

PETITION TO THE BOARD OF SUPERVISORS OF THE  
COUNTY OF ORANGE REQUESTING INSTITUTION OF  
PROCEEDINGS TO PROVIDE FOR FUTURE ANNEXATION OF  
TERRITORY TO COMMUNITY FACILITIES DISTRICT NO.  
2021-1 OF THE COUNTY OF ORANGE (RIENDA)

1. The undersigned (the "Owner") is the owner of the land depicted in Exhibit A hereto and described in Exhibit B hereto (the "Annexation Area") which is proposed to be identified as territory to be annexed to "Community Facilities District No. 2021-1 of the County of Orange (Rienda)" (referred to herein as the "District"). All of the Annexation Area is located within the unincorporated area of the County of Orange.

2. The Owner requests that the Board of Supervisors of the County of Orange (the "Board of Supervisors"), as the legislative body of the District, designate the Annexation Area as territory proposed for annexation to the District in the future pursuant to Section 53339.2 et. seq. of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, Title 5, of the Government Code of the State of California (the "Act"), with such annexation to occur either upon approval by the Board of Supervisors, as legislative body of the District following submittal of a unanimous consent and approval of the owner or owners of the parcel or parcels to be annexed, or in compliance with other procedures established by the Act.

3. The boundaries of the Annexation Area are those depicted in Exhibit A hereto and described in Exhibit B hereto.

4. The Owner understands that the District may be used to finance the construction, purchase, modification, expansion and/or improvement of certain roadways and roadway improvements (including, without limitation, the South County Roadway Improvement Program), tunnels, regional hiking and biking trails, storm drains and basins, water and wastewater facilities (including, without limitation, domestic and non-domestic water facilities, wells, reservoirs, pipelines, storm and sewer drains and related infrastructure and improvements), wet and dry utilities, bridges and pedestrian bridges, parks, traffic signals, school sites, school facilities and equipment, facilities and equipment relating to fire protection and suppression, sheriff's substations and equipment and library facilities and equipment, and related infrastructure improvements, both onsite and offsite, and all appurtenances and appurtenant work in connection with the foregoing (including utility line relocations and electric, gas and cable utilities) (the "Facilities"), and to finance the incidental expenses to be incurred, including:

- a. The cost of engineering, planning and designing the Facilities;
- b. All costs, including costs of property owners petitioning for formation of the District and annexations to the District, associated with the creation of the District and annexations to the District, the issuance of the bonds, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the District; and
- c. Any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the Facilities.

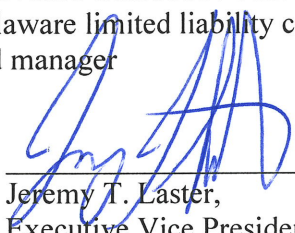
5. The Owner further understands that, if authorized by the requisite vote of the landowners within the existing boundaries of the District, the Board of Supervisors, as the legislative body of the District, may authorize the issuance of up to \$165,000,000 of bonds by the District and may levy special taxes on property in the Annexation Area in accordance with the Rate and Method of Apportionment attached as Attachment C to Resolution No. 21-118 from and after the date of annexation to the District, to pay the costs of the Facilities and the incidental costs described in paragraph 4 above and to pay principal of, interest and premium, if any, on the bonds issued by the District.

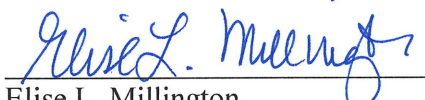
6. The Owner further requests that the Board of Supervisors, as legislative body of the District, annually levy special taxes on the property within the Annexation Area, from and after the date any parcel or parcels are annexed to the District, for the construction, acquisition and rehabilitation of the Facilities, for the payment of the aggregate amount of principal of and interest owing on the bonds in each fiscal year, including the maintenance of reserves therefor, and for the payment of administrative expenses of the District as the Board of Supervisors, as the legislative body of the District, deems appropriate.

Dated: Nov. 18, 2021

RMV PA 3 DEVELOPMENT, LLC, a Delaware  
limited liability company

By: RANCHO MISSION VIEJO, LLC, a  
Delaware limited liability company, as agent  
and manager

By:   
Jeremy T. Laster,  
Executive Vice President - Chief  
Operating Officer

By:   
Elise L. Millington,  
Executive Vice President - Chief Financial  
Officer

# EXHIBIT A

## BOUNDARY MAP OF ANNEXATION AREA

**SHEET 1 OF 1**

**FUTURE ANNEXATION AREA TO  
COMMUNITY FACILITIES DISTRICT NO. 2021-1  
OF THE COUNTY OF ORANGE  
(RIENDA)  
COUNTY OF ORANGE  
STATE OF CALIFORNIA**

For particulars of lines and dimensions, reference is made to the parcels maps of the Orange County Assessor, California.

Assessor Parcels within the Future Annexation Area to County of Orange Community Facilities District No. 2021-1 (Rienda), Orange County, California:  
125-165-13  
125-165-37  
125-165-38  
125-165-41  
125-165-70  
125-165-71  
125-165-72  
125-165-73

125-165-38  
125-165-37  
125-165-41  
125-165-71  
125-165-72  
125-165-73

125-165-73  
125-165-72  
125-165-71  
125-165-70  
125-165-41

LEGEND  
Future Annexation Area to Community Facilities District No. 2021-1 of the County of Orange (Rienda), County of Orange, California  
Parcel Line

(1) Filed in the office of the Clerk of the Board of Supervisors of the County of Orange this \_\_\_\_ day of \_\_\_\_, 2021.

Clerk of the Board of Supervisors,  
County of Orange

(2) I hereby certify that the within map showing the Future Annexation Area to Community Facilities District No. 2021-1 of the County of Orange (Rienda), County of Orange, State of California, was approved by the Board of Supervisors of the County of Orange at a regular meeting thereof, held on this \_\_\_\_ day of \_\_\_\_, 2021, by its Resolution No. \_\_\_\_.

Clerk of the Board of Supervisors,  
County of Orange

(3) Filed this \_\_\_\_ day of \_\_\_\_, 2021, at the hour of \_\_\_\_ o'clock \_\_\_\_ m. in Book \_\_\_\_ of Maps of Assessment and Community Facilities Districts at page \_\_\_\_ and as Instrument No. \_\_\_\_ in the office of the County Recorder of Orange County, State of California.

Hugh Nguyen  
Clerk-Recorder, County of Orange

By \_\_\_\_ Deputy  
Fee \_\_\_\_

Reference is hereby made to that certain map entitled "Proposed Boundaries of County of Orange Community Facilities District No. 2021-1 (Rienda), County of Orange, State of California," filed the 25th day of October, 2021, at the hour of 9:52 o'clock a.m. in Book 108 at pages 36-37 M/M and as instrument number 202100648229, in the office of the County Recorder of the County of Orange, State of California, which this Future Annexation Area affects.

PREPARED BY TTA

**EXHIBIT B**  
**LEGAL DESCRIPTION OF ANNEXATION AREA**

County of Orange Assessor's Parcel Numbers:

125-165-13  
125-165-37  
125-165-38  
125-165-41  
125-165-70  
125-165-71  
125-165-72  
125-165-73