

Exempt from recording fees
pursuant to Govt. Code 27383

Recording Requested by
City of Roseville

When Recorded Mail to:
City Clerk
City of Roseville
2000 Hilltop Circle
Roseville, CA 95747



PLACER, County Recorder
JIM MCCAULEY Co Recorder Office
DOC- 2000-0081085

Friday, OCT 27, 2000 09:58:14
NOC \$0.00

Ttl Pd \$0.00

Nbr-0000369950

mar/R1/1-8

Re: First Amendment to the Development Agreement Between the City of Roseville and The
Alexander Company Relative to the Stoneridge Specific Plan

FILED
JAN 16 2001
CITY OF ROSEVILLE
BY *W*

CF: 0401-03-14

Elements

Stoneridge Specific Plan

0101 0000 0008 0000

TC

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

City of Roseville
Attn: City Clerk
311 Vernon Street, Suite 208
Roseville, California 95678

**FIRST AMENDMENT TO THE
DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF ROSEVILLE AND
THE ALEXANDER COMPANY
RELATIVE TO THE STONERIDGE SPECIFIC PLAN**

RECITALS

WHEREAS, on May 1, 1998, the City of Roseville, a municipal corporation (hereinafter "City") and The Alexander Company, a sole proprietorship (hereinafter "Landowner") entered into a Development Agreement (hereinafter "Agreement") recorded in the Official Records of Placer County, Document No. 98-0034380 on May 11, 1998; and

WHEREAS, City and Landowner now desire to amend certain terms and conditions of the Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained in this First Amendment to the Agreement, City and Landowner agree to amend the Agreement as follows:

Section 2, Paragraph 2.2 shall be amended to read as follows:

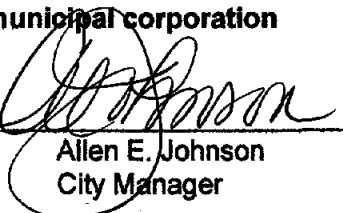
2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Property in accordance with the terms and conditions of this Agreement and the Entitlements. City acknowledges that the Entitlements include the right to develop the Property for Community Commercial land use, as shown on **Exhibit "B."** Such use shall be developed in accordance with the Entitlements, as such Entitlements provide on the effective date of this Agreement. Landowner's vested right to proceed with the development of the Property shall be subject to subsequent approvals, provided that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the use, or reduce the density and intensity of development, or limit the rate or timing of development set forth in this Agreement, so long as Landowner is not in default under this Agreement.

Except as specifically amended hereto, the terms and conditions of the Development Agreement remain in full force and effect.

Approved this 20 day of Oct. 2000, by the City Council of the City of Roseville.

CITY:

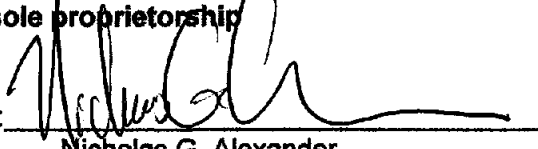
CITY OF ROSEVILLE,
a municipal corporation

By: 

Allen E. Johnson
City Manager

LANDOWNER:

THE ALEXANDER COMPANY,
a sole proprietorship

By: 

Nicholas G. Alexander

ATTEST:


Carolyn Parkinson, City Clerk

APPROVED AS TO FORM:

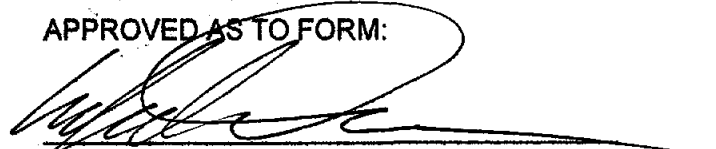
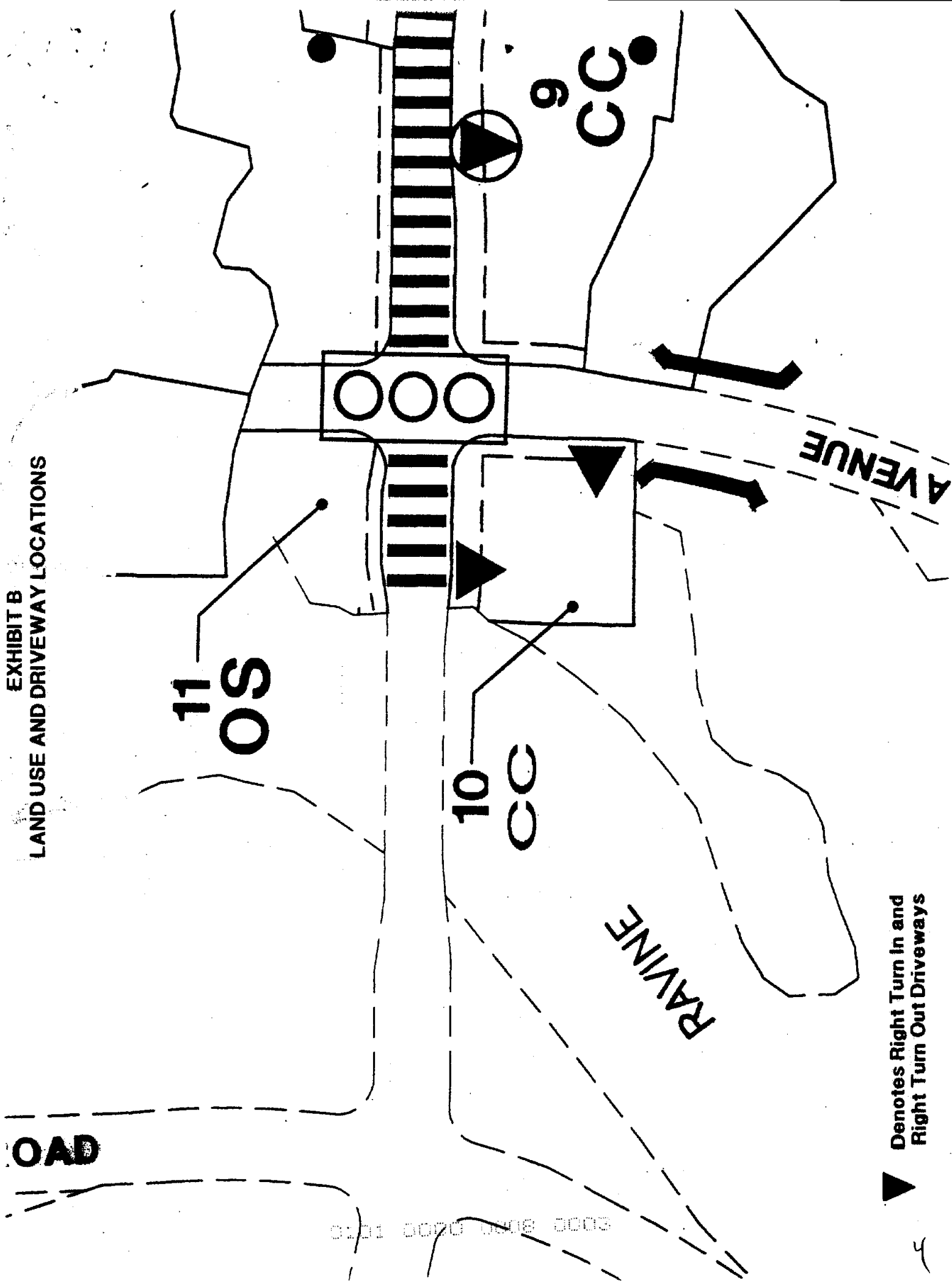

Mark Doane, City Attorney

EXHIBIT B
LAND USE AND DRIVEWAY LOCATIONS



STATE OF CALIFORNIA)
 : ss.
COUNTY OF PLACER)

On this 20 day of October in the year of 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Allen E. Johnson personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose names 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.

WITNESS my hand and official seal.

Carolyn Parkinson
Notary Public in and for said State

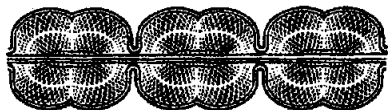


THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AS FOLLOWS:

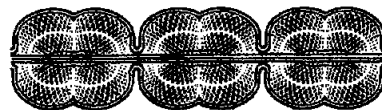
Title or Type of Document First Amendment - Development Agreement
Alexander Co.
Date of Document 10.18.00

Acknowledgment – All Purpose

CALIFORNIA



ALL-PURPOSE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF Placer)

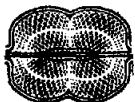
On Sept 14, 2000 before me, Shari Alexander, Notary Public,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Nicholas G. Alexander
personally known to me (or 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.

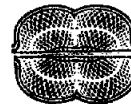
WITNESS my hand and official seal.

Shari Alexander
NOTARY PUBLIC SIGNATURE

(SEAL)



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT First Amend to the Dev. Agmt between the City of
Roseville & the Alexander Co. Relative to the SSP

DATE OF DOCUMENT Sept 14, 2000 NUMBER OF PAGES 3

SIGNER(S) OTHER THAN NAMED ABOVE Allen E. Johnson, Carolyn Parkinson & Mark Doane

ORDINANCE NO. 3559

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
ADOPTING A FIRST AMENDMENT TO DEVELOPMENT AGREEMENT WITH THE
ALEXANDER COMPANY, AND AUTHORIZING THE CITY MANAGER TO
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a First Amendment to Development Agreement with the Alexander Company, to alter and clarify provisions in the existing Development Agreement relating to the change in zoning and land use for Stoneridge Parcel 10.

SECTION 2. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the First Amendment to Development Agreement for the Stoneridge Specific Plan, and makes the following findings:

1. The First Amendment to Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the City of Roseville General Plan and the Stoneridge Specific Plan;
2. The First Amendment to Development Agreement is consistent with the City of Roseville Zoning Ordinance and Zoning Map;
3. The First Amendment to Development Agreement is in conformance with public health, safety and welfare;
4. The First Amendment to Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and
5. The First Amendment to Development Agreement will provide sufficient benefit to the City of Roseville to justify entering into the First Amendment to Development Agreement.

SECTION 3. The First Amendment to Development Agreement by and between the Alexander Company and the City of Roseville, is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 4. The City Clerk is directed to record the executed First Amendment Development Agreement within ten (10) days of the execution of the agreement by the City Manager with the County Recorder's office of the County of Placer.

SECTION 5. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 6. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

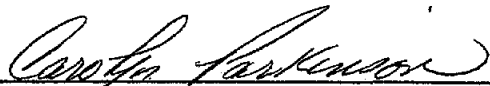
PASSED AND ADOPTED by the Council of the City of Roseville this 13th day of September, 2000, by the following vote on roll call:

AYES	COUNCILMEMBERS: Earl Rush, Dan Goodhall, Claudia Gamar, Randolph Graham, Harry Crabb
NOES	COUNCILMEMBERS: None
ABSENT	COUNCILMEMBERS: None



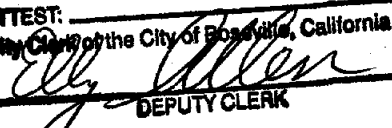
MAYOR

ATTEST:



City Clerk

The foregoing instrument is a correct copy of the original on file in the City Clerks Department.

ATTEST: _____
City Clerk of the City of Roseville, California


DEPUTY CLERK