

**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, 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 27 day of June, 2023.

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: 

Name: Darren Warren

Title: Division Vice President of Land
Acquisitions and Development

OWNER'S PROPERTY:

Tract Map No. 36658
(Lot Nos. 1-756)

OWNER'S MAILING ADDRESS:

Pulte Home Company
Attn: Darren Warren
27401 Los Altos, Suite 400
Mission Viejo, CA 92691

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF
MENIFEE THIS 28th DAY OF August, 2023.

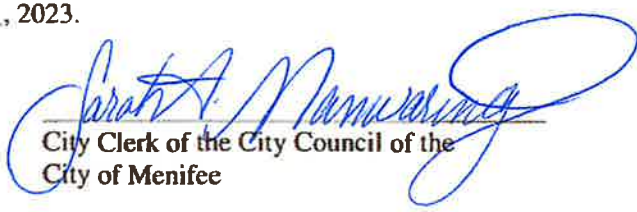

City Clerk of the City Council of the
City of Menifee

EXHIBIT A: LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 THROUGH 7 OF PARCEL MAP NO. 36657, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 245 PAGES 70 THROUGH 87 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SEPTEMBER 19, 2018.

EXCEPTING A 1/2 INTEREST IN ALL OIL AND MINERAL RIGHTS LOCATED ON SAID PROPERTY, WITH THE RIGHT OF ENTRY ON SAID PREMISES FOR, MINING AND REMOVING SAME, AS RESERVED IN DEED FROM ALICE O. HANSEN AND A. A. HANSEN, RECORDED NOVEMBER 4, 1920 IN BOOK 537 PAGE 292 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING 50% OF ALL OIL, GAS, MINERAL, URANIUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY RANCH DEVELOPMENT CORPORATION, A CORPORATION. IN DEED RECORDED FEBRUARY 9, 1956 IN BOOK 1860, PAGE 508 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ALL URANIUM, THORIUM AND OTHER FISSIONABLE MATERIALS, ALL OIL, GAS, PETROLEUM, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER, WHETHER SIMILAR TO THESE HEREIN SPECIFIED OR NOT, WITHIN OR UNDERLYING, OR WHICH MAY BE PRODUCED FROM THE HEREINBEFORE DESCRIBED LAND, TOGETHER WITH THE RIGHT TO SE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID URANIUM, THORIUM AND OTHER FISSIONABLE MATERIALS, OIL, GAS, PETROLEUM, ASPHALTUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR TO USE SAID LAND OR ANY PORTION THEREOF TO SAID DEPTH OF FIVE HUNDRED (500) FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, IN DEED RECORDED JUNE 2, 1997, AS INSTRUMENT NO. 193338, OFFICIAL RECORDS.

APN: 330-220-016, 330-220-017, 330-220-018, 330 220 019, 330-230-042, 330-230-043, 330-230-044, 330-230-045, 335-070-054, 335-070-055, 335-070-056, 335-070-057, 335-070-058, 335-430-027, AND 335-430-028

EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP

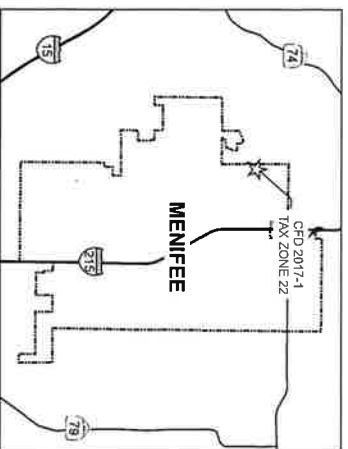
ANNEXATION MAP NO. 22
COMMUNITY FACILITIES DISTRICT NO. 2017-1
(MAINTENANCE SERVICES)
CITY OF MENIFEE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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



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 PARCELS, REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2023-24.



FILED THIS ____ DAY OF ____ 20____ AT
THE HOUR OF ____ O'CLOCK ____ M IN BOOK ____
OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS AT PAGE ____ 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

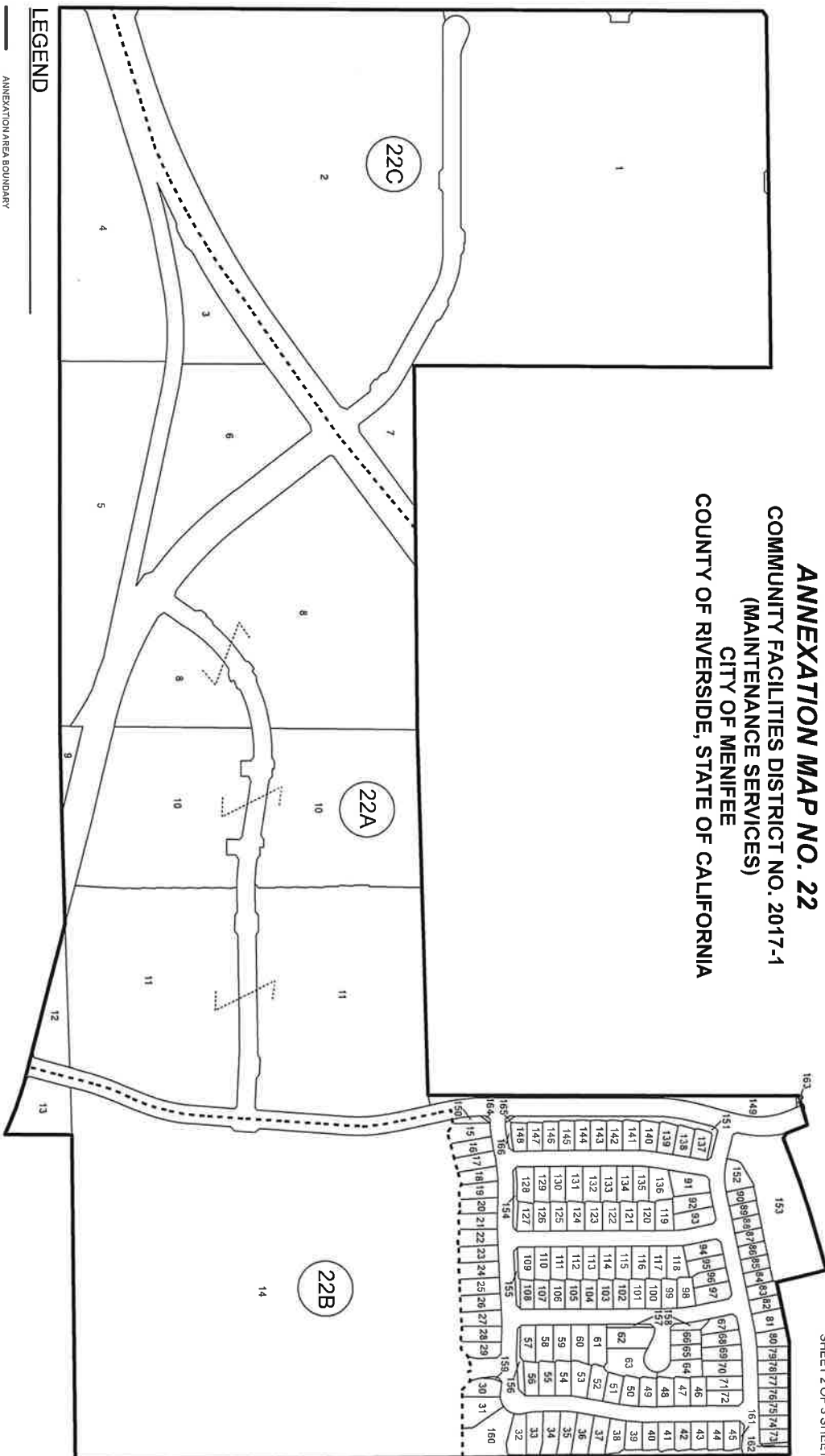
LEGEND

- ANNEXATION AREA BOUNDARY
- TAX ZONE BOUNDARY
- PARCEL LINE
- CITY BOUNDARY
- (22A) TAX ZONE



ANNEXATION MAP NO. 22 **COMMUNITY FACILITIES DISTRICT NO. 2017-1** **(MAINTENANCE SERVICES)** **CITY OF MENIFEE** **COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

SHEET 2 OF 3 SHEETS



- LEGEND**
- ANNEXATION/AREA BOUNDARY
 - TAX ZONE BOUNDARY
 - PARCEL LINE
 - xxx-xxxxxx ASSESSOR PARCEL NUMBER
 - 1 MAP REFERENCE NUMBER
 - 229 TAX ZONE



ANNEXATION MAP NO. 22
COMMUNITY FACILITIES DISTRICT NO. 2017-1
(MAINTENANCE SERVICES)
CITY OF MENIFEE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

| TAX ZONE 22A | | | | | | TAX ZONE 22B | | TAX ZONE 22C | |
|--------------|-------------|-------|-------------|-------|-------------|--------------|-------------|--------------|-------------|
| REF # | APN | REF # | APN | REF # | APN | REF # | APN | REF # | APN |
| 3 | 330-220-018 | 39 | 335-541-010 | 71 | 335-542-026 | 103 | 335-544-008 | 135 | 335-532-020 |
| 4 | 330-220-019 | 40 | 335-541-011 | 72 | 335-542-027 | 104 | 335-544-009 | 136 | 335-532-021 |
| 5 | 330-230-045 | 41 | 335-541-012 | 73 | 335-543-001 | 105 | 335-544-010 | 137 | 335-534-001 |
| 6 | 330-230-044 | 42 | 335-541-013 | 74 | 335-543-002 | 106 | 335-544-011 | 138 | 335-534-002 |
| 8 | 330-230-042 | 43 | 335-541-014 | 75 | 335-543-003 | 107 | 335-544-012 | 139 | 335-534-003 |
| 9 | 335-070-058 | 44 | 335-541-015 | 76 | 335-543-004 | 108 | 335-544-013 | 140 | 335-534-004 |
| 10 | 335-070-057 | 45 | 335-541-016 | 77 | 335-543-005 | 109 | 335-533-003 | 141 | 335-534-005 |
| 11 | 335-070-056 | 46 | 335-542-001 | 78 | 335-543-006 | 110 | 335-533-004 | 142 | 335-534-006 |
| 12 | 335-430-028 | 47 | 335-542-002 | 79 | 335-543-007 | 111 | 335-533-005 | 143 | 335-534-007 |
| 15 | 335-530-001 | 48 | 335-542-003 | 80 | 335-543-008 | 112 | 335-533-006 | 144 | 335-534-008 |
| 16 | 335-530-002 | 49 | 335-542-004 | 81 | 335-543-009 | 113 | 335-533-007 | 145 | 335-534-009 |
| 17 | 335-530-003 | 50 | 335-542-005 | 82 | 335-543-010 | 114 | 335-533-008 | 146 | 335-534-010 |
| 18 | 335-530-004 | 51 | 335-542-006 | 83 | 335-543-011 | 115 | 335-533-009 | 147 | 335-534-011 |
| 19 | 335-530-005 | 52 | 335-542-007 | 84 | 335-543-012 | 116 | 335-533-010 | 148 | 335-534-012 |
| 20 | 335-530-006 | 53 | 335-542-008 | 85 | 335-543-013 | 117 | 335-533-011 | 149 | 335-535-001 |
| 21 | 335-530-007 | 54 | 335-542-009 | 86 | 335-531-001 | 118 | 335-533-012 | 150 | 335-530-009 |
| 22 | 335-530-008 | 55 | 335-542-010 | 87 | 335-531-002 | 119 | 335-532-004 | 151 | 335-534-013 |
| 23 | 335-540-001 | 56 | 335-542-011 | 88 | 335-531-003 | 120 | 335-532-005 | 152 | 335-531-006 |
| 24 | 335-540-002 | 57 | 335-542-012 | 89 | 335-531-004 | 121 | 335-532-006 | 153 | 335-531-007 |
| 25 | 335-540-003 | 58 | 335-542-013 | 90 | 335-531-005 | 122 | 335-532-007 | 154 | 335-532-022 |
| 26 | 335-540-004 | 59 | 335-542-014 | 91 | 335-532-001 | 123 | 335-532-008 | 155 | 335-544-014 |
| 27 | 335-540-005 | 60 | 335-542-015 | 92 | 335-532-002 | 124 | 335-532-009 | 156 | 335-542-028 |
| 28 | 335-540-006 | 61 | 335-542-016 | 93 | 335-532-003 | 125 | 335-532-010 | 157 | 335-542-029 |
| 29 | 335-540-007 | 62 | 335-542-017 | 94 | 335-533-001 | 126 | 335-532-011 | 158 | 335-542-030 |
| 30 | 335-541-001 | 63 | 335-542-018 | 95 | 335-533-002 | 127 | 335-532-012 | 159 | 335-541-017 |
| 31 | 335-541-002 | 64 | 335-542-019 | 96 | 335-544-001 | 128 | 335-532-013 | 160 | 335-541-018 |
| 32 | 335-541-003 | 65 | 335-542-020 | 97 | 335-544-002 | 129 | 335-532-014 | 161 | 335-541-019 |
| 33 | 335-541-004 | 66 | 335-542-021 | 98 | 335-544-003 | 130 | 335-532-015 | 162 | 335-543-014 |
| 34 | 335-541-005 | 67 | 335-542-022 | 99 | 335-544-004 | 131 | 335-532-016 | 163 | 335-535-002 |
| 35 | 335-541-006 | 68 | 335-542-023 | 100 | 335-544-005 | 132 | 335-532-017 | 164 | 335-530-010 |
| 36 | 335-541-007 | 69 | 335-542-024 | 101 | 335-544-006 | 133 | 335-532-018 | 165 | 335-534-014 |
| 37 | 335-541-008 | 70 | 335-542-025 | 102 | 335-544-007 | 134 | 335-532-019 | 166 | 335-534-015 |
| 38 | 335-541-009 | | | | | | | | |