

**PETITION TO THE CITY COUNCIL OF THE CITY OF MURRIETA  
REQUESTING INSTITUTION OF PROCEEDINGS TO ANNEX  
CERTAIN PROPERTY TO COMMUNITY FACILITIES DISTRICT NO.  
2025-2 OF THE CITY OF MURRIETA (MAINTENANCE SERVICES)**

1. The undersigned (the "Owner") owns all of the land depicted and described in Exhibit A hereto (the "Property"), which Owner desires to be annexed to Community Facilities District No. 2025-2 of the City of Murrieta (Maintenance Services) (the "District"). The Property is located within the City of Murrieta (the "City") in the County of Riverside.

2. The Owner requests that the City Council of the City (the "City Council") institute proceedings to annex the Property to 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").

3. The boundaries of the territory which is proposed for annexation to the District are those depicted and described in Exhibit A hereto.

4. The Owner requests that, upon annexation to the District, the District provide certain maintenance services described in Resolution No. 25-4822 adopted by the City Council on May 6, 2025 (collectively, the "Services").

5. The Owner further requests that upon the approval at a special election to be held within the Property, the City Council, as legislative body of the District, annually levy Special Taxes (as defined in the Rate and Method of Apportionment for the District (the "Rate and Method")) for the Services on the Property in accordance with the Rate and Method.

Dated: May \_\_, 2025

**MURRIETA PACIFIC ASSOCIATES, A  
CALIFORNIA LIMITED PARTNERSHIP,**  
a California limited partnership

By: TPC Holdings IX, LLC,  
an Idaho limited liability company,  
Its: Administrative General Partner

By: Pacific West Communities, Inc.,  
an Idaho corporation  
Its: Manager

By: \_\_\_\_\_  
Name: Caleb Roope  
Its: President and CEO

EXHIBIT A

ANNEXATION BOUNDARY MAP

