

**PETITION FOR ANNEXATION  
TO A COMMUNITY FACILITIES DISTRICT  
(Including Waivers)**

November 1, 2017

To the Governing Board  
Lammersville Joint Unified School District  
111 S. De Anza Blvd.  
Mountain House, CA 95391  
Attention: Clerk of the Board

Members of the Board:

This is a petition to annex the land identified below (the "Property") to both the community facilities district created by the Lammersville Joint Unified School District (the "School District") designated "Lammersville Joint Unified School District Community Facilities District No. 2014-1 (Mountain House School Facilities)" (the "CFD") and an improvement area within the CFD designated "Improvement Area No. 1 of the Lammersville Joint Unified School District Community Facilities District No. 2014-1 (Mountain House School Facilities)" ("Improvement Area No. 1") and to address related matters under the Mello-Roos Community Facilities Act of 1982, Sections 53311 and following of the California Government Code (the "Act"), and it states as follows:

**1. Petitioner.** This Petition is submitted by the record owner(s) of the fee simple title in the Property (the "Property Owner"). The undersigned warrants to the School District that the Petitioner is such owner or is legally authorized to execute this Petition for and on behalf of such owner(s). If requested by the School District, the Petitioner agrees, at its expense, to supply to the School District current title evidence so that the School District may supply any notice and ballot required under the Act for annexation of the Property to the CFD and Improvement Area No. 1.

**2. Proceedings Requested.** This Petition asks that the Governing Board of the School District (the "Governing Board") undertake proceedings under the Act to annex the Property to the CFD and Improvement Area No. 1.

**3. Boundaries.** This Petition asks that the territory to be annexed to the CFD and Improvement Area No. 1 consist of that shown on a map of the proposed boundaries of Annexation No. 4 (Villages D1-D6) to the CFD and Improvement Area No. 1, which map is filed with the Clerk of the Governing Board of the School District and which map is hereby made a part hereof and which map includes the Property.

**4. Purpose.** This Petition asks that the Property be annexed to the CFD and Improvement Area No. 1 and that special taxes (the "Special Taxes") be levied on the Property to finance the facilities (the "Facilities") described in Exhibit A hereto and made a part hereof.

**5. Special Taxes.** The Petitioner agrees that it has reviewed and preliminarily approves the Rate and Method of Apportionment of Special Taxes for Improvement Area No. 1 of the CFD (the "Rate and Method"). Petitioner acknowledges and preliminarily agrees that the

Rate and Method will be used by the School District for the levy of Special Taxes on the Property to pay for the Facilities, subject to the completion of annexation proceedings for the Property by the School District under the Act.

**6. Election.** The Petitioner asks that the special election be conducted under the Act by the School District and its officials on the questions of (i) annexation of the Property to the CFD and Improvement Area No. 1, (ii) levy of the Special Taxes, (iii) issuance of bonded indebtedness and other debt (as defined in the Act) for the CFD with respect to the Improvement Area in an aggregate principal amount not to exceed \$130,000,000 and (iv) an initial appropriations limit for Improvement Area No. 1 of \$130,000,000, using a mailed or hand-delivered ballot and that such ballot be canvassed and the results certified at the same meeting of the Governing Board as the public hearing on such matters under the Act or as soon thereafter as possible.

**7. Waivers.** To expedite the annexation of the Property to the CFD and Improvement Area No. 1, the Petitioner waives all notices of hearing and all published notices regarding the annexation of the Property to the CFD and Improvement Area No. 1, notices of landowner election, applicable waiting periods under the Act for the holding of any public hearing and for election, and all ballot arguments and analysis for the election, it being acknowledged by the Petitioner that all such notices are for the benefit of the Petitioner and may be waived.

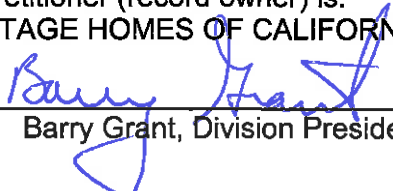
**8. Authority Warranted.** The Property Owner warrants to the School District with respect to the Property that the signatory is authorized to execute this Petition and that the submission of this Petition and participation in the School District's proceedings under the Act will not constitute a violation or event of default under any existing financing arrangement in any way affecting the Property Owner and such Property, including any "due-on-encumbrance" clauses under any existing deeds of trust secured by the Property. In the event that the Property Owner sells a portion of the Property, this Petition shall remain effective with respect to the remaining portion of the Property that is owned by the Property Owner.

**9. Due Diligence and Disclosures.** The Petitioner agrees to cooperate with the School District and its attorneys and consultants and to provide all information and disclosures required by the School District about the Special Taxes to purchasers of the Property or any part of it.

**10. Agreements.** The Petitioner further agrees to execute such additional or supplemental agreements as may be required by the School District to provide for any of the actions and conditions under this Petition, including any amount of cash deposit required to pay for the School District's costs in annexing the Property to the CFD and Improvement Area No. 1. By executing this Petition, the Petitioner agrees to all of the above.

The Property is identified on Exhibit A.

The Petitioner (record owner) is:  
MERITAGE HOMES OF CALIFORNIA, INC.

By:   
Barry Grant, Division President

The address of the above for  
receiving any notice and ballot is:

860 Stillwater Road, Suite 200A  
West Sacramento, CA 95605

**EXHIBIT A**

**LAMMERSVILLE JOINT UNIFIED SCHOOL DISTRICT  
Community Facilities District No. 2014-1  
(Mountain House School Facilities)**

**Annexation No. 4 (Villages D1-D6)**

ASSESSOR PARCEL NUMBERS

<b>Assessor Parcel Number</b>	<b>Acreage</b>	<b>Property Owner</b>
262-280-01	0.16703397612	Meritage Homes
262-280-02	0.13239210285	Meritage Homes
262-280-03	0.15075757576	Meritage Homes
262-280-04	0.14407713499	Meritage Homes
262-280-05	0.14775022957	Meritage Homes
262-280-06	0.14458218549	Meritage Homes
262-280-07	0.12949954086	Meritage Homes
262-280-08	0.13966942149	Meritage Homes
262-280-09	0.12279614325	Meritage Homes
262-280-10	0.16113406795	Meritage Homes
262-280-11	0.15631313131	Meritage Homes
262-280-12	0.11480716253	Meritage Homes
262-280-13	0.13131313131	Meritage Homes
262-280-14	0.17440312213	Meritage Homes
262-280-15	0.17405876951	Meritage Homes
262-280-16	0.15337465565	Meritage Homes
262-280-17	0.15268595041	Meritage Homes
262-280-18	0.14533976125	Meritage Homes
262-280-19	0.11815886134	Meritage Homes
262-280-20	0.11230486685	Meritage Homes
262-280-21	0.11303948577	Meritage Homes
262-280-22	0.11698806244	Meritage Homes
262-280-23	0.11627640037	Meritage Homes
262-280-24	0.11698806244	Meritage Homes
262-280-25	0.11579430670	Meritage Homes
262-280-26	0.10952708907	Meritage Homes
262-280-27	0.10805785124	Meritage Homes
262-280-28	0.10890725436	Meritage Homes
262-280-29	0.11205234160	Meritage Homes
262-280-30	0.11205234160	Meritage Homes
262-280-31	0.10890725436	Meritage Homes
262-280-32	0.10899908173	Meritage Homes
262-280-33	0.12157943067	Meritage Homes
262-280-34	0.14077134986	Meritage Homes
262-280-35	0.11808999082	Meritage Homes
262-280-36	0.11363636364	Meritage Homes
262-280-37	0.11363636364	Meritage Homes
262-280-38	0.13298898072	Meritage Homes
262-280-39	0.12242883379	Meritage Homes
262-280-40	0.10858585859	Meritage Homes

262-280-41	0.11411845730	Meritage Homes
262-280-42	0.11134067952	Meritage Homes
262-280-43	0.12265840220	Meritage Homes
262-280-44	0.13280532599	Meritage Homes
262-280-45	0.11921487603	Meritage Homes
262-280-46	0.11921487603	Meritage Homes
262-280-47	0.11689623508	Meritage Homes
262-280-48	0.13053259871	Meritage Homes
262-280-49	0.12364554637	Meritage Homes
262-280-50	0.11841138659	Meritage Homes
262-280-51	0.12013314968	Meritage Homes
262-280-52	0.11570247934	Meritage Homes
262-280-53	0.12885674931	Meritage Homes
262-280-54	0.15482093664	Meritage Homes
262-280-55	0.14102387511	Meritage Homes
262-280-56	0.14802571166	Meritage Homes
262-280-57	0.14444444444	Meritage Homes
262-280-58	0.16271808999	Meritage Homes
262-280-59	0.14956382002	Meritage Homes
262-280-60	0.14320477502	Meritage Homes
262-280-61	0.14100091827	Meritage Homes
262-280-62	0.13916437098	Meritage Homes
262-280-63	0.14947199265	Meritage Homes
262-280-64	0.12421946740	Meritage Homes
262-280-65	0.10955004591	Meritage Homes
262-280-66	0.11191460055	Meritage Homes
262-280-67	0.12112029385	Meritage Homes
262-280-68	0.12022497704	Meritage Homes
262-280-69	0.11584022039	Meritage Homes
262-280-70	0.11627640037	Meritage Homes
262-280-71	0.11611570248	Meritage Homes
262-280-72	0.11611570248	Meritage Homes
262-280-73	0.11611570248	Meritage Homes
262-280-74	0.11609274564	Meritage Homes
262-280-75	0.11912304867	Meritage Homes
262-280-76	0.12334710744	Meritage Homes
262-280-77	0.13230027548	Meritage Homes
262-290-01	0.103305785124	Meritage Homes
262-290-02	0.098668503214	Meritage Homes
262-290-03	0.101606978880	Meritage Homes
262-290-04	0.101606978880	Meritage Homes
262-290-05	0.101606978880	Meritage Homes
262-290-06	0.101584022039	Meritage Homes
262-290-07	0.101584022039	Meritage Homes
262-290-08	0.101584022039	Meritage Homes
262-290-09	0.101561065197	Meritage Homes
262-290-10	0.101561065197	Meritage Homes
262-290-11	0.101561065197	Meritage Homes
262-290-12	0.115725436180	Meritage Homes
262-290-13	0.117332415060	Meritage Homes
262-290-14	0.107874196511	Meritage Homes
262-290-15	0.106037649219	Meritage Homes
262-290-16	0.133218549128	Meritage Homes
262-290-17	0.119536271809	Meritage Homes
262-290-18	0.109871441690	Meritage Homes

262-290-19	0.109159779614	Meritage Homes
262-290-20	0.107759412305	Meritage Homes
262-290-21	0.108838383838	Meritage Homes
262-290-22	0.101767676768	Meritage Homes
262-290-23	0.090633608815	Meritage Homes
262-290-24	0.091896235078	Meritage Homes
262-290-25	0.091942148760	Meritage Homes
262-290-26	0.091942148760	Meritage Homes
262-290-27	0.091942148760	Meritage Homes
262-290-28	0.099242424242	Meritage Homes
262-290-29	0.099288337925	Meritage Homes
262-290-30	0.097566574839	Meritage Homes
262-290-31	0.136478420569	Meritage Homes
262-290-32	0.105509641873	Meritage Homes
262-290-33	0.098530762167	Meritage Homes
262-290-34	0.088200183655	Meritage Homes
262-290-35	0.088200183655	Meritage Homes
262-290-36	0.088200183655	Meritage Homes
262-290-37	0.091414141414	Meritage Homes
262-290-38	0.129660238751	Meritage Homes
262-290-39	0.133287419651	Meritage Homes
262-290-40	0.130073461892	Meritage Homes
262-290-41	0.089370982553	Meritage Homes
262-290-42	0.098117539027	Meritage Homes
262-290-43	0.108356290174	Meritage Homes
262-290-44	0.122658402204	Meritage Homes
262-290-45	0.115426997245	Meritage Homes
262-290-46	0.100550964187	Meritage Homes
262-290-47	0.103420569330	Meritage Homes
262-290-48	0.097566574839	Meritage Homes
262-290-49	0.120890725436	Meritage Homes
262-290-50	0.147910927456	Meritage Homes
262-290-51	0.119100091827	Meritage Homes
262-290-52	0.107277318641	Meritage Homes
262-290-53	0.120179063361	Meritage Homes
262-290-54	0.088131313131	Meritage Homes
262-290-55	0.088292011019	Meritage Homes
262-290-56	0.093801652893	Meritage Homes
262-290-57	0.092699724518	Meritage Homes
262-290-58	0.102594123049	Meritage Homes
262-290-59	0.174517906336	Meritage Homes
262-290-60	0.152984389348	Meritage Homes
262-290-61	0.117424242424	Meritage Homes
262-290-62	0.095385674931	Meritage Homes
262-290-63	0.092125803489	Meritage Homes
262-290-64	0.089577594123	Meritage Homes
262-290-65	0.090472910927	Meritage Homes
262-290-66	0.095087235996	Meritage Homes
262-290-67	0.093411386593	Meritage Homes
262-290-68	0.091253443526	Meritage Homes
262-290-69	0.089118457300	Meritage Homes
262-290-70	0.091069788797	Meritage Homes
262-290-71	0.094995408632	Meritage Homes
262-290-72	0.096671258035	Meritage Homes
262-290-73	0.112098255280	Meritage Homes

262-290-74	0.138567493113	Meritage Homes
262-290-75	0.147704315886	Meritage Homes
262-290-76	0.096786042241	Meritage Homes
262-290-77	0.110766758494	Meritage Homes
262-290-78	0.105762167126	Meritage Homes
262-290-79	0.095431588613	Meritage Homes
262-290-80	0.092975206612	Meritage Homes
262-290-81	0.104155188246	Meritage Homes
262-300-01	7.57	Meritage Homes
<b>TOTAL:</b>	<b>26.049</b>	

## **EXHIBIT B**

### **LAMMERSVILLE JOINT UNIFIED SCHOOL DISTRICT Community Facilities District No. 2014-1 (Mountain House School Facilities)**

#### **Annexation No. 4 (Villages D1-D6)**

### **FACILITIES**

It is intended that the CFD (and each improvement area therein) will be authorized to finance all or a portion of the costs of any of the following:

The school facilities identified in the School District's Facilities/Economic Master Plan that are required to meet the demands caused by development of the portion of the development described in the Mountain House Master Specific Plan approved by the County Board of Supervisors on November 10, 1994 (as amended) that is located in the CFD. Such school facilities shall include the design, engineering, construction and/or expansion and start-up costs of K-8 schools and a high school, as well as portable facilities, support facilities, school buses, maintenance and delivery vehicles, a district administration office, a support service center, and temporary contributions to District facility planning costs.

The Facilities to be financed shall include the costs of the acquisition of right-of-way the costs of design, engineering and planning, the costs of any environmental or traffic studies, (including right-of-way that is intended to be dedicated by the recording of a final map), surveys or other reports, costs related to landscaping and irrigation, soils testing, permits, plan check and inspection fees, insurance, legal and related overhead costs, coordination and supervision and any other costs or appurtenances related to any of the foregoing.

### **OTHER**

The CFD (and each improvement area therein) may also finance any of the following:

1. Bond and other debt related expenses, including underwriters discount, reserve fund, capitalized interest, letter of credit fees and expenses, bond and disclosure counsel fees and expenses, bond remarketing costs, and all other incidental expenses.
2. Administrative fees of the School District and the bond trustee or fiscal agent related to the CFD and the Bonds and other debt.
3. Reimbursement of costs related to the formation of the CFD (and each improvement area therein) advanced by the School District, the landowner(s) in the CFD (and each improvement area therein), or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the School District, the landowner(s) in the CFD (and each improvement area therein) or any party related to any of the foregoing, for facilities, fees or other purposes or costs of the CFD.