

**PETITION
TO CREATE
COMMUNITY FACILITIES DISTRICT NO. 2025-2
(SAGECREST) OF THE CITY OF RIVERSIDE**

City Council
City of Riverside
3900 Main Street
Riverside, California 92522

Members of the City Council:

This is a petition to create a community facilities district, and for a waiver with respect to certain procedural matters, under the Mello-Roos Community Facilities Act of 1982 (the “Act”). The undersigned hereby represents as follows:

1. **Petitioner.** This petition is submitted by Century Communities of California, LLC, a Delaware limited liability company (“Petitioner”), as the owner of all the proposed taxable land to be included within the proposed Community Facilities District No. 2025-2 (Sagecrest) of the City of Riverside (the “Community Facilities District”) described on Exhibit A hereto. By submitting this petition, Petitioner represents and warrants to the City of Riverside (the “City”) that it is the owner of such land.

2. **Proceedings Requested.** Petitioner hereby requests that the City Council of the City (the “City Council”) institute proceedings pursuant to the Act to establish the Community Facilities District, and to levy special taxes in the Community Facilities District in accordance with the proposed Rate and Method of Apportionment for the Community Facilities District attached as Exhibit C hereto.

3. **Boundaries of Community Facilities District.** The boundaries of the territory which is proposed for inclusion in the Community Facilities District are described in Exhibit A attached hereto and made a part hereof.

4. **Types of Services and Administrative Expenses.** The types of services and administrative expenses to be financed by the Community Facilities District are described in Exhibit B attached hereto and made a part hereof.

5. **Election.** Petitioner hereby requests that a special election be held under the Act to authorize the special taxes for the Community Facilities District and 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 Community Facilities District under the Act, or as soon thereafter as possible. The Petitioner hereby represents to the City that, to the best of the undersigned’s knowledge, there are no registered voters within the boundaries of the proposed Community Facilities District.

7. **Waiver.** To expedite the completion of the proceedings for the Community Facilities District, Petitioner hereby waives all notices of hearings (other than published notices required under the Act) and all notices of election, all applicable waiting periods under the Act for the election, all ballot analysis and arguments for the election, and all requirements as to the form of the ballot.

This petition is dated September __, 2025.

**CENTURY COMMUNITIES OF CALIFORNIA,
LLC**, a Delaware limited liability company

By: _____

Name:

Title:

EXHIBIT A
BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2025-2
(SAGECREST) OF THE CITY OF RIVERSIDE

The boundaries of the territory which is proposed for inclusion in Community Facilities District No. 2025-2 (Sagecrest) of the City of Riverside are depicted in the attached map (the “Boundary Map”).

Petitioner is the owner of the following Assessor Parcel Nos. depicted on the Boundary Map:

234-140-018
234-140-019
234-150-046

EXHIBIT B

TYPES OF SERVICES ELIGIBLE TO BE PROVIDED BY COMMUNITY FACILITIES DISTRICT NO. 2025-2 (SAGECREST) OF THE CITY OF RIVERSIDE

The services which may be funded with proceeds of the special tax of CFD No. 2025-2, as provided by Section 53313 of the Act, include the following (collectively, the “Services”):

- (i) maintenance of streets and roadways, traffic signals, railroad signals and signage, street signage, street lighting, medians, side walks, driveways, open space, trails, trees, art displays and other hardscape;
- (ii) maintenance of parks, parkways, park lighting, sidewalks, signage, landscaping in public areas, easements or right of way and open space;
- (iii) maintenance and operation of flood and storm protection facilities and storm drainage systems;
- (iv) public safety services including police, fire protection and fire suppression, and maintenance of public safety facilities including police, fire protection and fire suppression facilities;
- (v) graffiti and debris removal from public improvements;
- (vi) maintenance and operation of any other real property or other tangible property with an estimated useful life of five or more years within CFD No. 2025-2 that is owned by the City of Riverside.

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay “Administrative Expenses” as said term is defined in the Rate and Method of Apportionment and to establish an operating reserve for the costs of services as determined by the CFD Administrator. Capitalized terms used and not defined herein shall have the meanings set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2025-2.

APPENDIX C

**RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2025-2
(SAGECREST) OF THE CITY OF RIVERSIDE**