

PETITION TO THE CITY COUNCIL OF THE CITY OF MENIFEE  
REQUESTING INSTITUTION OF PROCEEDINGS FOR  
ESTABLISHMENT OF A COMMUNITY FACILITIES DISTRICT  
(COMMUNITY FACILITIES DISTRICT NO. 2024-2 (GOLDEN  
MEADOWS) OF THE CITY OF MENIFEE) AND IMPROVEMENT  
AREAS THEREIN

1. The undersigned (the "Owner") is the owner of more than 10% of the land depicted in Exhibit A hereto and described in Exhibit B 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 within the City of Menifee (the "City") in the County of Riverside.

2. The Owner requests that the City Council of the City (the "City Council") institute proceedings to establish a community facilities district to be known as "Community Facilities District No. 2024-2 (Golden Meadows) of the City of Menifee" (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" (the "Act") and to establish Improvement Area Nos. 1 through 4 (each an "Improvement Area") therein.

3. The boundaries of the territory which is proposed for inclusion in the District and to be included therein are those depicted in Exhibit A hereto and described in Exhibit B hereto. The proposed boundaries of Improvement Area Nos. 1 through 4 are also depicted in Exhibit A hereto and described in Exhibit B hereto.

4. The Owner requests that the proposed District be used to finance the construction, purchase, modification, expansion and/or improvement of (i) drainage, library, park, roadway, traffic, administration and general government facilities, animal shelter facilities, fire and safety, and other public facilities of the City, including the foregoing public facilities which are included in the City's fee programs with respect to such facilities and authorized to be financed under the Act (the "City Facilities"); and (ii) water and sewer facilities, including the acquisition of capacity in the sewer system and/or water system of the Eastern Municipal Water District and water and sewer facilities included in Eastern Municipal Water District's water and sewer capacity and connection fee programs (the "Water District Facilities" and together, with the City Facilities and the Water Facilities, the "Facilities"), and all appurtenances and appurtenant work in connection with the foregoing Facilities, including the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such Facilities, and to finance the incidental expenses to be incurred, including:

- a. The cost of engineering, planning and designing the Facilities;
- b. All costs, including costs of the property owner petitioning to form the District, associated with the creation of the District, the issuance of the bonds, 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
- c. Any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the Facilities.

5. The Owner further requests that the City Council authorize the issuance of bonds within each Improvement Area and the levy of special taxes within each Improvement Area to pay the costs of the Facilities and the incidental costs described in paragraph 4 above (the "Special Tax") and to pay principal of, interest and premium, if any, on the bonds to be issued for each Improvement Area in order to contribute to the financing of the Facilities and costs described in paragraph 4 above.

6. The Owner further requests that, upon the authorization of special taxes of an Improvement Area, the City Council, as legislative body of the District, annually levy Special Taxes within such Improvement Area for the construction, purchase, modification, expansion, acquisition and rehabilitation of the Facilities, for the payment of the aggregate amount of principal of and interest owing on the bonds in each fiscal year for such Improvement Area, including the maintenance of reserves therefor, and for the payment of administrative expenses of the District.

7. The Owner has advanced to the City the amounts necessary to pay for the costs related to the formation of the District, which amounts will be reimbursed, without interest, from the proceeds of the first sale of the bonds, if any. The reimbursement of such amounts is expected to be governed by the terms of that certain acquisition/funding agreement to be entered into by and between the City and the Owner relating to the District. If bonds are not sold, the City will have no obligation to reimburse amounts expended for costs incurred, but will reimburse any unexpended amounts advanced by the Owner as set forth in the acquisition/funding agreement.


[Signature Page Follows]

Dated: June \_\_, 2024

GOLDEN MEADOWLAND, LLC,  
a Florida limited liability company

By: RICHLAND MEADOWLAND, LTD.,  
a Texas limited partnership,  
sole Member


By: RICHLAND PROPERTIES, INC.,  
a Texas corporation,  
General Partner

  
\_\_\_\_\_  
John C. Troutman - Vice President

GOLDEN HILL COUNTRY, LLC,  
a Florida limited liability company

By: HILL COUNTRY S.A., LTD.  
a Texas limited partnership,  
sole Member

By: RICHLAND STONE OAK, INC.,  
a Texas corporation,  
General Partner

  
\_\_\_\_\_  
John C. Troutman - Vice President

**EXHIBIT A**  
**BOUNDARY MAP**

## PROPOSED BOUNDARY MAP

### COMMUNITY FACILITIES DISTRICT NO. 2024-2 (GOLDEN MEADOWS)

### OF THE CITY OF MENIFEE,

### COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 1 SHEET

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2024-2 (GOLDEN MEADOWS), OF THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MENIFEE AT A REGULAR MEETING THEREOF, HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY RESOLUTION NO. \_\_\_\_\_

CITY CLERK \_\_\_\_\_  
CITY OF MENIFEE

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF MENIFEE,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK \_\_\_\_\_  
CITY OF MENIFEE

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_  
THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY  
FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY  
RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA.

FEE: \_\_\_\_\_ NO.: \_\_\_\_\_  
PETER AIDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: \_\_\_\_\_ DEPUTY

### LEGEND

- \_\_\_\_ CITY BOUNDARY
- \_\_\_\_ C/D BOUNDARY
- \_\_\_\_ IMPROVEMENT AREA BOUNDARY
- \_\_\_\_ PARCEL LINE
- \_\_\_\_ IMPROVEMENT AREA

1

ASSESSOR PARCEL NUMBER

CITY CLERK \_\_\_\_\_  
CITY OF MENIFEE

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF MENIFEE,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK \_\_\_\_\_  
CITY OF MENIFEE

SPICER  
CONSULTING GROUP

0 500 1,000 2,000 Feet

SPICER  
CONSULTING GROUP

0 500 1,000 2,000 Feet

**EXHIBIT B**  
**LEGAL DESCRIPTION**

County of Riverside Assessor Parcel Nos: 360-300-011, 360-300-012, 360-300-013 and 360-300-014