

**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.

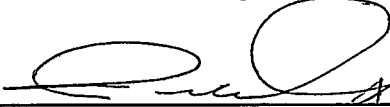
5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the 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 16th day of February, 2023.

[NAME OF LANDOWNER]

By: 

Name: Dawood Beshay

Title: Managing Member

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.

or PROJECT NO. APN No. 360-020-029

OWNER'S MAILING ADDRESS:

DMSD Cajun Propoerties c/o Dawood Beshay

41760 Ivy Street, STE 201

Murrieta, CA 92562

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

Order Number: **0625-6104581**
Page Number: 6

LEGAL DESCRIPTION

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

PARCEL 2 AND LOT "A" OF PARCEL MAP NO. 9578 AS PER PLAT RECORDED IN [BOOK 48 OF PARCEL MAPS, PAGE\(S\) 19](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 360-020-029

INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP

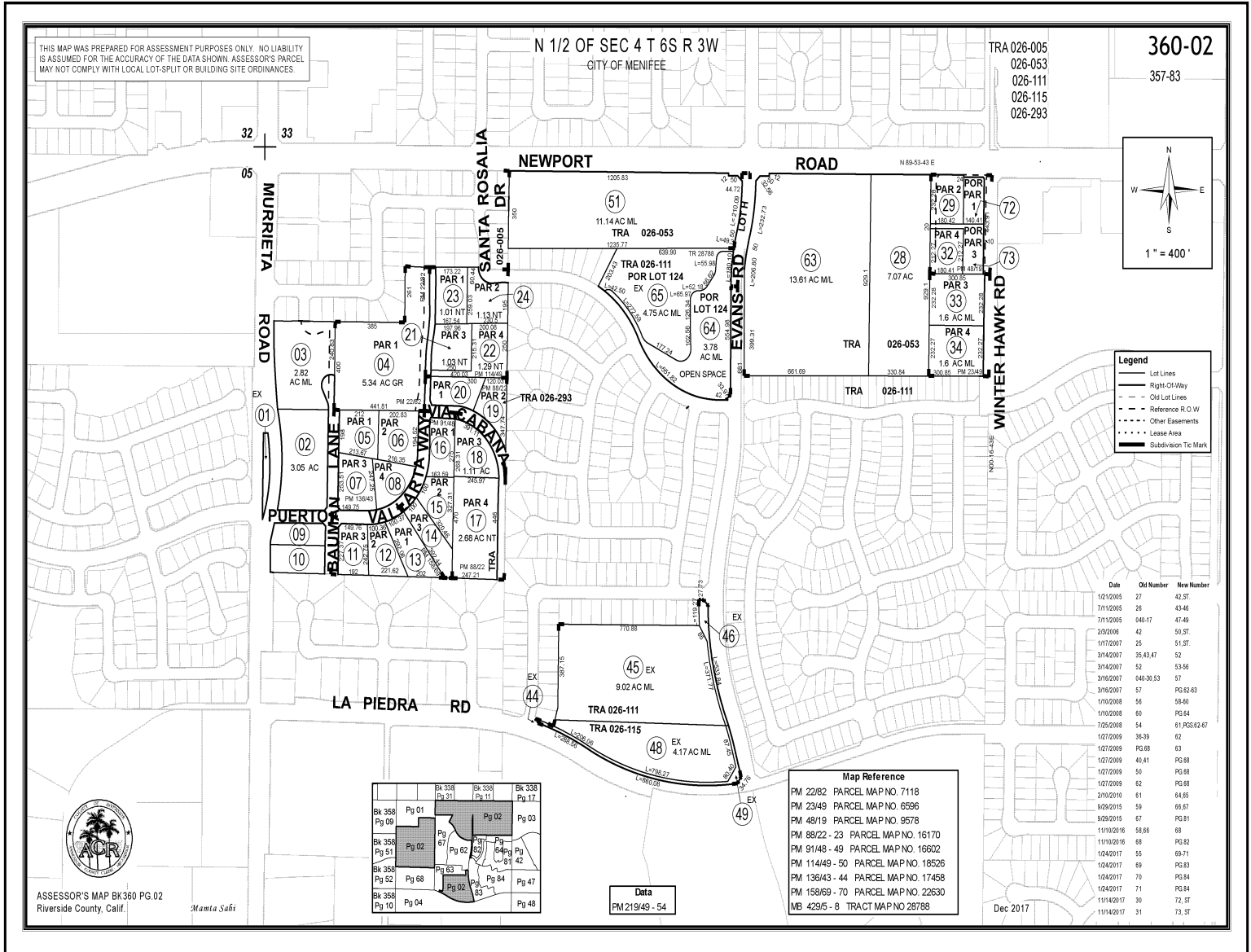


First American

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Tax Map

26765 Newport Rd, Menifee, CA 92584



Limitation of Liability for Informational Report

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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.) APN:360-020-029
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.) 360-020-029, 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:

09/02/2022

OWNER(S):

Dawood Beshay
(Print Name)

[Signature]
(Signature)

Managing Member
(Title)

(Print Name)

(Signature)

(Title)