

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. 9 is currently comprised of 166 parcels, located within the city boundaries. The properties are identified by the following Riverside County Assessor's Parcel Numbers (APNs).

TAX ZONE 11

APN	Owner Name	APN	Owner Name
347-110-021	Spectrum Communities LLC & Three Strands Properties LLC	347-562-004	Donald S. Clurman
347-560-001	Donald S. Clurman	347-562-005	Donald S. Clurman
347-560-002	Donald S. Clurman	347-562-006	Donald S. Clurman
347-560-003	Donald S. Clurman	347-562-007	Donald S. Clurman
347-560-004	Donald S. Clurman	347-562-008	Donald S. Clurman
347-560-005	Donald S. Clurman	347-562-009	Donald S. Clurman
347-560-006	Donald S. Clurman	347-562-010	Donald S. Clurman
347-560-007	Donald S. Clurman	347-562-011	Donald S. Clurman
347-560-008	Donald S. Clurman	347-562-012	Donald S. Clurman
347-560-009	Donald S. Clurman	347-562-013	Donald S. Clurman
347-560-010	Donald S. Clurman	347-562-014	Donald S. Clurman
347-560-011	Donald S. Clurman	347-562-015	Donald S. Clurman
347-570-001	Donald S. Clurman	347-562-016	Donald S. Clurman
347-570-002	Donald S. Clurman	347-562-017	Donald S. Clurman
347-570-003	Donald S. Clurman	347-580-001	Donald S. Clurman
347-570-004	Donald S. Clurman	347-580-002	Donald S. Clurman
347-570-005	Donald S. Clurman	347-580-003	Donald S. Clurman
347-570-006	Donald S. Clurman	347-580-004	Donald S. Clurman
347-570-007	Donald S. Clurman	347-580-005	Donald S. Clurman
347-570-008	Donald S. Clurman	347-580-006	Donald S. Clurman
347-570-009	Donald S. Clurman	347-581-001	Donald S. Clurman
347-570-010	Donald S. Clurman	347-581-002	Donald S. Clurman
347-570-011	Donald S. Clurman	347-581-003	Donald S. Clurman
347-570-012	Donald S. Clurman	347-581-004	Donald S. Clurman
347-570-013	Donald S. Clurman	347-581-005	Donald S. Clurman
347-570-014	Donald S. Clurman	347-581-006	Donald S. Clurman
347-561-001	Donald S. Clurman	347-582-001	Donald S. Clurman
347-561-002	Donald S. Clurman	347-582-002	Donald S. Clurman
347-561-003	Donald S. Clurman	347-582-003	Donald S. Clurman
347-561-004	Donald S. Clurman	347-582-004	Donald S. Clurman
347-561-005	Donald S. Clurman	347-582-005	Donald S. Clurman
347-561-006	Donald S. Clurman	347-582-006	Donald S. Clurman
347-561-007	Donald S. Clurman	347-582-007	Donald S. Clurman
347-561-008	Donald S. Clurman	347-582-008	Donald S. Clurman
347-561-009	Donald S. Clurman	347-582-009	Donald S. Clurman

APN	Owner Name	APN	Owner Name
347-561-010	Donald S. Clurman	347-582-010	Donald S. Clurman
347-561-011	Donald S. Clurman	347-582-021	Donald S. Clurman
347-561-012	Donald S. Clurman	347-582-012	Donald S. Clurman
347-561-013	Donald S. Clurman	347-582-013	Donald S. Clurman
347-561-014	Donald S. Clurman	347-582-014	Donald S. Clurman
347-561-015	Donald S. Clurman	347-582-015	Donald S. Clurman
347-561-016	Donald S. Clurman	347-582-016	Donald S. Clurman
347-561-017	Donald S. Clurman	347-582-017	Donald S. Clurman
347-561-018	Donald S. Clurman	347-582-018	Donald S. Clurman
347-570-015	Donald S. Clurman	347-582-019	Donald S. Clurman
347-570-016	Donald S. Clurman	347-560-012	Donald S. Clurman
347-570-017	Donald S. Clurman	347-560-013	Donald S. Clurman
347-570-018	Donald S. Clurman	347-560-014	Donald S. Clurman
347-570-019	Donald S. Clurman	347-560-015	Donald S. Clurman
347-570-020	Donald S. Clurman	347-560-016	Donald S. Clurman
347-570-021	Donald S. Clurman	347-560-017	Donald S. Clurman
347-570-022	Donald S. Clurman	347-560-018	Donald S. Clurman
347-571-001	Donald S. Clurman	347-560-019	Donald S. Clurman
347-571-002	Donald S. Clurman	347-560-020	Donald S. Clurman
347-571-003	Donald S. Clurman	347-560-021	Donald S. Clurman
347-571-004	Donald S. Clurman	347-560-022	Donald S. Clurman
347-571-005	Donald S. Clurman	347-560-023	Donald S. Clurman
347-571-006	Donald S. Clurman	347-560-024	Donald S. Clurman
347-571-007	Donald S. Clurman	347-560-025	Donald S. Clurman
347-571-008	Donald S. Clurman	347-560-026	Donald S. Clurman
347-571-009	Donald S. Clurman	347-560-027	Donald S. Clurman
347-571-010	Donald S. Clurman	347-560-028	Donald S. Clurman
347-571-011	Donald S. Clurman	347-560-029	Donald S. Clurman
347-571-012	Donald S. Clurman	347-560-030	Donald S. Clurman
347-571-013	Donald S. Clurman	347-560-031	Donald S. Clurman
347-571-014	Donald S. Clurman	347-560-032	Donald S. Clurman
347-571-015	Donald S. Clurman	347-560-033	Donald S. Clurman
347-571-016	Donald S. Clurman	347-560-034	Donald S. Clurman
347-571-017	Donald S. Clurman	347-560-035	Donald S. Clurman
347-571-018	Donald S. Clurman	347-560-036	Donald S. Clurman
347-571-019	Donald S. Clurman	347-560-037	Donald S. Clurman
347-571-020	Donald S. Clurman	347-560-038	Donald S. Clurman
347-571-021	Donald S. Clurman	347-560-039	Donald S. Clurman
347-571-022	Donald S. Clurman	347-560-040	Donald S. Clurman
347-571-023	Donald S. Clurman	347-560-041	Donald S. Clurman
347-571-024	Donald S. Clurman	347-560-042	Donald S. Clurman
347-571-025	Donald S. Clurman	347-560-043	Donald S. Clurman
347-571-026	Donald S. Clurman	347-571-029	Donald S. Clurman

APN	Owner Name	APN	Owner Name
347-571-027	Donald S. Clurman	347-580-007	Donald S. Clurman
347-571-028	Donald S. Clurman	347-581-007	Donald S. Clurman
347-562-001	Donald S. Clurman	347-560-044	Donald S. Clurman
347-562-002	Donald S. Clurman	347-581-008	Donald S. Clurman
347-562-003	Donald S. Clurman	347-582-023	Donald S. Clurman

EXHIBIT B

DESCRIPTION OF AUTHORIZED SERVICES

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

DESCRIPTION OF AUTHORIZED SERVICES

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

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

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

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

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay "Administrative Expenses," as said term is defined in the Rate and Method of Apportionment.

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

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT

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

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

A. DEFINITIONS

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

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

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

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

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

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means that identification number assigned to a parcel by the County Assessor of the County.

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

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

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

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

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

“County” means the County of Riverside.

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

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

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

“Fiscal Year” means the period from and including July 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 2020-21. These services are being funded by the levy of Special Tax A for Community Facilities District No. 2015-2.

TAX ZONE 11 TRACT NO. 32129 & 30698

Item	Description	Estimated Cost
1	Streetlights	\$10,296
2	Streets	\$25,435
3	Parks	\$42,618
4	Graffiti	\$666
5	Reserves	\$5,489
6	Admin	\$11,852
Total		\$96,356

Special Tax B Contingent Services – The estimate in the table below breaks down the costs of providing one year's contingent services for Fiscal Year 2020-21. If necessary, these services will be funded by the levy of Special Tax B (Contingent) for Community Facilities District No. 2017-1 Tax Zone 11.

TAX ZONE 11 (CONTINGENT SERVICES) TRACT NO. 32129 & 30698

Item	Description	Estimated Cost
1	Drainage	\$9,768
Total		\$9,768

TAX ZONE 11 FY 2020-21 MAXIMUM SPECIAL TAX RATES DEVELOPED PROPERTY AND APPROVED PROPERTY

Land Use Category	Taxable Unit	Maximum Special Tax A	Maximum Special Tax B
Single Family Residential	RU	\$541	\$69
Non-Residential Property	Acre	\$3,212	\$407

TAX ZONE 11 FY 2020-21 MAXIMUM SPECIAL TAX RATES UNDEVELOPED PROPERTY

Taxable Unit	Maximum Special Tax A	Maximum Special Tax B
Acre	\$3,212	\$407

TAX ZONE SUMMARY

Annexation	Tax Zone	Tract APN	Fiscal Year	Maximum Special Tax A	Maximum Special Tax B	Subdivider
Original	1	LLA-2014-2743	2015-16	\$121 / Acre	\$0 / Acre	Tractor Supply
1	2	36682	2016-17	\$354 / RU	\$102 / RU	Pardee Homes
2	3	PM 29996	2017-18	\$951 / Acre	\$165 / Acre	Pasadena Industrial Park, LLC
3	4	PM 36551	2017-18	\$2,671 / Acre	\$201 / Acre	ARI Chaney Street, LLC
4	5	TR 32996	2017-18	\$378 / RU	\$321 / RU	LE Cottage Lane, LLC
5	6	365-030-001	2018-19	\$1,004/ Acre	\$0 / Acre	Lake Elsinore CCR, LLC
6	7	TR 33267	2019-20	\$350 / RU	\$56 / RU	Pardee Homes
7	8	PM 37284	2019-20	\$1,953 / Acre	\$0 / Acre	Central Plaza
8	9	TR 37305	2019-20	\$951 / RU	\$384 / RU	Nichols Rd Partners, LLC
8	10	TR 37305; Lot 169	2019-20	\$2,600 / Acre	\$0 / Acre	Nichols Rd Partners, LLC
9	11	TR 32129 & 30698	2020-21	\$541 / RU	\$69 / RU	Donald S. Clurman & Three Strands Properties, LLC & Spectrum Communities, LLC

ESCALATION OF MAXIMUM SPECIAL TAXES

On each July 1, commencing on July 1, 2021 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.

EXHIBIT D

ANNEXATION AND POTENTIAL ANNEXATION BOUNDARY MAPS

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

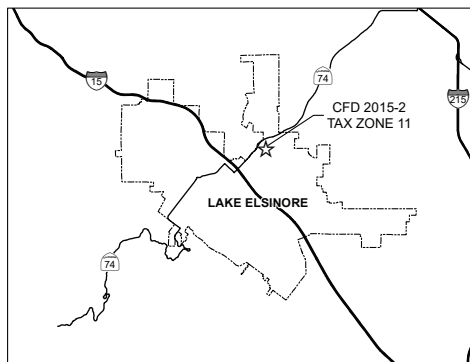
THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON AUGUST 13, 2015 IN BOOK 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 73 AND AS INSTRUMENT NO. 2015-0361493 IN THE OFFICE OF THE COUNTY RECORDER OF THE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

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES), CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE AT A REGULAR MEETING THEREOF, HELD ON ____ DAY OF ____, 20____, BY RESOLUTION NO. _____.

CITY CLERK
CITY OF LAKE ELSINORE

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

CITY CLERK
CITY OF LAKE ELSINORE



THIS ANNEXATION MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2019-20.

ANNEXATION MAP NO. 9

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



SHEET 1 OF 2 SHEETS

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
- TAX ZONE
- MAP REFERENCE NUMBER



ANNEXATION MAP NO. 9
COMMUNITY FACILITIES DISTRICT NO. 2015-2
(MAINTENANCE SERVICES)
CITY OF LAKE ELSINORE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

REFERENCE NO.	APN	REFERENCE NO.	APN	REFERENCE NO.	APN	REFERENCE NO.	APN
1	347-110-021	49	347-560-022	96	347-561-001	143	347-571-022
2	347-580-007	50	347-560-023	97	347-561-002	144	347-571-023
3	347-580-001	51	347-560-024	98	347-561-003	145	347-571-024
4	347-580-002	52	347-560-025	99	347-561-004	146	347-571-025
5	347-580-003	53	347-560-026	100	347-561-005	147	347-571-026
6	347-580-004	54	347-560-027	101	347-561-006	148	347-571-027
7	347-580-005	55	347-560-028	102	347-561-007	149	347-571-028
8	347-580-006	56	347-560-044	103	347-561-008	150	347-571-029
9	347-581-001	57	347-560-029	104	347-561-009	151	347-562-001
10	347-581-002	58	347-560-030	105	347-561-010	152	347-562-002
11	347-581-003	59	347-560-031	106	347-561-011	153	347-562-003
12	347-581-004	60	347-560-032	107	347-561-012	154	347-562-004
13	347-581-005	61	347-560-033	108	347-561-013	155	347-562-005
14	347-581-006	62	347-560-034	109	347-561-014	156	347-562-006
15	347-581-007	63	347-560-035	110	347-561-015	157	347-562-007
16	347-581-008	64	347-560-036	111	347-561-016	158	347-562-008
17	347-582-001	65	347-560-037	112	347-561-017	159	347-562-009
18	347-582-002	66	347-560-038	113	347-561-018	160	347-562-010
20	347-582-003	67	347-560-039	114	347-570-015	161	347-562-011
21	347-582-004	68	347-560-040	115	347-570-016	162	347-562-012
22	347-582-005	69	347-560-041	116	347-570-017	163	347-562-013
23	347-582-006	70	347-560-042	117	347-570-018	164	347-562-014
24	347-582-007	71	347-560-001	118	347-570-019	165	347-562-015
25	347-582-008	72	347-560-002	119	347-570-020	166	347-562-016
26	347-582-009	73	347-560-003	120	347-570-021	167	347-562-017
27	347-582-010	74	347-560-004	121	347-570-022		
28	347-582-023	75	347-560-005	122	347-571-001		
29	347-582-019	76	347-560-006	123	347-571-002		
30	347-582-018	77	347-560-007	124	347-571-003		
31	347-582-017	78	347-560-008	125	347-571-004		
32	347-582-016	79	347-560-009	126	347-571-005		
33	347-582-015	80	347-560-010	127	347-571-006		
34	347-582-014	81	347-560-011	128	347-571-007		
35	347-582-013	82	347-570-001	129	347-571-008		
36	347-582-012	83	347-570-002	130	347-571-009		
37	347-582-021	84	347-570-003	131	347-571-010		
38	347-560-012	85	347-570-004	132	347-571-011		
39	347-560-013	86	347-570-005	133	347-571-012		
40	347-560-014	87	347-570-006	134	347-571-013		
41	347-560-015	88	347-570-007	135	347-571-014		
42	347-560-016	89	347-570-008	136	347-571-015		
43	347-560-017	90	347-570-009	137	347-571-016		
44	347-560-018	91	347-570-010	138	347-571-017		
45	347-560-019	92	347-570-011	139	347-571-018		
46	347-560-043	93	347-570-012	140	347-571-019		
47	347-560-020	94	347-570-013	141	347-571-020		
48	347-560-021	95	347-570-014	142	347-571-021		

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

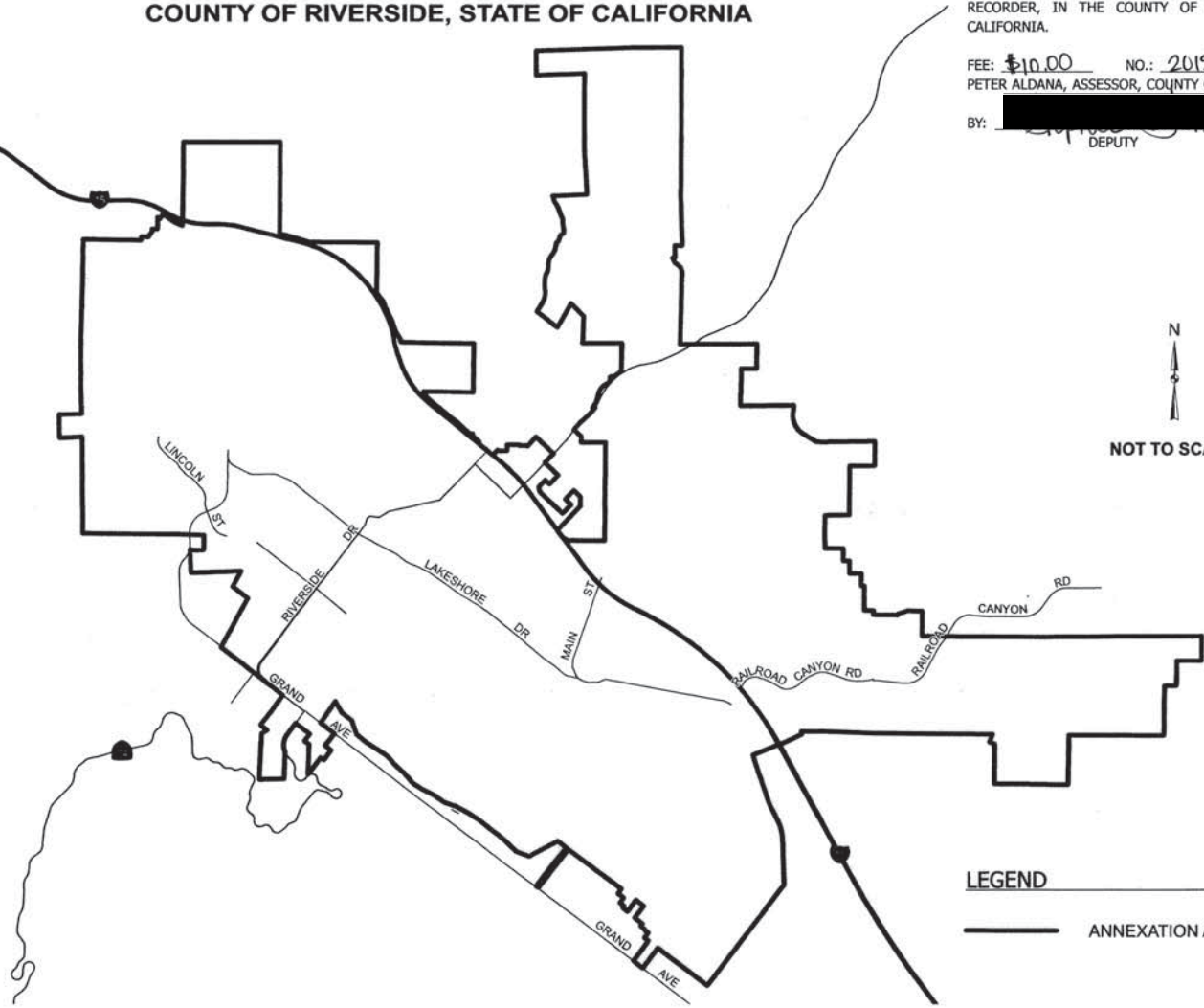
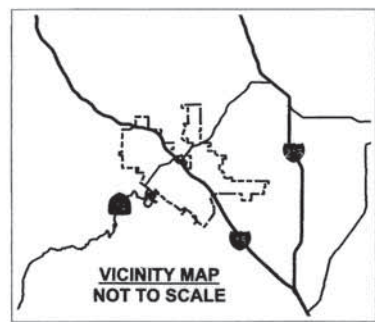
FILED IN THE OFFICE OF THE CITY CLERK, CITY OF LAKE ELSINORE THIS 14TH DAY OF August, 2015.

[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

EXHIBIT E
PETITION

**PETITION TO THE CITY COUNCIL OF THE CITY OF LAKE
ELSINORE REQUESTING ANNEXING TERRITORY INTO COMMUNITY
FACILITIES DISTRICT NO. 2015-2 (MAINTENANCE SERVICES) OF PROPERTY
WITHIN THE CITY OF LAKE ELSINORE AND A WAIVER WITH
RESPECTS TO CERTAIN PROCEDURAL MATTERS UNDER THE
MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982 AND
CONSENTING TO THE LEVY OF SPECIAL TAXES THEREON TO PAY
THE COSTS OF SERVICES TO BE PROVIDED BY THE COMMUNITY
FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of Lake Elsinore, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), to annex territory into Community Facilities District No. 2015-2 (Maintenance Services) of the property described below and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by the Community Facilities District.

2. The undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance required to keep the landscape lighting, street lighting, flood control facilities, ground cover, shrubs, plants and trees, irrigation systems, graffiti removal, sidewalks and masonry walls, fencing entry monuments, tot lot equipment and associated appurtenant facilities within the district in a healthy, vigorous and satisfactory working condition.

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

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed annexation into Community Facilities District No. 2015-2. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on annexing territory into Community Facilities District No. 2015-2 or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

6. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to annexing territory into Community Facilities District No. 2015-2 of the portion of the incorporated

area of the City of Lake Elsinore or the special election therein shall be invalidated or affected by any such irregularity, error, mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this 10th day of February, 2020

[NAME OF LANDOWNER]

By: Don Clurman

Name:

Title: Owner

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.

or PROJECT NO. 30698/32129

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

INSERT EXHIBIT A: LEGAL DESCRIPTION

INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP



VICINITY MAP



UTILITY CONTACTS

ELECTRIC SOUTHERN CALIFORNIA EDISON
26100 MENEFEE ROAD
RIVERSIDE, CA 92506

GAS SOUTHERN CALIFORNIA GAS COMPANY
465 SOUTH CORONA MALL
CORONA, CA 92720

WATER ELSONORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSONORE, CA 92531

SEWER ELSONORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSONORE, CA 92531

TELEPHONE VERIZON
150 S. JUANITA STREET
NEWET, CA 92543

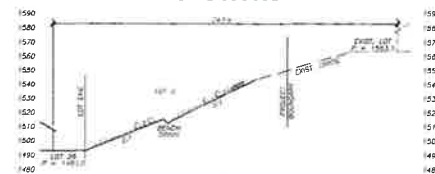
CABLE AT&T CABLE SERVICES
550 BIRCH STREET
LAKE ELSONORE, CA 92530

STREET SECTIONS

NOT TO SCALE



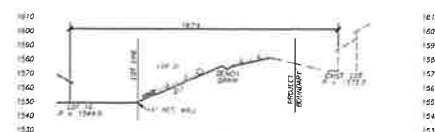
SECTIONS



SECTION A - A
SCALE: 1" = 40'



SECTION B - B
SCALE: 1" = 40'



SECTION C - C
SCALE: 1" = 40'

LOT SUMMARY TABLE

LOT NO.	GROSS ACRES	NET ACRES	PERCENTAGE
1	0.526	0.519	83
2	0.536	0.521	83
3	0.536	0.521	83
4	0.536	0.521	83
5	0.536	0.521	83
6	0.536	0.521	83
7	0.536	0.521	83
8	0.536	0.521	83
9	0.536	0.521	83
10	0.536	0.521	83
11	0.536	0.521	83
12	0.536	0.521	83
13	0.536	0.521	83
14	0.536	0.521	83
15	0.536	0.521	83
16	0.536	0.521	83
17	0.536	0.521	83
18	0.536	0.521	83
19	0.536	0.521	83
20	0.536	0.521	83
21	0.536	0.521	83
22	0.536	0.521	83
23	0.536	0.521	83
24	0.536	0.521	83
25	0.536	0.521	83
26	0.536	0.521	83
27	0.536	0.521	83

TOTAL 250.517 S.F. 215,010 S.F.
5.751 Acres 4.536 Acres
AVERAGE 0.536 S.F. 1.593 S.F.

LOT SUMMARY

NUMBER **LAND USE**

1 - 27 SINGLE FAMILY RESIDENTIAL

A WATER QUALITY BASIN

B - G OPEN SPACE

DESIGNED BY: J.W.

DRAFTED BY: F.W.

PROCESSED BY: E.W.

SECTION	SECTION A, B, & C	DATE	REVISION	BY

NOTES

- EXISTING ZONING DESIGNATION: RURAL RESIDENTIAL (RR) AND (RL)
- EXISTING LAND USE: VACANT
- EXISTING GENERAL PLAN: FUTURE SP; PROPOSED GENERAL PLAN DESIGNATION: LMD
- PROPOSED ZONING: SINGLE-FAMILY RESIDENTIAL (R-1) (EXCEPT LOT 27, RAMSDELL SPECIFIC PLAN)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- ALL STREET IMPROVEMENTS AND GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LAKE ELSONORE STANDARDS, ORDINANCES AND APPROVED MODIFICATION NOTES.
- OWNER MAY RECORD MULTIPLE FINAL MAPS
- ALL STREETS TO BE PUBLIC
- OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
- THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT
- STORM DRAIN ALIGNMENTS ARE CONCEPTUAL
- SCHOOL DISTRICT: LAKE ELSONORE UNIFIED SCHOOL DISTRICT
- ALL SLOPES TO BE TYPE (C) UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION

THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LAKE ELSONORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ASSESSOR'S PARCEL NO.

347-110-021 AND PORTION OF 347-110-022

SLOPE DESIGNATIONS

- (A) MAINTAINED AND OWNED BY HOMEOWNERS ASSOCIATION
- (C) MAINTAINED BY PRIVATE OWNERS

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.



SCALE: T=100'

DATE: AUGUST 3, 2004

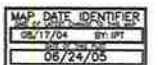
W.O.: 2937-TT

GROSS AREA: 10.8 AC ±

CONTOUR INTERVAL: 2'

TOTAL LOTS: 27 RESIDENTIAL

7 LETTERED



OWNER:

WAYNE SMARD
P.O. BOX 5189
CRESTLINE, CA 92325-5189

PREPARED FOR:
THE SAULS COMPANY
742 Summit Drive, Suite 100
Laguna Beach, CA 92651

PREPARED BY:

H & A
HUNSAKER & ASSOCIATES
PLANNING • ENGINEERING • SURVEYING
1000 N. 10th St., Suite 100, San Jose, CA 95128
PH 408 284-0700 • FAX 408 284-0701

TENTATIVE TRACT
NO. 32129

TRACT NO. 30698BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, IN TOWNSHIP 6 SOUTH, RANGE 4 WEST, OF THE SAN BERNARDINO MERIDIAN, ~~ACCORDING TO THE OFFICIAL PLAT THEREOF.~~RORY S. WILLIAMS, L.S. 6854 DATE OF SURVEY: DECEMBER, 2003
HUNSAKER AND ASSOCIATES IRVINE, INC.

RECORDER'S STATEMENT

FILED THIS 19th DAY OF October
2006, AT 8:00 A.M.
IN BOOK 411 OF Tract MAPS,
AT PAGES 42-50AT THE REQUEST OF THE CITY CLERK
OF THE CITY OF LAKE ELSINOREFEE: \$ \$23.00NO. 2006-0771404

LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER

BY: Sheldene Zavelle DEPUTYSUBDIVISION GUARANTEED BY:
CHICAGO TITLE COMPANY

OWNERSHIP 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 A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "J", INCLUSIVE.

WE ALSO HEREBY DEDICATE TO THE CITY OF LAKE ELSINORE, THE ONE FOOT BARRIER STRIPS, LOTS "Q" AND "R", AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE ALL SUB-SURFACE WATER RIGHTS TO THE CITY OF LAKE ELSINORE, OR ITS ASSIGNEES.

WE ALSO HEREBY DEDICATE TO THE CITY OF LAKE ELSINORE, THE EASEMENT FOR STORM DRAIN PURPOSES, AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF LAKE ELSINORE, THE EASEMENTS FOR PUBLIC UTILITIES PURPOSES, AS SHOWN ON THIS MAP.

WE HEREBY RETAIN LOTS "K" THROUGH "P", INCLUSIVE, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

DONALD S. CLURMAN, AS TRUSTEE OF THE DONALD S. CLURMAN SEPARATE PROPERTY TRUST, DATED OCTOBER 26, 2000.

BY: Donald S. Clurman
NAME: DONALD S. CLURMAN
TITLE: TRUSTEEBY: _____
NAME: _____
TITLE: _____

NOTARY ACKNOWLEDGEMENTS:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS.ON 11/2/2006, BEFORE ME, Kellie Vogler, Notary Public, PERSONALLY
APPEARED DONALD S. CLURMAN 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 ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Kellie Vogler
NOTARY PUBLIC IN AND FOR SAID STATE
Kellie Vogler
(NAME PRINTED)MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.MY COMMISSION EXPIRES: 6/6/2008STATE OF CALIFORNIA }
COUNTY OF _____ } SS.ON _____, BEFORE ME, _____, PERSONALLY
APPEARED _____ 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 ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

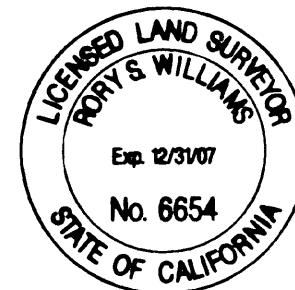
SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

(NAME PRINTED)MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF NINE (9) SHEETS CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, AT THE REQUEST OF DONALD S. CLURMAN DURING DECEMBER, 2003; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

Rory S. Williams
RORY S. WILLIAMS, L.S. 6854
LICENSE EXPIRES: 12/31/07

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 BE \$ _____

PAUL MCDONNELL
COUNTY TAX COLLECTORBY: Bernice Arnold
DEPUTYOctober 10, 2006
DATED

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 THE SAID BOARD OF SUPERVISORS.

DATED _____, 2006
NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORSCASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTORBY: _____
DEPUTYBY: _____
DEPUTY

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF EASEMENTS FOR PUBLIC UTILITIES PURPOSES RECORDED JANUARY 11, 1985, AS INSTRUMENT NO. 6461, JULY 2, 1984, AS INSTRUMENT NO. 142685, AND SEPTEMBER 30, 1983 AS INSTRUMENT NO. 201753, ALL OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, SUCCESSOR IN INTEREST TO SOUTHERN SIERRAS POWER COMPANY, HOLDER OF AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED NOVEMBER 16, 1926, IN BOOK 695, PAGE 566 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

ELSINORE VALLEY MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR ACCESS ROAD AND WATER/RECLAIMED WATER/SEWER PIPELINE AND INCIDENTAL PURPOSES, PER INST. NO. 2005-0133813 OF OFFICIAL RECORDS.

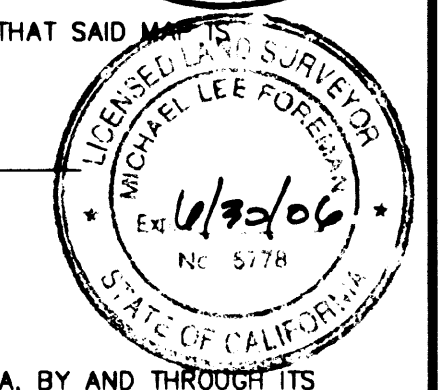
CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AS FILED, AMENDED AND APPROVED BY THE CITY COUNCIL ON JULY 15, 2003, 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.

Ken A. Seumalo
KEN A. SEUMALO, R.C.E. 56915
CITY ENGINEER, CITY OF LAKE ELSINORE
REGISTRATION EXPIRES: 06/30/0706/02/06
DATED

CITY SURVEYOR'S STATEMENT:

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

Michael L. Foreman
MICHAEL L. FOREMAN, P.L.S. 5778
ACTING CITY SURVEYOR, CITY OF LAKE ELSINORE
REGISTRATION EXPIRES: 6/30/065-17-06
DATED

CITY CLERK'S CERTIFICATE:

THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY AND THROUGH ITS DULY AUTHORIZED OFFICERS HEREBY APPROVES THE TRACT MAP, AND ACCEPTS THE OFFER OF DEDICATIONS MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE CITY MAINTAINED ROAD SYSTEM SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS. WE ALSO HEREBY ACCEPT ON BEHALF OF THE CITY OF LAKE ELSINORE.

1. ALL SUBSURFACE WATER RIGHTS.
2. THE EASEMENT FOR STORM DRAIN PURPOSES, AS DEDICATED.
3. THE EASEMENTS FOR PUBLIC UTILITIES PURPOSES, AS DEDICATED.
4. LOTS "Q" AND "R" ARE FOR ONE FOOT BARRIER STRIPS.

06/14/2006
DATEDKathleen J. [Signature]
CITY CLERK, CITY OF LAKE ELSINORE.

SIGNATURE OMISSIONS (CONTD):

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, SUCCESSOR IN INTEREST TO WHITE ROCK ACQUISITION CO., L.P., A DELAWARE LIMITED PARTNERSHIP, HOLDER OF AN EASEMENT FOR SLOPE CONSTRUCTION AND MAINTENANCE PURPOSES RECORDED NOVEMBER 3, 2003 AS INSTRUMENT NO. 2003-871677 AND AMENDED BY A DOCUMENT RECORDED JULY 23, 2004 AS INSTRUMENT NO. 2004-0574666, BOTH OF OFFICIAL RECORDS.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, SUCCESSOR IN INTEREST TO WHITE ROCK ACQUISITION CO., L.P., A DELAWARE LIMITED PARTNERSHIP, HOLDER OF AN EASEMENT FOR SLOPE CONSTRUCTION AND MAINTENANCE PURPOSES RECORDED NOVEMBER 3, 2003 AS INSTRUMENT NO. 2003-871680 AND AMENDED BY A DOCUMENT RECORDED JULY 23, 2004 AS INSTRUMENT NO. 2004-0574667, BOTH OF OFFICIAL RECORDS.

WHITE ROCK ACQUISITION CO., L.P., A DELAWARE LIMITED PARTNERSHIP, HOLDER OF EASEMENTS FOR FUEL MODIFICATION PURPOSES RECORDED NOVEMBER 3, 2003 AS INSTRUMENT NO. 2003-871678 AND AS INSTRUMENT NO. 2003-871679, BOTH OF OFFICIAL RECORDS.

ELSINORE VALLEY MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY, HOLDER OF AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES RECORDED JUNE 1, 2006 AS INSTRUMENT NO. 2006-039748, OF OFFICIAL RECORDS.

2006-0771404
ORIGINAL

411/44

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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

SHEET 3 OF 9 SHEETS

TRACT NO. 30698

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 5 SOUTH, RANGE 4 WEST OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

HUNSAKER AND ASSOCIATES IRVINE, INC.

RORY S. WILLIAMS, L.S. 6654

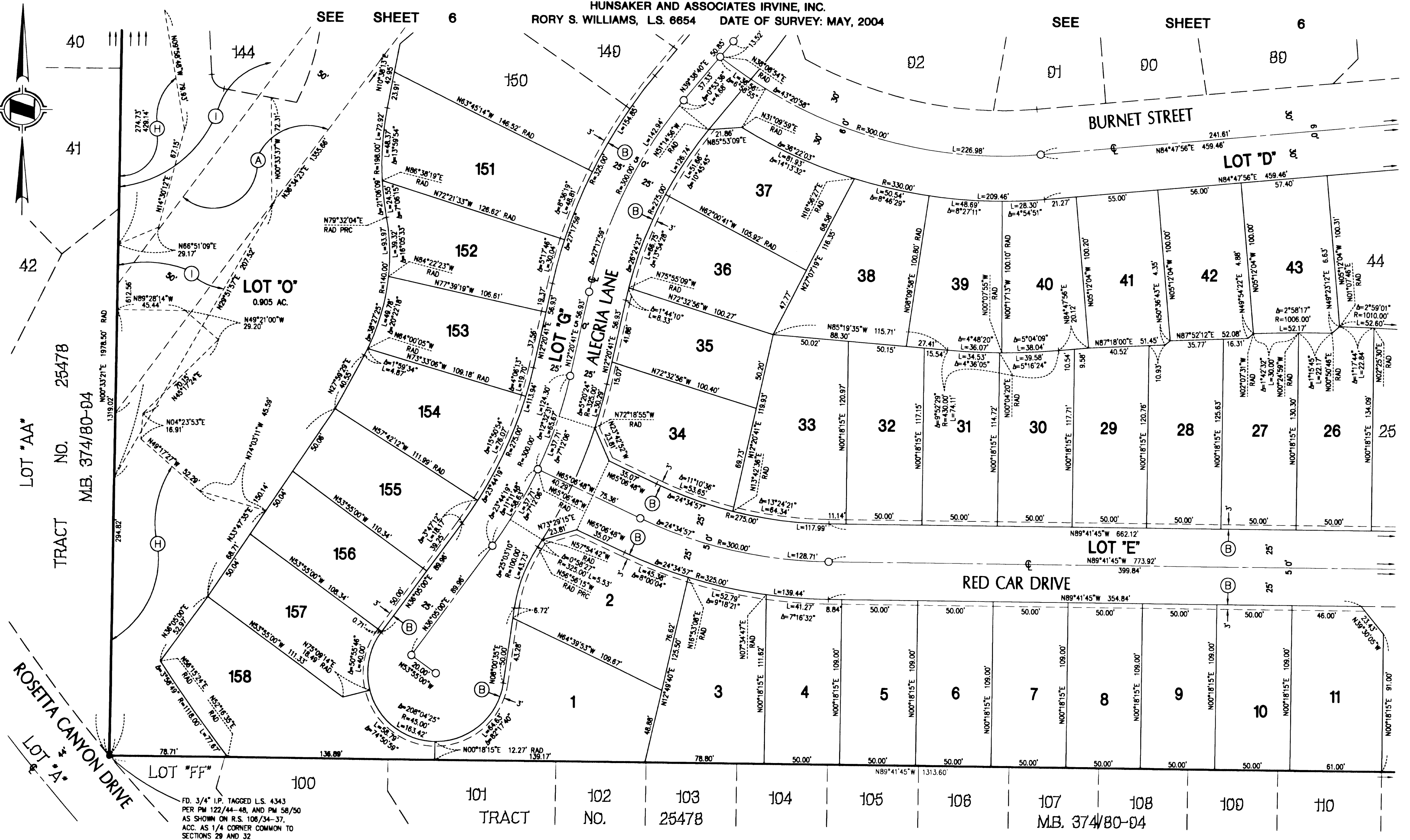
DATE OF SURVEY: MAY, 2004

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, SHEET INDEX, BOUNDARY AND GPS CONTROL MAP, AND NOTES.

SEE SHEET 9 FOR EASEMENT NOTES.

SEE SHEET 6

SEE SHEET 6



FD. 3/4" I.P. TAGGED L.S. 4343
PER PM 122/44-48, AND PM 58/50
AS SHOWN ON R.S. 106/34-37,
ACC. AS 1/4 CORNER COMMON TO
SECTIONS 29 AND 32

SEE SHEET 4

411
45

2006-0771404
ORIGINAL

SEE SHEET 2 FOR BASIS
OF BEARINGS, DATUM
STATEMENT, MONUMENT
NOTES, SHEET INDEX,
BOUNDARY AND GPS
CONTROL MAP, AND
NOTES.
SEE SHEET 9 FOR
EASEMENT NOTES.

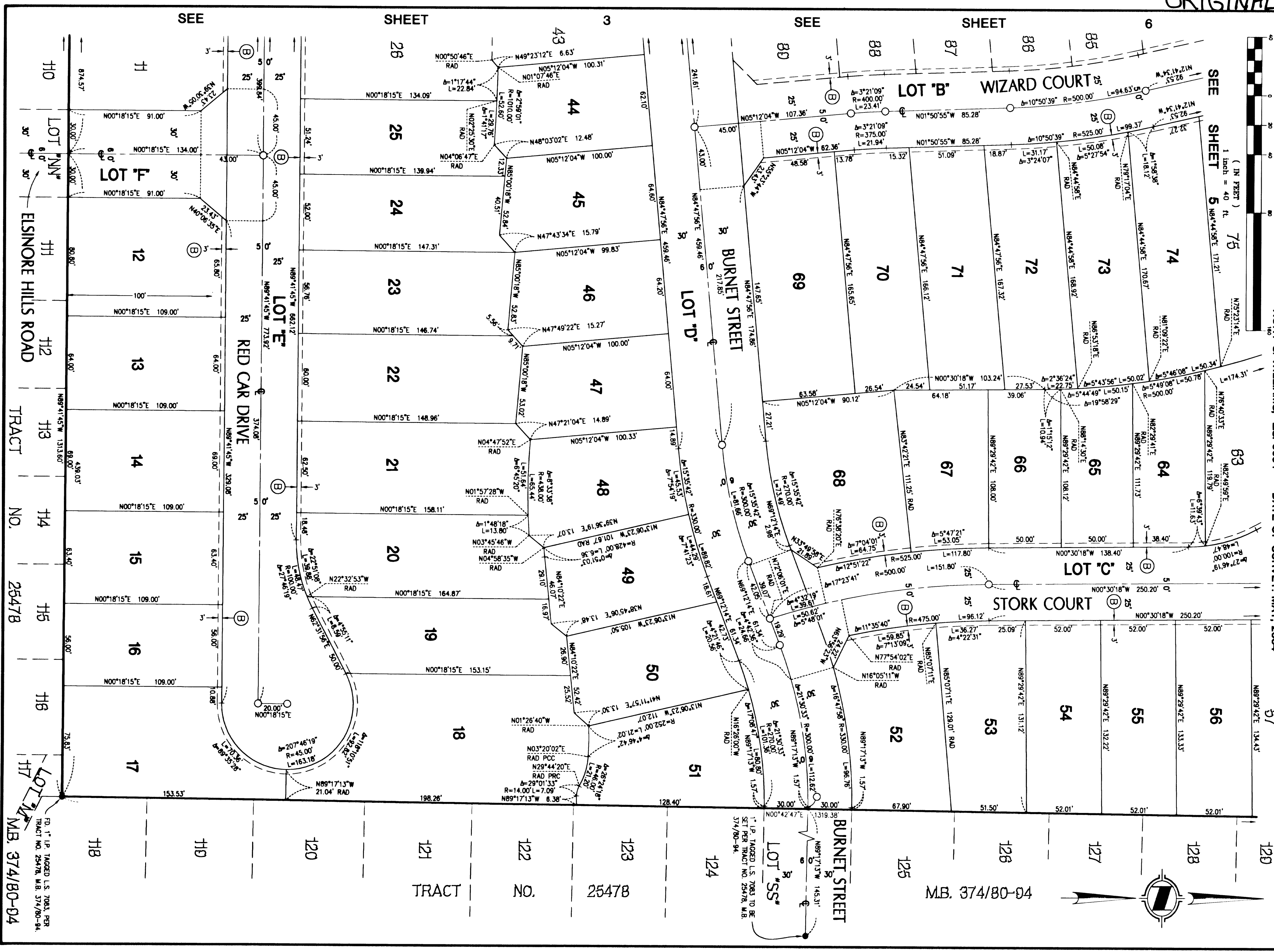
IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 30698

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 5 SOUTH, RANGE 4 WEST OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

HUNSAKER AND ASSOCIATES IRVINE, INC.
RORY S. WILLIAMS, L.S. 6654
DATE OF SURVEY: MAY, 2004

SEE SHEET 5



FD. 1" IP. TACED L.S. 7063, PER
TRACT NO. 25478, M.B. 374/80-94.
M.B. 374/80-04

2006-0771404
ORIGINAL

411/46

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

SHEET 5 OF 9 SHEETS

TRACT NO. 30698

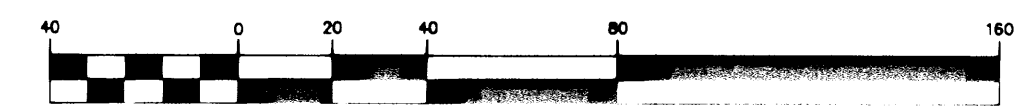
BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 5 SOUTH, RANGE 4 WEST OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

HUNSAKER AND ASSOCIATES IRVINE, INC.

RORY S. WILLIAMS, L.S. 6654 DATE OF SURVEY: MAY, 2004

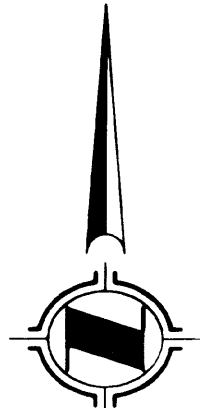
T. 5 S., R. 4 W. S. B. M.

GRAPHIC SCALE



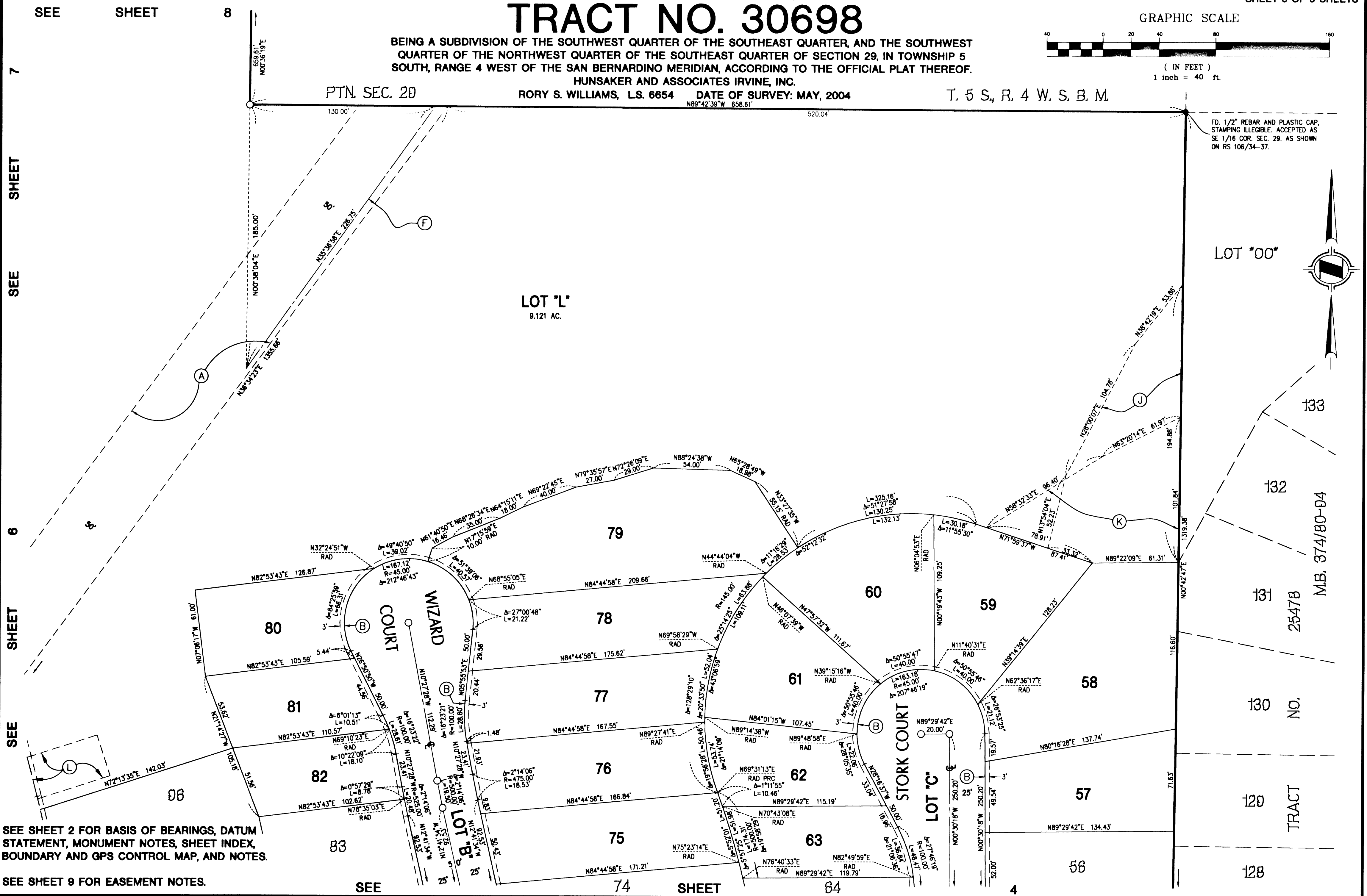
(IN FEET)
1 inch = 40 ft.

FD. 1/2" REBAR AND PLASTIC CAP, STAMPING ILLEGIBLE. ACCEPTED AS SE 1/16 COR. SEC. 29, AS SHOWN ON RS 106/34-37.



LOT "00"

LOT "L"
9.121 AC.



SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, SHEET INDEX, BOUNDARY AND GPS CONTROL MAP, AND NOTES.

SEE SHEET 9 FOR EASEMENT NOTES.

SEE SHEET 8

SEE SHEET 7

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

SEE SHEET 0

SEE SHEET 9

SEE SHEET 8

SEE SHEET 7

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

SEE SHEET 0

SEE SHEET 9

SEE SHEET 8

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SEE SHEET 4

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

TRACT NO. 30698

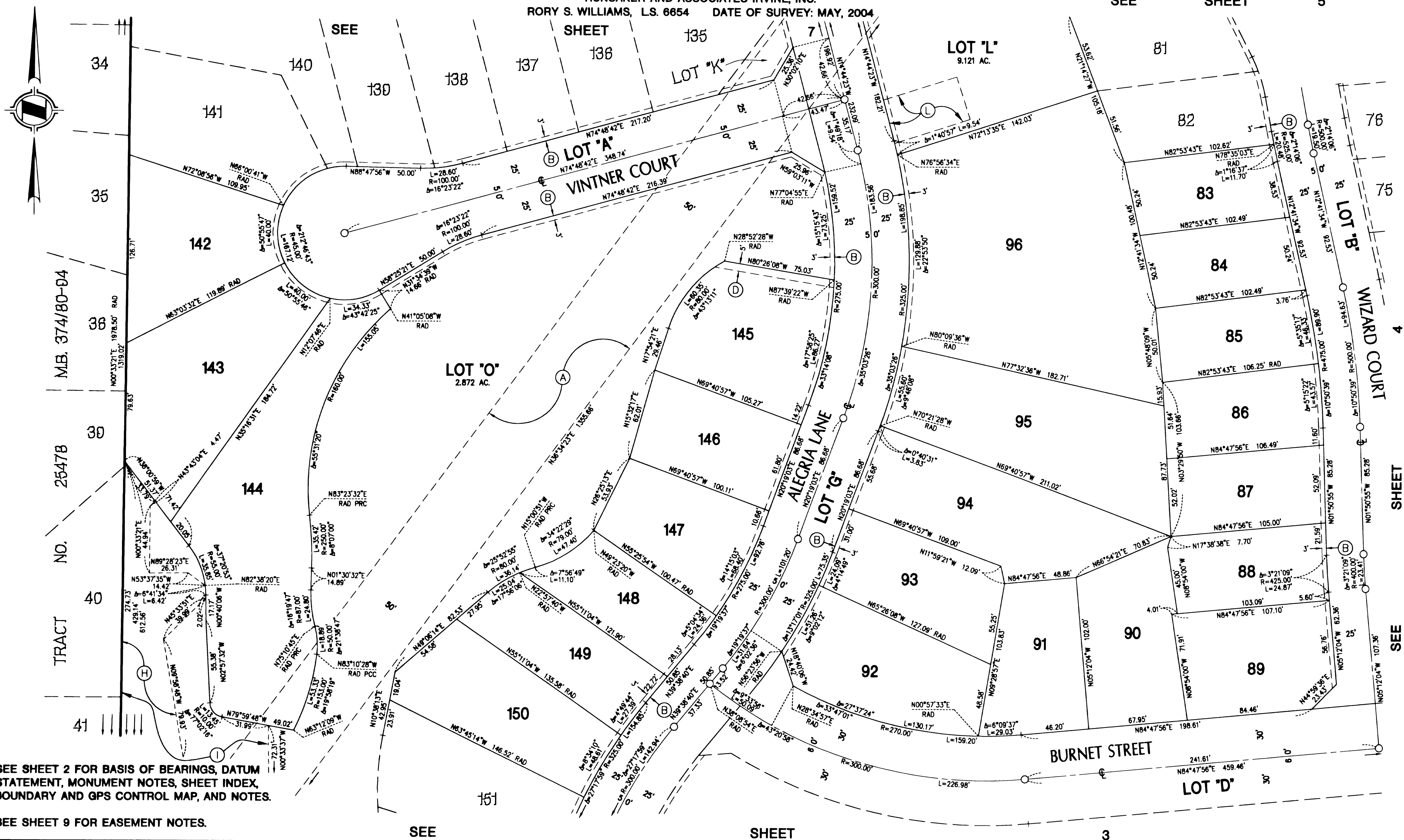
BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 5 SOUTH, RANGE 4 WEST OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

HUNSAKER AND ASSOCIATES IRVINE, INC.

RORY S. WILLIAMS, L.S. 6654

DATE OF SURVEY: MAY, 2004

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, SHEET INDEX, BOUNDARY AND GPS CONTROL MAP, AND NOTES.

SEE SHEET 9 FOR EASEMENT NOTES.

2006-0771404
ORIGINAL

411
48

SHEET 7 OF 9 SHEETS

SEE SHEET 2 FOR BASIS OF BEARINGS,
DATUM STATEMENT, MONUMENT NOTES,
SHEET INDEX, BOUNDARY AND GPS CONTROL
MAP, AND NOTES.

SEE SHEET 9 FOR EASEMENT NOTES.

PTN. SEC. 20

T. 5 S., R. 4 W. S. B. M.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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

TRACT NO. 30698

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 5
SOUTH, RANGE 4 WEST OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

HUNSAKER AND ASSOCIATES IRVINE, INC.

RORY S. WILLIAMS, L.S. 6654 DATE OF SURVEY: MAY, 2004

TRACT NO.

25470

M.B. 367/03-113

LOT "C"

SEE

SHEET

8



M.B. 374/80-04

CHAMBORD DRIVE

LOT "H"

LOCATION OF 1" I.P. TAGGED
L.S. 7083 SET PER TRACT
NO. 25478, M.B. 374/80-04.

LOT "J"
CHAMBORD DRIVE

LOT "L"

9.121 AC.

SEE SHEET 5

LOT "B"
COURT
WIZARD

DETAIL
N.T.S.

SEE

SHEET

6

411 / 49
SHEETS

SHEET 8 OF 9 SHEETS

(IN FEET)
1 inch = 40 ft.

TRACT NO. 30698

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM
STATEMENT, MONUMENT NOTES, SHEET INDEX,
BOUNDARY AND GPS CONTROL MAP, AND NOTES.

SEE SHEET 9 FOR EASEMENT NOTES.

HUNSAKER AND ASSOCIATES IRVINE, INC.

DATE OF SURVEY: MAY, 2004

SEE

SHEET

Q.

4 9 107

107

LOT #N#

LOT "Q"

ONE FOOT BARRIER STRIP LOT DEDICATED
HEREON TO THE CITY OF LAKE ELSINORE

SE 1/4 NW 1/4 SE 1/4

SEC. 20

T. 5 S., R. 4 W., S. B. M.

LOT "L"
9.121 AC.

TRACT NO. 25479

LOT 3.

30
TRACT NO.
25478
M.B. 374/80-94

SEE SHEET 5

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM
STATEMENT, MONUMENT NOTES, SHEET INDEX,
BOUNDARY AND GPS CONTROL MAP, AND NOTES.

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

TRACT NO. 30698

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 5
SOUTH, RANGE 4 WEST OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

HUNSAKER AND ASSOCIATES IRVINE, INC.
RORY S. WILLIAMS, L.S. 6654 DATE OF SURVEY: MAY, 2004

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

P.M. 15005

P.M.B. 06/23-24

NE 1/4 NW 1/4 SE 1/4

ESTABLISHED BY INTERSECTION.
FD. 1/2" REBAR, NO CAP, PER
P.M. 15005, P.M.B. 06/23-24,
BENT, N66°23'07"E 0.59', NOT
ACCEPTED.

EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PER DOCUMENTS RECORDED JANUARY 11, 1985, AS INST. NO. 6461, JULY 8, 1984, AS INST. NO. 142685, AND SEPTEMBER 30, 1983 AS INST. NO. 201753, ALL OF O.R.
 - (B) INDICATES AN EASEMENT FOR PUBLIC UTILITIES PURPOSES DEDICATED HEREON TO THE CITY OF LAKE ELSINORE.
 - (C) INDICATES AN EASEMENT FOR PRIVATE DRAINAGE PURPOSES RESERVED HEREON.
 - (D) INDICATES AN EASEMENT FOR ACCESS PURPOSES RESERVED HEREON.
 - (E) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED HEREON TO THE CITY OF LAKE ELSINORE.
 - (F) INDICATES AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, PER DOCUMENT RECORDED NOVEMBER 16, 1926, IN BOOK 695, PAGE 566, OF DEEDS. NO WIDTH STATED.
 - (G) INDICATES AN EASEMENT FOR ACCESS ROAD AND WATER/RECLAIMED WATER/SEWER PIPELINE AND INCIDENTAL PURPOSES, IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT, PER INST. NO. 2005-0133813 OF OFFICIAL RECORDS.
 - (H) INDICATES AN EASEMENT FOR SLOPE CONSTRUCTION AND MAINTENANCE PURPOSES IN FAVOR OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, SUCCESSOR IN INTEREST TO WHITE ROCK ACQUISITION CO., L.P., A DELAWARE LIMITED PARTNERSHIP PER DOCUMENT RECORDED NOVEMBER 3, 2003 AS INSTRUMENT NO. 2003-871680 AND AS AMENDED BY A DOCUMENT RECORDED JULY 23, 2004 AS INSTRUMENT NO. 2004-0574667, BOTH OF OFFICIAL RECORDS.
 - (I) INDICATES AN EASEMENT FOR FUEL MODIFICATION PURPOSES IN FAVOR OF WHITE ROCK ACQUISITION CO., L.P., A DELAWARE LIMITED PARTNERSHIP, PER DOCUMENT RECORDED NOVEMBER 3, 2003 AS INSTRUMENT NO. 2003-871679 OF OFFICIAL RECORDS.
 - (J) INDICATES AN EASEMENT FOR FUEL MODIFICATION PURPOSES IN FAVOR OF WHITE ROCK ACQUISITION CO., L.P., A DELAWARE LIMITED PARTNERSHIP, PER DOCUMENT RECORDED NOVEMBER 3, 2003 AS INSTRUMENT NO. 2003-871678 OF OFFICIAL RECORDS.
 - (K) INDICATES AN EASEMENT FOR SLOPE CONSTRUCTION AND MAINTENANCE PURPOSES IN FAVOR OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP SUCCESSOR IN INTEREST TO WHITE ROCK ACQUISITION CO., L.P., A DELAWARE LIMITED PARTNERSHIP, PER DOCUMENT RECORDED NOVEMBER 3, 2003 AS INSTRUMENT NO. 2003-871677 AND AMENDED BY A DOCUMENT RECORDED JULY 23, 2004 AS INSTRUMENT NO. 2004-0574666, BOTH OF OFFICIAL RECORDS.
 - (L) INDICATES AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES RECORDED JUNE 1, 2006 AS INSTRUMENT NO. 2006-0397495, OF OFFICIAL RECORDS.
- (NOTE: ONLY PORTIONS OF SAID EASEMENTS LYING WITHIN OPEN SPACE LOTS ARE SHOWN HEREON. ALL OTHER PORTIONS ARE TO TERMINATE UPON TRACT RECORDATION PER SAID INSTRUMENT NOS. 2003-871677, 2003-871678, 2003-871679 AND 2003-871680, ALL OF OFFICIAL RECORDS.)

LOT "Q" ONE FOOT BARRIER STRIP LOT DEDICATED
HEREON TO THE CITY OF LAKE ELSINORE

SE 1/4 NW 1/4 SE 1/4
SEC. 20

T. 5 S., R. 4 W., S. B. M.

NW 1/4 NW 1/4 SE 1/4 SEC. 20 T. 5 S., R. 4 W., S. B. M.

LOT "R"
ONE FOOT BARRIER STRIP LOT DEDICATED
HEREON TO THE CITY OF LAKE ELSINORE

LOT "P"
0.663 AC.

LOT "N"
0.905 AC.

LOT "M"
1.103 AC.

TRACT NO. 25470

STARINA STREET

SEE SHEET

8

Acknowledgment Regarding Property to be Included into Community Facilities District No. 2015-2
(Maintenance Services)

The developer/property owner of (Tract No. / Assessor's Parcel No.) 30698/32129
hereby acknowledges that:

If the landscaping, drainage, lighting and eligible public improvements within the Community Facilities District No. 2015-2 (Maintenance Services) the maintenance areas of (Assessor's Parcel Nos.) [See Attached], which is to be included in the Community Facilities District No. 2015-2 (Maintenance Services) of the City of Lake Elsinore, are completed prior to the levy and collection of special taxes upon property within said tract for the maintenance of such landscape and improvements, the developer/property owner will continue to be responsible for and will maintain the landscaping, drainage, lighting, and eligible public improvements within such maintenance areas at its sole expense, and the City will not assume responsibility for the maintenance of such landscaping, drainage, lighting and eligible public improvements until such time as the City is able to collect such special taxes to pay the costs of the maintenance of such landscaping, drainage, lighting, and eligible public improvements.

DATED:

2/10/2020

OWNER(S):

Don Chuman
(Print Name)

(Signature)

Owner
(Title)

(Print Name)

(Signature)

(Title)

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. 9)**

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore on May 12, 2020 adopted its Resolution No. 2020-____, in which it declared its intention to annex territory to existing Community Facilities District No. 2015-2 (Maintenance Services) (the "CFD No. 2015-2"), and to levy a special tax to pay for certain maintenance services, all pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code. The resolution describes the territory to be annexed and describes the rate and method of apportionment of the proposed special tax. No change in the tax levied in the existing CFD No. 2015-2 is proposed.

NOTICE IS HEREBY FURTHER GIVEN that the City Council has fixed 7:00 p.m., or as soon thereafter as practicable, Tuesday, June 23, 2020 in the City Council Chambers located at 183 N Main St., Lake Elsinore, California 92530, as the time and place when and where the City Council will conduct a public hearing on the annexation of territory to CFD No. 2015-2. At the hearing, the testimony of all interest persons for or against the annexation of the territory or the levying of the special taxes will be heard. If and to the extent participation in the May 20, 2020 meeting must occur by teleconference, videoconference, or other electronic means authorized by the Ralph M. Brown Act or an Executive Order of the Governor of California, the means and methods for participating the meeting shall be posted on the Agenda for said meeting, which shall be posted at least 72 hours prior to the meeting on the City of Lake Elsinore (www.lake-elsinore.org), and outside of City Hall at 130 S. Main Street, Lake Elsinore, CA 92530. A copy of the Agenda will be made available upon request to the Lake Elsinore City Clerk's office at 951-674-3124; Ext. 262

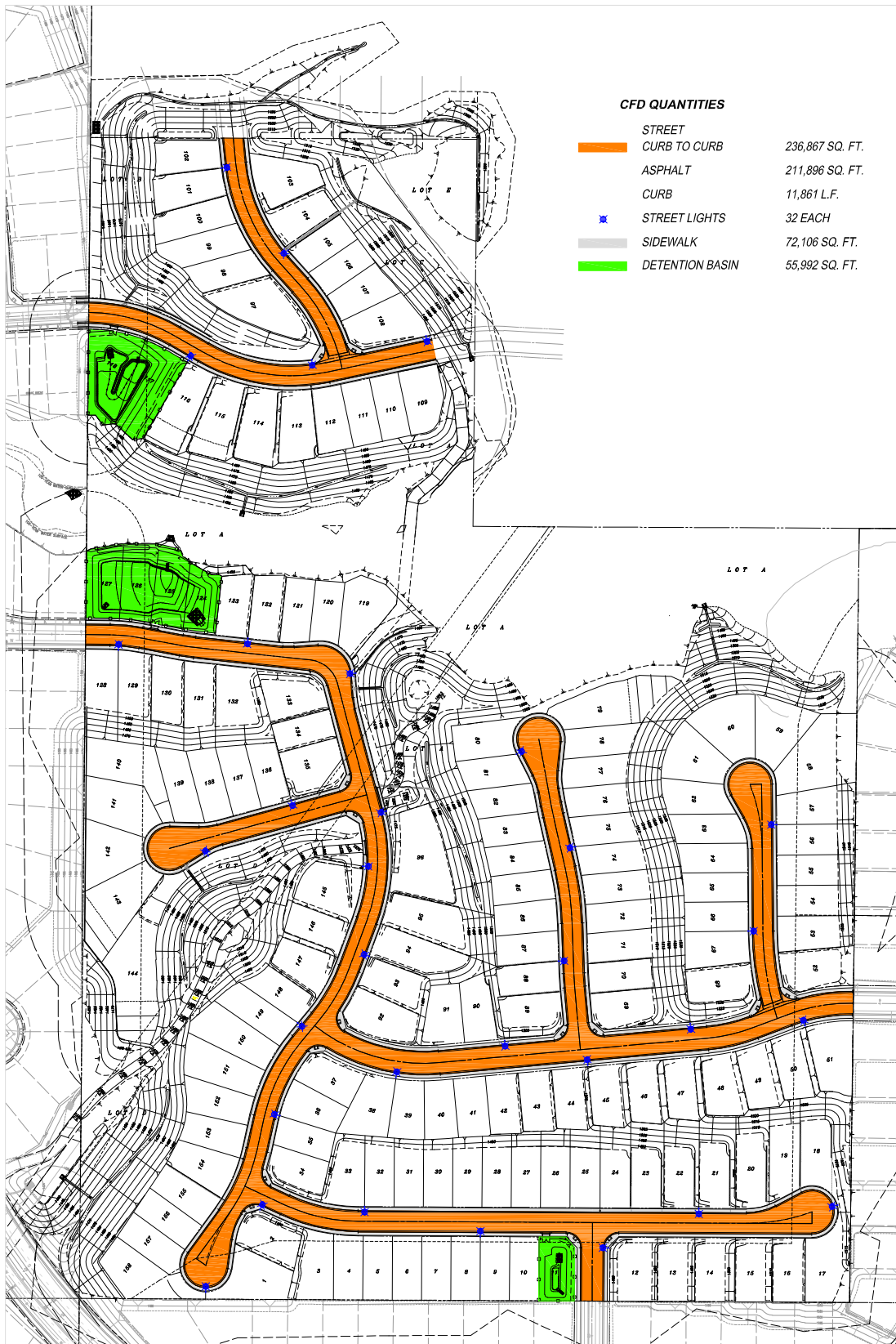
DATED: _____, 20__

City Clerk of the City of Lake Elsinore

EXHIBIT G

BALLOT

EXHIBIT H
MAINTENANCE EXHIBIT



PREPARED FOR:

THE CLURMAN COMPANY INC.
REAL ESTATE DEVELOPMENT
455 LINDEN STREET
LAGUNA BEACH, CA 92651
PHONE: (949) 494-3707

PREPARED BY:

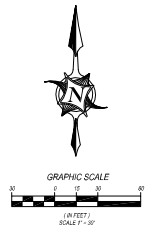
19 Spectrum Pointe Drive • Suite 609
Lake Forest, CA 92630
(949) 599-0870
(949) 599-0880 Fax
MAYERS & ASSOCIATES
Civil Engineering, Inc.
PLANNING • ENGINEERING • SURVEYING

**PROPOSED CFD MAINTENANCE EXHIBIT
TRACT 30698**



CFD QUANTITIES

	STREET CURB TO CURB	58,801 SQ. FT.
	ASPHALT	51,341 SQ. FT.
	CURB	3,089 L.F.
	STREET LIGHTS	7 EACH
	SIDEWALK	15,035 SQ. FT.
	DETENTION BASIN	25,405 SQ. FT.



PREPARED FOR:

THE SAULS COMPANY
742 SUMMIT DRIVE, SUITE 100
LAGUNA BEACH, CA 92651

PREPARED BY:

19 Spectrum Pointe Drive • Suite 609
Lake Forest, CA 92630
(949) 599-0870
(949) 599-0880 Fax
MAYERS & ASSOCIATES
Civil Engineering, Inc.
PLANNING • ENGINEERING • SURVEYING

PROPOSED CFD MAINTENANCE EXHIBIT TRACT 32129