

Recording requested by and when recorded return to:

Golden Meadowland, LLC and Golden Hill Country, LLC
3161 Michelson, Ste. 425
Irvine, CA 92612
Attn: Legal Dept.

Space above this line for Recorders use only

DEVELOPMENT COVENANT

THIS DEVELOPMENT COVENANT is made as of May 23, 2023, by Golden Meadowland, LLC, a Florida limited liability company, and Golden Hill Country, LLC, a Florida limited liability company (collectively, "Landowner"), for the benefit of the City of Menifee, a California municipal corporation, with respect to the development of the real property that is the subject of Tentative Parcel Map PM38248, as more particularly described in Exhibit "A" attached hereto (the "Subject Property").

WHEREAS, pursuant to Planning Application No. PLN21-0270, Tentative Parcel Map PM38248, Landowner proposes a tentative "Finance" Parcel Map, in conformance with City of Menifee Municipal Code Chapter 7.30, to subdivide the Subject Property into parcels A through E as described on Exhibit "A" attached hereto, for finance and conveyance purposes only. The proposed lot sizes are as shown on Exhibit "A" attached hereto. The Subject Property is contemplated to be developed as one cohesive master-planned community per the Planned Development Overlay (PDO-5) on the City of Menifee General Plan, Tentative Tract Map 31194, and associated entitlements.

NOW, THEREFORE, the parties agree as follows:

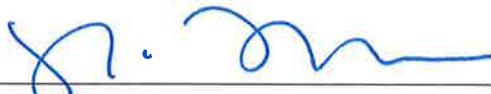
1. Landowner hereby covenants for Landowner, Landowner's successors, heirs, and assigns, that the development of Parcel 1 of PM38248 shall comply with the conditions of approval of Tentative Tract Map 31194 and Unit Phasing Map UPH2017-399, including conditions of approval for subsequent Extensions of Time, 2017-031, 2018-030, and 2019-060. The final map for Parcels 1, 2, 3, and 4 will be recorded as final tract maps TM31194-1, -2, -3, and -4 respectively. The Landowner may request the development to occur out of sequential order, subject to city approval, provided all required improvements for earlier phases are bonded or constructed prior to the development of later phases.

2. The covenants contained herein shall automatically terminate upon the earlier of (a) recordation of Final Tract Map TM31194-1; or (b) expiration of Tentative Tract Map 31194.

Date: May 23, 2023

LANDOWNER:

Golden Meadowland, LLC,
a Florida limited liability company

By: 

John C. Troutman,
Vice President

Golden Hill Country, LLC,
a Florida limited liability company

By: 

John C. Troutman,
Vice President

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A"

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON PARCEL MAP NO. 38248, AS RECORDED ON _____, 20____ IN BOOK _____, PAGES _____ THROUGH _____, OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

CONTAINING 45.59 ACRES, MORE OR LESS.

PARCEL "B"

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON PARCEL MAP NO. 38248, AS RECORDED ON _____, 20____ IN BOOK _____, PAGES _____ THROUGH _____, OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

CONTAINING 36.33 ACRES, MORE OR LESS.

PARCEL "C"

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 AS SHOWN ON PARCEL MAP NO. 38248, AS RECORDED ON _____, 20____ IN BOOK _____, PAGES _____ THROUGH _____, OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

CONTAINING 27.08 ACRES, MORE OR LESS.

PARCEL "D"

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 87.73 ACRES, MORE OR LESS.

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CONTAINING 10.07 ACRES, MORE OR LESS.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On May 23, 2023 before me, Jessica Toohey, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared John C Troutman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

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Document Date: _____ Number of Pages: _____

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Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

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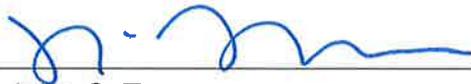
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2. The covenants contained herein shall automatically terminate upon the earlier of (a) recordation of Final Tract Map TM31194-4; or (b) expiration of Tentative Tract Map 31194.

Date: May 23, 2023

LANDOWNER:

Golden Meadowland, LLC,
a Florida limited liability company

By: 

John C. Troutman,
Vice President

Golden Hill Country, LLC,
a Florida limited liability company

By: 

John C. Troutman,
Vice President

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CONTAINING 10.07 ACRES, MORE OR LESS.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California }
County of Orange }

On May 23, 2023 before me, Jessica Toohey, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared John C Troutman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Jessica Toohey
Signature of Notary Public

OPTIONAL

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Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

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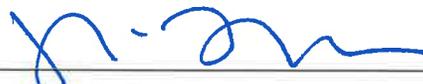
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2. The covenants contained herein shall automatically terminate upon the earlier of (a) recordation of Final Tract Map TM31194-3; or (b) expiration of Tentative Tract Map 31194.

Date: May 23, 2023

LANDOWNER:

Golden Meadowland, LLC,
a Florida limited liability company

By: 

John C. Troutman,
Vice President

Golden Hill Country, LLC,
a Florida limited liability company

By: 

John C. Troutman,
Vice President

EXHIBIT "A"
LEGAL DESCRIPTION

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CONTAINING 45.59 ACRES, MORE OR LESS.

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PARCEL "E"

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CONTAINING 10.07 ACRES, MORE OR LESS.

CALIFORNIA ACKNOWLEDGMENT

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State of California }
County of Orange }

On May 23, 2023 before me, Jessica Toohey, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared John C Troutman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature *Jessica Toohey*
Signature of Notary Public

OPTIONAL

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Description of Attached Document

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Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

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Date: May 23, 2023

LANDOWNER:

Golden Meadowland, LLC,
a Florida limited liability company

By: 

John C. Troutman,
Vice President

Golden Hill Country, LLC,
a Florida limited liability company

By: 

John C. Troutman,
Vice President

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Partner – Limited General

Partner – Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other: _____

Other: _____

Signer is Representing: _____

Signer is Representing: _____