

**PETITION TO THE CITY COUNCIL OF THE CITY OF MENIFEE REQUESTING  
ANNEXING TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 2017-1  
(MAINTENANCE SERVICES) OF PROPERTY WITHIN THE CITY OF MENIFEE 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 Menifee, 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. 2017-1 (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, traffic signals, 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. 2017-1. 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. 2017-1 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. 2017-1 of the portion of the incorporated

area of the City of Menifee 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 20<sup>th</sup> day of MAY, 2025.

Richland American Homes of Maryland, Inc.,  
a Maryland corporation

By: [Signature]  
Name: EDGAR L. LOPEZ  
Title: VP PROJECT MANAGEMENT

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.  
or PROJECT NO. 330-230-023

OWNER'S MAILING ADDRESS:

312 N. Main Street, Suite 205

Corona, CA 92880

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

\_\_\_\_\_  
City Clerk of the City Council of the  
City of Menifee

INSERT EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT A  
DESCRIPTION OF PROPOSED TERRITORY TO BE ANNEXED

The City of Menifee Community Facilities District No. 2017-1 (Maintenance Services) (the "CFD No. 2017-1") Annexation No. 26 is currently comprised of one (1) parcel, located within the City boundaries. The property is identified by the following Riverside County Assessor's Parcel Number (APN).

Assessor Parcel Number (s)	Owner Name
330-230-023	Richland American Homes of Maryland, Inc., a Maryland corporation

INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP

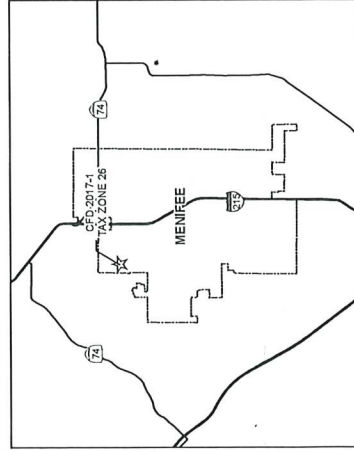
# **ANNEXATION MAP NO. 26** **COMMUNITY FACILITIES DISTRICT NO. 2017-1** **(MAINTENANCE SERVICES)** **CITY OF MENIFEE** **COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2017-1 (MAINTENANCE SERVICES), OF THE CITY OF MENIFEE, 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 NOVEMBER 7, 2017 IN BOOK 81 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 69 AND AS INSTRUMENT NO. 2017-0465706 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. 2017-1 (MAINTENANCE SERVICES), OF THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MENIFEE AT A REGULAR MEETING THEREOF, HELD ON \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ BY ITS RESOLUTION NO. \_\_\_\_

CITY CLERK  
CITY OF MENIFEE



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

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF  
 MENIFEE, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

CITY CLERK  
CITY OF MENIFEE

## **LEGEND**

- PARCEL LINE
- CFD BOUNDARY
- CITY BOUNDARY
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER
- TAX ZONE

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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 LINES ON PARCEL, REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2024-25.



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330-230-023



Acknowledgment Regarding Property to be Included into Community Facilities District No. 2017-1  
(Maintenance Services)

The developer/property owner of (Tract No. / Assessor's Parcel No.) 330-230-023  
hereby acknowledges that:

If the landscaping, drainage, lighting and eligible public improvements within the Community Facilities District No. 2017-1 (Maintenance Services) the maintenance areas of (Assessor's Parcel Nos.) 330-230-023, which is to be included in the Community Facilities District No. 2017-1 (Maintenance Services) of the City of Menifee 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:

5/20/25

OWNER(s):

EDGAR GOMEZ

(Print Name)

E. Gomez

(Signature)

VP PROJECT MANAGEMENT

(Title)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)