

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:

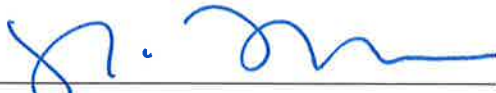
1. Landowner hereby covenants for Landowner, Landowner's successors, heirs, and assigns, that the development of Parcel 1 of PM38248 shall comply with the conditions of approval of Tentative Tract Map 31194 and Unit Phasing Map UPH2017-399, including conditions of approval for subsequent Extensions of 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

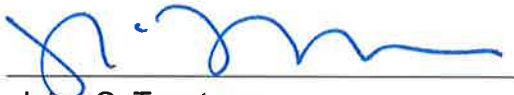
By: 
John C. Troutman,
Vice President

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:

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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:

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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:

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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

Date

before me, Jessica Toohey, Notary Public

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.



Place Notary Seal and/or Stamp Above

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.

Signature

Signature of Notary Public

OPTIONAL

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Description of Attached Document

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Document Date: _____ Number of Pages: _____

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Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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Signer is Representing: _____

Signer's Name: _____

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Date: May 23, 2023

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Golden Meadowland, LLC,
a Florida limited liability company

By: 
John C. Troutman,
Vice President

Golden Hill Country, LLC,
a Florida limited liability company

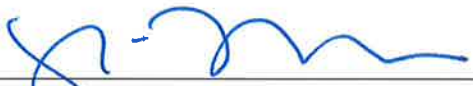
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CONTAINING 10.07 ACRES, MORE OR LESS.

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 Officerpersonally 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**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

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Signer's Name: _____

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Signer is Representing: _____

Signer's Name: _____

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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

PARCEL "A"

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CONTAINING 45.59 ACRES, MORE OR LESS.

PARCEL "B"

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CONTAINING 87.73 ACRES, MORE OR LESS.

PARCEL "E"

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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 Officerpersonally 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.



Place Notary Seal and/or Stamp Above

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.

Signature Jessica Toohey
Signature of Notary Public**OPTIONAL**

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Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

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Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

Signer is Representing: _____

Signer's Name: _____

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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,
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State of California

County of Orange }On May 23, 2023

Date

before me, Jessica Toohey, Notary Public

Here Insert Name and Title of the Officer

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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

Signature of Notary Public

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Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

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

Signer is Representing: _____

Signer's Name: _____

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

Signer is Representing: _____