

1/31/23

TO: CITY COUNCIL OF THE CITY OF MERCED  
FROM: CAMPUS PARKWAY PLAZA 1, LLC

**PETITION, CONSENT TO ANNEX AND WAIVER OF VARIOUS  
PUBLIC HEARING AND ELECTION REQUIREMENTS FOR  
ANNEXATION PROCEEDINGS**

**COMMUNITY FACILITY DISTRICT 2003-2 (SERVICES)  
OF THE CITY OF MERCED  
ANNEXATION NO. 23  
(Improvement Area No. 49)**

The undersigned landowner does hereby certify under penalty of perjury that the following statements are all true and correct:

1. As of the date hereof, Campus Parkway Plaza 1, LLC, a California limited liability company (the "Owner"), is the owner of certain property located in the City of Merced (the "City") described on Exhibit "A" attached hereto (the "Property").
2. The Owner, in fulfillment of the conditions of approval relating to the Property, hereby petitions and requests the City Council of the City of Merced (the "City Council") to initiate proceedings to include the Property in Annexation No. 23 to the Community Facilities District No. 2003-2 of the City of Merced (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), of Part 1 of Division 2 of Title 5 of the California Government Code (the "Act") for the provision of services as set forth below for development of the Property; and
3. The City requires that new development for the Property provide for the funding of certain public services and maintenance, including but not limited to, public safety services, landscape maintenance, street trees, street lights, park and parkway maintenance, open space, storm drainage and flood control services (the "Services"), through the formation of or annexation to a community facilities district or otherwise provide alternate funding mechanism, sufficient to support the provision of the Services to the development on the Property.

4. The undersigned is authorized to represent the Owner and is its designated representative to petition and give the consent and waiver contained herein to the CFD, with respect to the inclusion of the Property within the CFD, to be annexed under the provisions of Act.

5. The undersigned hereby certifies the Property consists of approximately 8.16 acres of land. To the undersigned's best knowledge no registered voters reside within the Property, and there will be none during the 90-day period preceding the public hearing to be conducted by the City Council pursuant to Government Code Section 53339.3.

6. The Owner has had an opportunity to consult with legal counsel with respect to the matters contained herein and is fully and completely informed of and understands the matters contained herein.

7. The Owner hereby requests that the City Council conduct an annexation proceeding as soon as possible notwithstanding Section 53321 of the Act, hereby waives the requirement of Section 53321 of the Act requiring at least 30 days between adoption of the resolution of intention to annex and the public hearing, hereby consents to the City Council, acting as the legislative body of the District, setting the public hearing for 13 days from the adoption of the resolution of intention to annex, and hereby indemnifies the District and its officers, agents, successors and assigns from and against all claims, losses and damages, including legal fees and expenses, arising out of or due to Section 53321 of the Act.

8. On or about January 24, 2023, the Owner and the appropriate officers thereof were made aware of the proposed and tentative March 6, 2023 public hearing to be held regarding the proposed annexation of the Property to the CFD and the imposition of the special tax. The Owner acknowledges that it has received or anticipates receiving adequate notice of the hearing to be scheduled by the City Council. The Owner and the appropriate officers thereof have received necessary and relevant information regarding the CFD and the imposition of the special tax and the City has made available to the Owner sufficient opportunity to obtain such information.

9. The Owner understands that a special mailed-ballot, landowner election will be held to determine whether the Property will be annexed to the CFD, and further understands that if the Property is annexed, authority will be conferred on CFD to levy an annual special tax on the Property to finance the Services. The undersigned, on

behalf of the Owner, requests that the election be conducted at the earliest possible date. The undersigned is the person legally entitled and authorized to execute this Consent and Waiver with respect to the Property in connection with the landowner, mailed-ballot election on the annexation.

10. In accordance with the provisions of the Act, and specifically Sections 53339.7, 53326(a) and 53327(b) thereof allowing certain time and conduct requirements relative to a special landowner election to be waived with the unanimous consent of all the landowners to be included in Annexation No. 23 to the CFD and concurrence of the election official conducting the election, the undersigned on behalf of the Owner (i) expressly consents to the conduct of the special election at the earliest possible time following the adoption by the City Council of a resolution calling the election, and (ii) expressly waives any requirement to have the special election conducted within the time periods specified in Section 53326 of the Act or in the California Elections Code.

11. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk of the City and the undersigned request that the results of said election be canvassed and reported to the City Clerk at the same meeting of the City as the public hearing on the annexation to the CFD or the next available meeting.

12. The undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, as set forth in Section 53327 of the Act, and consents to not having such materials provided to the Owner in the ballot packet, and expressly waives any requirements as to the form of the ballot.

13. The undersigned expressly waives all notice requirements relating to hearings and special elections, whether by posting, publishing or mailing, and whether such requirements are found in the Municipal Code, California Elections Code, the California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

14. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of

15. The undersigned, on behalf of the Developer, hereby consents to the levy and collection of the special tax on the Property and hereby waives any and all rights to challenge the inclusion of the Property in the CFD and any and all other proceedings related thereto.

16. The undersigned hereby appoints Daniel Moradzadeh, as its authorized representative to vote in the election referred to herein and certifies that his or her true and exact signature is set forth below:

  
\_\_\_\_\_  
Daniel Moradzadeh

IN WITNESS WHEREOF, I hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_, 2022.

DEVELOPER:  
CAMPUS PARKWAY PLAZA 1, LLC.,  
A California Limited Liability Company

By:   
Daniel Moradzadeh

Its: Manager

TAXPAYER ID: 549 - 80 - 5182

ADDRESS: 3070 M Street, Suite 8  
Merced, CA 95348

TELEPHONE: 209 631 8223

EMAIL: [dan\\_moradzadeh@hotmail.com](mailto:dan_moradzadeh@hotmail.com)

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF MERCED  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
City Clerk

## EXHIBIT A

All that certain real property in the City of Merced, County of Merced, State of California, described below:

PARCEL `A`:

PARCEL 4 AS SHOWN ON THE PARCEL MAP FOR L.J. STEINER, LLC, RECORDED JUNE 3, 2005 IN BOOK 99 OF PARCEL MAPS, PAGES 25 THROUGH 27 AND BEING A DIVISION OF PARCELS 1 AND 2 AS SHOWN ON THE "RECORD OF SURVEY FOR L.J. STEINER, LLC", FILED FOR RECORD ON JULY 28, 2004, IN VOLUME 41 OF OFFICIAL PLATS AT PAGE 39, MERCED COUNTY RECORDS, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN, OFFICIAL RECORDS, MERCED COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS IN AND UNDER SAID LAND OR THAT MAY BE PRODUCED THEREFROM SUCH PRODUCTION, HOWEVER, ANY RIGHTS INCIDENTAL TO SUCH PRODUCTION, BEING RESTRICTED TO AN AREA 500 FEET BELOW THE SURFACE OF SAID PARCEL, AS RESERVED IN THE DEED FROM FRANK C. SALLES ET UX RECORDED NOVEMBER 17, 1981 IN VOLUME 2304 OF OFFICIAL RECORDS, PAGE 433, MERCED COUNTY RECORDS. BY QUITCLAIM DEED RECORDED MARCH 24, 1982 IN VOLUME 2317 OF OFFICIAL RECORDS AT PAGE 753, MERCED COUNTY RECORDS, ALL INTEREST OF FRANK C. SALLES AND JEANETTE SALLES, WAS CONVEYED TO ERNEST J. POMBO, AN UNMARRIED MAN.

Also known as Assessor's Parcel Number (APN):

061-250-099-000

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