

PETITION TO THE CITY COUNCIL OF THE CITY OF MENIFEE
REQUESTING INSTITUTION OF PROCEEDINGS FOR
ESTABLISHMENT OF A COMMUNITY FACILITIES DISTRICT
(COMMUNITY FACILITIES DISTRICT NO. 2025-2 (QUARTZ
TRAIL) OF THE CITY OF MENIFEE)

1. The undersigned is the owner (the “Owner”) of more than 10% of the land depicted in Exhibit A hereto and described in Exhibit B hereto (the “Property”). The Property constitutes all of the land included within the boundaries of a community facilities district hereby proposed to be established. The Property is located within the City of Menifee (the “City”) in the County of Riverside.

2. The Owner requests that the City Council of the City (the “City Council”) institute proceedings to establish a community facilities district to be known as “Community Facilities District No. 2025-2 (Quartz Trail) of the City of Menifee” (referred to herein as the “District”) pursuant to Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, Title 5, of the Government Code of the State of California, commonly known as the “Mello-Roos Community Facilities Act of 1982” (the “Act”) to include all of the Property.

3. The boundaries of the territory that is proposed for inclusion in the District are those depicted in Exhibit A hereto and described in Exhibit B hereto.

4. The Owner requests that the proposed District be used to finance the construction, purchase, modification, expansion and/or improvement of (i) drainage, library, park, street, roadway, traffic signal and streetlights, administration and general government facilities, fire and public safety facilities, landscaping and trail improvements, and other public facilities of the City, including the foregoing public facilities that are included in the City’s fee programs with respect to such facilities and authorized to be financed under the Act (the “City Facilities”); and (ii) water and sewer facilities, including the acquisition of capacity in the sewer system and/or water system of the Eastern Municipal Water District and water and sewer facilities included in Eastern Municipal Water District’s water and sewer capacity and connection fee programs (the “Water District Facilities”), and (iii) dry utilities (the “Utilities” and together, with the City Facilities and the Water District Facilities, the “Facilities”), all appurtenances and appurtenant work in connection with the foregoing Facilities, including the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such Facilities, and to finance the incidental expenses to be incurred, including:

- a. The cost of engineering, planning and designing the Facilities;
- b. All costs, including costs of the property owner petitioning to form the District, associated with the creation of the District, the issuance of the bonds, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the District; and
- c. Any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the Facilities.

5. The Owner further requests that the City Council authorize the levy of special taxes in the District to pay the costs of the Facilities and the incidental costs described in paragraph 4 above

(the “Special Tax”) and to pay principal of, interest and premium, if any, on the bonds in order to contribute to the financing of the Facilities and costs described in paragraph 4 above.

6. The Owner further requests that, upon the sale of bonds, the City Council, as legislative body of the District, annually levy the Special Tax on the property within the District for the construction, purchase, modification, expansion and/or improvement of the Facilities, for the payment of the aggregate amount of principal of and interest owing on the bonds in each fiscal year, including the maintenance of reserves therefor, and for the payment of administrative expenses of the District.

7. The Developer has advanced to the City the amounts necessary to pay for the costs related to the formation of the District, which amounts will be reimbursed to Developer, without interest, from the proceeds of the first sale of the bonds, if any. The reimbursement of such amounts is expected to be governed by the terms of that certain Reimbursement Agreement to be entered into by and between the City and the Developer relating to the District. If bonds are not sold, the City will have no obligation to reimburse amounts expended for costs incurred but will reimburse any unexpended amounts advanced by the Developer as set forth in the Reimbursement Agreement.

Dated: January __, 2025

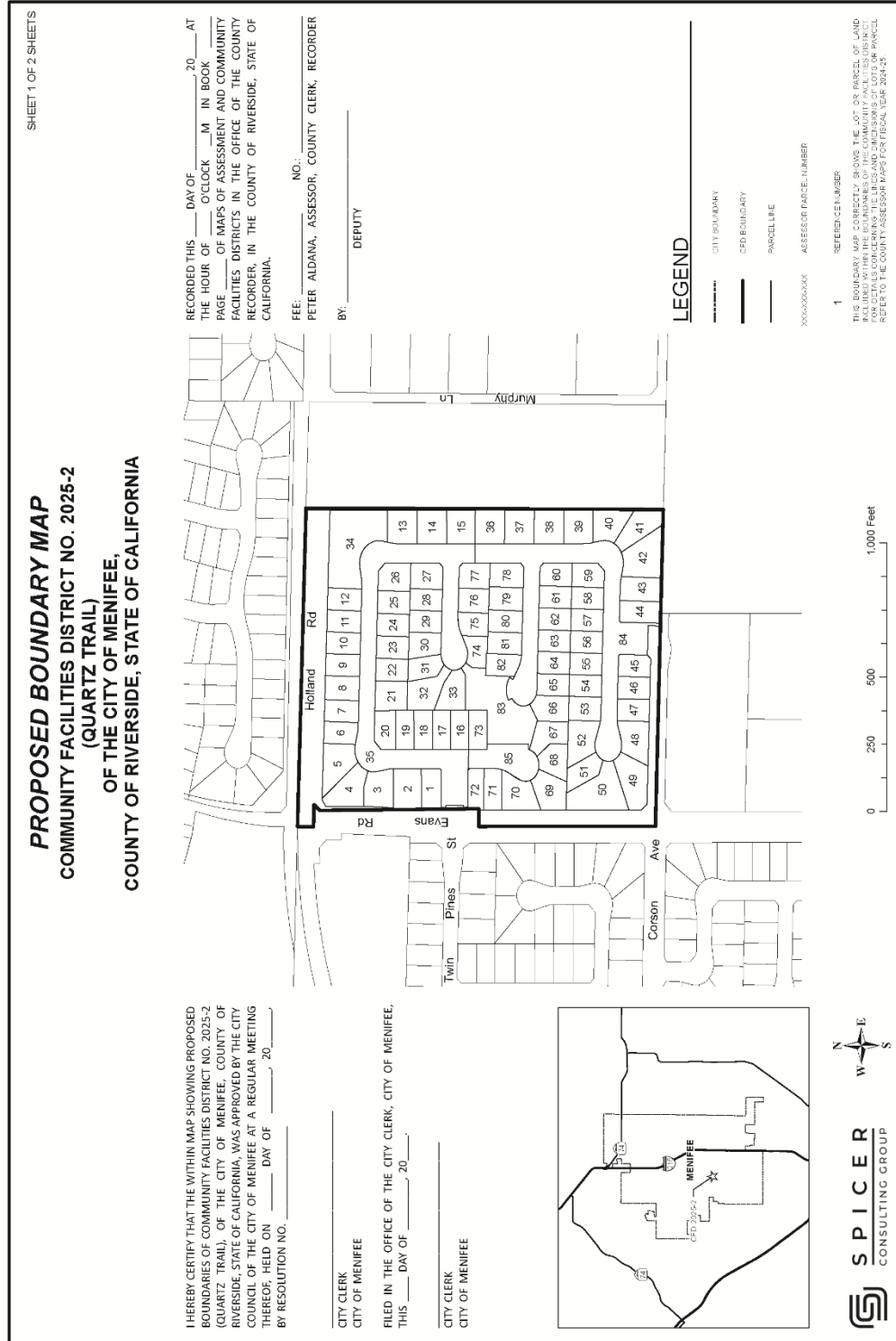
TPG AG EHC SD (LEN) CA 1, L.P.,
a Delaware limited partnership

By: Essential Housing Asset
Management, LLC,
an Arizona limited liability company,
its Authorized Agent

By: _____
Steven S. Benson, its Manager

EXHIBIT A

BOUNDARY MAP



PROPOSED BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2025-2
(QUARTZ TRAIL)
OF THE CITY OF MENIFEE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

REFERENCE #	APN	REFERENCE #	APN	REFERENCE #	APN	REFERENCE #	APN
1	358790001	23	358790023	44	358800009	65	358800030
2	358790002	24	358790024	45	358800010	66	358800031
3	358790003	25	358790025	46	358800011	67	358800032
4	358790004	26	358790026	47	358800012	68	358800033
5	358790005	27	358790027	48	358800013	69	358800034
6	358790006	28	358790028	49	358800014	70	358800035
7	358790007	29	358790029	50	358800015	71	358800036
8	358790008	30	358790030	51	358800016	72	358800037
9	358790009	31	358790031	52	358800017	73	358800038
10	358790010	32	358790032	53	358800018	74	358800039
11	358790011	33	358790033	54	358800019	75	358800040
12	358790012	34	358790034	55	358800020	76	358800041
13	358790013	35	358790035	56	358800021	77	358800042
14	358790014	36	358800001	57	358800022	78	358800043
15	358790015	37	358800002	58	358800023	79	358800044
16	358790016	38	358800003	59	358800024	80	358800045
17	358790017	39	358800004	60	358800025	81	358800046
18	358790018	40	358800005	61	358800026	82	358800047
19	358790019	41	358800006	62	358800027	83	358800048
20	358790020	42	358800007	63	358800028	84	358800049
21	358790021	43	358800008	64	358800029	85	358800050
22	358790022						

EXHIBIT B

LEGAL DESCRIPTION

Real property in the City of Menifee, County of Riverside, State of California, described as follows:

LOTS 1 THROUGH 80, INCLUSIVE, LOTS E THROUGH L, INCLUSIVE, AND COMMON AREA LOTS 81 AND 82, OF TRACT NO. 36803, AS SHOWN ON A SUBDIVISION MAP ("MAP") FILED IN BOOK 489, PAGES 16 TO 23, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.