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Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**FIRST AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF ROSEVILLE AND KV SIERRA VISTA, LLC
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This First Amendment of Development Agreement is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation (“City”), and KV SIERRA VISTA, LLC, a California limited liability company (“KV Sierra Vista”) pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Baybrook Limited Partnership, a Delaware limited partnership (“Baybrook Limited Partnership”) and City entered into a Development Agreement (the “Development Agreement”) which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045904-00.

B. Baybrook Limited Partnership and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits “A” and “B” of the Development Agreement (the “Property”). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

C. Baybrook Limited Partnership assigned its interest in the Original Development Agreement to Baseline 80 Investors LLC, a California limited liability company (“Baseline 80 Investors”), pursuant to that certain Assignment and Assumption Agreement Relative to the Development Agreement dated as of May 18, 2013, and

Park	39.9 Net Acres;
Open Space (paseo)	17.9 Net Acres;
Schools	0.3 Net Acres;
Right of Way	4.1 Net Acres.

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this First Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT LIMITED TO FIRST AMENDMENT PROPERTY. This First Amendment is limited to and applies only to development of the First Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This First Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the First Amendment Property, the Development Agreement remains in full force and effect.

5. FORM OF AMENDMENT. This First Amendment is executed in two duplicate originals, each of which is deemed to be an original.

[Remainder of Page Intentionally Blank; Signatures Follow on Next Page]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY OF ROSEVILLE,
a municipal corporation

KV SIERRA VISTA, LLC, a California
limited liability company

By: _____
Dominick Casey
City Manager

By: _____
Don Kuemeler
Manager

ATTEST:

By: _____
Carmen Avalos
City Clerk

APPROVED AS TO FORM;

By: _____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director

EXHIBIT "A"

Legal Description for Sierra Vista Development Agreement Baybrook LP

All that real property situated within the south one-half of Section 34, Township 11 North, Range 5 East, Mount Diablo Meridian, City of Roseville, County of Placer, State of California and further described as follows:

APN 499-010-013 and 499-010-057

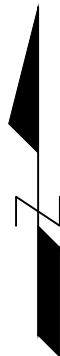
Being all of Lot 1 as shown and so designated on that certain Final Map entitled "SIERRA VISTA – KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION – SUBDIVISION NUMBER PL15-0192" filed for record on October 01, 2020 in Book FF of Maps, at Page 18, Placer County Records and further described as follows:

Containing 40.13 acres of land, more or less.

See Exhibit "B", Plat to accompany description, attached hereto and made a part hereof.

499-010-013 & 057
BAYBROOK LP

BASELINE ROAD



SHEET 1 OF 1

EXHIBIT "B"

BAYBROOK LP
APN 499-010-013 & 057

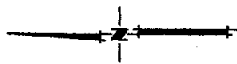
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

MRD	N/A	12/17/2021	7310.024
DRAWN BY	SCALE	DATE	JOB NO.

Exhibit C

Annexation Area & Plan Area



PLEASANT GROVE BOULEVARD

LEGEND



ANNEXATION AREA



PLAN AREA

MARKET STREET

FIDDYMENT ROAD

BASELINE ROAD

Exhibit C