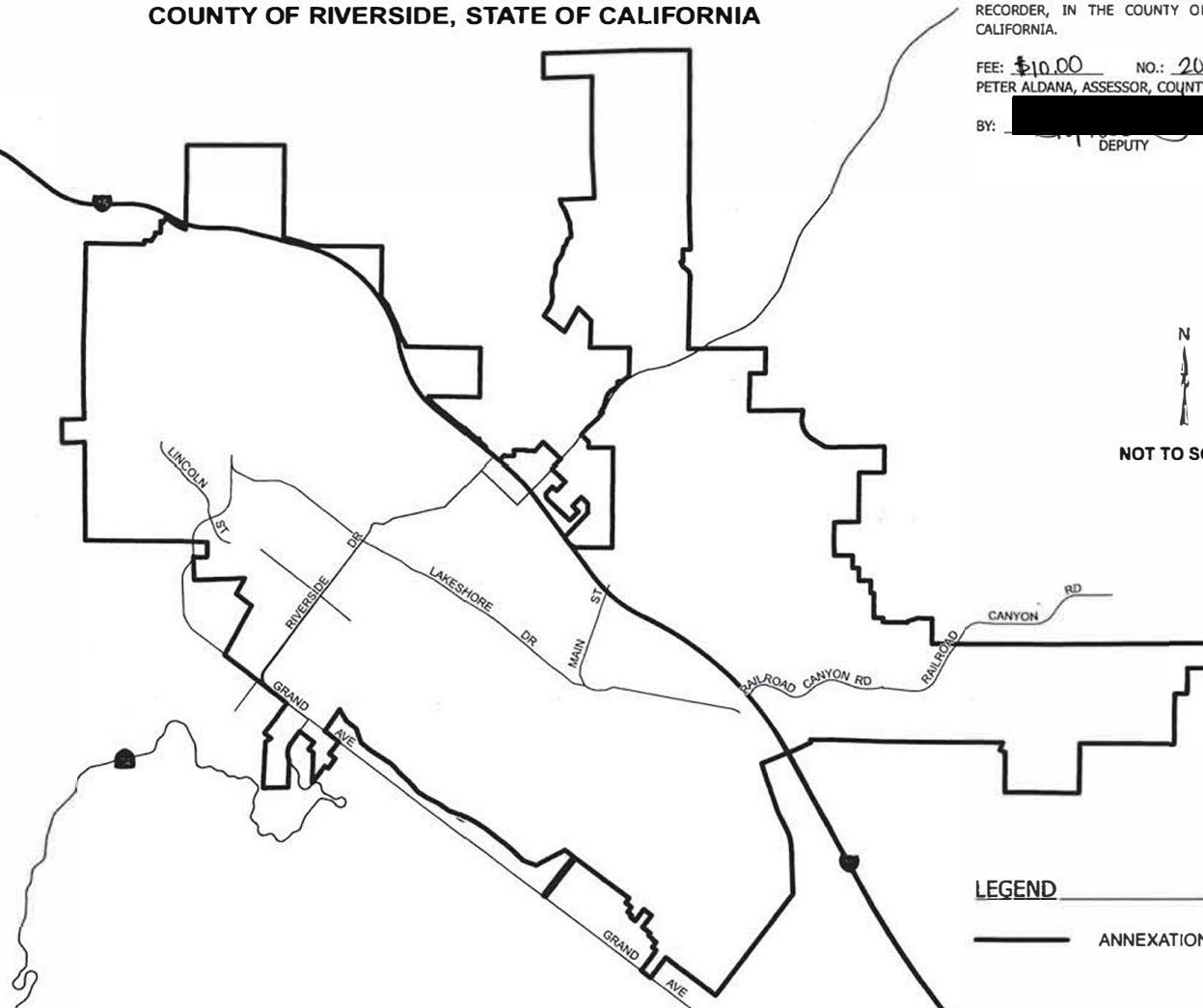
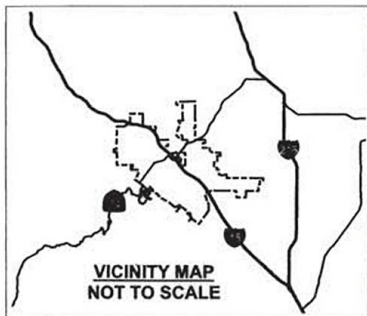
[Redacted], Acting City Clerk

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

N
NOT TO SCALE



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.

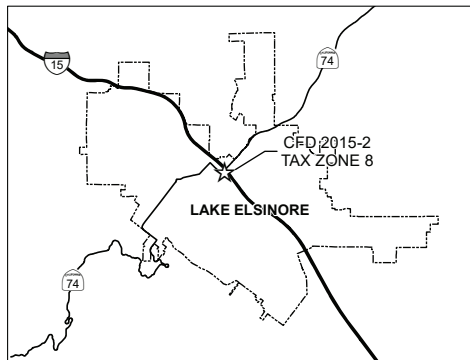
THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON AUGUST 13, 2015 IN BOOK 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 73 AND AS INSTRUMENT NO. 2015-0361493 IN THE OFFICE OF THE COUNTY RECORDER OF THE 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 2018-19.

ANNEXATION MAP NO. 7

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

- ANNEXATION AREA BOUNDARY
- PARCEL LINE
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- (8) TAX ZONE



EXHIBIT E

**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 ____ day of _____, 20____.

[NAME OF LANDOWNER]

HFC/PRD Elsinore LLC

By:

Name: Brett DelValle
Title: manager

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.
or PROJECT NO. _____

OWNER'S MAILING ADDRESS:

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

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:

PARCEL A:

LOTS 12 AND 13 OF WALL'S FIRST ADDITION TO ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 13. PAGE 620 OF MAPS. SAN DIEGO COUNTY RECORDS;

EXCEPTING THEREFROM THE NORTHWESTERLY 62 FEET OF SAID LOT 13 AS CONVEYED TO PATRICK GALLAGHER AND ROSE A. GALLAGHER, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 14. 1929 IN BOOK 821. PAGE 432 OF DEEDS;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES, BY DEED RECORDED JANUARY 17. 1956 IN BOOK 1848. PAGE 122 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED JANUARY 26. 1994. AS INSTRUMENT NUMBER 034739 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE ELSINORE, POMONA & LOS ANGELES RAILWAY COMPANY BY DEED RECORDED MARCH 13. 1896, IN BOOK 32 PAGE 369 OF DEEDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 20. 1978 AS INSTRUMENT NO. 267285 OF OFFICIAL RECORDS.

PARCEL B:

THAT PORTION OF LOT 13, IN BLOCK 5 OF NORTH ELSINORE, AS SHOWN UPON A CERTAIN MAP ENTITLED "MAP OF NORTH ELSINORE TOWN AND COLONY LANDS" ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO IN BOOK 10. PAGE 459 OF MAPS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13;

THENCE 62 FEET SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 13 TO A POINT;

THENCE NORTHEASTERLY AND PARALLEL WITH THE WESTERLY LINE OF LOT 13, 660 FEET TO A POINT;

THENCE NORTHEASTERLY 62 FEET TO THE WESTERLY LINE OF LOT 13;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE 660 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE ELSINORE POMONA & LOS ANGELES RAILWAY COMPANY BY DEED RECORDED MARCH 13. 1896 IN BOOK 32. PAGE 369 OF DEEDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY ORDER OF CONDEMNATION RECORDED RECORDS SEPTEMBER 12, 1980 AS INSTRUMENT NO. 166604 OF OFFICIAL RECORDS.

8 PARCELS
4 LETTERED LOTS
7.628 ACRES GROSS
7.326 ACRES NET

IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 37284

BEING A SUBDIVISION OF LOT 6 AND A PORTION OF
LOT 5 OF BLOCK 5 OF NORTH ELSINORE TRACT,
PER MAP RECORDED IN BOOK 5 PAGE 105 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

DAVID EVANS AND ASSOCIATES, INC.

OCTOBER 2016

JOHN C BENTLEY, P.L.S. 7223

SHEET 1 OF 6 SHEETS

RECORDER'S STATEMENT

FILED THIS 2ND DAY OF September 2018.
AT 1:23 PM IN BOOK 245 OF MAPS, AT
PAGE 52-53 AT THE REQUEST OF
THE CITY CLERK OF
THE CITY OF LAKE ELSINORE

NO. 2018-0355213
FEE \$19.00

PETER ALDANA
COUNTY ASSESSOR - DEPUTY RECORDER

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE:
CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON. THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS A THROUGH D INCLUSIVE, AS A CONDITION OF DEDICATION OF SAID LOTS, THE OWNERS OF PARCELS 1 THROUGH 5 INCLUSIVE ABUTTING CENTRAL AVENUE AND COLLIER AVENUE AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED, ALSO EXCEPTING THE ACCESS OPENINGS AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY LAKE ELSINORE ALL SUBSURFACE WATER RIGHTS.

HFC/PRP ELSINORE, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: HANOVER-PRP PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: PENINSULA RETAIL PARTNERS IV, LLC A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: [Signature]
BRETT DEL VALLE, MANAGER

BENEFICIARY STATEMENT

EVERTRUST BANK, A CALIFORNIA BANKING CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED 05/05/2017 AS INSTRUMENT NO. 2017-0136722.

[Signature] DATE 4/4/18
Robert Masao Sato

NOTARY 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 OF Orange

ON 4/4/18 BEFORE ME, Jennifer Lynn Dedinsky, NOTARY PUBLIC

PERSONALLY APPEARED Robert Masao Sato
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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:

SIGNATURE: [Signature]
PRINTED NAME: Jennifer Lynn Dedinsky
MY COMMISSION EXPIRES: 12/23/2020
MY COMMISSION NO.: 2176695
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

NOTARY 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 } SS
COUNTY OF Orange

ON 4/4/18 BEFORE ME, Jennifer Lynn Dedinsky, NOTARY PUBLIC

PERSONALLY APPEARED Brett Del Valle
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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:

SIGNATURE: [Signature]
PRINTED NAME: Jennifer Lynn Dedinsky
MY COMMISSION EXPIRES: 12/23/2020
MY COMMISSION NO.: 2176695
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(A)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RISE INTO A FEE:

- COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES PER DOCUMENT RECORDED MAY 05, 1931 IN BOOK 24, PAGE 456 OF OFFICIAL RECORDS.
- EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR CONDUITS, TOGETHER WITH RIGHT OF INGRESS AND EGRESS, AND RIGHTS INCIDENTAL THERETO PER DOCUMENTS RECORDED MARCH 04, 1955 AS INSTRUMENT NO. 14574 IN BOOK 1702, PAGE 559 OF OFFICIAL RECORDS.
INSTRUMENT NO. 14576 RECORDED MARCH 04, 1955 IN BOOK 1702, PAGE 467 OF OFFICIAL RECORDS.
INSTRUMENT NO. 14575 RECORDED MARCH 04, 1955 IN BOOK 1702, PAGE 552 OF OFFICIAL RECORDS.
INSTRUMENT NO. 115832 OF OFFICIAL RECORDS RECORDED NOVEMBER 12, 1969.
- CALIFORNIA ELECTRIC POWER COMPANY (NOW SOUTHERN CALIFORNIA EDISON), HOLDER OF AN EASMENT FOR PUBLIC UTILITIES PER DOCUMENT RECORDED MAY 18, 1956 AS INSTRUMENT NO. 35229 IN BOOK 1914, PAGE 323 OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GREG LUKOSKY IN DECEMBER 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS INDICATED WITHIN 1 YEAR OF RECORDED, AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

[Signature] DATE 01/02/2018
JOHN C. BENTLEY, P.L.S. 7223



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AS FILED AND AMENDED AND APPROVED BY THE CITY COUNCIL ON MARCH 28, 2017, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

[Signature] DATE 6-13-18
BRAD FAGRELL, R.C.E. 43926 EXPIRES 06/30/19
CITY ENGINEER, CITY OF LAKE ELSINORE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

[Signature] DATE 4/11/18
MICHAEL LEE FOREMAN, P.L.S. 5776, EXPIRES 6/30/18
ACTING CITY SURVEYOR, CITY OF LAKE ELSINORE



CITY CLERK'S STATEMENT

THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BY AND THROUGH ITS DULY AUTHORIZED OFFICERS HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION OF LOTS A THROUGH D, INCLUSIVE, MADE HEREON FOR THE PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE CITY MAINTAINED ROAD SYSTEM AND DID ACCEPT ON BEHALF OF THE CITY OF LAKE ELSINORE:

ABUTTERS RIGHTS OF ACCESS, AS DEDICATED HEREON.

ALL SUBSURFACE WATER RIGHTS

ON BEHALF OF THE CITY COUNCIL, PURSUANT TO GOVERNMENT CODE SECTION 66499.20.2 AND 66434(g), WE HEREBY ABANDON THOSE PORTIONS OF COLLIER AVENUE AND CENTRAL AVENUE, LYING WITHIN THE BOUNDARY OF THIS MAP, AS DEDICATED TO PUBLIC USE PER DOCUMENTS RECORDED JANUARY 4, 1978 IN BOOK 1978, PAGE 871 AND MAY 5, 1931 IN BOOK 24, PAGE 456, BOTH OFFICIAL RECORDS.

[Signature] DATED: 4/13, 2018
SUSAN DOMEN, CITY CLERK
CITY OF ELSINORE

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO \$57,100.00

DATE August 1, 2018

JON CHRISTENSEN, COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$57,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

CASH OR SURETY TAX BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: [Signature] DATED August 1, 2018
DEPUTY

2018-0355213
ORIGINAL
245
53

8 PARCELS
4 LETTERED LOTS
7.628 ACRES GROSS
7.326 ACRES NET

IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 37284

BEING A SUBDIVISION OF LOT 6 AND A PORTION OF
LOT 5 OF BLOCK 5 OF NORTH ELSINORE TRACT,
PER MAP RECORDED IN BOOK 5 PAGE 105 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

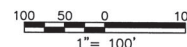
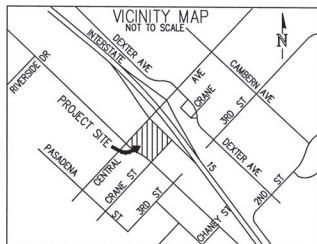
DAVID EVANS AND ASSOCIATES, INC.

JOHN C BENTLEY, P.L.S. 7223

OCTOBER 2016

BOUNDARY CONTROL

SHEET 2 OF 6 SHEETS



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF
STATE HIGHWAY 74 (FORMERLY CENTRAL AVENUE) AS SHOWN ON
RECORD OF SURVEY RSB 116/85, BEING NORTH 43°42'50" EAST.

SPECIAL NOTE:

IN THE COURSE OF THIS SURVEY, IT WAS DETERMINED THAT
THE LOCATION OF THE "MOST WESTERLY CORNER OF LOT 5"
AS CALLED FOR IN CERTAIN DOCUMENTS WAS AMBIGUOUS.
FOR THE PURPOSES OF PRORATION, ON THE MAP OF NORTH
ELSINORE TRACT THE STREET CENTERLINES WERE HELD FOR
THE LIMITS OF OWNERSHIP (LOT LINES), THE SAME WITH THE
FAMLEE TRACT MAP, BEING MB. 5/105 & 14/9 RESPECTIVELY.
THE EXHIBIT ATTACHED TO THE ROAD EASEMENT DEED
RECORDED 5/5/31 IN BOOK 24, PAGE 456 INDICATES THE
CORNER IN A DIFFERENT POSITION, AND THE CORRESPONDING
LEGAL DESCRIPTION DIMENSIONS SUPPORT THAT.

PROCEDURE OF SURVEY

THE BOUNDARY WAS DETERMINED FROM FOUND MONUMENTS AT THE INTERSECTION
OF COLLIER AVENUE AND CENTRAL AVENUE, DEXTER AVENUE AND CENTRAL AVENUE,
DEXTER AVENUE AND 3RD STREET, AND COLLIER AVENUE AND 3RD STREET. THESE
MONUMENTS WERE ACCEPTED AS THEIR RESPECTIVE CENTERLINE INTERSECTION
MONUMENTS AND USED TO CALCULATE THE RIGHT OF WAY ALONG CENTRAL AVENUE,
COLLIER AVENUE, AND 3RD STREET.
THE NORTHEASTERLY BOUNDARY WAS DETERMINED FROM THE GRANT DEED
RECORDED IN BOOK 1978/871 OF OFFICIAL RECORDS AND REFERENCED HEREON AS
"D1". THE POINT OF COMMENCEMENT BEING THE CENTERLINE INTERSECTION OF
COLLIER AVENUE AND 3RD STREET. THE DEED WAS ROTATED TO THE DRAWING
USING THE CENTERLINE OF 3RD STREET.
THE SOUTHEASTERLY BOUNDARY IS THE LINE BETWEEN LOT 6 OF BLOCK 5 OF
NORTH ELSINORE TRACTS, REFERENCED HEREON AS "R1" AND LOT 12 OF WALL'S
FIRST ADDITION TO ELSINORE REFERENCED HEREON AS "R8" AND RECORDED AS A
SAN DIEGO COUNTY MAP. THE FOUR FOUND CENTERLINE INTERSECTION MONUMENTS
WERE USED TO PRORATE THESE TRACT MAP BOUNDARIES AND THEIR INTERIOR LOT
LINES.
THE RIGHT OF WAY ALONG THE SUBJECT PARCEL'S SOUTHWESTERLY BOUNDARY WAS
DETERMINED USING THE COUNTY HIGHWAY DEEDS REFERENCED HEREON AS "D2" AND
"D3".
THE PROPOSED SOUTHWESTERLY RIGHT OF WAY WAS DETERMINED FROM THE SITE
PLAN AND USED THE CENTERLINE OF COLLIER AVENUE PER PARCEL MAP NO.24751
REFERENCED HEREON AS "R7".

MONUMENT LEGEND

- FD. 3/4" I.P. "LS 3799", DN 0.2', (NO REC.). ACCEPTED IN LIEU OF I.P. PER
RSB 116/85.
- FD. 1" I.P. "LS 3698", DN 0.2', PER RSB 116/85.
- FD. 2-1/2" BRASS CAP STAMPED "CALIF DEPT OF TRANSPORTATION, LS 3315
CENTRAL-DEXTER PI 1980, DN 0.5', PER RSB 116/85 AND RSB 117/18 TO 23.
- FD. 1-1/2" BRASS CAP STAMPED "CALTRANS PNO 255, DN 0.3', (NO REC.).
- FD. 1" I.P. "CAL DOT", DN 0.2', (NO REC.) NOT ACCEPTED. N42°42'11"E 1.36'
- FD. 60D NAIL AND FEATHER, DN. 0.5', (NO REC.) NOT ACCEPTED.
- FD. C-NAIL, FLUSH, (NO REC) ACCEPTED IN LIEU OF SPIKE & WASHER PER
C.R. 02-468. FITS TIES.
- FD. NAIL & TIN, FLUSH, (NO REC.) ACCEPTED IN LIEU OF 1 INCH IRON PIPE
PER PMB 158/86-87.
- FD. 1" I.P. TAGGED "LS 3698" PER PMB 153/45-46.

CURVE TABLE MEASURED (RECORD)				
CURVE	DELTA	RADIUS	LENGTH	
C1	15° 44' 26"	1200.00'	329.67'	
(R4,R7)	15° 44' 26"	1200.00'	329.67'	
C2	15° 44' 26"	1200.00'	329.67'	
(R4)	15° 44' 26"	1200.00'	329.67'	
C3	05° 06' 25"	2000.00'	178.27'	
(D1)	05° 06' 25"	2000.00'	178.27'	
C4	05° 55' 01"	329.19'	34.00'	
(D1)	05° 55' 08"	329.19'	34.01'	
C5	75° 50' 30"	329.19'	435.74'	
(D2)	75° 55' 08"	329.19'	435.74'	
C6	23° 06' 35"	283.99'	114.55'	
(D2)	22° 51' 00"	283.92'	113.23'	
C7	22° 51' 31"	389.19'	155.27'	

RECORD MAP REFERENCES

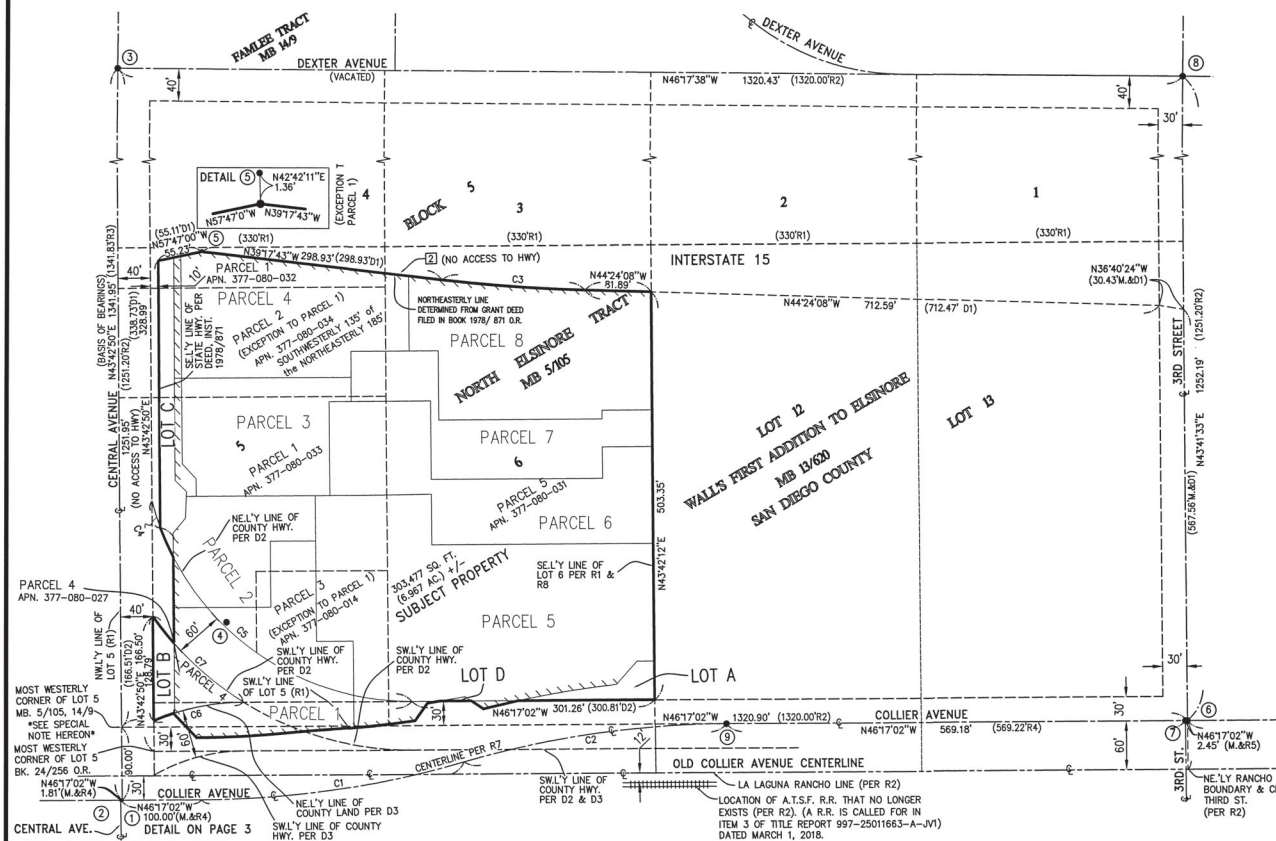
- | | | |
|----|-----------------------------------|----------------|
| R1 | NORTH ELSINORE TRACT | MB. 5/105 |
| R2 | FAMLEE TRACT | MB. 14/9 |
| R3 | RECORD OF SURVEY | RSB. 116/85 |
| R4 | PARCEL MAP NO. 23037 | PMB. 153/45-46 |
| R5 | PARCEL MAP NO. 24465 | PMB. 165/65-66 |
| R6 | PARCEL MAP NO. 9686 | PMB. 48/43 |
| R7 | PARCEL MAP NO. 24751 | PMB. 164/64-66 |
| R8 | WALL'S FIRST ADDITION TO ELSINORE | MB. 13/620 |

DOCUMENT REFERENCES

- | | | |
|----|---------------------|-------------------|
| D1 | GRANT DEED | BK. 1978/871 O.R. |
| D2 | COUNTY HIGHWAY DEED | BK. 24/456 O.R. |
| D3 | COUNTY DEED | BK. 722/291 O.R. |

LEGEND

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET MONUMENT PER MONUMENT NOTE ON SHEET 1.
- ⊗ INDICATES SEE MONUMENT NOTES FOR DESCRIPTION.
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.



2018-0355213 245
ORIGINAL

8 PARCELS
4 LETTERED LOTS
7.628 ACRES GROSS
7.326 ACRES NET

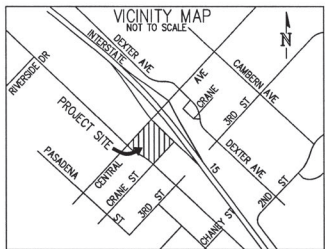
IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 3 OF 6 SHEETS

PARCEL MAP NO. 37284

BEING A SUBDIVISION OF LOT 6 AND A PORTION OF
LOT 5 OF BLOCK 5 OF NORTH ELSINORE TRACT,
PER MAP RECORDED IN BOOK 5 PAGE 105 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

DAVID EVANS AND ASSOCIATES, INC.
JOHN C BENTLEY, P.L.S. 7223 OCTOBER 2016



MONUMENT NOTE

- FOUND MONUMENTS AS NOTED
- SET 1" DIA. IRON PIPE AND TAG OR PLASTIC CAP OR SPIKE AND WASHER MARKED "LS 7223" FLUSH AT ALL PARCEL CORNERS, UNLESS NOTED OTHERWISE.
- LEAD, TACK AND TAG MARKED "LS 7223", TO BE SET IN TOP OF CURB ON PARCEL SIDELINES PRODUCED IN LIEU OF FRONT CORNERS. THE MONUMENTS WILL BE SET RADIAL TO THE CENTERLINE, UNLESS NOTED OTHERWISE.

LEGEND
P.C. CENTERLINE
B.C. BEGINNING OF CURVE
EX R/W EXISTING RIGHT-OF-WAY
F.M. FOUND MONUMENT AS NOTED
(R) RESTRICTED ACCESS
S.F./A.C. RADIAL LINE
SQUARE FEET / ACRES

BASES OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CENTRAL AVENUE AS SHOWN ON RECORD OF SURVEY RSB 116/05, BEING NORTH 43°42'50" EAST.

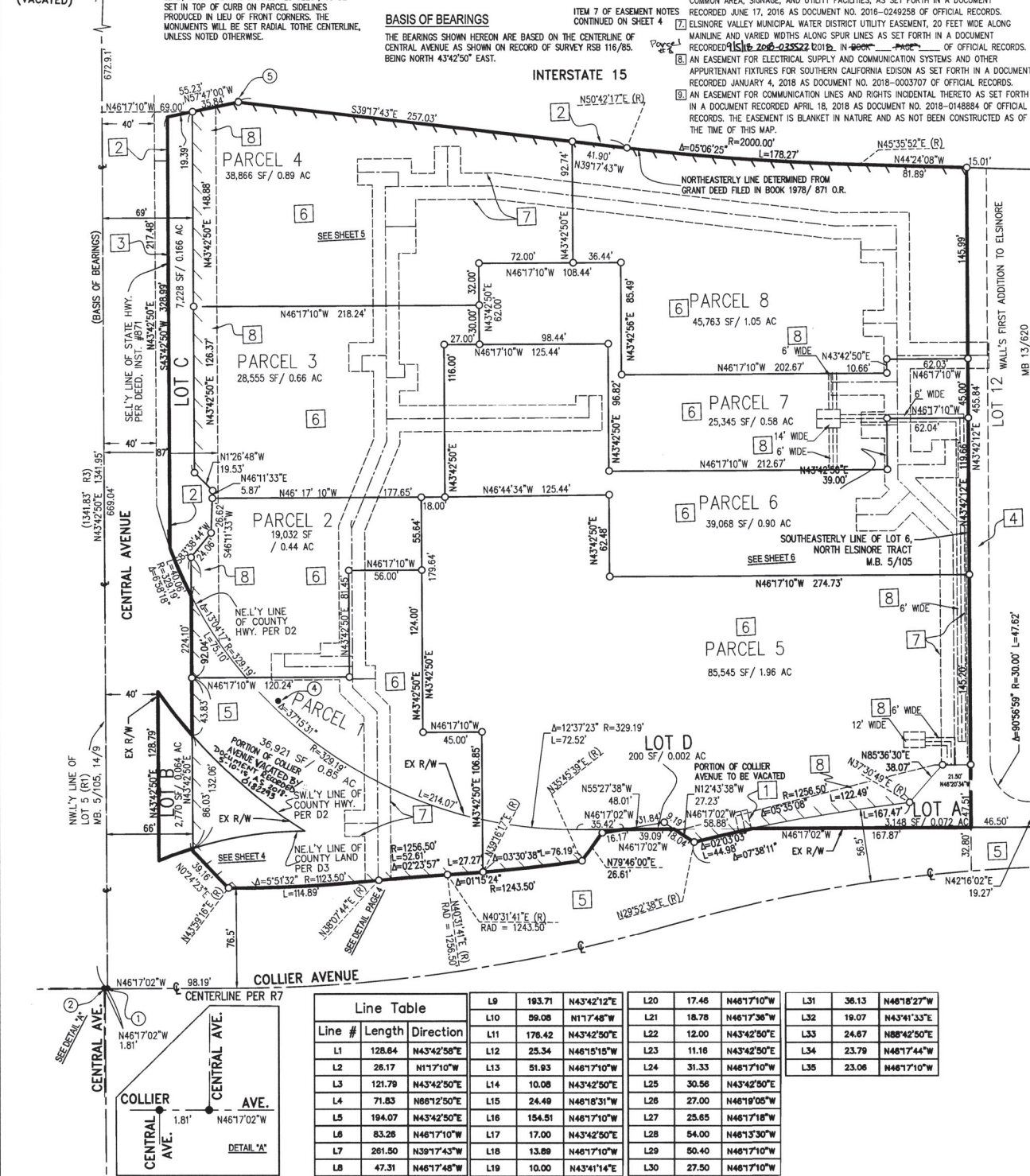
ITEM 7 OF EASEMENT NOTES

CONTINUED ON SHEET 4

EASEMENT NOTES:

- AN EASEMENT FOR ANCHORAGE PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 2017 AS DOCUMENT NO. 2017-0434466 OF OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY.
- RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND HAVE BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT RECORDED JANUARY 04, 1978 AS DOCUMENT NO. 871 OF OFFICIAL RECORDS.
- RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND HAVE BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT RECORDED JANUARY 13, 1978 AS DOCUMENT NO. 7287 OF OFFICIAL RECORDS.
- RECIPROCAL EASEMENTS FOR ACCESS AND UTILITIES CREATED BY THAT CERTAIN DOCUMENT RECORDED JANUARY 30, 2017 AS DOCUMENT NO. 2017-0037864 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 05, 1931 IN BOOK 24 PAGE 456 OF OFFICIAL RECORDS IN FAVOR OF THE COUNTY OF RIVERSIDE.
- NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF EACH PARCEL OVER, ACROSS, IN, UNDER AND THROUGH THE COMMON AREA OF THE PARCEL FOR THE PURPOSES OF PARKING, INGRESS AND EGRESS, UTILITIES, PEDESTRIAN TRAFFIC, COMFORT AND CONVENIENCE, TEMPORARY CONSTRUCTION ACTIVITY, SERVICE DELIVERY VEHICLES, MAINTENANCE OF THE COMMON AREA, SIGNAGE, AND UTILITY FACILITIES, AS SET FORTH IN A DOCUMENT RECORDED JUNE 17, 2016 AS DOCUMENT NO. 2016-0249258 OF OFFICIAL RECORDS.
- ELSNORE VALLEY MUNICIPAL WATER DISTRICT UTILITY EASEMENT, 20 FEET WIDE ALONG MAINLINE AND VARIED WIDTHS ALONG SPUR LINES AS SET FORTH IN A DOCUMENT RECORDED ~~1818-0-035522~~ 2016, IN ~~BOOK 24 PAGE 456~~ OF OFFICIAL RECORDS.
- AN EASEMENT FOR ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND OTHER APPURTENANT FIXTURES FOR SOUTHERN CALIFORNIA EDISON AS SET FORTH IN A DOCUMENT RECORDED JANUARY 4, 2018 AS DOCUMENT NO. 2018-0003707 OF OFFICIAL RECORDS.
- AN EASEMENT FOR COMMUNICATION LINES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 18, 2018 AS DOCUMENT NO. 2018-0148884 OF OFFICIAL RECORDS. THE EASEMENT IS BLANKET IN NATURE AND AS NOT BEEN CONSTRUCTED AS OF THE TIME OF THIS MAP.

DEXTER AVE.
(VACATED)



Line Table			L9			L10			L11			L12			L13			L14			L15			L16			L17			L18			L19			L20			L21			L22			L23			L24			L25			L26			L27			L28			L29			L30			L31			L32			L33			L34			L35																										
Line #	Length	Direction	L1	128.64	N43°42'58"E	L2	28.17	N17°17'10"W	L3	121.79	N43°42'50"E	L4	71.83	N86°12'50"E	L5	194.07	N43°42'50"E	L6	83.28	N46°17'10"W	L7	261.50	N39°17'43"W	L8	47.31	N46°17'48"W	L9	193.71	N43°42'12"E	L10	99.08	N17°17'48"W	L11	176.42	N43°42'50"E	L12	25.34	N46°15'15"W	L13	51.93	N46°17'10"W	L14	10.08	N43°42'50"E	L15	24.49	N46°18'31"W	L16	154.51	N46°17'10"W	L17	17.00	N43°42'50"E	L18	13.89	N46°17'10"W	L19	10.00	N43°41'14"E	L20	17.46	N46°17'10"W	L21	18.78	N46°17'36"W	L22	12.00	N43°42'50"E	L23	11.16	N43°42'50"E	L24	31.33	N46°17'10"W	L25	30.56	N43°42'50"E	L26	27.00	N46°19'05"W	L27	25.65	N46°17'18"W	L28	54.00	N46°13'30"W	L29	50.40	N46°17'10"W	L30	27.50	N46°17'10"W	L31	36.13	N46°18'27"W	L32	19.07	N43°41'33"E	L33	24.67	N86°42'50"E	L34	23.79	N46°17'44"W	L35	23.06	N46°17'10"W

2018-0855213
ORIGINAL
245
55

8 PARCELS
4 LETTERED LOTS
7.628 ACRES GROSS
7.326 ACRES NET

IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 4 OF 6 SHEETS

PARCEL MAP NO. 37284

BEING A SUBDIVISION OF LOT 6 AND A PORTION OF
LOT 5 OF BLOCK 5 OF NORTH ELSINORE TRACT,
PER MAP RECORDED IN BOOK 5 PAGE 105 OF MAPS,
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DAVID EVANS AND ASSOCIATES, INC.
JOHN C BENTLEY, P.L.S. 7223 OCTOBER 2016

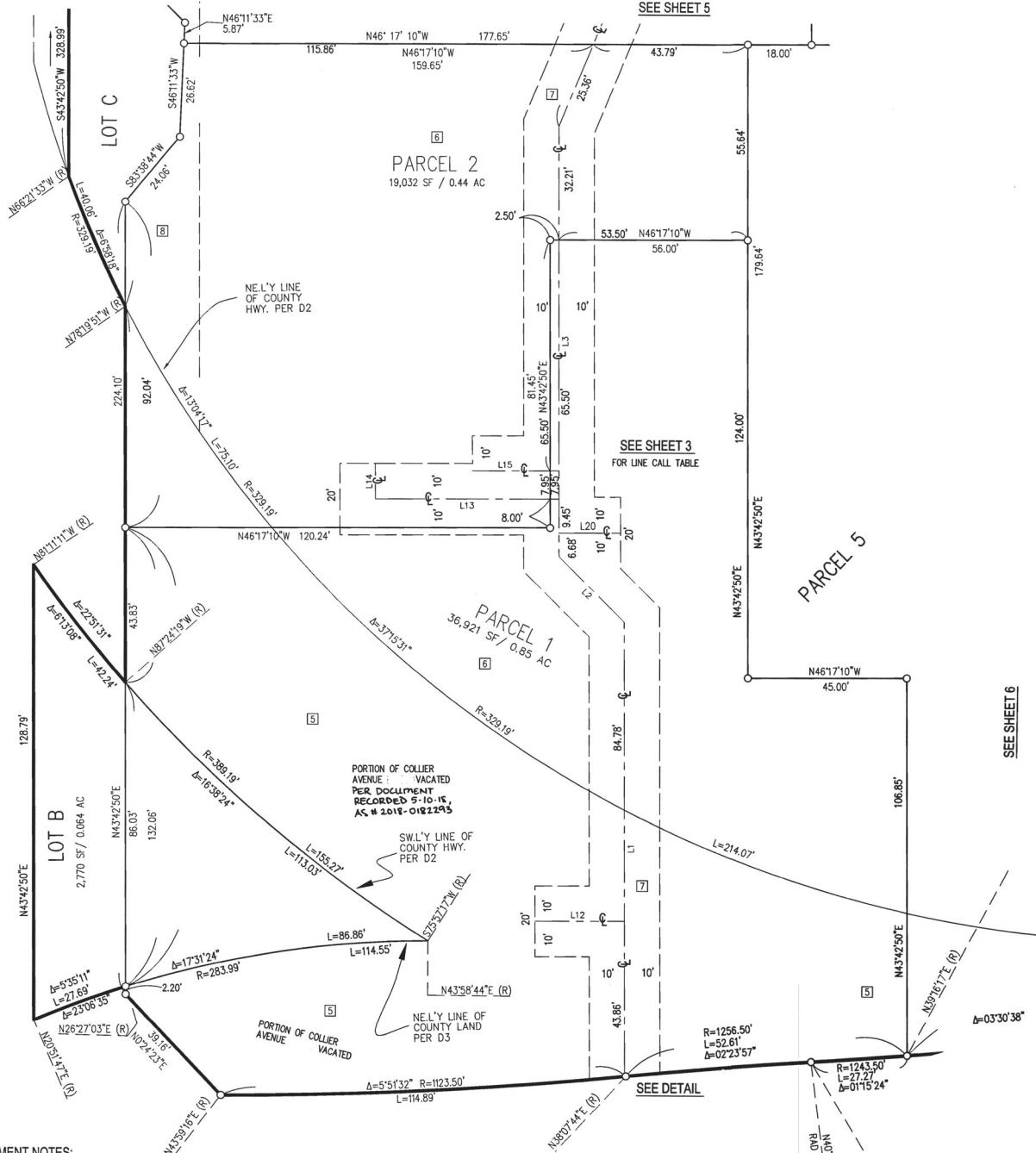
MONUMENT NOTE

- FOUND MONUMENTS AS NOTED
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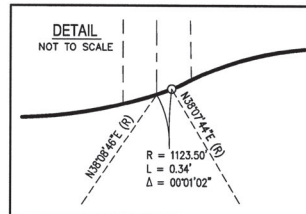
LEGEND
C CENTERLINE
BC BEGINNING OF CURVE
EX R/W EXISTING RIGHT-OF-WAY
(R) RADIAL LINE
SF/AC SQUARE FEET / ACRES

20 0 20 40
scale 1" = 20' feet



EASEMENT NOTES:

7. ELSINORE VALLEY MUNICIPAL WATER DISTRICT UTILITY EASEMENT, 20 FEET WIDE ALONG MAINLINE AND VARIED WIDTHS ALONG SPUR LINES AS SET FORTH IN A DOCUMENT RECORDED 9/15/18 2018-0355219 IN BOOK 5 PAGE 105 OF OFFICIAL RECORDS.
- PARCEL 1
7. ELSINORE VALLEY MUNICIPAL WATER DISTRICT UTILITY EASEMENT, 20 FEET WIDE ALONG MAINLINE AND VARIED WIDTHS ALONG SPUR LINES AS SET FORTH IN A DOCUMENT RECORDED 9/15/18 2018-0355215 IN BOOK 5 PAGE 105 OF OFFICIAL RECORDS.
- PARCEL 2
7. ELSINORE VALLEY MUNICIPAL WATER DISTRICT UTILITY EASEMENT, 20 FEET WIDE ALONG MAINLINE AND VARIED WIDTHS ALONG SPUR LINES AS SET FORTH IN A DOCUMENT RECORDED 9/15/18 2018-0355216 IN BOOK 5 PAGE 105 OF OFFICIAL RECORDS.
- PARCEL 3
7. ELSINORE VALLEY MUNICIPAL WATER DISTRICT UTILITY EASEMENT, 20 FEET WIDE ALONG MAINLINE AND VARIED WIDTHS ALONG SPUR LINES AS SET FORTH IN A DOCUMENT RECORDED 9/15/18 2018-0355217 IN BOOK 5 PAGE 105 OF OFFICIAL RECORDS.
- PARCEL 4



EASEMENT NOTES:

7. ELSINORE VALLEY MUNICIPAL WATER DISTRICT UTILITY EASEMENT, 20 FEET WIDE ALONG MAINLINE AND VARIED WIDTHS ALONG SPUR LINES AS SET FORTH IN A DOCUMENT RECORDED 9/15/18 2018-0355218 IN BOOK 5 PAGE 105 OF OFFICIAL RECORDS.
- PARCEL 5
7. ELSINORE VALLEY MUNICIPAL WATER DISTRICT UTILITY EASEMENT, 20 FEET WIDE ALONG MAINLINE AND VARIED WIDTHS ALONG SPUR LINES AS SET FORTH IN A DOCUMENT RECORDED 9/15/18 2018-0355219 IN BOOK 5 PAGE 105 OF OFFICIAL RECORDS.
- PARCEL 6
7. ELSINORE VALLEY MUNICIPAL WATER DISTRICT UTILITY EASEMENT, 20 FEET WIDE ALONG MAINLINE AND VARIED WIDTHS ALONG SPUR LINES AS SET FORTH IN A DOCUMENT RECORDED 9/15/18 2018-0355220 IN BOOK 5 PAGE 105 OF OFFICIAL RECORDS.
- PARCEL 7

2018-0355213 245/56 ORIGINAL

8 PARCELS
4 LETTERED LOTS
7.628 ACRES GROSS
7.326 ACRES NET

IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 5 OF 6 SHEETS

PARCEL MAP NO. 37284

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DAVID EVANS AND ASSOCIATES, INC.

JOHN C BENTLEY, P.L.S. 7223

OCTOBER 2016

MONUMENT NOTE

- FOUND MONUMENTS AS NOTED

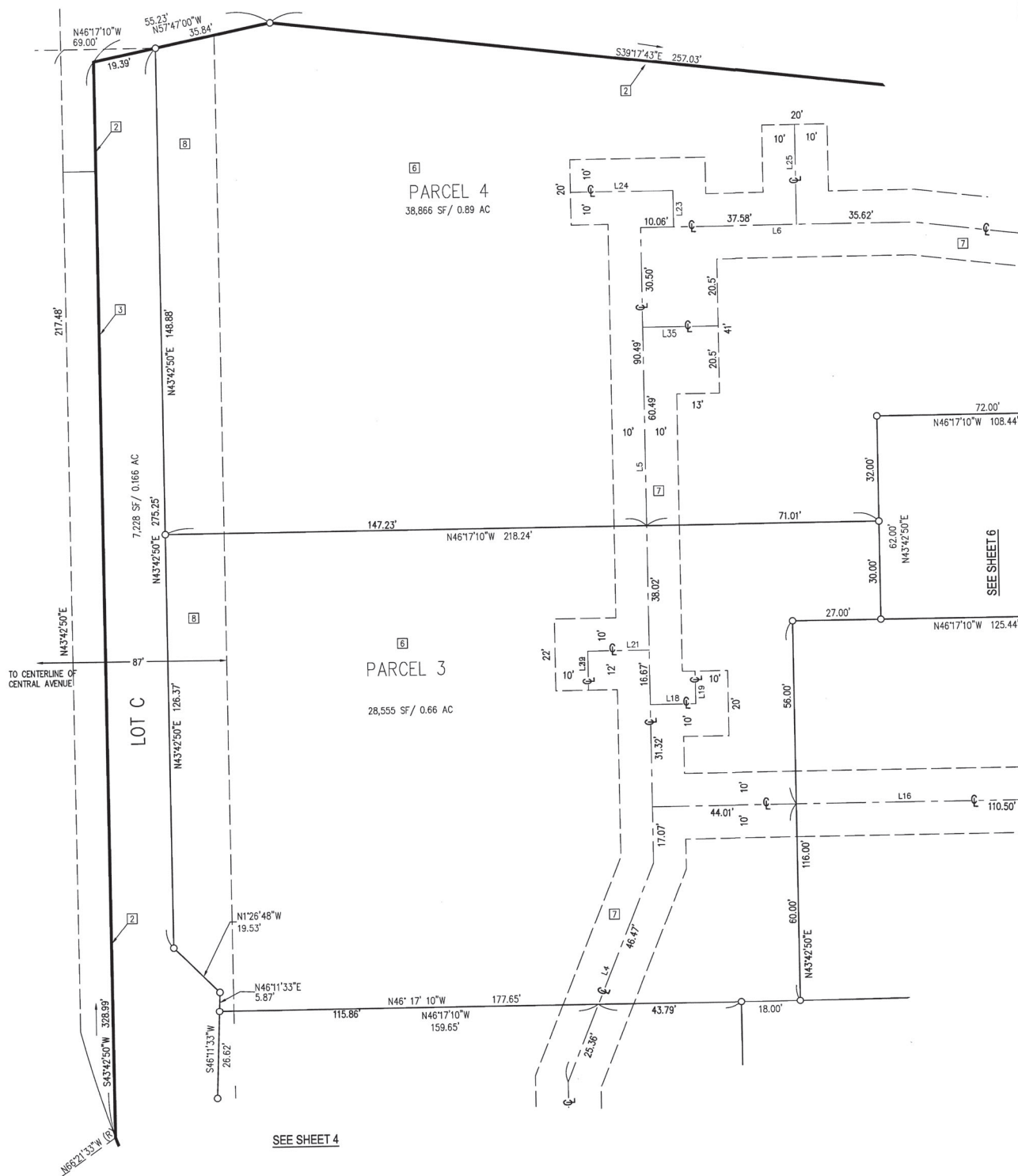
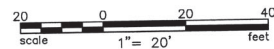
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LEGEND

C	CENTERLINE
BC	BEGINNING OF CURVE
EX R/W	EXISTING RIGHT-OF-WAY
(R)	RADIAL LINE
SF/AC	SQUARE FEET / ACRES

SEE SHEET 3
FOR LINE CALL TABLE



2018-0355213 245
ORIGINAL 57

8 PARCELS
4 LETTERED LOTS
7.628 ACRES GROSS
7.326 ACRES NET

IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 6 OF 6 SHEETS

PARCEL MAP NO. 37284

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DAVID EVANS AND ASSOCIATES, INC.
JOHN C BENTLEY, P.L.S. 7223 OCTOBER 2016

MONUMENT NOTE

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LEGEND
CL CENTERLINE
BC BEGINNING OF CURVE
EX R/W EXISTING RIGHT-OF-WAY
(R) RADIAL LINE
SF/AC SQUARE FEET / ACRES

30 0 30 60
scale 1" = 30' feet

SEE SHEET 3
FOR LINE CALL TABLE

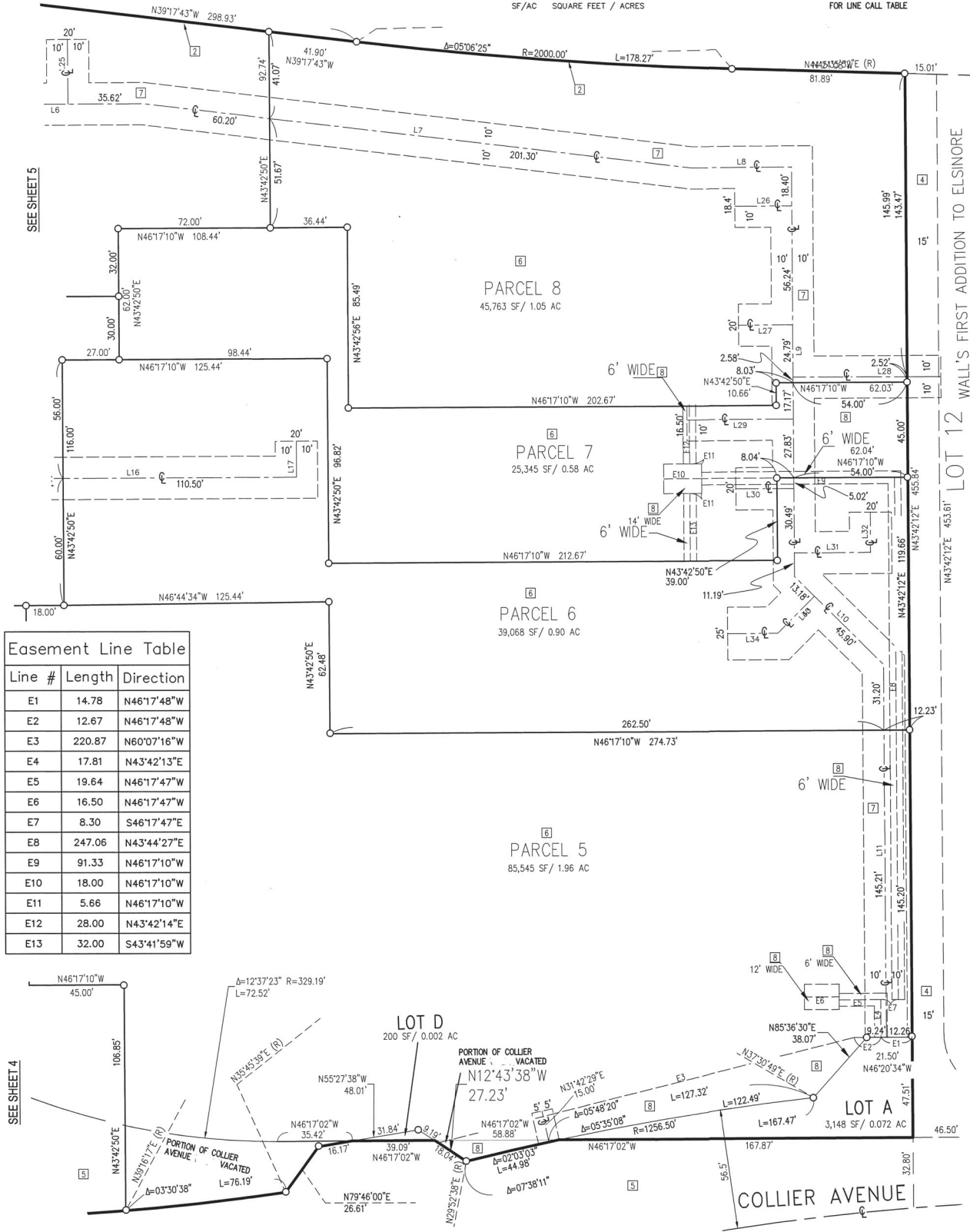


EXHIBIT F

NOTICE OF PUBLIC HEARING ON INTENTION TO ANNEX TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT 2015-2 (MAINTENANCE SERVICES) (ANNEXATION NO. 7)

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore on November 27, 2018, adopted its Resolution No. 2018-____, 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, November 27, 2018 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

SPECIAL TAX ELECTION
CITY OF LAKE ELSINORE

ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES)
ANNEXATION NO. 7

(November 27, 2018)

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 7 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>
HFC PRP ELSINORE	7.04	8

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 November 13, 2018, 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 November 27, 2018, 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 November 27, 2018.

Very truly yours,

Susan M. Domen, MMC
City Clerk

TO CAST THIS BALLOT, PLEASE RETURN THIS ENTIRE PAGE.

OFFICIAL SPECIAL TAX BALLOT

Name & Address of Property Owner:	Assessor's Parcel Number(s):
HFC/PRP Elsinore, LLC Attn: Alan Robertson 417 29 th Street Newport Beach, CA 92663	377-080-014, 377-080-031, 337-080-032, 377-080-033, 377-080-034

**ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES)
ANNEXATION NO. 7**

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 October 23, 2018 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 7 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__.

HFC/PRP Elsinore, LLC
a California limited liability company

By: _____
Allen Robertson, Vice President of Development