

**PETITION (With Waivers)**  
**To Create a Community Facilities District and Related Matters**

To The Honorable City Council  
City of Placerville  
549 Main Street  
Placerville, CA 95667

Dear Councilmembers:

This is a petition to create a community facilities district and with respect to related matters under the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following of the California Government Code (“Act”). The undersigned hereby states as follows:

1. Petitioner. This petition is submitted by the persons (whether one or more) identified below as, or for, the fee title owners of the parcels of land identified below. By submitting this petition, such persons warrant to the City of Placerville (“City”) that they are authorized to execute this petition.

2. Proceedings Requested. The Petitioner asks that the City Council of the City undertake and complete proceedings under the Act to create a community facilities district to be designated “City of Placerville, Community Facilities District No. 2023-1 (Cottonwood Park Phase 4 & 6 Maintenance and Services)” (“CFD”), and to levy special taxes in the CFD.

3. Boundaries of CFD. The Petitioner asks that the territory to be included in the boundaries of the CFD consist of the parcels of land identified below.

4. Purpose of CFD. The Petitioner asks that the CFD be created, and the special taxes be levied to pay for the costs of the maintenance and lighting of parks, parkways, streets, roads, and open space; flood and storm protection services; and, to pay other costs as shall be more fully identified during the course of the legal proceedings to form the CFD.

5. Special Tax. The Petitioner agrees that the City will, subject to the approval of the Petitioner in the proceedings for the CFD, be authorized to levy a Special Tax in the CFD to pay for the Services, subject to the completion of all proceedings by the City under the Act.

6. Election. The Petitioner asks that the election, to be held under the Act to authorize the special taxes and to establish any appropriations limits for the CFD, be consolidated into a single election, that the election be conducted by the City and its officials using mailed or hand-delivered ballots, and that such ballots be opened and canvassed and the results certified at the same meeting of the City Council as the public hearing on the CFD under the Act or as soon thereafter as possible.

7. Waivers. To expedite the completion of the proceedings for the CFD, all notices of hearings and all notices of election, applicable waiting periods under the Act for special elections, and all ballot analysis or arguments for the election are hereby waived.

8. Authority Warranted. The Petitioner warrants to the City that the presentation of this Petition, any waivers contained herein, casting of ballots at the property owner election and other actions mandated by the City for the formation of the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Petitioner for the Property, including any “due-on-encumbrance” clauses under any existing security instruments secured by the Property. If requested by the City, the Petitioner agrees, at its expense, to supply to the City current title evidence so that the City may supply any notice and ballot required under the Act for the establishment of the CFD.

9. Due-Diligence and Disclosures. The Petitioner agrees to cooperate with the City, its attorneys and consultants and to provide all information and disclosures required by the City about the Special Tax 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 City to provide for any of the actions and conditions under this Petition, including any amount of cash deposit required to pay for the City's costs in establishing the CFD. Petitioner agrees that this Petition shall not be considered as filed with the City for purposes of commencing proceedings for the CFD under the Act unless and until deemed filed by the City in its absolute discretion.

By executing this petition, the person(s) below agree(s) to all of the above.

The Property subject to this Petition is identified as El Dorado County Assessor's Parcel Number(s): 002-051-027, 002-071-033, and 002-071-034.

The Property consists of a total of 21.45 acres.

The record owner of the Property is: DLLM LP CA LP

Executed on \_\_\_\_\_, 2023      By \_\_\_\_\_

Title: \_\_\_\_\_

The address to which the ballot for the CFD annexation election is to be sent:

DLLM LP CA LP  
2585 COLD SPRINGS RD  
PLACERVILLE CA 95667