

**EXHIBIT A**

**DESCRIPTION OF PROPOSED TERRITORY TO BE ANNEXED**

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### 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. 4 is currently comprised of forty-six (46) parcels, located within the city boundaries. The properties are identified by the following Riverside County Assessor's Parcel Number (APN).

APN	Tract Number	Owner Name
379-490-004	TR 32996	LE Cottage Lane, LLC
379-490-005	TR 32996	LE Cottage Lane, LLC
379-490-006	TR 32996	LE Cottage Lane, LLC
379-490-007	TR 32996	LE Cottage Lane, LLC
379-490-008	TR 32996	LE Cottage Lane, LLC
379-490-009	TR 32996	LE Cottage Lane, LLC
379-490-010	TR 32996	LE Cottage Lane, LLC
379-491-001	TR 32996	LE Cottage Lane, LLC
379-491-002	TR 32996	LE Cottage Lane, LLC
379-491-003	TR 32996	LE Cottage Lane, LLC
379-491-004	TR 32996	LE Cottage Lane, LLC
379-491-005	TR 32996	LE Cottage Lane, LLC
379-491-006	TR 32996	LE Cottage Lane, LLC
379-491-007	TR 32996	LE Cottage Lane, LLC
379-491-008	TR 32996	LE Cottage Lane, LLC
379-491-009	TR 32996	LE Cottage Lane, LLC
379-491-010	TR 32996	LE Cottage Lane, LLC
379-491-011	TR 32996	LE Cottage Lane, LLC
379-491-012	TR 32996	LE Cottage Lane, LLC
379-491-013	TR 32996	LE Cottage Lane, LLC
379-491-014	TR 32996	LE Cottage Lane, LLC
379-491-015	TR 32996	LE Cottage Lane, LLC
379-491-016	TR 32996	LE Cottage Lane, LLC
379-491-017	TR 32996	LE Cottage Lane, LLC
379-491-018	TR 32996	LE Cottage Lane, LLC
379-491-019	TR 32996	LE Cottage Lane, LLC
379-491-020	TR 32996	LE Cottage Lane, LLC
379-491-021	TR 32996	LE Cottage Lane, LLC
379-491-022	TR 32996	LE Cottage Lane, LLC
379-491-023	TR 32996	LE Cottage Lane, LLC
379-491-024	TR 32996	LE Cottage Lane, LLC
379-491-025	TR 32996	LE Cottage Lane, LLC
379-491-026	TR 32996	LE Cottage Lane, LLC
379-491-027	TR 32996	LE Cottage Lane, LLC
379-491-028	TR 32996	LE Cottage Lane, LLC
379-491-029	TR 32996	LE Cottage Lane, LLC
379-491-030	TR 32996	LE Cottage Lane, LLC
379-491-031	TR 32996	LE Cottage Lane, LLC
379-491-032	TR 32996	LE Cottage Lane, LLC
379-491-033	TR 32996	LE Cottage Lane, LLC
379-491-034	TR 32996	LE Cottage Lane, LLC
379-491-035	TR 32996	LE Cottage Lane, LLC
379-491-036	TR 32996	LE Cottage Lane, LLC
379-491-037	TR 32996	LE Cottage Lane, LLC
379-491-038	TR 32996	LE Cottage Lane, LLC
379-491-039	TR 32996	LE Cottage Lane, LLC

**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**

**COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES)  
RATE AND METHOD OF APPORTIONMENT**

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR  
COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES)  
OF THE CITY OF LAKE ELSINORE**

A Special Tax (the "Special Tax") shall be levied on and collected from each Assessor's Parcel (defined below) in Community Facilities District No. 2015-2 (Maintenance Services) (the "CFD No. 2015-2" or "CFD"; defined below), in each Fiscal Year, (defined below), commencing in the Fiscal Year beginning July 1, 2015, in an amount determined by the City Council of the City of Lake Elsinore, acting ex officio as the legislative body of CFD No. 2015-2, by applying the rate and method of apportionment set forth below. All of the real property in CFD No. 2015-2, unless exempted by law or by the provisions herein, shall be taxed to the extent and in the manner provided herein.

**A. DEFINITIONS**

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

**"Administrative Expenses"** means the actual or reasonably estimated costs directly related to the formation, annexation, and administration of CFD No. 2015-2 including, but not limited to: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs to the City, CFD No. 2015-2, or any designee thereof associated with fulfilling the CFD No. 2015-2 disclosure requirements; the costs associated with responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2015-2 or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees including payment of a proportional share of salaries and benefits of any City employees and City overhead whose duties are related to the administration and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2015-2 for any other administrative purposes of CFD No. 2015-2, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

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

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

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

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

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

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

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

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

**“City”** has the meaning set forth in the preamble.

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

**“County”** means the County of Riverside.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**“Special Tax A Requirement”** means for each Tax Zone, that amount to be collected in any Fiscal Year to pay for certain costs as required to meet the needs for such Tax Zone of CFD No. 2015-2 in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the direct costs for maintenance services including but not limited to (i) maintenance and lighting of parks, parkways, streets, roads and open space, (ii) maintenance and operation of water quality improvements, (iii) public street sweeping, (iv) fund an operating reserve for the costs of Services as determined by the Administrator, and (v) Administrative Expenses. Under no circumstances shall the Special Tax A Requirement include funds for Bonds.

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

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

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

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

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

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

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

## **B. ASSIGNMENT TO LAND USE CATEGORIES**

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

## **C. MAXIMUM SPECIAL TAX RATES**

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

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

## 1. Special Tax A

### a. 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**

<b>Tax Zone</b>	<b>Tract</b>	<b>Land Use Category</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax A</b>
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**

<b>Tax Zone</b>	<b>Tract</b>	<b>Land Use Category</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax A</b>
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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax A</b>
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**

<b>Tax Zone</b>	<b>Tract</b>	<b>Land Use Category</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax B (Contingent)</b>
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**

<b>Tax Zone</b>	<b>Tract</b>	<b>Land Use Category</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax B (Contingent)</b>
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**

<b>Tax Zone</b>	<b>Tracts</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax B (Contingent)</b>
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 2017-18. These services are being funded by the levy of Special Tax A for Community Facilities District No. 2015-2.

#### TAX ZONE 5 TR 32996

Item	Description	Estimated Cost
1	Streetlights	\$2,006
2	Streets	\$10,927
3	Reserves	\$601
4	Admin	\$1,940
<b>Total</b>		<b>\$15,474</b>

**Special Tax B Contingent Services** - The estimate breaks down the costs of providing one year's maintenance services for Fiscal Year 2017-18. These services are being funded by the levy of Special Tax B (Contingent) for Community Facilities District No. 2015-2.

#### TAX ZONE 5 TR 32996

Item	Description	Estimated Cost
1	Drainage	\$10,516
2	Reserves	\$1,052
3	Admin	\$1,577
<b>Total</b>		<b>\$13,145</b>

#### MAXIMUM SPECIAL TAXES ASSIGNED TO EACH TAX ZONE

Tax Zone	Fiscal Year Included	Tract	No. of Taxable Units	Land Use Category	Taxable Unit	Maximum Special Tax A	Maximum Special Tax B (Contingent)	Subdivider
5	2017-18	TR 32996	41	Residential	RU	\$378	\$321	LE Cottage Lane, LLC

#### APPROVED AND UNDEVELOPED PROPERTY

The Maximum Special Tax for Tax Zone 5 for Approved Property and Undeveloped Property for Fiscal Year 2017-18 is \$2,866 per acre.

## TAX ZONE SUMMARY

<b>Annexation</b>	<b>Tax Zone</b>	<b>Tract</b>	<b>Fiscal Year</b>	<b>Maximum Special Tax A</b>	<b>Maximum Special Tax B</b>	<b>Subdivider</b>
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

## ESCALATION OF MAXIMUM SPECIAL TAXES

On each July 1, commencing on July 1, 2018 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.

**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 28<sup>TH</sup> DAY OF August, 2015, BY ITS RESOLUTION NO. 2015-066.

[Redacted], Acting City Clerk  
CITY CLERK  
CITY OF LAKE ELSINORE

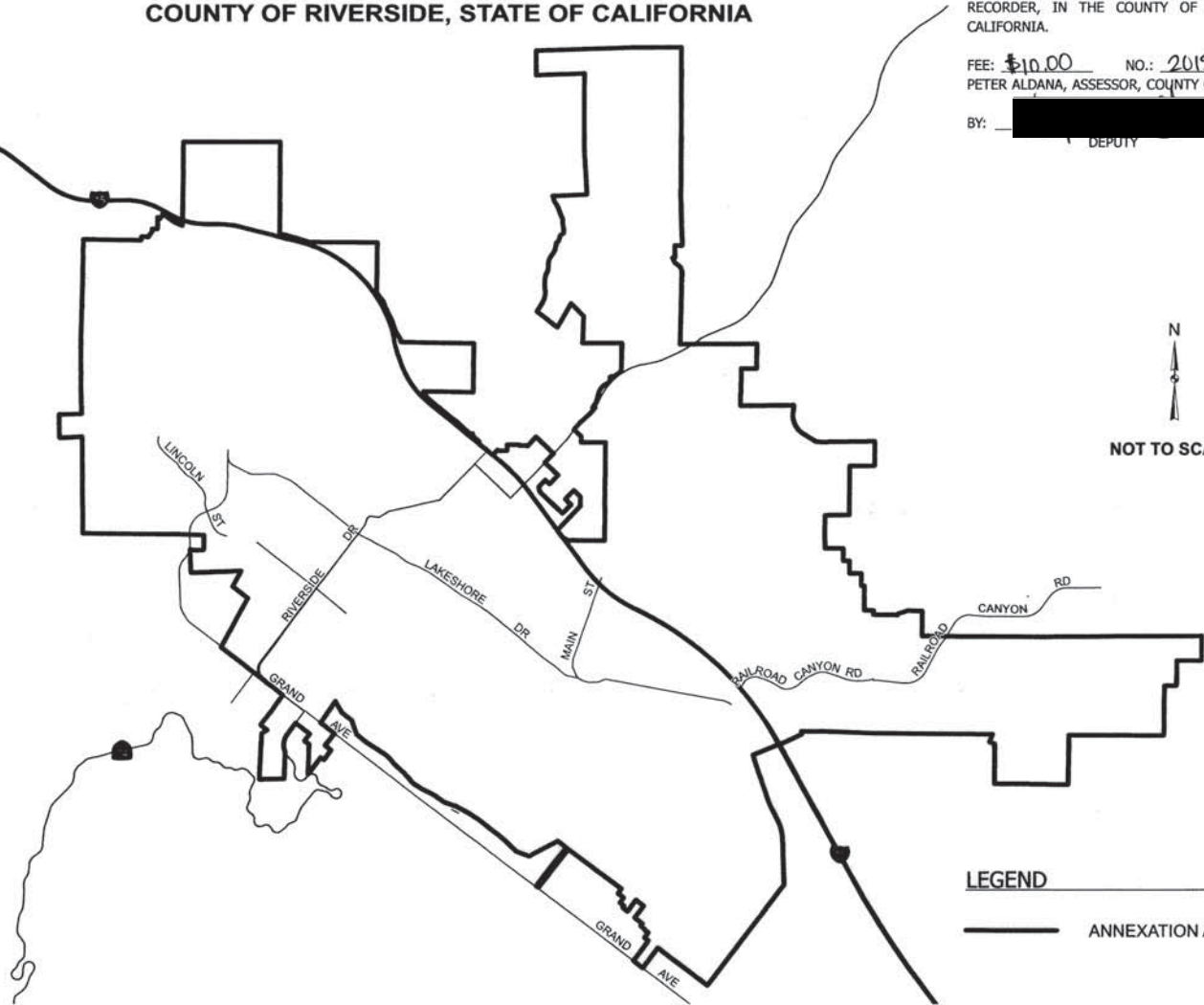
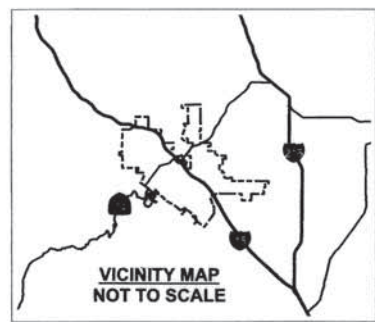
FILED IN THE OFFICE OF THE CITY CLERK, CITY OF LAKE ELSINORE THIS 14<sup>TH</sup> DAY OF August, 2015.

[Redacted], Acting City Clerk  
CITY CLERK  
CITY OF LAKE ELSINORE

RECORDED THIS 19<sup>TH</sup> 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.

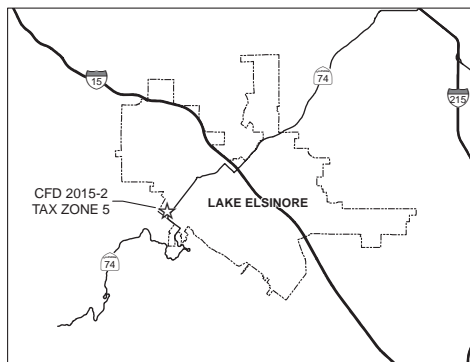
THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON AUGUST 13, 2015 IN BOOK 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 73 AND AS INSTRUMENT NO. 2015-0361493 IN THE OFFICE OF THE COUNTY RECORDER OF THE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

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES 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 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\_\_\_\_.

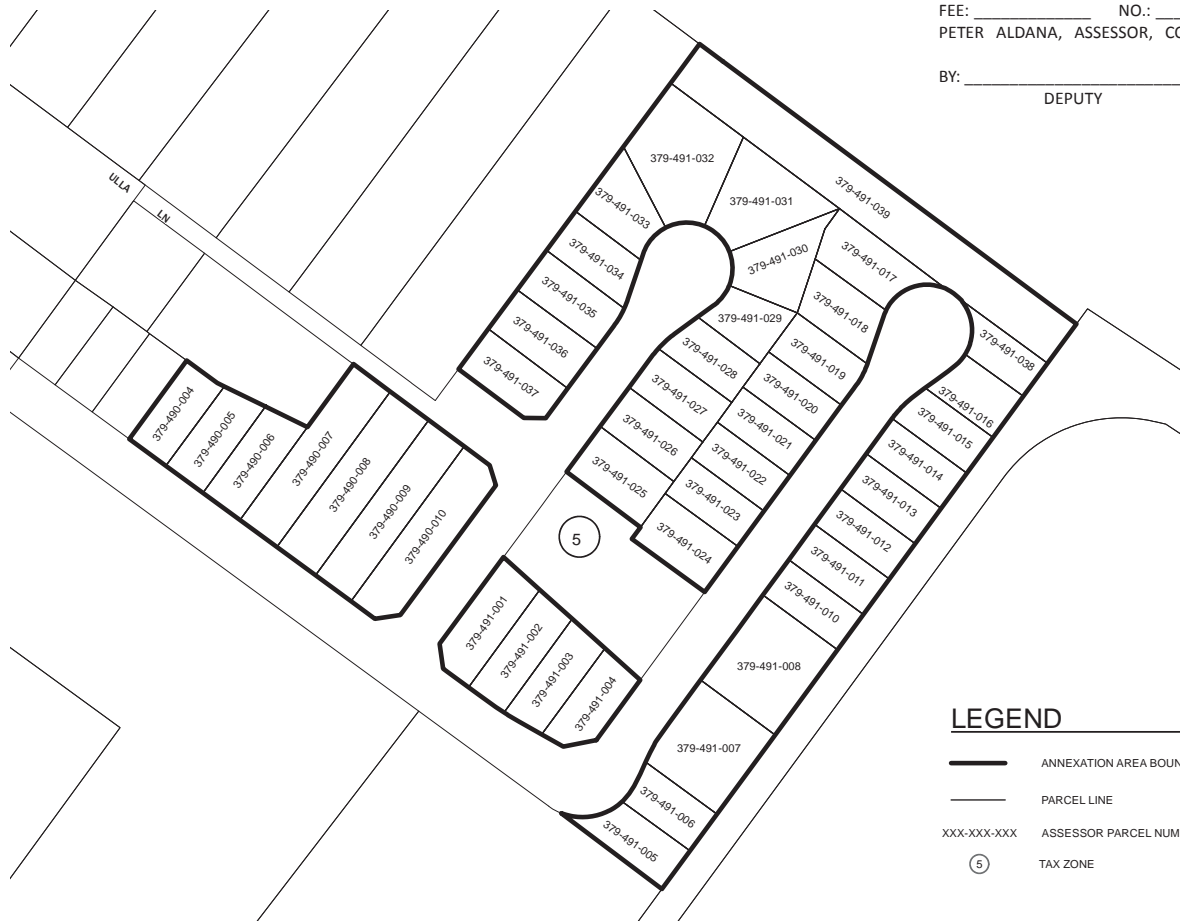
CITY CLERK  
CITY OF LAKE ELSINORE



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 2016-17.

## ANNEXATION MAP NO. 4

### 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
- (5) TAX ZONE





**EXHIBIT D**

**POTENTIAL ANNEXATION AREA AND  
PROPOSED ANNEXATION BOUNDARY MAP NO. 4**

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 28<sup>TH</sup> DAY OF August, 2015, BY ITS RESOLUTION NO. 2015-066.

[Redacted], Acting City Clerk  
CITY CLERK  
CITY OF LAKE ELSINORE

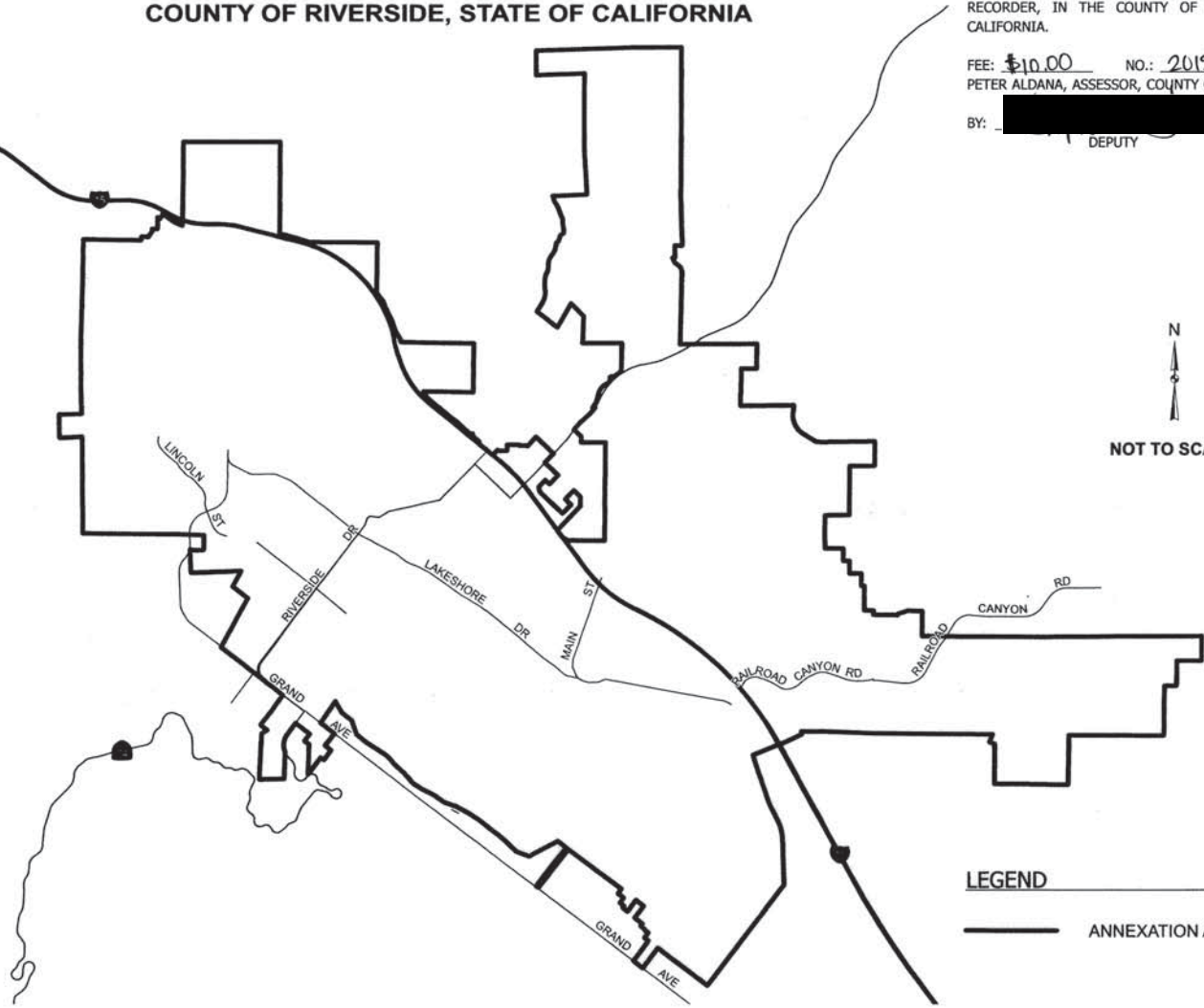
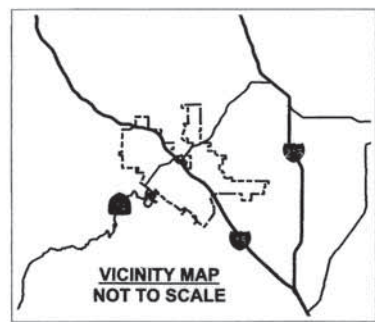
FILED IN THE OFFICE OF THE CITY CLERK, CITY OF LAKE ELSINORE THIS 14<sup>TH</sup> DAY OF August, 2015.

[Redacted], Acting City Clerk  
CITY CLERK  
CITY OF LAKE ELSINORE

RECORDED THIS 19<sup>TH</sup> 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.

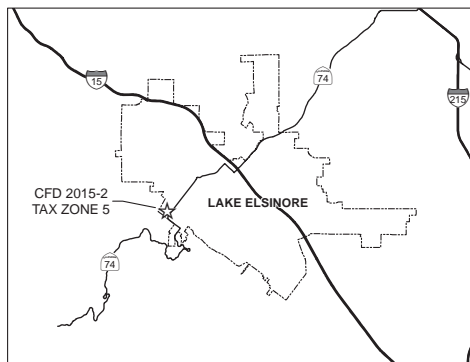
THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON AUGUST 13, 2015 IN BOOK 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 73 AND AS INSTRUMENT NO. 2015-0361493 IN THE OFFICE OF THE COUNTY RECORDER OF THE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

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES 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 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\_\_\_\_.

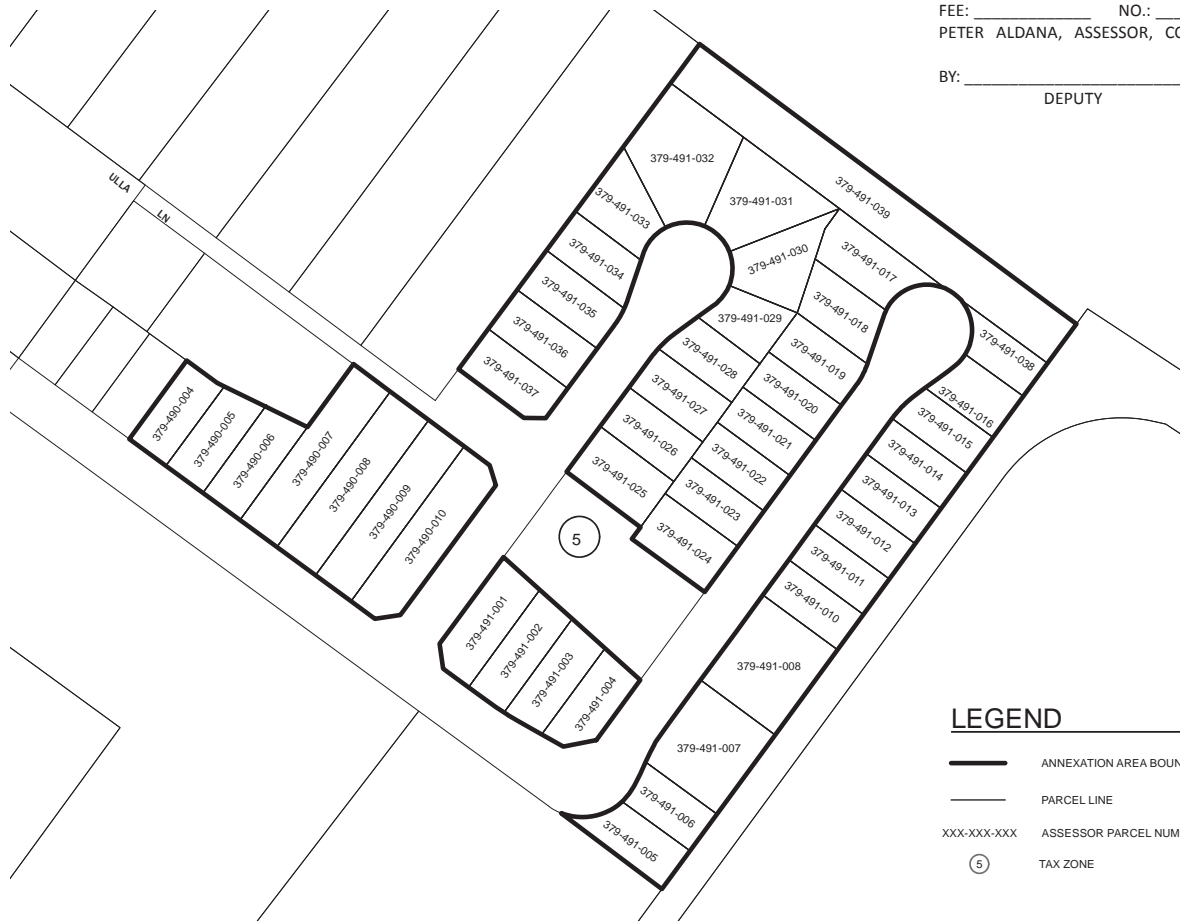
\_\_\_\_\_  
CITY CLERK  
CITY OF LAKE ELSINORE



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 2016-17.

## ANNEXATION MAP NO. 4

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



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
- ⑤ TAX ZONE



**EXHIBIT E**

**PETITION, WAIVER AND CONSENT RESPECTING  
CONDUCT OF MAILED-BALLOT, LANDOWNER  
ELECTION**

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 5th day of June, 2017.

[NAME OF LANDOWNER]



By: \_\_\_\_\_

Name: James R Rex

Title: Division President

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.

or PROJECT NO. 32996

OWNER'S MAILING ADDRESS:

Frontier Communities

8300 Utica Avenue, Suite 300

Rancho Cucamonga, CA 91730

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF LAKE  
ELSINORE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk of the City Council of the  
City of Lake Elsinore

INSERT EXHIBIT A: LEGAL DESCRIPTION

LEGAL DESCRIPTION  
FOR PORTION OF TRACT NO. 32996  
ANNEXATION  
IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

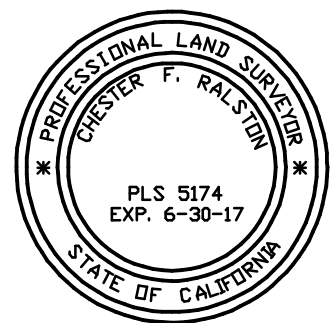
THAT PORTION OF LOTS 1 AND 2 OF BLOCK "C" OF THE LA LAGUNA RANCH AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 36 OF MAPS; ALSO A PORTION OF PARCEL 2 AND LOT "A" AND ALL OF PARCELS 3 AND 4 OF PARCEL MAP 7361 AS PER MAP ON FILE IN BOOK 23 OF PARCEL MAPS, PAGE 75, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BEGINNING AT THE NORTHEASTERLY CORNER OF PARCEL 4 OF PARCEL MAP 7361; THENCE SOUTH 36°37'54" WEST ALONG THE EASTERLY LINE OF SAID PARCEL MAP 7361 AND IT'S PROLONGATION, A DISTANCE OF 669.24 FEET; THENCE NORTH 53°23'55" WEST A DISTANCE OF 714.80 FEET; THENCE NORTH 36°36'05" EAST A DISTANCE OF 149.20 FEET; THENCE SOUTH 53°23'55" EAST A DISTANCE OF 39.91 FEET; THENCE SOUTH 63°37'11" EAST A DISTANCE OF 102.11 FEET; THENCE NORTH 36°36'05" EAST A DISTANCE OF 100.58 FEET TO A POINT ON THE SOUTHERLY LINE OF ULLA LANE (40 FEET WIDE) AS SHOWN ON PARCEL MAP 7362 RECORDED IN PARCEL MAP BOOK 22, PAGE 75, RECORDS OF RIVERSIDE COUNTY; THENCE SOUTH 52°57'56" EAST ALONG THE SOUTHERLY LINE OF ULLA LANE, A DISTANCE OF 90.55 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 36°57'20" EAST A DISTANCE OF 405.67 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 2 OF AFORESAID PARCEL MAP 7361; THENCE SOUTH 52°57'56" EAST ALONG THE NORTHERLY LINE OF PARCELS 2, 3 AND 4 OF PARCEL MAP 7361, A DISTANCE OF 481.72 FEET TO THE POINT OF BEGINNING.

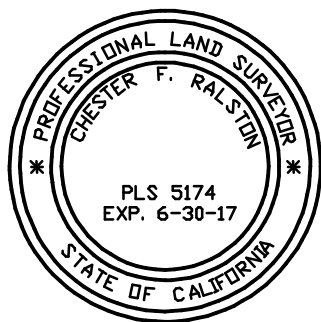
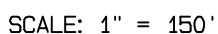
AREA OF SAID PARCEL IS 8.50 ACRES

CHESTER F. RALSTON, P.L.S. 5174  
EXPIRATION DATE: 6-30-17

DATE

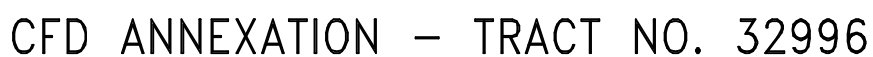






SEC. 10, T6S, R5W, S.B.M.

PREPARED UNDER THE SUPERVISION OF:  
SD ENGINEERING & ASSOCIATES  
242 E. AIRPORT DRIVE, SUITE 212  
SAN BERNARDINO, CA 92408  
(909) 884-7090



INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP

2006-0918324  
ORIGINAL

413  
94

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

SHEET 1 OF 3 SHEETS

# TRACT 32996

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 2 OF BLOCK "C" OF MAP OF A PORTION OF THE LA LAGUNA RANCH AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 36 THEREOF; ALSO A PORTION OF PARCEL 2, LOTS "A", AND "B", AND ALL OF PARCELS 3 AND 4 OF PARCEL MAP 7361 AS SHOWN BY MAP ON FILE IN BOOK 23 OF PARCEL MAPS AT PAGE 75 THEREOF, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN RANCHO LA LAGUNA.

SEPTEMBER 2006

PSOMAS

RIVERSIDE, CALIFORNIA

## OWNER'S STATEMENT

We hereby state that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass clear title to said land and 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 shown hereon.

We hereby dedicate all subsurface water rights to the City of Lake Elsinore or its assignees.

We hereby dedicate to public use for the construction and maintenance of drainage facilities, the easements designated as "DRAINAGE EASEMENT", as shown hereon.

We hereby retain the easement designated as "ACCESS EASEMENT" for the purposes of egress and ingress, for the private use and sole benefit of ourselves, our successors and assignees.

We hereby retain Lot 49 (DETENTION BASIN), Lot 50 (PARK SITE) and Lot 51 (DRAINAGE CHANNEL) for the private use and sole benefit of ourselves, our successors, assignees and lot owners within this Tract Map.

COTTAGE LANE, LLC, a California limited liability company

By: WESCO HOMES & DEVELOPMENT, INC., a California corporation, its Managing Member

By: Barton A. Hornstein, President

FIDELITY NATIONAL TITLE COMPANY, as Trustee under Deed of Trust recorded April 6, 2006 as inst. no. 245464, Official Records of Riverside County, California.

By: JOHN GLANCE - V.P.

By:

## NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA  
County of ORANGE

On 9/14/06 before me, T.C. Anderson  
A Notary Public in and for said County and State, personally appeared  
BARTON A. HORNSTEIN

personally known to me (or 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/they 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.

WITNESS my hand. My commission expires 9/24/07

T.C. Anderson

Notary Public in and for said State  
My principal place of business is in 407 ANGELES County

## NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA  
County of ORANGE

On 9-28-06 before me, Enika Cruz, Notary Public  
A Notary Public in and for said County and State, personally appeared  
John Glance

personally known to me (or 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/they 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.

WITNESS my hand. My commission expires 6-4-10

Enika Cruz

Notary Public in and for said State  
My principal place of business is in ORANGE County

## CITY CLERK'S STATEMENT

The City of Lake Elsinore, County of Riverside, State of California, by and through its duly authorized officers hereby approves said map and accepts on behalf of the public, the offers of dedication made hereon for public road and public utility purposes as part of the City maintained road system, and also accepts on behalf of the public, the offers of dedication made hereon for drainage facilities, the easements designated as "DRAINAGE EASEMENT", and did accept on behalf of the City of Lake Elsinore the subsurface water rights as dedicated hereon.

Date 11/22/2006

City Clerk, City of Lake Elsinore  
County of Riverside, California

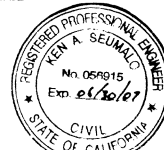
By:

## CITY ENGINEER'S STATEMENT

This map conforms with the requirements of the Subdivision Map Act and local ordinances. I hereby state that this map has been examined by me or under my supervision and found to be substantially the same as it appeared on the tentative map of Tract Map 32996 as filed, amended and approved by the City Council of Lake Elsinore on July 19, 2005.

Date 11/16/06

KEN SEUMALO R.C.E. 56915 Lic. Exp. 6/30/08  
City Engineer, City of Lake Elsinore



## ABANDONMENT OF PUBLIC STREETS AND PUBLIC EASEMENTS

Pursuant to Section 66434 and 66499.20 1/2 of the Subdivision Map Act, the approval and recordation of this tract map constitutes abandonment of the following:

That portion of Lot "A" (Ulla Lane) as dedicated to public use for street purposes, and Lot "B" as dedicated for drainage and utility purposes on Parcel Map 7361, P.M. 23/75, Records of Riverside County, California.

That portion of Declaration of Dedication, recorded March 23, 1976 as inst. no. 38044, Official Records of Riverside County, California.

## SIGNATURE OMISSIONS

Pursuant to Section 66436 of the Subdivision Map Act, the signatures of the following owners of easements and/or other interests have been omitted:

3/5ths of the available water, the right to pump and take from a well as reserved by Agreement executed by and between R.S. Egid and wife and Alfred Burnham and wife, recorded December 6, 1938 in Book 400, Page 201, Official Records of Riverside County, California.

A 10' wide easement for sewer purposes in favor of Elsinore Valley Municipal Water District, recorded March 8, 1985 as inst. no. 47652, Official Records of Riverside County, California.  
An easement for sewer and water purposes in favor of Elsinore Valley Municipal Water District, recorded October 20, 2004 as inst. no. 2004-07726, O.R. Riv. Co., CA.

## SOIL REPORT

Pursuant to the provisions of Section 66490 of the Subdivision Map Act, a soils report was prepared by Medall, Aragon Geotechnical Inc., dated September 24, 2004 and is on file in the office of the City Engineer, City of Lake Elsinore.

## RECORDER'S STATEMENT

Filed this 14th day of December, 2006  
at 8:00 A.M. in Book 413 of Maps at  
Pages 94-96 at the request of the  
City Clerk of the City of Lake Elsinore.  
Fee: \$ 11.00

No. 2006-0918324  
LARRY W. WARD, County Assessor - Clerk - Recorder

By: Deputy

Subdivision Guarantee: FIDELITY NATIONAL TITLE COMPANY

## 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, current taxes on annual assessments collected as taxes.

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL ASSESSMENT NOT YET EXTENDED

Date 12/18/06

PAUL McDONNELL  
County Tax Collector

By: Deputy

## TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 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.

Date NANCY ROMERO CASH TAX BOND  
Clerk of the Board of Supervisors PAUL McDONNELL  
County Tax Collector

By: Deputy

## CITY SURVEYOR'S STATEMENT

I hereby state that I have examined the within map of Tract 32996 and I am satisfied that said map is technically correct.

Date 10/16/06

ERIC A. NELSON P.L.S. 5563 Lic. Exp. 9/30/07  
Interim Deputy City Surveyor, City of Lake Elsinore



## 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 Wesco Homes & Development, Inc. on February 20, 2004. I hereby state that all monuments are of the character and occupy the positions indicated, or that they will be set in such positions; and that said monuments are sufficient to enable the survey to be retraced. I hereby state that this final map substantially conforms to the conditionally approved tentative map.

Date OCTOBER 9, 2006



PAUL A. PEREA P.L.S. 6199

2006-0918324  
ORIGINAL

413  
95

SHEET 2 OF 3 SHEETS

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

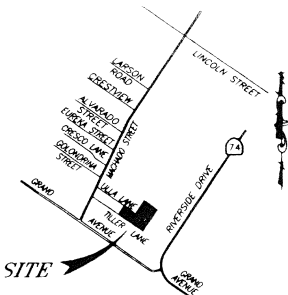
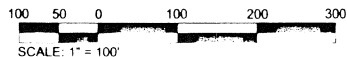
# TRACT 32996

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 2 OF BLOCK "C" OF MAP OF A PORTION OF THE LA LAGUNA RANCH AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 36 THEREOF; ALSO A PORTION OF PARCEL 2, LOTS "A", AND "B", AND ALL OF PARCELS 3 AND 4 OF PARCEL MAP 7361 AS SHOWN BY MAP ON FILE IN BOOK 23 OF PARCEL MAPS AT PAGE 75 THEREOF, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN RANCHO LA LAGUNA.

SEPTEMBER 2006

PSOMAS

RIVERSIDE, CALIFORNIA



VICINITY MAP  
N.T.S.

## SURVEYOR'S NOTES

Bearings are based upon the Southeasterly line of Parcel 4 as being N.36°39'35"E. as shown on Parcel Map 7361 by Map on file in Book 23 of Parcel Maps at Page 75 thereof, Records of Riverside County, California.

—●— Indicates Found Monuments as noted.

—○— Indicates Set 1" I.P. with plastic plug stamped P.L.S. 6199, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped P.L.S. 6199, Flush, or Nail and P.L.S. 6199 Tag in wall or concrete at all rear lot corners and angle points in side lot lines, unless otherwise noted.

Set Nail and P.L.S. 6199 Tag in top of curb at the prolongation of side lot lines, unless otherwise noted.

( ) Indicates Measured Data, also Record Data per P.M. 23/75, unless otherwise noted.

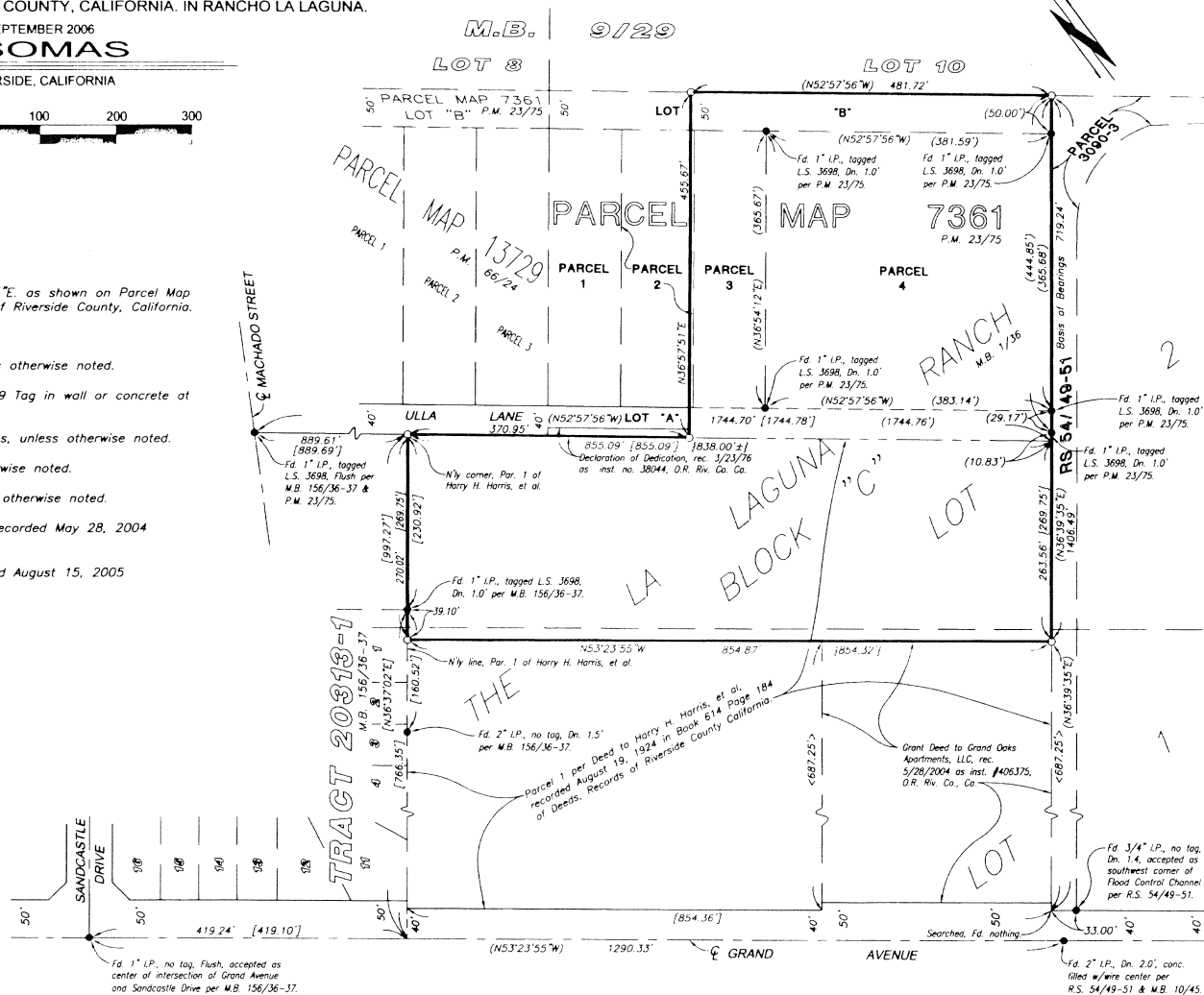
[ ] Indicates Measured Data, also Record Data per M.B. 156/36-37, unless otherwise noted.

< > Indicates Record Data per Grant Deed to Grand Oaks Apartments, LLC, recorded May 28, 2004 as inst. no. 406375, Official Records of Riverside County, California.

{ } Indicates Record Data per Grant Deed to MSL Management, LLC, recorded August 15, 2005 as inst. no. 663691, Official Records of Riverside County California.

Drainage easements shall be kept free of buildings and obstructions.

This Tract contains 10.29 Acres.



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

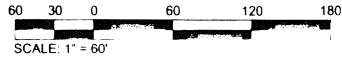
TRACT 32996

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 2 OF BLOCK "C" OF MAP OF A PORTION OF THE LA LAGUNA RANCH AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 36 THEREOF; ALSO A PORTION OF PARCEL 2, LOTS "A", AND "B", AND ALL OF PARCELS 3 AND 4 OF PARCEL MAP 7361 AS SHOWN BY MAP ON FILE IN BOOK 23 OF PARCEL MAPS AT PAGE 75 THEREOF. BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN RANCHO LA LAGUNA.

SEPTEMBER 2006

**PSOMAS**

RIVERSIDE, CALIFORNIA



SURVEYOR'S NOTES  
SEE SHEET 2

### COURSE DATA

- ①  $R=100.00'$   $A=17^{\circ}36'01''$   $L=30.72'$
- ②  $R=275.00'$   $A=06^{\circ}11'38''$   $L=29.73'$
- ③  $R=300.00'$   $A=06^{\circ}11'38''$   $L=32.43'$
- ④  $N53^{\circ}23'55''W$   $65.16'$
- ⑤  $N59^{\circ}35'33''W$   $53.60'$
- ⑥  $R=47.00'$   $A=215^{\circ}12'02''$   $L=176.53'$
- ⑦  $R=47.00'$   $A=06^{\circ}52'20''$   $L=5.64'$
- ⑧  $R=47.00'$   $A=43^{\circ}04'15''$   $L=35.33'$

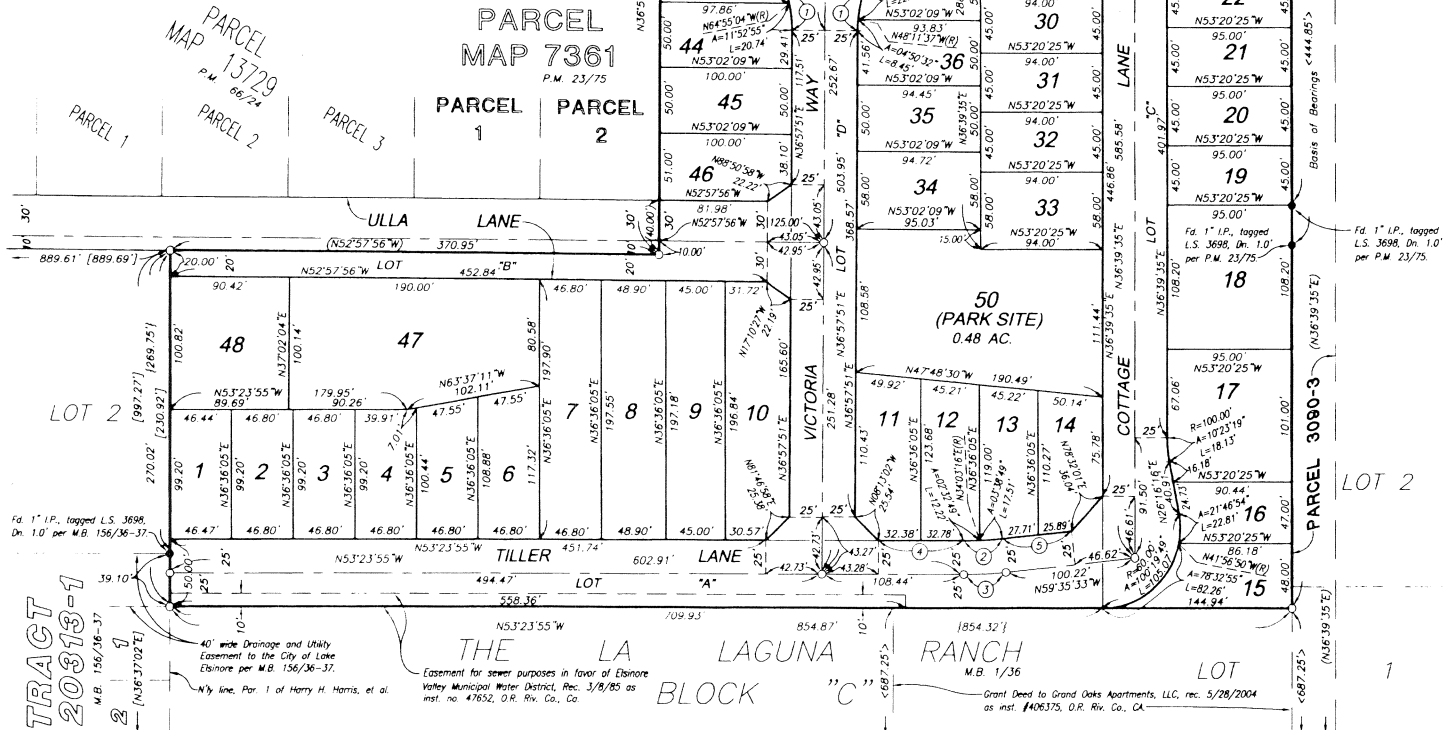
**M.B. 9/29**

LOT 10

Easement for sewer and water purposes in favor of  
Elsinore Valley Municipal Water District,  
Rec. 12-14-06 as inst. no. 2006-0918326  
O.R. Riv. Co., Ca

2006-0918324 413  
ORIGINAL 96  
SHEET 3 OF 3 SHEETS

SHEET 3 OF 3 SHEETS



**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. 4)**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Lake Elsinore on June 27, 2017 adopted its Resolution No. 2017-\_\_\_\_, 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, August 8, 2017 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 ELECTION BALLOT**



**SPECIAL TAX ELECTION  
CITY OF LAKE ELSINORE**

**ANNEXATION OF TERRITORY TO  
COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES)  
ANNEXATION NO. 4**

**(August 8, 2017)**

This ballot is for the use of the authorized representative of the following owner of land within Annexation No. 4 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>
LE Cottage Lane, LLC	5.40	6

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 25, 2017, 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 8, 2017, 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 8, 2017.

Very truly yours,

Susan M. Domen, MMC  
City Clerk

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

**OFFICIAL SPECIAL TAX BALLOT**

<b>Name &amp; Address of Property Owner:</b>	<b>Assessor's Parcel Number(s):</b>
LE Cottage Lane, LLC Attn: James R. Rex 8300 Utica Avenue, Suite 300 Rancho Cucamonga, CA 91730	See Attachment A 379-490-004 through 379-490-010 And 379-491-001 through 379-491-039

**ANNEXATION OF TERRITORY TO  
COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES)  
ANNEXATION NO. 4**

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

<b><u>SPECIAL TAX BALLOT MEASURE</u></b>	<b>MARK "YES" OR "NO" WITH AN "X":</b>
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 27, 2017 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 4 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\_\_.

LE Cottage Lane, LLC

By: James R. Rex, Division President

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

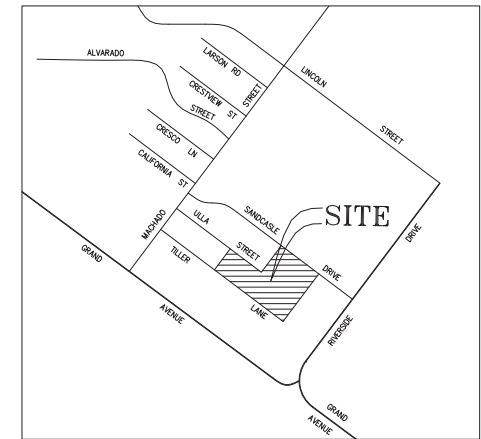
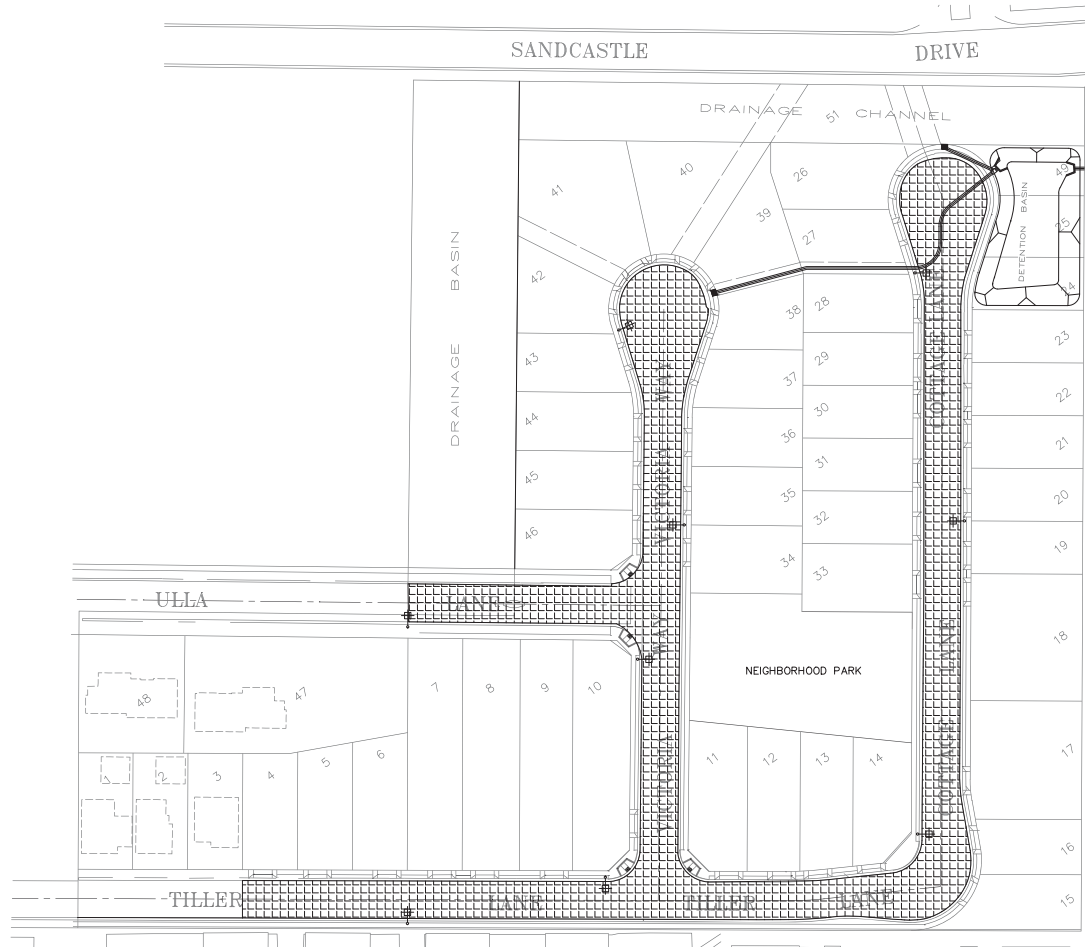
\_\_\_\_\_  
Title

## Attachment A

APN	APN	APN
379-490-004	379-491-010	379-491-026
379-490-005	379-491-011	379-491-027
379-490-006	379-491-012	379-491-028
379-490-007	379-491-013	379-491-029
379-490-008	379-491-014	379-491-030
379-490-009	379-491-015	379-491-031
379-490-010	379-491-016	379-491-032
379-491-001	379-491-017	379-491-033
379-491-002	379-491-018	379-491-034
379-491-003	379-491-019	379-491-035
379-491-004	379-491-020	379-491-036
379-491-005	379-491-021	379-491-037
379-491-006	379-491-022	379-491-038
379-491-007	379-491-023	379-491-039
379-491-008	379-491-024	
379-491-009	379-491-025	

**EXHIBIT H**

**MAINTENANCE EXHIBIT**



VICINITY MAP  
NTS



## CFD 2015-2A MAINTENANCE AREA



STREET LIGHT  
CITY STD. 503

11 EA



STREETS - ASPHALT

69,449 SF = 1.59 AC

STREETS - CURB & GUTTER

4,005 LF

SIDEWALKS

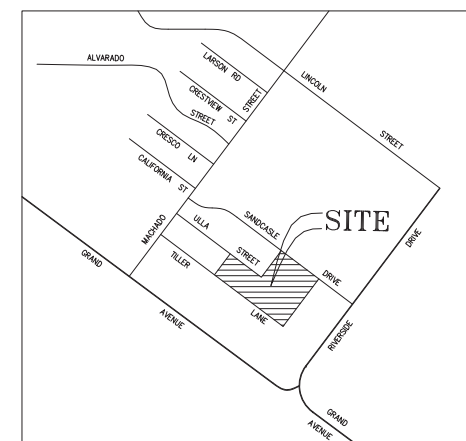
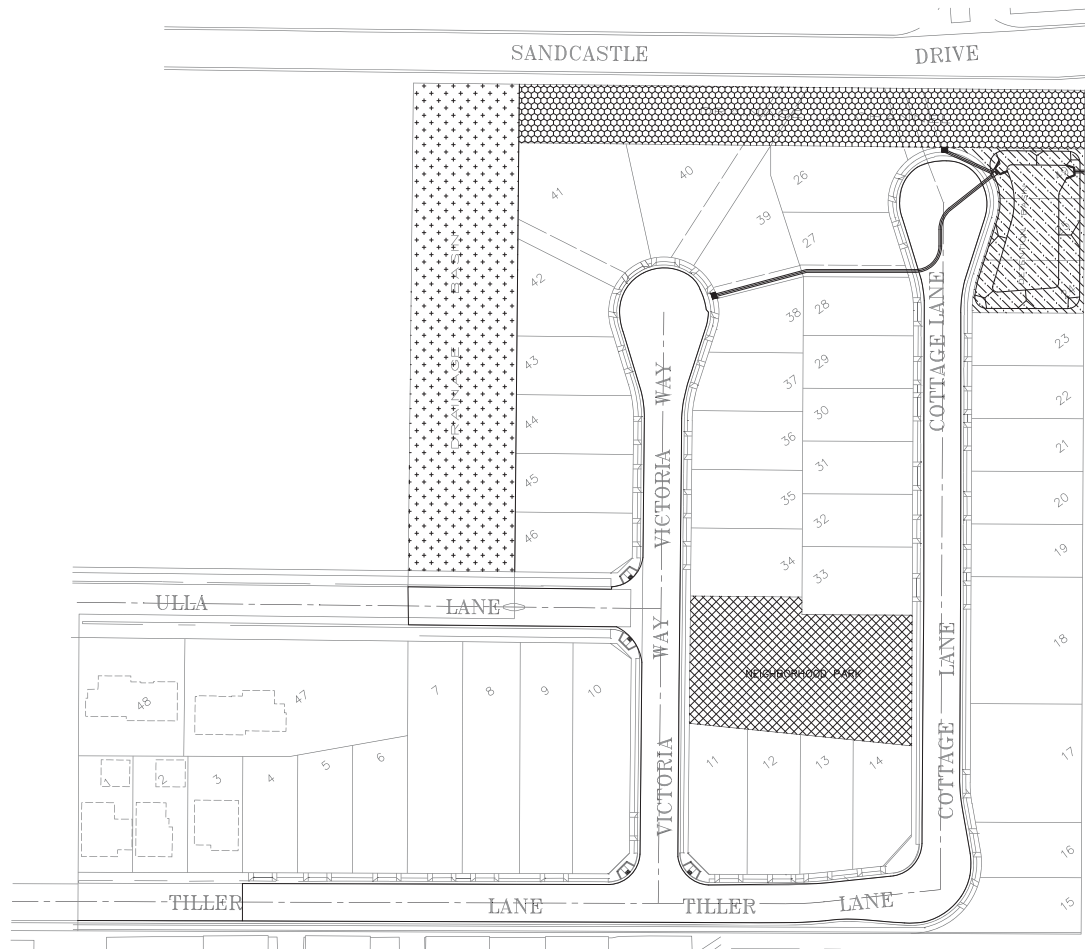
16,020 SF = 0.36 AC



GRAPHIC SCALE 1"=50'  
50 0 50 100 150

COTTAGE LANE  
TENTATIVE TRACT MAP NO. 32996  
CFD MAINTENANCE  
SITE PLAN EXHIBIT  
CITY OF LAKE ELSINORE

SHEET 1  
OF 3  
SHEETS  
DATE: 06 / 05 / 17



VICINITY MAP  
NTS



## CFD 2015-2B MAINTENANCE AREA

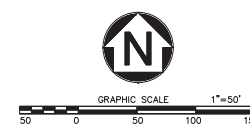
	NEIGHBORHOOD PARK	20,816 SF = 0.47 AC
	WATER QUALITY BASIN	11,841 SF = 0.27 AC*
	STORM DRAINAGE CHANNEL	24,092 SF = 0.55 AC*
	DRAINAGE BASIN	37,644 SF = 0.86 AC*

## \*\*CFD 2005-7 MAINTENANCE AREA

	STORM DRAIN PIPE	4,098 LF
	CURB INLET	2 EA
	STORM DRAIN OUTLET	2 EA

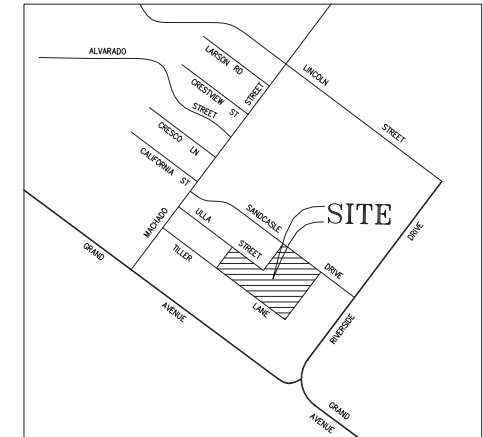
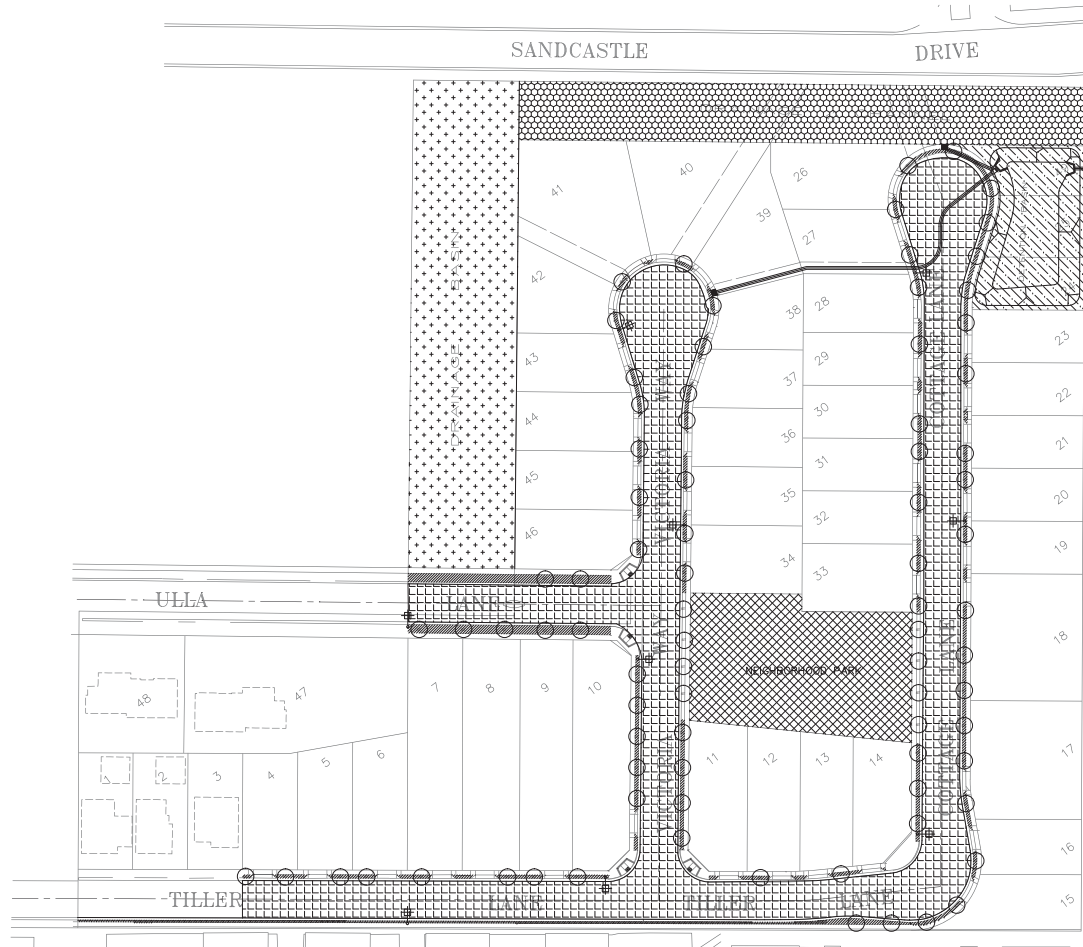
\*MAINTAINED BY ASSOCIATION UNLESS AND UNTIL AN EVENT OF DEFAULT BY ASSOCIATION OCCURS WHICH CAUSES CITY ACTIVATE CFD 2015-2B

\*\*NOT A PART OF CFD 2015-2B



COTTAGE LANE  
TENTATIVE TRACT MAP NO. 32996  
CFD MAINTENANCE  
SITE PLAN EXHIBIT  
CITY OF LAKE ELSINORE

SHEET  
2  
OF  
3  
SHEETS  
DATE: 06/05/17



VICINITY MAP  
NTS



## HOA MAINTENANCE AREA

	STREETSCAPE FRONTAGE	7,853 SF	=	0.19 AC
	COBBLE - TILLER LANE	1,069 SF	=	0.024 AC
	NEIGHBORHOOD PARK	20,816 SF	=	0.47 AC
	WATER QUALITY BASIN	11,841 SF	=	0.27 AC*
	STORM DRAINAGE CHANNEL	24,092 SF	=	0.55 AC*
	DRAINAGE BASIN	37,644 SF	=	0.86 AC*
	STREET TREE	83 EA		

## CFD 2007-5 MAINTENANCE AREA

	STORM DRAIN PIPE	4,098 LF
	CURB INLET	2 EA
	STORM DRAIN OUTLET	2 EA

## CFD 2015-2A MAINTENANCE AREA

	STREET LIGHT CITY STD. 503	11 EA
	STREETS - ASPHALT	69,449 SF = 1.59 AC
	STREETS - CURB & GUTTER	4,005 LF
	SIDEWALKS	16,020 SF = 0.36 AC

COTTAGE LANE  
TENTATIVE TRACT MAP NO. 32996  
CFD MAINTENANCE  
SITE PLAN EXHIBIT  
CITY OF LAKE ELSINORE

SHEET  
3  
OF  
3  
SHEETS  
DATE: 06 / 05 / 17

\*MAINTAINED BY ASSOCIATION UNLESS AND UNTIL AN EVENT OF DEFAULT BY ASSOCIATION OCCURS WHICH CAUSES CITY ACTIVATE CFD 2015-2B



GRAPHIC SCALE  
1"=50'  
50 0 50 100 150