

**PETITION TO THE BOARD OF TRUSTEES OF THE
BEAUMONT UNIFIED SCHOOL DISTRICT REQUESTING
INSTITUTION OF PROCEEDINGS FOR ESTABLISHMENT
OF COMMUNITY FACILITIES DISTRICT NO. 2025-1 OF
THE BEAUMONT UNIFIED SCHOOL DISTRICT**

1. The undersigned (the “Owner”) is the owner of all of the land described in Exhibit A hereto (the “Property”), which land is expected to be all of the land included within the boundaries of a community facilities district hereby proposed to be established. The Property is located in the City of Beaumont.

2. The Owner requests that the Board of Trustees of the Beaumont Unified School District (the “Board of Trustees”) institute proceedings to establish a community facilities district to be known as “Community Facilities District No. 2025-1 of the Beaumont Unified School District” (referred to herein as the “District”) pursuant to Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, Title 5, of the Government Code of the State of California, commonly known as the “Mello-Roos Community Facilities Act of 1982”, to include all of the Property.

3. The territory proposed for inclusion in the District is described in Exhibit A hereto.

4. The Owner requests that the proposed District be used to:

a. finance the construction, purchase, modification, expansion, improvement or rehabilitation of school facilities to be owned and operated by the Beaumont Unified School District including, without limitation, classrooms, multi-purpose, administration and auxiliary space at a school, and interim housing, together with furniture, equipment and technology, needed by the Beaumont Unified School District in order to mitigate the impact on school facilities of the student population to be generated as a result of the development of the property to be included within the District, together with all land or interests in land required for the construction of such school facilities and all land or interests in land required to be provided by the Beaumont Unified School District as mitigation of environmental impacts associated with the development of such school facilities, and central support and administrative facilities, transportation and special education facilities, including any incidental school administration and transportation center improvements (the “School Facilities”); and

b. finance the construction, purchase, modification, expansion, improvement or rehabilitation of water improvements and associated capital infrastructure to be owned, operated and maintained by Beaumont-Cherry Valley Water District including the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such facilities and any other expense incidental to the construction, acquisition, modification, expansion or rehabilitation of such facilities (the “BCVWD Facilities,” and, together with the School Facilities, the “Facilities”)

c. finance the incidental expenses to be incurred, including:

(1) The cost of engineering, planning, designing and rehabilitating the Facilities; and

(2) all costs associated with the creation of the District, the issuance of bonds by the District, 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 administering the District (collectively, the "Incidental Expenses").

5. The Owner further requests that the Board of Trustees authorize the levy of special taxes in the proposed 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 bonds in order to contribute to the financing of certain of the Facilities and costs described in paragraph 4 above.

6. The Owner further requests that, upon the sale of bonds, the Board of Trustees, as legislative body of the District, annually levy special taxes on the property within the District for the construction, acquisition and rehabilitation of certain 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 and for such services as the Board of Trustees deems appropriate.

7. The Owner further agrees to advance to the Beaumont Unified School District the amounts necessary to pay for the costs related to the formation of the District pursuant to the terms of that certain Deposit and Reimbursement Agreement, by and between the School District and the Owner, which amounts will be reimbursed, without interest, from the proceeds of the first sale of bonds or other indebtedness secured by the special taxes or for which the special taxes are expended to pay debt service, if any.

Dated: May 29, 2025

MERITAGE HOMES OF CALIFORNIA, INC.,
a California corporation

By:  _____

EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Beaumont, County of Riverside, State of California, included within Parcel Map 38953, as follows:

<u>Zone</u>	<u>Parcel Nos.</u>
Zone 1	Parcels 1 and 6
Zone 2	Parcels 2 and 3
Zone 3	Parcels 4 and 5