

PETITION TO THE CITY COUNCIL OF THE CITY OF MERCED  
REQUESTING INITIATION OF PROCEEDINGS FOR THE  
ESTABLISHMENT OF A COMMUNITY FACILITIES DISTRICT  
OF THE CITY OF MERCED FOR THE PROVISION OF  
SERVICES AND THE LEVY OF SPECIAL TAXES

1. As of the date hereof, Merced Station, LLC, a California Limited Liability Company (the "Owner") is the owner of the property located in the City of Merced described in Exhibit "A" attached hereto (the "Property") and as shown on the map on Exhibit "B" attached hereto.

2. The Owner, in fulfillment of the conditions of approval of Owner's development, Owner hereby petition the City Council of the City of Merced (the "City") requesting the initiation of proceedings pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act") to include the property in the formation of or annexation to one or more community facilities districts (the "CFD") pursuant to the Act for the provision of services as set forth below to development on the property.

3. The City of Merced requires that new development provide for the funding of certain public services and maintenance, including, but not limited to, public safety services, landscape maintenance, park and parkway maintenance, and flood control services. ("Services"), through the formation of a community facilities district or the annexation to an existing community facilities district sufficient to support the provision of Services to the development on the property.

4. The Owner represents to the City Council that it is the owner of all of the Property.

5. In the event the proposed formation of or annexation to the CFD is not completed, the undersigned shall be responsible for the reasonable costs and expenses incurred by the City in the preparation of such formation or annexation.

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DATED: 3/4/18

OWNER:  
MERCED STATION, LLC,  
A California Limited Liability Company

Gregory Fish  
Gregory Fish

Title: Managing Partner

TAX PAYER ID: 82-4026011

ADDRESS: 774 Mays Blvd., Ste. 10-499  
Incline Village, NV 89451

TELEPHONE: (925) 324-3500

EMAIL: [greg@universityvillagemerced.com](mailto:greg@universityvillagemerced.com)

APPROVED AS TO FORM:

K. Flores 2.20.18

## EXHIBIT A

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### Adjusted Parcel B, After adjustment

"Adjusted Parcel 2", as shown in Resolution #898 for Boundary Adjustment #06-04, recorded November 27, 2006 as Series No. 2006-079691 of official Records, Merced County, more particularly described as follows:

All that certain real property, being a portion of and situate in the northeast quarter of Section 16, Township 7 South, Range 14 East, Mount Diablo Meridian, City and County of Merced, State of California, more particularly described as follows:

COMMENCING at the Northeast corner of said Section;  
thence along the East line of said Section, South 00°44'59" West, a distance of 50.01 feet to a point on the South right-of-way line of Yosemite Avenue (90.00 feet wide) as shown on that certain subdivision, titled "MORAGA OF MERCED UNIT No. 1", filed for record in Volume 72 of Official Plats, at Pages 45 thru 56, Merced County Records and the TRUE POINT OF BEGINNING of this description;  
thence along said East line of Section 16, South 00°44'59" West, a distance of 1255.64 feet to the intersection with the Southwesterly line of a P.G. & E. easement (62.50 feet wide), filed for record on June 4, 1959 in Volume 1423 of Official Records, at Page 507, Merced County Records;  
thence leaving last said East line and along said Southwesterly line, North 43°17'08" West, a distance of 1721.95 feet to a point on said South right-of-way line of Yosemite Avenue, said point being 50.00 feet distant at right angles from the North line of said Section 16;  
4along said South right-of-way line, parallel with said North line, North 89°54'08" East, a distance of 1197.06 feet to the Point of Beginning.

Containing 17.25 Acres more or less





# EXHIBIT B

