



CITY OF VISALIA Disclosure Development Project

**INCOMPLETE OR LATE SUBMISSION OF DISCLOSURE STATEMENT COULD RESULT IN
CONTINUANCE OR DELAY OF YOUR PROJECT.**

SITE:

Address or APN(s): 127-030-018-000
Short Title or Name of proposed project: HILBINS RANCH PHASE 1
Summary description of the proposed project: 100 LOT SINGLE FAMILY
RESIDENCE SUBDIVISION

PROPERTY OWNER(S):

If more than two owners, please provide information and signature(s) on a separate sheet.

Name (print) JEN HOLDCO 24 LLC Name (print) _____
Mailing Address 480 FIFTH AVENUE Mailing Address _____
25TH FLOOR, NEW YORK, NY 10019
Phone 239-338-4273 Phone _____

Statement: I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property involved in this application. I/We authorize the person named in this application as the Project Main Contact to act as my/our representative with City Staff regarding the processing of this application.

11/19/2024
Date

[Signature]
Property Owner Signature
MIKE MILLER, VICE PRESIDENT.
Print Name & Title

Date

Property Owner Signature

Print Name & Title

OTHER INVOLVED PARTIES:

Fill in all that apply.

It is planned that the property will be sold to NONE.
(Write "none" if property owner(s) do not plan to sell property.)

Developer/Builder _____
Mailing Address _____
Phone _____ Fax _____

LIMITED POWER OF ATTORNEY

STATE OF _____

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____

§

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THAT JEN HOLDCO 24 LLC, a Delaware limited liability company (“**Owner**”), has made, constituted and appointed and does by these presents make, constitute and appoint LENNAR HOMES OF CALIFORNIA, LLC, a California limited liability company (“**Builder**”), as Owner’s true and lawful attorney-in-fact to act in Owner’s name, place and stead, for the sole and exclusive purpose of executing all documents and agreements, and taking all actions, on behalf of Owner in connection with the Properties described on Exhibit A attached hereto and incorporated herein by reference (as the same may be updated from time to time) including, without limitation, all tract maps, plats, declarations of covenants, conditions and restrictions, filings with the State Department of Real Estate and other governmental and quasi-governmental agencies, permit applications, deeds, bills of sale, easements, licenses, access agreements, utility agreements and such other documents and agreements that are necessary or desirable in connection with the conveyance of the Property or any portion thereof, the entitlement and development of the Property, the improvement of the Lots within a Property and the construction of homes thereon, and the sale of such homes to the homebuying public (collectively, the “**Owner Documents**”).

Owner intends to vest in said party full and complete power to do and perform the execution, signature, endorsement and delivery of the Owner Documents, and any act that may be required by the City of Visalia, California, Tulare County, California or any other official or governmental agency to effectuate the execution, signature, endorsement and delivery of the Owner Documents on behalf of Owner. This power of attorney shall not be executed in furtherance of any other purpose beyond what is expressly provided for herein. This power of attorney shall become effective on February 29, 2024 and shall expire upon July 1, 2027. Capitalized terms used and not otherwise defined in this power of attorney shall have the respective meanings set forth in that certain Master Option Agreement dated as of February 2, 2024 by and between Owner and Builder.

THIS POWER OF ATTORNEY SHALL BE CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW YORK, AND THE OBLIGATIONS, RIGHTS, AND REMEDIES OF THE PARTIES HEREUNDER SHALL BE DETERMINED IN ACCORDANCE WITH SUCH LAWS WITHOUT REGARD TO THE CONFLICT OF LAWS DOCTRINE APPLIED IN SUCH STATE (OTHER THAN SECTION 5-140 1 OF THE GENERAL OBLIGATIONS LAW OF THE STATE OF NEW YORK).

[No further text on this page. The next page is the signature page.]

IN WITNESS WHEREOF, Owner has caused this Power of Attorney to be executed as of February 16, 2024.

JEN HOLDCO 24 LLC,
a Delaware limited liability company

By: 
Name: Ethan Leibowitz
Title: President

STATE OF NEW YORK)
)
COUNTY OF New York)

On the 16 day of February in the year 2024, before me, the undersigned, personally appeared Ethan Leibowitz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Stephanie Errico
Notary Public, State of New York
Reg. No. 01ER4753742
Qualified in New York County
Commission Expires 09/18/2027

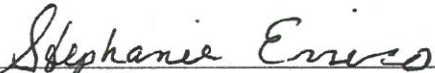

Notary Public

Exhibit A

Properties

The Land referred to herein below is situated in the City of Visalia, County of Tulare, State of California, and is described as follows:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION THEREOF DEEDED TO THE SOUTHERN PACIFIC RAILWAY COMPANY FOR RIGHT-OF-WAY PURPOSES ALONG THE SOUTH LINE OF SAID REAL PROPERTY.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF DEEDED TO THE COUNTY OF TULARE FOR ROAD PURPOSES.

APN: 127-030-018-000 (APN provided for informational purposes only.)