

**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 30 day of January, 2023.

AG EHC II (LEN) CA 1, LP.,  
a Delaware limited partnership

By: Steven S. Benson

Name: Steven S. Benson

Title: Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, Authorized Agent of EHC II (LEN) CA 1, LP. a Delaware limited partnership

OWNER'S PROPERTY: APN 364-190-004, 364-190-005

TRACT MAP OR PARCEL MAP NO.  
or PROJECT NO. Tract No. 37131

OWNER'S MAILING ADDRESS:

Essential Housing Asset Management, LLC

8585 E. Hartford Drive, Suite 118

Scottsdale, AZ 85255

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**

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

PARCEL ONE: (APN: 364-190-004)

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER OF SAID SECTION; THENCE N. 0° 41' 39" E., 56.20 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING; THENCE S. 89° 34' 27" W., 945.32 FEET; THENCE S. 0° 25' 33" E., 22.50 FEET; THENCE S. 89° 34' 27" W., 60.00 FEET; THENCE N. 0° 25' 33" W., 60.00 FEET; THENCE N. 89° 34' 27" E., 60.00 FEET; THENCE S. 0° 25' 33" E., 22.50 FEET; THENCE N. 89° 34' 27" E., 946.11 FEET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE S. 0° 41' 39" W., 15.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO: (APN: 364-190-005)

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER OF SAID SECTION; THENCE N. 0° 41' 39" E., 56.20 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING; THENCE S. 89° 34' 27" W., 945.32 FEET; THENCE S. 0° 25' 33" E., 22.50 FEET; THENCE S. 89° 34' 27" W., 60.00 FEET; THENCE N. 0° 25' 33" W., 60.00 FEET; THENCE N. 89° 34' 27" E., 60.00 FEET; THENCE S. 0° 25' 33" E., 22.50 FEET; THENCE N. 89° 34' 27" E., 946.11 FEET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE S. 0° 41' 39" W., 15.00 FEET TO THE POINT OF BEGINNING.

**INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

N 1/2, SEC. 1 T. 6S, R. 3W  
CITY OF MENIFEE

TRA 026-004  
026-127

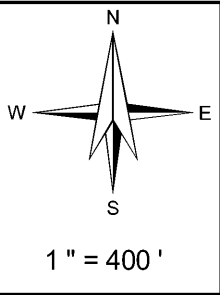
364-19  
357-08

35 36  
02 01  
TR 30422-1  
NEWPORT

(NEWPORT ROAD)

PARKWAY

36 31  
01 06



**Legend**

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

LOT DD ROCKPORT

DR LOT AA

VISTA LOT BB

LOT EE

ROAD

GOVT LOT 2

(40.12)

04

78.80 AC M/L

ROAD  
BRIGGS

TRA 026-127

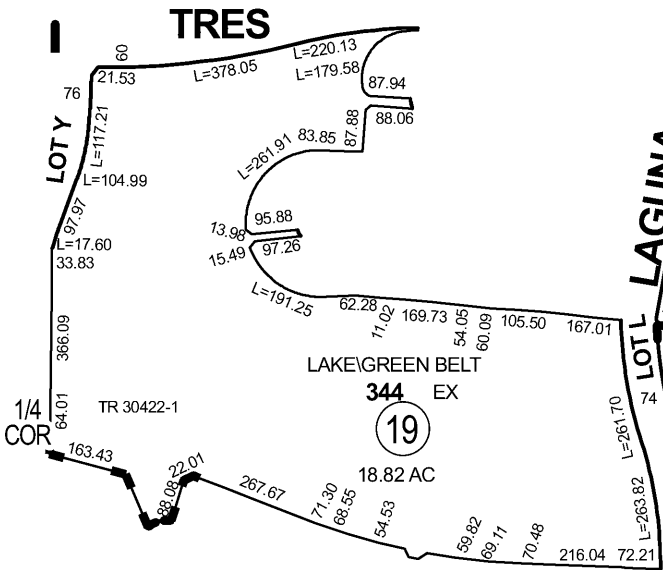
TRA 026-004

LOT 1  
(80)

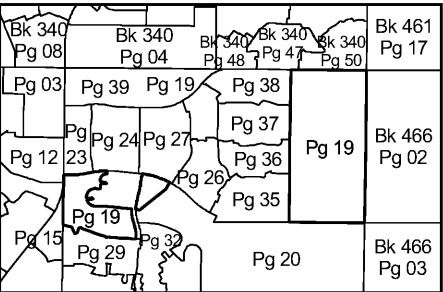
05

DR

1/4 COR



1 — TRES LAGOS



Data  
GLO PLAT  
RS 86 /93

Map Reference

MB 411/69 - 99 TRACT MAP NO 30422-1

Mar 2017

Date	Old Number	New Number
1/24/2005	1	6,ST.
8/23/2005	2	7,ST.
8/23/2005	6	8,9,ST.
11/16/2006	7	10-12
11/16/2006	8	13-16
11/16/2006	9,11,12,16	17
11/16/2006	200-11	17
11/16/2006	17	18-26
11/16/2006	17	PGS.23-28
2/9/2010	15	PG 20
7/7/2015	10,13,14	27
7/7/2015	27	PGS.35-38
1/18/2017	20,22,24	PG.39



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.) Tract No. 37131  
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.) 364-190-004, 364-190-005, 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: 1/30/23

OWNER(s):

AG EHC II (LEN) CA 1, LP.,  
a Delaware limited partnership

By: 

Name: Steven S Benson

Title: Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, Authorized Agent of EHC II (LEN) CA 1, L.P. a Delaware limited partnership