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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- 2000-0056069

Wednesday, AUG 02, 2000 09:09:47

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Ttl Pd \$0.00

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THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND HIGHLAND RESERVE NORTH L.P. RELATIVE TO THE DEVELOPMENT KNOWN AS HIGHLAND RESERVE NORTH

**FILED**  
OCT 10 2000  
CITY OF ROSEVILLE  
BY AM

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THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT  
BY AND BETWEEN THE CITY OF ROSEVILLE AND  
HIGHLAND RESERVE NORTH L.P. RELATIVE TO THE  
DEVELOPMENT KNOWN AS HIGHLAND RESERVE NORTH

THIS THIRD AMENDMENT to the Development Agreement By and Between the City of Roseville and Highland Reserve North, L.P. Relative To The Development Known As Highland Reserve North, is entered into on the date set forth below, by and between the City of Roseville, a municipal corporation ("City"), Highland Reserve North, L.P., a Delaware limited partnership ("HRN") and Oakville Reserve, Ltd., a Florida limited partnership ("Oakville Reserve"), pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. The City and HRN entered into a Development Agreement regarding certain property known as Highland Reserve North (the "Development Agreement"), which was approved by the City Council of City on June 23, 1997 and which was recorded on October 30, 1997, in the Official Records of Placer County as Instrument No. 97-0067515-00.

B. The Highland Reserve North property subject to this Third Amendment (the "HRN Property") is described in Exhibit A-1 and shown on Exhibit A-2, attached hereto and incorporated herein by reference. The HRN Property is owned by HRN and Oakville Reserve (collectively, the "Landowner").

C. On July 21, 1999, City and HRN by Ordinance No. 3375, entered into the First Amendment of the Development Agreement (the "First Amendment"). The First Amendment was recorded on September 27, 1999, in the Official Records of Placer County as Instrument No. 95-0085315.

D. On Sept. 1, 1999, City and HRN, by Ordinance No. 3390, entered into the Second Amendment of the Development Agreement (the "Second Amendment"). The Second Amendment was recorded on 11/24, 1999, in the Official Records of Placer County as Instrument No. 96-002-015.

E. Concurrent with its consideration of the Third Amendment, City is processing a General Plan Amendment (Resolution No. 00-219), a Specific Plan Amendment (Resolution No. 00-220), a Rezone (Ordinance No. 3528), and a Final Map Amendment for purposes of reconfiguring various parcels in the Highland Reserve North Specific Plan. City and HRN wish to enter into this Third Amendment in order to provide consistency with these land use approvals.

F. This Amendment is authorized by Section 1.F. of the Development Agreement and Section 65868 of the Government Code of the State of California.

AGREEMENT

NOW, THEREFORE, CITY AND HRN AGREE AS FOLLOWS:

1. The prior Section 1.C.2. of the Development Agreement, page 4 of 58, is superseded and is amended by substitution herewith, and Section 1.C.2, as set forth below, is substituted therefore:

1.C.2. Termination of Single Family Residential Property. This Agreement may be terminated with respect to all or a portion of Parcels 1A, 1B, 2, 3, 4, 5, 6A, 6B, 7, 8, 9A, 9B, 10 or 20, as shown on Exhibit B, at the election of the then property owner upon recordation of a final residential subdivision map for such property and upon written notice to City of such election to terminate, provided that i) all improvements which are required to serve the parcel, as determined by City, have been accepted by City, ii) a supplemental Affordable Housing Development Agreement, if required, has been recorded on the parcel, and iii) the requirements of Section 3.G. with respect to provision for the ongoing maintenance of public improvements have been satisfied. City shall cause any written notice of termination received pursuant to this subsection to be recorded, at Landowner's expense, with the County Recorder within ten (10) days of receipt of such notice.

2. The prior Section 2.A.2 of the Development Agreement, page 6 of 58, is superseded and is amended by substitution herewith, and Section 2.A.2, as set forth below, is substituted therefore:

2.A.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City hereby grants a fully vested entitlement and right to develop the Property in accordance with the terms and conditions of this Agreement and the other Entitlements, unless otherwise provided herein, and subject to amendment of this Agreement as provided in Section 1.F. The vested entitlements include the following land uses for the Property: 162.43 acres of Community Commercial use, 36.55 acres of Public/Quasi-public use, 36.72 acres of Park use, 9.85 acres of School use, 39.87 acres of Open Space use and 1770 dwelling units for Residential use, all as set forth in Exhibits B and C. Such uses shall be as set forth and defined in the Highland Reserve North Specific Plan and the Zoning Ordinance of the City of Roseville.

3. The prior Section 2.B.1.a. of the Development Agreement, page 7 of 58, is superseded and amended by substitution herewith, and Section 2.B.1.b., as set forth below, is substituted therefore:

2.B.1.a. Landowner shall reserve sites for 130 residential units for residents with earnings falling within the very low income (less than fifty percent (50%) of median income) and low income (fifty percent (50%) to

eighty percent (80%) or median income) categories. Such median household income shall be defined and adjusted in accordance with the most recent circular or other data issued by the United States Department of Housing and Urban development for the Sacramento Metropolitan Statistical Area or in accordance with such other methodology as is set forth in the Housing Element of the General Plan of the City of Roseville.

4. The prior Section 2.B.1.b. of the Development Agreement, page 7 of 58, is superseded and is amended by substitution herewith, and Section 2.B.1.b, as set forth below, is substituted therefore:

2.B.1.b. The reservation provided in this Section 2.B.1 shall be as follows:

Parcel 30 – Eighty (80)  
Parcel 31 – Fifty (50)

2.B.1.b. At the request of Landowner and with the consent of City, the affordable unit reservations for which provision is made in this Section 2.B.1.b. may be transferred to another parcel or parcels elsewhere within the HRN Specific Plan area. No such transfer shall require an amendment to the HRN Specific Plan or to this Agreement, but City and Landowner shall execute an instrument memorializing such transfer of obligation which shall be recorded against the affected parcels, with reference to this Agreement. To the extent it is determined that such unit reservations are allowed to be transferred to the North Central Roseville Specific Plan ("NCRSP") area, this provision will allow these unit reservations to be eligible for such a transfer, subject to the consent of the City.

5. The prior Section 2.B.1.c. of the Development Agreement, pages 7 and 8 of 58, is superseded and is amended by substitution herewith, and Section 2.B.1.c., as set forth below, is substituted therefore:

2.B.1.c. To the extent that the number of affordable units actually produced on either HRN Parcel 30 or 31 exceeds the affordable unit reservation for which provision is made in Section 2.B.1.b., Landowner shall be permitted to credit the excess affordable units towards the affordable allocation assigned to the other HRN multi-family parcel or to the middle income purchase reservations for which provision is made in Section 2.B.4. at a ratio of one unit for one unit. Such credit transfer shall not require an amendment to this Agreement, but City and Landowner shall execute an instrument memorializing the credit transfer which shall be recorded against Parcel 30 and/or 31 and Parcel 20.

6. The prior Section 2.B.1.f., of the Development Agreement, page 9 of 58, is superseded and is amended by substitution herewith, and Section 2.B.1.f., as set forth below, is substituted therefore:

2.B.1.f. Landowner shall have the option of developing the affordable units assigned to either Parcel 30 or 31 pursuant to Section 2.B.1.b. as a portion of a smaller multi-family project of less than the total units allocated to each parcel (400 units or 250 units, respectively). Where a smaller project is proposed for development on either Parcel 30 or 31, a large lot parcel map will be required for the purpose of subdividing the applicable parcel map into two or more parcels. In the event either Parcel 30 or 31 is subdivided for the purpose of developing smaller multi-family projects, the affordable housing obligation proportional allocation is approved by City pursuant to the Affordable Rental Housing Development Agreement process described in Section 2.B.1.e. above.

7. The prior Section 2.B.3. of the Development Agreement, page 12 of 58 is hereby deleted.

8. The prior Section 2.B.4.a. of the Development Agreement, page 13 of 58, is superseded and is amended by substitution herewith, and Section 2.B.4.a, as a forth below, is substituted therefore:

2.B.4.a. Landowner agrees that seven (7) residential units shall be reserved for participation in the middle income affordable purchase program. These reserved units are allocated to Parcel 20. Landowner shall make these seven (7) reserved units available to middle income households (as defined and adjusted in accordance with the most recent circular or other data issued by the United States Department of Housing and Urban Development for the Sacramento Metropolitan Statistical Area or in accordance with such other methodology as set forth in the Housing Element of the General Plan of the City of Roseville) without City subsidy, unless a subsidy is deemed necessary as provided for below.

9. The prior Section 2.B.4.b. of the Development Agreement, page 13 of 58, is superseded and amended by substitution herewith, and Section 2.B.4.b., as set forth below, is substituted therefore:

2.B.4.b. The seven (7) reserved units allocated to Parcel 20 shall be made available without subsidy from the City, subject to the provisions of this Section 2.B.4.

10. The prior Section 2.B.4.c. of the Development Agreement, page 13 of 58, is superseded and amended by substitution herewith, and Section 2.B.4.c., as set forth below, is substituted therefore:

2.B.4.c. With the consent of the Manager, all or a portion of the seven (7) middle income purchase unit reservations allocated to Parcel 20 may be transferred to one or more other HRN Specific Plan residential parcels, or as otherwise provided in Section 2.B.1.b above. Such a transfer may be accomplished without amending the HRN Specific Plan or this Agreement, provided the HRM consents. An important factor to be

considered regarding transfer of affordable units is the extent to which such a transfer increases the prospects for producing the affordable units.

11. The prior Section 2.C.1. of the Development Agreement, page 15 of 58, is superseded and is amended by substitution herewith, and Section 2.C.1., as set forth below, is substituted therefore:

2.C.1. Business Property Owner's Association. Landowner shall, prior to the sale of any parcel or parcels of real property located in sub-phase A as shown on Exhibit C hereto, create a Business Property Owner's Association (the "BPOA") that shall solely responsible for funding the maintenance of watershed open space Parcels 71, 71A, 72 and 73 (which will be conveyed the City pursuant to Section 3.A.1.b.), and the sewer maintenance access road to be located on Parcel 72 for the purpose of providing access to the sewer main. The City's Department of Parks and Recreation shall, in consultation with the BPOA, prepare an annual maintenance budget for these watershed parcels. In the event the Department of Parks and Recreation and the BPOA cannot reach agreement with respect to the annual maintenance budget, the BPOA may request the City Council review the budget. Such a request must be filed in writing by the BPOA within ten (10) days of receipt by the BPOA of a request for payment of the annual maintenance costs as set forth in the budget. Unless the City Council directs otherwise, the BPOA shall pay to the City the amount requested within sixty days of receipt of the request for payment. Landowner shall, concurrently with the recordation of the HRN Large Lot Subdivision Map, record a Declaration of Covenants, Conditions and Restrictions (the "Declaration") over and including Parcels 40, 41, 42A, 42B, 43A, 43B, 44, 45A, 45B, 47A, 47B, 71, 71A, 72 and 73 in order to effect the purposes of this Section. The Declaration shall be approved as to form by the City Attorney prior to recordation and shall include a provision permitting, but not requiring, City to enforce the terms and conditions thereof. In order to assure the continuing maintenance of those areas set forth above, Landowner shall require the BPOA to file with the City, within thirty (30) days of its formation, a faithful performance bond in the penal amount of fifty thousand dollars (\$50,000) in a form acceptable to the City Attorney and issued by a good and sufficient surety authorized to transact business in this state.

12. The prior Section 3.A.1.a. of the Development Agreement, page 20 of 58, is superseded and is amended by substitution herewith, and Section 3.A.1.a., as set forth below, is substituted therefore:

3.A.1.a. Landowner, upon demand of City, shall dedicate, grant or convey to City the following Park parcels:

i. A 3.35 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel 50 on the Schematic Development Plan.

ii. A 3.55 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel 51 on the Schematic Development Plan.

iii. A 5.16 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel 53 on the Schematic Development Plan.

iv. A 20.35 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel 52 on the Schematic Development Plan.

v. A 4.31 acre, more or less, portion of the Property for the purpose of a public park and recreation buffer, shown as Parcel 71A on the Schematic Development Plan. Landowner shall retain the right, if necessary, to grade in the Park and Recreation zoned area of the Property as approved by City for required subdivision improvements.

13. The prior Section 3.A.1.b. of the Development Agreement, page 20 of 58, is superseded and is amended by substitution herewith, and Section 3.A.1.b., as set forth below, is substituted therefore:

3.A.1.b. Landowner, upon recordation of the HRN Final Large Lot Subdivision Map, shall convey to City, and City shall accept subject to the provisions of this Section 3.A., the following watershed open space parcels:

i. A 19.66 acre, more or less, portion of the Property for the purpose of drainage, flood control, and preservation of flood plain, wetland habitat and open space, shown as Parcel 71 on the Schematic Development Plan, attached as Exhibit B.

ii. A 7.43 acre, more or less, portion of the Property for the purpose of drainage, flood control, and preservation of flood plain, wetland habitat and open space, shown as Parcel 72 on the Schematic Development Plan.

iii. A 8.73 acre, more or less, portion of the Property for the purpose of drainage, flood control, and preservation of flood plain, wetland habitat and open space, shown as Parcel 73 on the Schematic Development Plan.

14. The prior Section 3.B. of the Development Agreement, pages 22 and 23, is superseded and is amended by substitution herewith, and Section 3.B., as set forth below, is substituted therefore:

3.B. Phased Improvements. The HRN utility and roadway improvements shall be developed in multiple phases in accordance with the Land Use and Infrastructure Phasing Plan set forth as Chapter 7 to the HRN Specific Plan. Phase I, involving land uses and infrastructure improvements east of Pleasant Grove Boulevard, includes six sub-phases (A through F) as shown on Exhibit L, attached hereto and incorporated herein by this reference. Phase II, involving land uses west of Pleasant Grove Boulevard, includes six sub-phases (G through I) as shown on

Exhibit B. The Infrastructure Phasing plan set forth herein provides a detailed listing of the roadway, sewer, water and electric facilities to be constructed with each sub-phase. The sub-phase shall be developed and constructed sequentially beginning with sub-phase A and continuing alphabetically, unless Landowner requests City approval to develop a sub-phase in a different order. The Phasing plan contemplates two such variations. The phasing is designed to allow development of sub-phase E in advance of sub-phase D. In addition, the phasing plan contemplates the development of sub-phases G, H and I in any order. Where Landowner proposes to develop a sub-phase in a non-sequential order, Landowner shall demonstrate to the satisfaction of the City, that the infrastructure improvements necessary to serve the developing portion of the site are provided. Except as provided above or by written waiver by City, no building permit shall be issued for any construction work of any kind in any phase or sub-phase of the Project until all public infrastructure improvements within all prior phases or sub-phases of the Project until all public infrastructure improvements within all prior phases or sub-phases have been made and accepted by the City, or a secured deferred improvement agreement has been entered into by City and the developer of uncompleted improvements. The foregoing does not preclude the construction by Landowner of all of the infrastructure in the HRN Specific Plan, or a group of sub-phases of infrastructure, in a single phase.

15. The prior Section 3.B.11. of the Development Agreement, page 36 of 58, is superseded and is amended by substitution herewith, and Section 3.B.11., as set forth below, is substituted therefore:

3.B.11. Neighborhood Park Frontage Improvements. Landowner, in its capacity as the owner of Parcels 1B, 3, 4, 6B, 7, 8, 9A, 9B and 10 shall construct or cause the construction of the frontage improvements (consisting of 14' of pavement, curb and gutter) adjacent to Park Parcels 50, 51 and 53, with each such residential parcel responsible for the park frontage improvements adjacent to its boundary. No occupancy permit shall be issued for a structure or structures on any of the parcels listed in this Section 3.B.11. until the frontage improvements that are the responsibility of the particular parcel have been completed and accepted by the City.

16. The prior Section 3.E.2.a. of the Development Agreement, page 44 of 58, is superseded and is amended by substitution herewith, and Section 3.E.2.a., as set forth below, is substituted therefore:

3.E.2.a. Neighborhood Park Fees. The estimated total cost of developing the neighborhood park component of the HRN parks program is \$2,400,190. The per-unit Neighborhood Park Fee required to produce that amount of funding is:

- i. Single Family (Low/Medium Density) Residential - \$1,561.

ii. Multi-Family (High Density) Residential - \$1003.

17. The prior Section 3.E.2.b. of the Development Agreement, pages 44 and 45 of 58, is superseded and is amended by substitution herewith and Section 3.E.2.b., as set forth below, is substituted therefore:

3.E.2.b. Neighborhood Park Fee Credits. In consideration of the advance funding of the Neighborhood Park on Parcel 50 and the provision of parksite roadway frontage improvements as set forth in Sections 3.E.1.a. and 3.B.11. hereof, the City shall apply the following credit on a per-unit basis against the Neighborhood Park Fee set forth above:

i. Single Family (Low/Medium Density) Residential - \$432;

ii. Multi-Family (High Density) Residential - \$288:

3.E.2.c. Neighborhood Park Fee Net of Credit. Upon issuance of a residential building permit, Landowner agrees to pay and City shall collect, pursuant to Roseville Municipal Code, Chapter 4.37, an HRN Neighborhood Park Fee net of credit in the amounts set forth below:

i. Single Family (Low/Medium Density) Residential - \$1,129;

ii. Multi-Family (High Density) Residential - \$715.

The Neighborhood Park Fee Net of Credit for which provision is made in this Section 3.E.2.c. shall be increased annually on January 1<sup>st</sup> of each calendar year by a percentage equal to the inflation rate for the prior year for construction costs as determined by the Director of the Department of Parks and Recreation on December 1<sup>st</sup> of each calendar year. The Director's Cost Index for the calendar year as of December 1<sup>st</sup>.

18. A new Section 3.G.2.g. is added to the Development Agreement, as set forth below:

3.G.2.g. maintain the water quality (NPDES) underground (vault) basins on Parcels 31, 42B and 46C.

19. The prior Section 10 of the Development Agreement, page 57 of 58, is superseded and is amended by substitution herewith, and Section 10, as set forth below, is substituted therefore:

All notices required by this Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code Section 65865, shall be in writing and delivered in person or sent by certified mail, postage prepaid.

Notice required to be given to the City shall be addressed as follows:

Planning Director  
City of Roseville  
316 Vernon Street, Room 104  
Roseville, CA 95678

Notice required to be given to the Landowner shall be addressed as follows:

Highland Reserve North, L.P.  
2220 Douglas Boulevard, Suite 290  
Roseville, CA 95661  
Attn: Stephen Thurtle

Richland Ventures, Inc.  
c/o Richland Properties  
One Urban Centre  
4830 W. Kennedy Boulevard, Suite 740  
Tampa, Florida 33609-2552  
Attn: Jack Bray

Either party may change the address stated herein by giving notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

20. The prior Exhibit A-1 (Parcel 1A), page 1 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 1 of 35, attached hereto and incorporated by reference, is substituted therefore.

21. The prior Exhibit A-1 (Parcel 1B), page 2 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 2 of 35, attached hereto and incorporated by reference, is substituted therefore.

22. The prior Exhibit A-1 (Parcel 2), page 3 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 3 of 35, attached hereto and incorporated by reference, is substituted therefore.

23. The prior Exhibit A-1 (Parcel 3A, to be renumbered as Parcel 3), page 4 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 4 of 35, attached hereto and incorporated by reference, is substituted therefore.

24. The prior Exhibit A-1 (Parcel 4), page 6 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 5 of 35, attached hereto and incorporated by reference, is substituted therefore.

25. The prior Exhibit A-1 (Parcel 5), page 7 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 6 of 35, attached hereto and incorporated by reference, is substituted therefore.

26. The prior Exhibit A-1 (Parcel 6, to be renumbered Parcel 6A), page 8 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 7 of 35, attached hereto and incorporated by reference, is substituted therefore.

27. The Development Agreement is amended herewith to add Exhibit A-1 (Parcel 6B), page 8 of 35, attached hereto and incorporated by reference.

28. The prior Exhibit A-1 (Parcel 7), page 9 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 9 of 35, attached hereto and incorporated by reference.

29. The prior Exhibit A-1 (Parcel 8), page 10 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 10 of 35, attached hereto and incorporated by reference, is substituted therefore.

30. The prior Exhibit A-1 (Parcel 9A), page 11 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 11 of 35, attached hereto and incorporated by reference, is substituted therefore.

31. The prior Exhibit A-1 (Parcel 9B), page 12 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 12 of 35, attached hereto and incorporated by reference, is substituted therefore.

32. The prior Exhibit A-1 (Parcel 10), page 13 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 13 of 35, attached hereto and incorporated by reference, is substituted therefore.

33. The prior Exhibit A-1 (Parcel 20), page 14 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 14 of 35, attached hereto and incorporated by reference, is substituted therefore.

34. The prior Exhibit A-1 (Parcel 30), page 15 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 15 of 35, attached hereto and incorporated by reference, is substituted therefore.

35. The prior Exhibit A-1 (Parcel 31), page 16 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 16 of 35, attached hereto and incorporated by reference, is substituted therefore.

36. The prior Exhibit A-1 (Parcel 40), page 17 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 17 of 35, attached hereto and incorporated by reference, is substituted therefore.

37. The prior Exhibit A-1 (Parcel 41), page 18 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 18 of 35, attached hereto and incorporated by reference, is substituted therefore.

38. The prior Exhibit A-1 (Parcels 42A and 42B), pages 19a and 19b of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, pages 19a and 19b of 35, attached hereto and incorporated by reference, is substituted therefore.

39. The prior Exhibit A-1 (Parcels 46A, 46B and 46C), pages 23a and 23b of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, pages 23a and 23b of 35, attached hereto and incorporated by reference, is substituted therefore.

40. The prior Exhibit A-1 (Parcels 47A, 47B and 47C), pages 24a and 24b of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, pages 24a and 24b of 35, attached hereto and incorporated by reference, is substituted therefore.

41. The prior Exhibit A-1 (Parcel 50), page 25 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 25 of 35, attached hereto and incorporated by reference, is substituted therefore.

42. The prior Exhibit A-1 (Parcel 51), page 26 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 26 of 35, attached hereto and incorporated by reference, is substituted therefore.

43. The prior Exhibit A-1 (Parcel 52), page 27 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 27 of 35, attached hereto and incorporated by reference, is substituted therefore.

44. The prior Exhibit A-1 (Parcel 53), page 28 of 34, is superseded and amended by substitution herewith, and Exhibit A-1, page 28 of 35, attached hereto and incorporated by reference, is substituted therefore.

45. The prior Exhibit A-1 (Parcel 60), page 29 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 29 of 35, attached hereto and incorporated by reference, is substituted therefore.

46. The prior Exhibit A-1 (Parcel 71), page 32 of 34, is superseded and amended by substitution herewith, and Exhibit A-1, page 32 of 35, attached hereto and incorporated by reference, is substituted therefore.

47. The Development Agreement is amended herewith to add Exhibit A-1 (Parcel 71A), page 33 of 35, attached hereto and incorporated by reference.

48. The prior Exhibit A-1 (Parcel 72), page 33 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 34 of 35, attached hereto and incorporated by reference, is substituted therefore.

49. The prior Exhibit A-1 (Parcel 73), page 34 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 35 of 35, attached hereto and incorporated by reference, is substituted therefore.

50. The prior Exhibit A-2 (Parcel 1A), page 1 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 1 of 35, attached hereto and incorporated by reference, is substituted therefore.

51. The prior Exhibit A-2 (Parcel 1B), page 2 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-1, page 2 of 35, attached hereto and incorporated by reference, is substituted therefore.

52. The prior Exhibit A-2 (Parcel 2), page 3 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 3 of 35, attached hereto and incorporated by reference, is substituted therefore.

53. The prior Exhibit A-2 (Parcel 3A, to be renumbered Parcel 3), page 4 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 4 of 35, attached hereto and incorporated by reference, is substituted therefore.

54. The prior Exhibit A-2 (Parcel 4), page 6 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 5 of 35, attached hereto and incorporated by reference, is substituted therefore.

55. The prior Exhibit A-2 (Parcel 5), page 7 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 6 of 35, attached hereto and incorporated by reference, is substituted therefore.

56. The prior Exhibit A-2 (Parcel 6, to be renumbered Parcel 6A), page 8 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 7 of 35, attached hereto and incorporated by reference, is substituted therefore.

57. The Development Agreement is amended herewith, to add Exhibit A-2 (Parcel 6B), page 8 of 35, attached hereto and incorporated by reference.

58. The prior Exhibit A-2 (Parcel 7), page 9 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 9 of 35, attached hereto and incorporated by reference, is substituted therefore.

59. The prior Exhibit A-2 (Parcel 8), page 10 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 10 of 35, attached hereto and incorporated by reference, is substituted therefore.

60. The prior Exhibit A-2 (Parcel 9A), page 11 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 11 of 35, attached hereto and incorporated by reference, is substituted therefore.

61. The prior Exhibit A-2 (Parcel 9B), page 12 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 12 of 35, attached hereto and incorporated by reference, is substituted therefore.

62. The prior Exhibit A-2 (Parcel 10), page 13 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 13 of 35, attached hereto and incorporated by reference, is substituted therefore.

63. The prior Exhibit A-2 (Parcel 20), page 14 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 14 of 35, attached hereto and incorporated by reference, is substituted therefore.

64. The prior Exhibit A-2 (Parcel 30), page 15 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 15 of 35, attached hereto and incorporated by reference, is substituted therefore.

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66. The prior Exhibit A-2 (Parcel 40), page 17 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 17 of 35, attached hereto and incorporated by reference, is substituted therefore.

67. The prior Exhibit A-2 (Parcel 41), page 18 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 18 of 35, attached hereto and incorporated by reference, is substituted therefore.

68. The prior Exhibit A-2 (Parcels 42A and 42B), pages 19a and 19b of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, pages 19a and 19b of 35, attached hereto and incorporated by reference, is substituted therefore.

69. The prior Exhibit A-2 (Parcels 46A, 46B and 46C), pages 23a and 23b of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, pages 23a and 23b of 35, attached hereto and incorporated by reference, is substituted therefore.

70. The prior Exhibit A-2 (Parcels 47A, 47B and 47C), pages 24a and 24b of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, pages 24a and 24b of 35, attached hereto and incorporated by reference, is substituted therefore.

71. The prior Exhibit A-2 (Parcel 50), page 25 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 25 of 35, attached hereto and incorporated by reference, is substituted therefore.

72. The prior Exhibit A-2 (Parcel 51), page 26 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 26 of 35, attached hereto and incorporated by reference, is substituted therefore.

73. The prior Exhibit A-2 (Parcel 52), page 27 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 27 of 35, attached hereto and incorporated by reference, is substituted therefore.

74. The prior Exhibit A-2 (Parcel 53), page 28 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 28 of 35, attached hereto and incorporated by reference, is substituted therefore.

75. The prior Exhibit A-2 (Parcel 60), page 29 of 34 of the Development Agreement, is superseded and amended by substitution therewith, and Exhibit A-2, page 29 of 35, attached hereto and incorporated by reference, is substituted therefore.

76. The prior Exhibit A-2 (Parcel 71), page 32 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 32 of 35, attached hereto and incorporated by reference, is substituted therefore.

77. The Development Agreement is amended herewith to add Exhibit A-2 (Parcel 71A), page 33 of 35, attached hereto and incorporated by reference.

78. The prior Exhibit A-2 (Parcel 72), page 33 of 34 of the Development Agreement, is superseded and amended by substitution herewith, and Exhibit A-2, page 33 of 35, attached hereto and incorporated by reference, is substituted therefore.

79. The prior Exhibit A-2 (Parcel 73), page 34 of the Development Agreement of 35, is superseded and amended by substitution herewith, and Exhibit A-2, page 35 of 35, attached hereto and incorporated by reference, is substituted therefore.

80. The prior Exhibit B (Schematic Development Plan) to the Development Agreement, page 1 of 1, is superseded and amended by substitution herewith, and Exhibit B, page 1 of 1, attached hereto and incorporated by reference, is substituted therefore.

81. The prior Exhibit C (Table of Land Uses) to the Development Agreement, page 1 of 1, is superseded and amended by substitution herewith, and Exhibit C, page 1 of 1, attached hereto and incorporated by reference, is substituted therefore.

82. The prior Exhibit D (Scenic Corridors) to the Development Agreement, page 1 of 1, is superseded and amended by substitution herewith, and Exhibit D, page 1 of 1, attached hereto and incorporated by reference, is substituted therefore.

83. The prior Exhibit E (Circulation Improvements) to the Development Agreement, page 1 of 1, is superseded and amended by substitution herewith, and Exhibit E, page 1 of 1, attached hereto and incorporated by reference, is substituted therefore.

84. The prior Exhibit F-1 (Concept Water Line Improvements) to the Development Agreement, page 1 of 1, is superseded and amended by substitution herewith, and Exhibit F-1, page 1 of 1, attached hereto and incorporated by reference, is substituted therefore.

85. The prior Exhibit G-1 (Concept Sewer Line Improvements) to the Development Agreement, page 1 of 1, is superseded and amended by substitution herewith, and Exhibit G-1, page 1 of 1, attached hereto and incorporated by reference, is substituted therefore.

86. The prior Exhibit G-2 (Concept Optional Sewer Line Improvements) to the Development Agreement, page 1 of 1, is superseded and amended by substitution herewith, and Exhibit G-2, page 1 of 1, attached hereto and incorporated by reference, is substituted therefore.

87. The prior Exhibit H (Concept Electric Transmission Lines and Joint Trench Improvements) to the Development Agreement, page 1 of 1, is superseded and amended by substitution herewith, and Exhibit H, page 1 of 1, attached hereto and incorporated by reference, is substituted therefore.

88. The prior Exhibit I (Concept Storm Drain Line Improvements) to the Development Agreement, page 1 of 1, is superseded and amended by substitution herewith, and Exhibit I, page 1 of 1, attached hereto and incorporated by reference, is substituted therefore.

89. All provisions of the Development Agreement not otherwise inconsistent with this Amendment are and shall remain in full force and effect. Such provisions are herewith reenacted, readopted, and approved and ratified herewith as if fully set forth herein. Adoption of this Amendment and the readoption and ratification are consistent with the Roseville General Plan, and Highland Reserve North Specific Plan and the EIR certified by the City of Roseville on May 28, 1997, Resolution 97-125.

Approved and adopted pursuant to Ordinance No. 3529 this 24<sup>th</sup> day of July, 2000.

CITY OF ROSEVILLE  
a municipal corporation


  
ALLEN E. JOHNSON  
City Manager

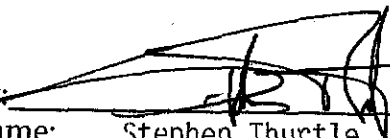
HIGHLAND RESERVE NORTH, L.P.,  
a Delaware Limited Partnership  
By: Richland Norcal, Ltd., a Florida  
Limited partnership, General Partner

By Richland Ventures, Inc.,  
a Florida Corporation, General Partner

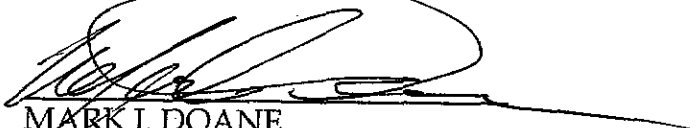
ATTEST:

  
CAROLYN PARKINSON  
City Clerk

By:   
Name: DANIEL B. GREEN  
Its: VICE PRESIDENT


By:   
Name: Stephen Thurtle  
Its: Vice President

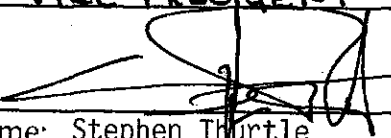
APPROVED AS TO FORM:

  
MARK J. DOANE  
City Attorney

OAKVILLE RESERVE, L.P.,  
a Florida Corporation, General Partner

By: Urban Properties of California, Inc.,  
A Florida Corporation, General Partner

By:   
Name: DANIEL B. GREEN  
Its: VICE PRESIDENT

By:   
Name: Stephen Thurtle  
Its: Vice President

STATE OF CALIFORNIA )  
 )  
 ) ss.  
COUNTY OF PLACER )

On this 26 day of July 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 Level. Agrmt. Amendment - Highland Reserve No.  
Date of Document 7.24.00

Acknowledgment - All Purpose

0000 0000 0121 0019

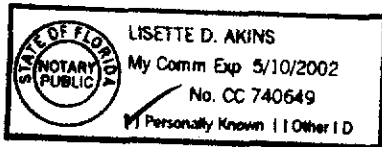
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

On this 5<sup>th</sup> day of June, 2000, before me, Lisette D. Akins, Notary Public, personally appeared DANIEL B. GREEN, who is personally known to me and who executed the foregoing instrument as Vice President of Richland Ventures, Inc., and Richland Norcal, Ltd., General Partner of Highland Reserve North, L.P.

Witness my hand and official seal.

*Lisette D. Akins*  
NOTARY PUBLIC



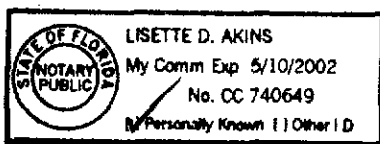
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

On this 5<sup>th</sup> day of June, 2000, before me, Lisette D. Akins, Notary Public, personally appeared DANIEL B. GREEN, who is personally known to me and who executed the foregoing instrument as Vice President of Oakville Reserve, L.P., General Partner, and Urban Properties of California, Inc., General Partner.

Witness my hand and official seal.

*Lisette D. Akins*  
NOTARY PUBLIC





**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 1A  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 89°28'09" West a distance of 3264.68 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 00°30'17" East a distance of 918.68 feet; thence South 89°29'43" West a distance of 553.00 feet; thence North 00°30'17" West a distance of 918.67 feet; thence North 89°29'39" East a distance of 553.00 feet to said point of beginning;

Containing 11.66 acres of land, more or less.

END OF DESCRIPTION

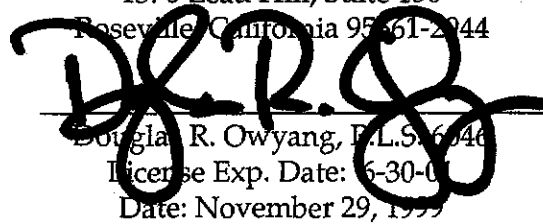
DISCLAIMER

This description is expressly for describing Real Property for rezoning only.  
The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department.  
Any other uses are Strictly Prohibited.  
The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

  
Douglas R. Owyang, P.L.S. 6946  
License Exp. Date: 6-30-01  
Date: November 29, 1999

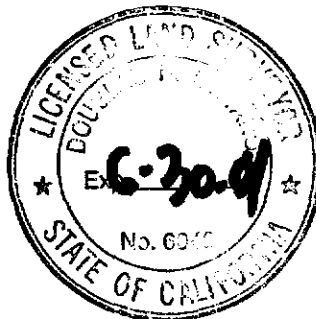
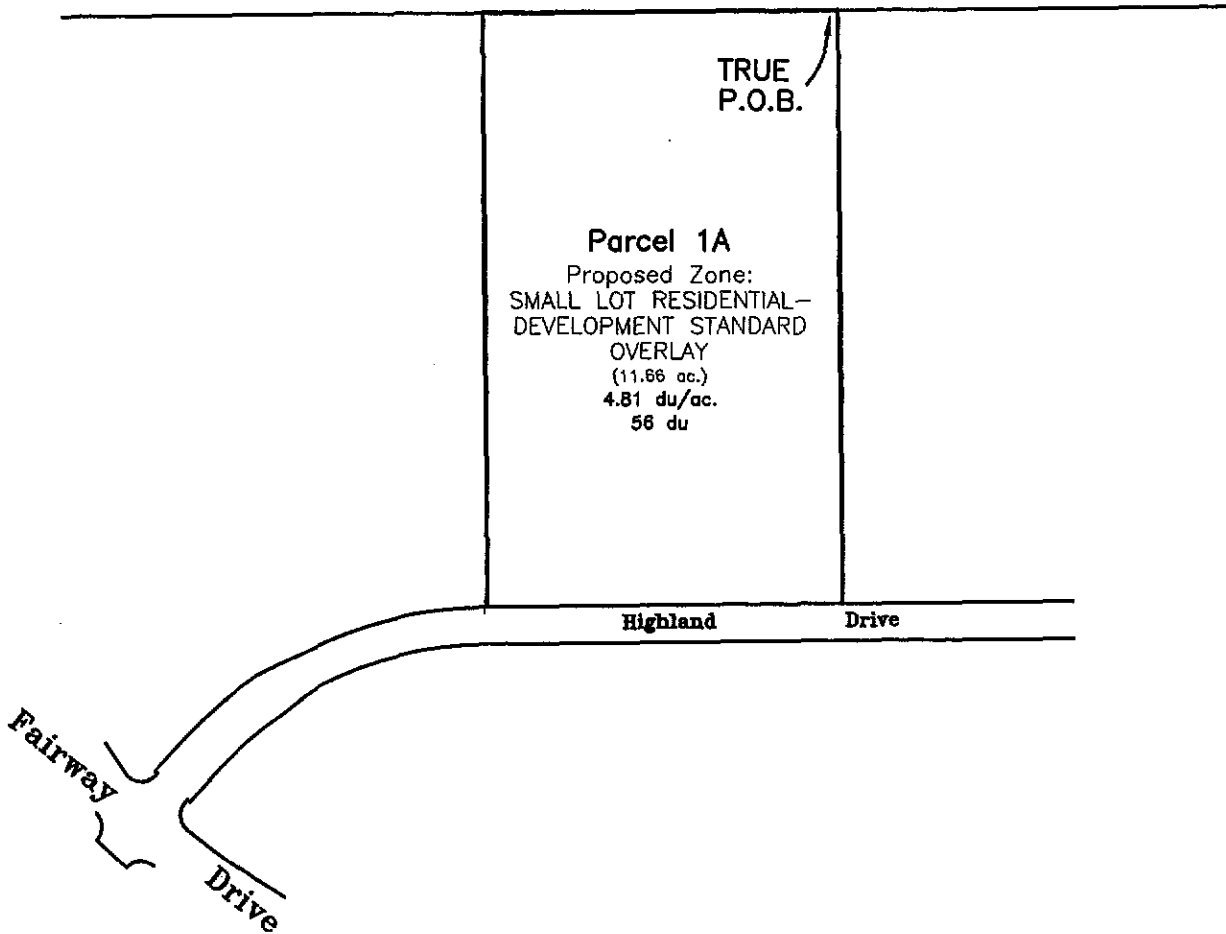


EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 1A

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.



**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

000 0000 0121 0000 December 1, 1999 18119-20

P: \18119\Rezone\lot1A.dwg 13: 29: 48 12-21-1999

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 1B  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 89°27'48" West a distance of 2028.68 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 00°30'17" East a distance of 919.04 feet; thence South 89°29'43" West a distance of 379.00 feet; thence South 00°30'17" East a distance of 28.50 feet; thence South 89°29'43" West a distance of 47.00 feet; thence North 00°30'17" West a distance of 232.00 feet; thence South 89°29'43" West a distance of 404.00 feet; thence South 00°30'17" East a distance of 232.00 feet; thence South 89°29'43" West a distance of 47.00 feet; thence North 00°30'17" West a distance of 28.50 feet; thence South 89°29'43" West a distance of 359.00 feet; thence North 00°30'17" West a distance of 918.68 feet; thence North 89°28'43" East a distance of 1236.00 feet to said point of beginning;

Containing 24.25 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only.  
The Real Property described is proposed in conjunction with a Tentative  
Map on file with the City of Roseville, Planning Department.  
Any other uses are Strictly Prohibited.  
The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150  
Roseville, California 95661-2814

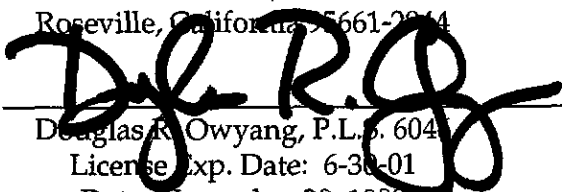
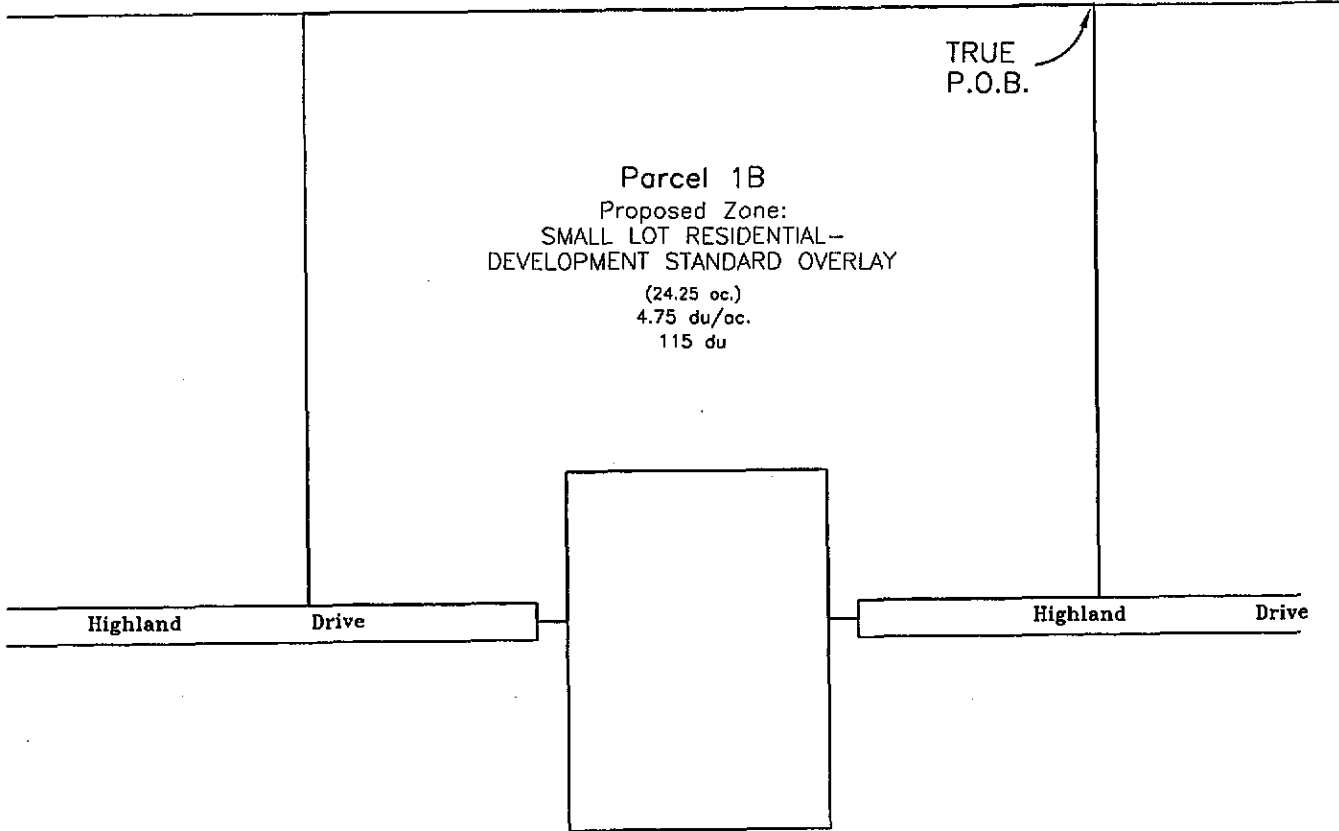
  
Douglas R. Owyang, P.L.S. 604  
License Exp. Date: 6-30-01  
Date: November 29, 1999



EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 1B

PROPERTY DELINEATION



Highland Drive

Highland Drive

Parcel 1B

Proposed Zone:  
SMALL LOT RESIDENTIAL-  
DEVELOPMENT STANDARD OVERLAY

(24.25 ac.)  
4.75 du/ac.  
115 du

TRUE  
P.O.B.



NORTH

DISCLAIMER

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 1, 1999

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 2  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 89°27'48" West a distance of 488.82 feet; thence from said **TRUE POINT OF BEGINNING** South 01°37'28" West a distance of 9.91 feet to a curve which tangent bears South 07°38'44" West; thence along said curve to the right having a radius of 1495.00 feet through a central angle of 13°21'09" with an arc length of 348.40 feet subtended by a chord which bears South 14°19'18" West for a distance of 347.61 feet; thence South 26°55'45" West a distance of 144.09 feet to a curve to the right having a radius of 26.00 feet through a central angle of 91°40'16" with an arc length of 41.60 feet subtended by a chord which bears South 72°45'53" West for a distance of 37.30 feet; thence North 61°23'59" West a distance of 20.07 feet; thence South 28°36'01" West a distance of 54.00 feet; thence South 61°23'59" East a distance of 28.04 feet to a curve to the right having a radius of 26.00 feet through a central angle of 92°04'03" with an arc length of 41.78 feet subtended by a chord which bears South 15°21'57" East for a distance of 37.43 feet, to a curve to the right having a radius of 1495.00 feet through a central angle of 09°13'41" with an arc length of 240.79 feet subtended by a chord which bears South 35°16'55" West for a distance of 240.52 feet; thence South 39°53'45" West a distance of 166.41 feet; thence South 44°39'34" West a distance of 120.42 feet; thence South 39°53'45" West a distance of 220.40 feet to a curve to the right having a radius of 31.00 feet through a central angle of 90°00'00" with an arc length of 48.69 feet subtended by a chord which bears South 84°53'45" West for a distance of 43.84 feet; thence North 39°53'45" East a distance of 5.00 feet; thence North 50°06'15" West a distance of 126.55 feet to a curve to the left having a radius of 636.00 feet through a central angle of 06°24'33" with an arc length of 71.14 feet subtended by a chord which bears North 53°18'31" West for a distance of 71.11 feet, to a curve to the left having a radius of 627.03 feet through a central angle of 7°22'03" with an arc length of 80.63 feet subtended by a chord which bears North 65°28'51" West for a distance of 80.57 feet, to a curve to the left having a radius of 628.50 feet through a central

angle of 26°43'00" with an arc length of 293.06 feet subtended by a chord which bears North 77°08'47" West for a distance of 290.42 feet; thence South 89°29'43" West a distance of 312.95 feet; thence North 00°30'17" West a distance of 919.04 feet; thence North 89°27'48" East a distance of 1539.85 feet to said point of beginning,

Containing 30.33 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department.

Any other uses are Strictly Prohibited.

The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

MACKAY & SOMPS CIVIL ENGINEERS, INC.

1376 Lead Hill, Suite 150

Roseville, California 95661-2944

*D.R.O.*

Douglas R. Owyang, P.L.S. 6046

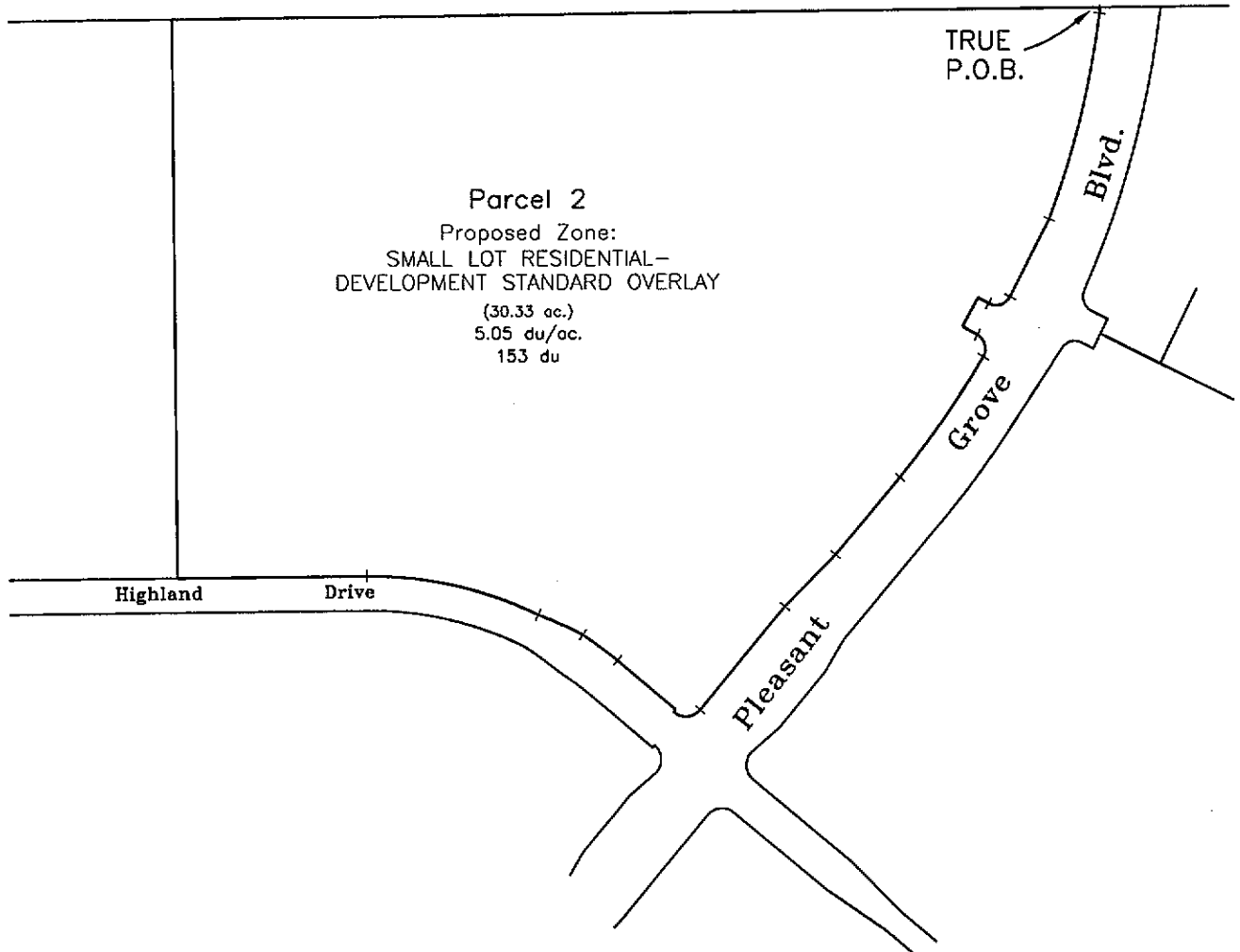
License Exp. Date: 6-30-01

Date: November 29, 1999



EXHIBIT A-2  
 HIGHLAND RESERVE NORTH  
 PARCEL 2

PROPERTY DELINEATION



Parcel 2  
 Proposed Zone:  
 SMALL LOT RESIDENTIAL-  
 DEVELOPMENT STANDARD OVERLAY  
 (30.33 ac.)  
 5.05 du/ac.  
 153 du

TRUE  
 P.O.B.

Highland Drive

Pleasant  
 Grove

Blvd.



NORTH

Scale: 1"=300'

DISCLAIMER

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 1, 1999

18119-20

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 17:00:10  
 5-02-2000

28

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 3  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 53°18'04" West a distance of 3294.45 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; from said TRUE POINT OF BEGINNING South 89°29'43" West a distance of 27.00 feet; thence South 00°30'17" East a distance of 27.00 feet to a curve to the right having a radius of 26.00 feet through a central angle of 90°00'00" with an arc length of 40.84 feet subtended by a chord which bears South 44°29'43" West for a distance of 36.77 feet; thence South 89°29'43" West a distance of 97.50 feet to a curve to the right having a radius of 962.00 feet through a central angle of 23°46'17" with an arc length of 399.12 feet subtended by a chord which bears North 78°37'08" West for a distance of 396.27 feet; thence North 59°27'15" West a distance of 145.35 feet to a curve to the right having a radius of 26.00 feet through a central angle of 89°33'32" with an arc length of 40.64 feet subtended by a chord which bears North 14°40'29" West for a distance of 36.63 feet; thence North 30°06'17" East a distance of 19.04 feet; thence North 59°53'43" West a distance of 54.00 feet; thence South 30°06'17" West a distance of 27.00 feet to a curve to the right having a radius of 26.00 feet through a central angle of 90°00'06" with an arc length of 40.84 feet subtended by a chord which bears South 75°06'20" West for a distance of 36.77 feet; thence North 59°53'37" West a distance of 84.00 feet; thence North 30°06'17" East a distance of 240.93 feet; thence North 28°01'28" East a distance of 63.35 feet; thence North 22°36'21" East a distance of 63.05 feet; thence North 17°09'17" East a distance of 63.05 feet; thence North 11°42'14" East a distance of 63.05 feet; thence North 06°15'10" East a distance of 63.05 feet; thence North 00°58'19" East a distance of 63.68 feet; thence North 00°30'17" West a distance of 205.91 feet; thence North 89°29'43" East a distance of 364.00 feet; thence North 00°30'17" West a distance of 28.50 feet; thence North 89°29'43" East a distance of 47.00 feet; thence South 00°30'17" East a distance of 324.75 feet; thence North 89°29'43" East a distance of 199.99 feet; thence South 00°30'17" East a distance of 672.03 feet to the point of beginning;

Containing 13.79 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150

Roseville, California 95661-2944

Douglas R. Owyang, P.L.S. 6046

Licens. Exp. Date: 6-30-01

Date: November 29, 1999

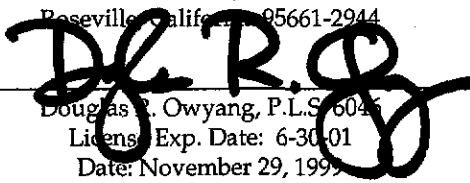
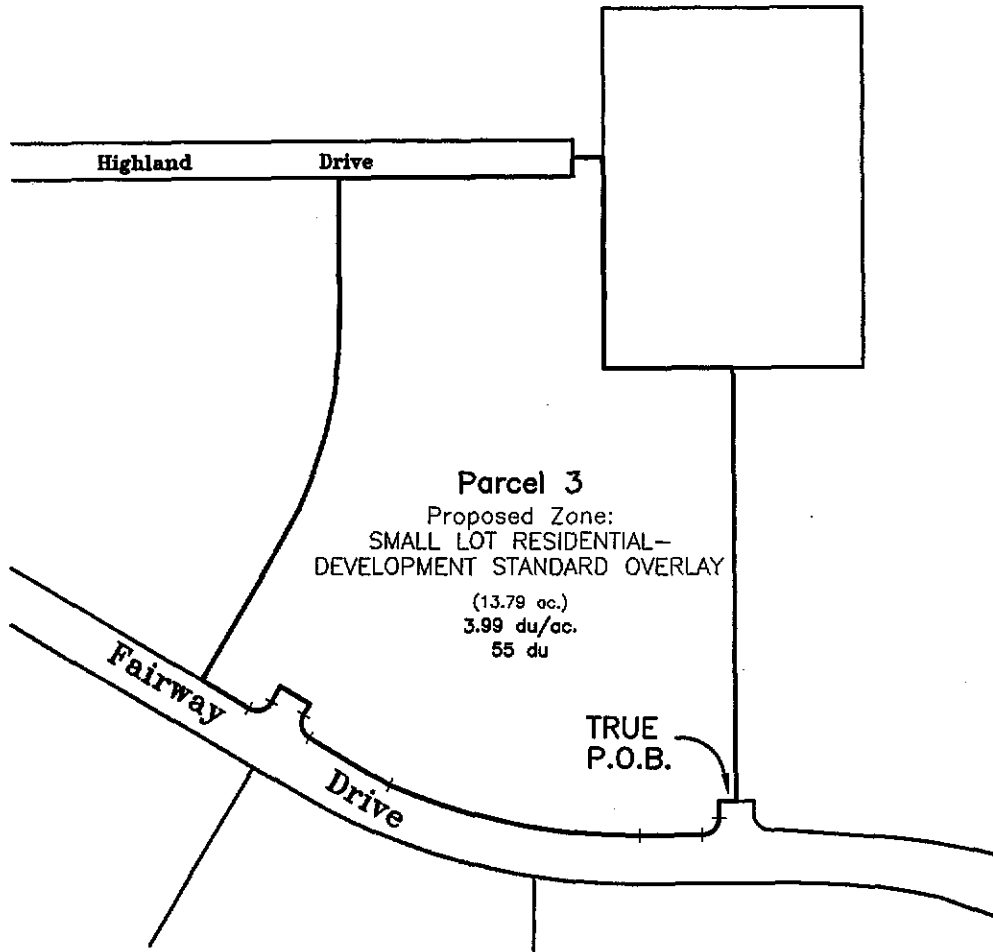


EXHIBIT A-2  
 HIGHLAND RESERVE NORTH  
 PARCEL 3

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 1, 1999

18119-20

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**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 4  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 62°04'35" West a distance of 2765.33 feet from THE North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** North 00°30'17" West a distance of 324.75 feet; thence North 89°29'43" East a distance of 47.00 feet; thence South 00°30'17" East a distance of 28.50 feet; thence North 89°29'43" East a distance of 691.95 feet to a curve to the right having a radius of 571.50 feet through a central angle of 26°42'45" with an arc length of 266.44 feet subtended by a chord which bears South 77°08'54" East for a distance of 264.04 feet to a curve to the right which tangent bears South 57°52'55" East; thence along said curve to the right having a radius of 567.31 feet through a central angle of 07°19'07" with an arc length of 72.47 feet subtended by a chord which bears South 54°13'22" East for a distance of 72.42 feet to a curve compound curve to the right which tangent bears South 56°31'06" East; thence along said compound curve to the right having a radius of 564.00 feet through a central angle of 06°24'52" with an arc length of 63.14 feet subtended by a chord which bears South 53°18'40" East for a distance of 63.11 feet; thence South 50°06'15" East a distance of 136.55 feet; thence North 39°53'45" East a distance of 5.00 feet to a curve to the right which tangent bears South 50°06'15" East; thence along said curve to the right having a radius of 31.00 feet through a central angle of 90°00'00" with an arc length of 48.69 feet subtended by a chord which bears South 05°06'15" East for a distance of 43.84 feet; thence South 49°21'30" West a distance of 60.83 feet; thence South 39°53'45" West a distance of 31.97 feet to a curve to the left having a radius of 7060.00 feet through a central angle of 00°43'02" with an arc length of 88.38 feet subtended by a chord which bears South 39°32'14" West for a distance of 88.38 feet; thence South 29°32'36" West a distance of 61.29 feet to a curve to the left which tangent bears South 38°41'15" West; thence along said curve to the left having a radius of 7050.00 feet through a central angle of 02°14'23" with an arc length of 275.60 feet subtended by a chord which bears South 37°34'04" West for a distance of 275.58 feet; thence South 36°40'11" West a distance of 180.18 feet; thence South 40°12'46" West a distance of 120.49 feet to a curve to the left which tangent bears South 34°00'39" West; thence along said curve to the left having a radius of 7065.00 feet through a central angle of 01°56'45" with an arc length of 239.95 feet; subtended by a chord which bears South 33°02'16" West for a distance of 239.94 feet; thence South 32°03'53" West a distance of 60.05 feet to a curve to the right having a radius of 50.00 feet through a central angle of 89°12'49" with an arc length of 77.85 feet subtended by a chord which bears South 76°40'18" West for a distance of 70.22 feet; thence North 50°57'15" West a distance of 61.10 feet to a curve to the left which tangent bears North 62°01'03" West; thence along said curve to the left having a radius of 1053.00 feet through a central angle of 06°37'03" with an arc length of 121.62 feet

subtended by a chord which bears North 65°19'35" West for a distance of 121.55 feet; thence North 79°53'16" West a distance of 61.63 feet to a curve to the left which tangent bears North 73°05'44" West; thence along said curve to the left having a radius of 1050.00 feet through a central angle of 13°41'00" with an arc length of 250.76 feet subtended by a chord which bears North 79°56'14" West for a distance of 250.17 feet to a compound curve to the left which tangent bears North 85°45'59" West; thence along said compound curve to the left having a radius of 1038.00 feet through a central angle of 00°43'07" with an arc length of 13.02 feet subtended by a chord which bears North 86°07'33" West for a distance of 13.02 feet; thence North 86°29'06" West a distance of 146.27 feet to a curve to the right having a radius of 26.00 feet through a central angle of 85°58'49" with an arc length of 39.02 feet subtended by a chord which bears North 43°29'41" West for a distance of 35.46 feet; thence North 00°30'17" West a distance of 19.36 feet; thence South 89°29'43" West a distance of 27.00 feet; thence North 00°30'17" West a distance of 672.03 feet; thence North 89°29'43" East a distance of 204.01 feet to the point of beginning;

Containing 26.70 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only.  
The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department.  
Any other uses are Strictly Prohibited.  
The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

MACKAY & SOMPS CIVIL ENGINEERS, INC.

1376 Lead Hill, Suite 150

Roseville, California 95661-2944

  
Douglas R. Owyang, P.L.S. 6046

License Exp. Date: 6-30-01

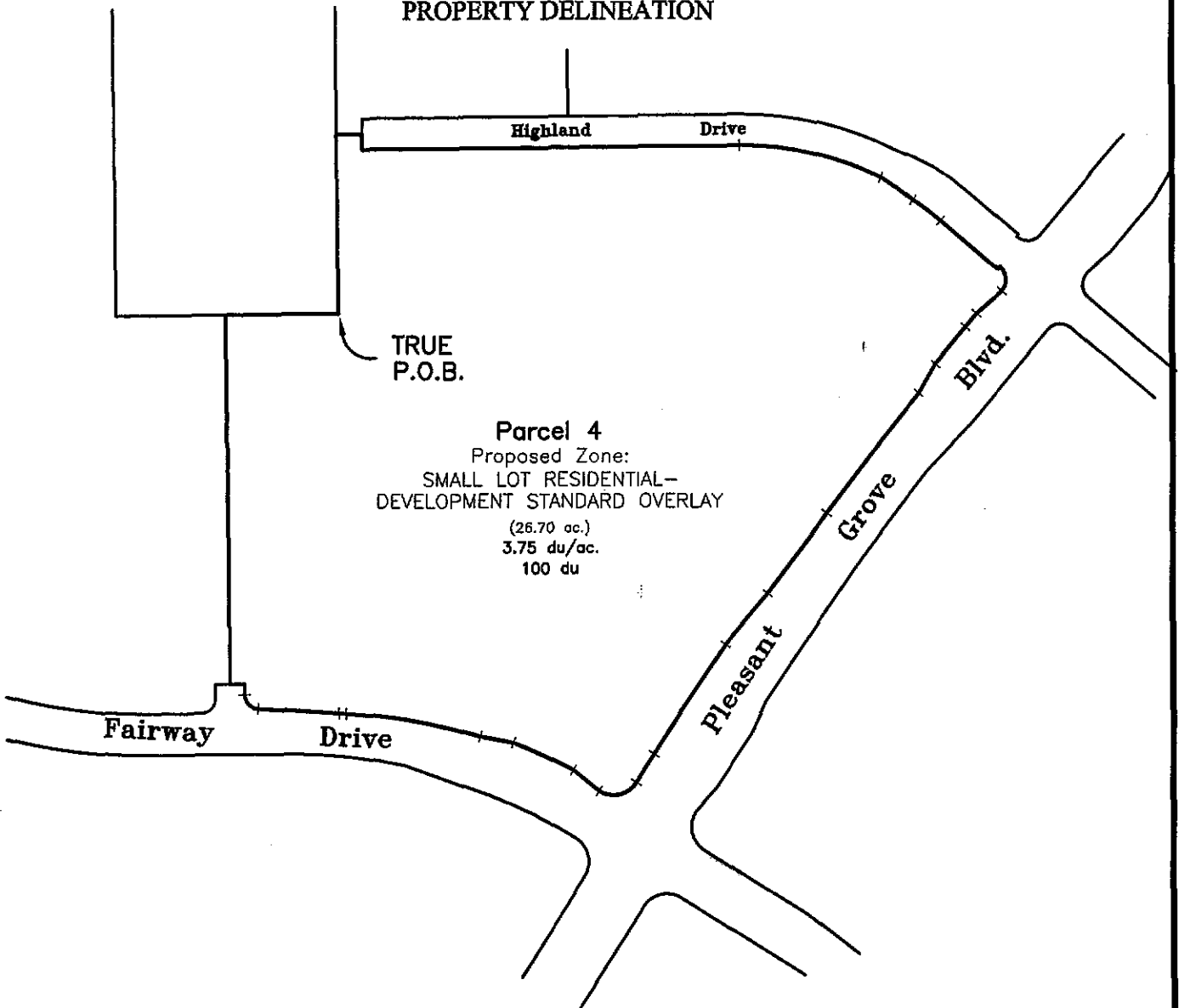
Date: November 29, 1999



1000 0000 0121 0032

EXHIBIT A-2  
 HIGHLAND RESERVE NORTH  
 PARCEL 4

PROPERTY DELINEATION



**NORTH**  
 Scale: 1"=300'

**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKEY & SOMPS**

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 1, 1999 18119-20

P: \18119\Rezone\lot4.dwg 14:03:34 12-21-1999

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 5  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** thence South 64°00'43" East a distance of 953.20 feet; thence South 25°59'13" West a distance of 426.32 feet; thence North 64°00'47" West a distance of 147.00 feet; thence South 25°59'13" West a distance of 274.00 feet; thence North 64°00'47" West a distance of 722.01 feet; thence North 64°00'47" West a distance of 174.94 feet; thence North 64°00'47" West a distance of 111.60 feet; thence North 25°59'13" East a distance of 27.00 feet; thence North 64°00'47" West a distance of 29.78 feet to a curve to the right having a radius of 26.00 feet through a central angle of 88°13'03" with an arc length of 40.03 feet; subtended by a chord which bears North 19°54'16" West for a distance of 36.19 feet to a curve to the left having a radius of 1595.00 feet through a central angle of 17°04'28" with an arc length of 475.32 feet; subtended by a chord which bears North 15°40'02" East for a distance of 473.56 feet; thence North 12°37'12" East a distance of 10.18 feet; thence North 89°27'48" East a distance of 385.92 feet to the point of beginning.

Containing 18.52 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

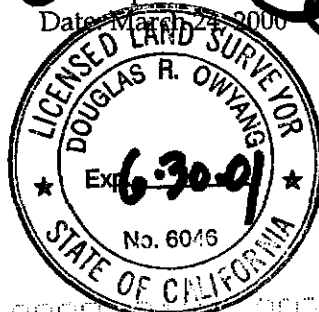
1376 Lead Hill, Suite 150

Roseville, California 95661-2944

Douglas R. Owyang, P.L.S. 6046

License Exp. Date: 6-30-01

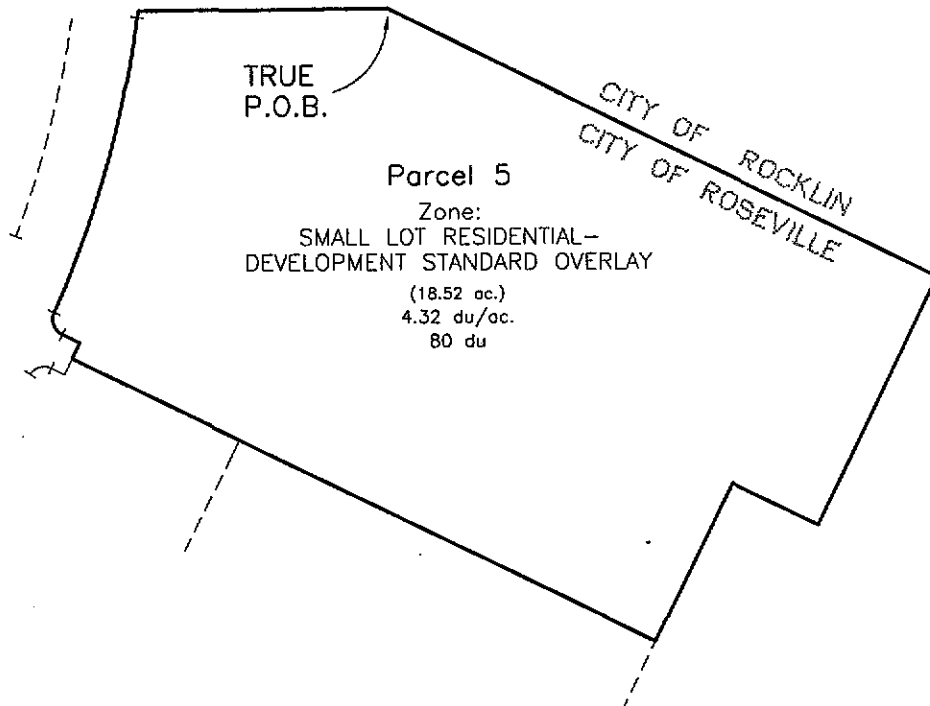
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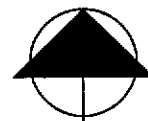
EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 5  
PROPERTY DELINEATION

R.C.C. PARTNERSHIP  
17-121-017



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.



NORTH

Scale: 1"=300'

**MACKEY & SOMPS**  
CIVIL ENGINEERING\*LAND PLANNING\*LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

March 24, 2000

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 6A  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 19°07'54" West a distance of 705.38 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING**, South 25°59'13" West a distance of 194.55 feet; thence South 04°39'13" West a distance of 523.73 feet; thence South 45°45'34" West a distance of 60.64 feet; thence South 41°36'17" East a distance of 125.27 feet; thence South 29°42'51" East a distance of 27.00 feet to a curve which tangent bears South 60°17'09" West; thence along said curve to the left having a radius of 435.00 feet through a central angle of 29°56'43" with an arc length of 227.35 feet; subtended by a chord which bears South 45°18'47" West for a distance of 224.77 feet; thence North 65°52'34" West a distance of 27.16 feet; thence South 30°20'26" West a distance of 26.86 feet to a curve to the right having a radius of 26.00 feet through a central angle of 91°33'15" with an arc length of 41.55 feet; subtended by a chord which bears South 76°07'03" West for a distance of 37.26 feet; thence North 56°46'30" West a distance of 91.92 feet to a curve which tangent bears North 55°26'42" West; thence along said curve to the right having a radius of 1980.00 feet through a central angle of 05°20'27" with an arc length of 184.57 feet; subtended by a chord which bears North 52°46'28" West for a distance of 184.50 feet; thence North 50°06'15" West a distance of 75.82 feet; thence North 44°52'00" West a distance of 120.50 feet; thence North 50°06'15" West a distance of 210.01 feet to a curve to the right having a radius of 31.00 feet through a central angle of 90°00'00" with an arc length of 48.69 feet; subtended by a chord which bears North 05°06'15" West for a distance of 43.84 feet; thence North 49°21'30" East a distance of 60.83 feet; thence North 39°53'45" East a distance of 120.00 feet; thence North 30°26'01" East a distance of 60.83 feet; thence North 39°53'45" East a distance of 266.81 feet to a curve to the left having a radius of 1595.00 feet through a central angle of 06°46'13" with an arc length of 188.47 feet; subtended by a chord which bears North 36°30'39" East for a distance of 188.36 feet; thence North 33°23'05" East a distance of 147.21 feet to a curve to the right having a radius of 26.00 feet through a central angle of 82°36'08" with an arc length of 37.48 feet; subtended by a chord which bears North 74°41'09" East for a distance of 34.32 feet; thence South 64°00'47" East a distance of 22.62 feet; thence North 25°59'13" East a distance of 27.00 feet; thence South 64°00'47" East a distance of 111.60 feet; thence South 64°00'47" East a distance of 174.94 feet to the point of beginning. Containing 12.390 acres of land, more or less.

END OF DESCRIPTION

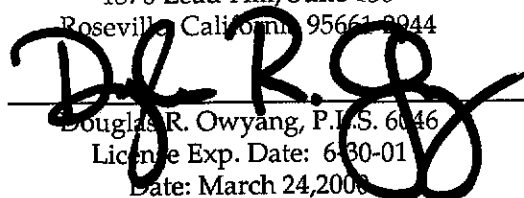
DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150  
Roseville, California 95661-8944

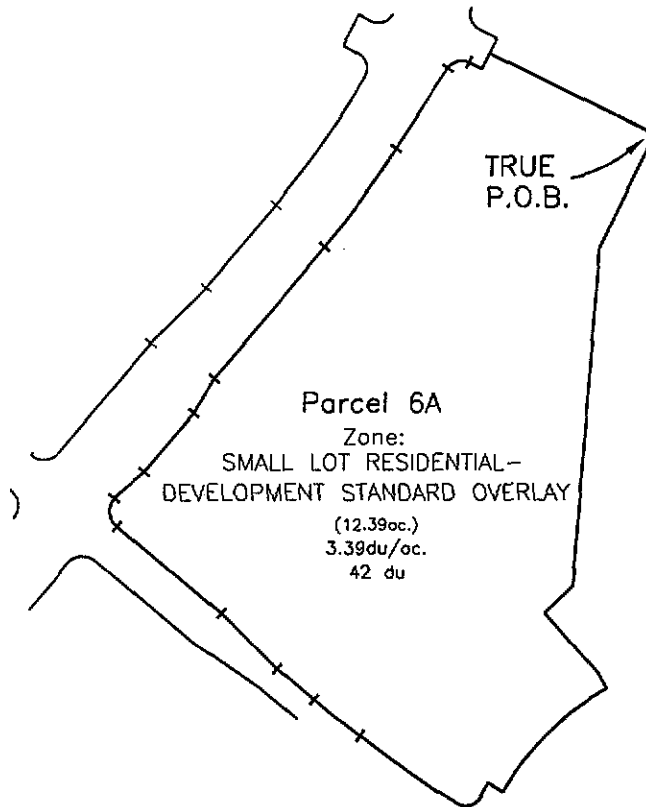
  
Douglas R. Owyang, P.L.S. 6046  
License Exp. Date: 6-30-01  
Date: March 24, 2006



1000 0000 0121 2036

EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
LOT 6A

PROPERTY DELINEATION



NORTH

Scale: 1"=300'

DISCLAIMER

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

CIVIL ENGINEERING•LAND PLANNING•LAND SURVEYING  
ROSEVILLE, CA 95661-2944 (916) 773-1189

March 24, 2000

18119-20

P: \18119\Rezone\lot6A.dwg  
11:41:29  
5-02-2000

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 6B  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 19°07'54" West a distance of 705.38 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 64°00'47" East a distance of 722.01 feet; thence South 25°59'13" West a distance of 112.57 feet to a curve to the left having a radius of 250.00 feet through a central angle of 90°00'00" with an arc length of 392.70 feet; subtended by a chord which bears South 19°00'47" East for a distance of 353.55 feet; thence South 25°59'13" West a distance of 663.04 feet; thence North 64°00'47" West a distance of 34.86 feet; thence South 28°44'19" West a distance of 20.27 feet to a curve to the right having a radius of 26.00 feet through a central angle of 87°14'53" with an arc length of 39.59 feet; subtended by a chord which bears South 72°21'46" West for a distance of 35.88 feet; thence North 64°00'47" West a distance of 190.79 feet; thence North 66°52'32" West a distance of 120.15 feet; thence North 64°00'47" West a distance of 171.00 feet; thence North 59°58'21" West a distance of 145.68 feet to a curve to the right having a radius of 26.00 feet through a central angle of 90°18'47" with an arc length of 40.98 feet; subtended by a chord which bears North 14°48'58" West for a distance of 36.87 feet; thence North 30°20'26" East a distance of 18.97 feet; thence North 59°39'34" West a distance of 27.00 feet to a curve which tangent bears North 29°57'37" East; thence along said curve to the right having a radius of 435.14 feet through a central angle of 30°19'23" with an arc length of 230.29 feet; subtended by a chord which bears North 45°07'19" East for a distance of 227.61 feet; thence North 29°42'51" West a distance of 27.00 feet; thence North 41°36'17" West a distance of 125.27 feet; thence North 45°45'34" East a distance of 60.64 feet; thence North 04°39'13" East a distance of 523.73 feet; thence North 25°59'13" East a distance of 194.55 feet to the point of beginning.

Containing 18.85 acres of land, more or less.

END OF DESCRIPTION

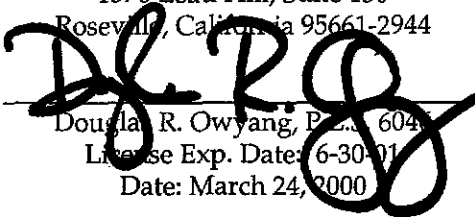
DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

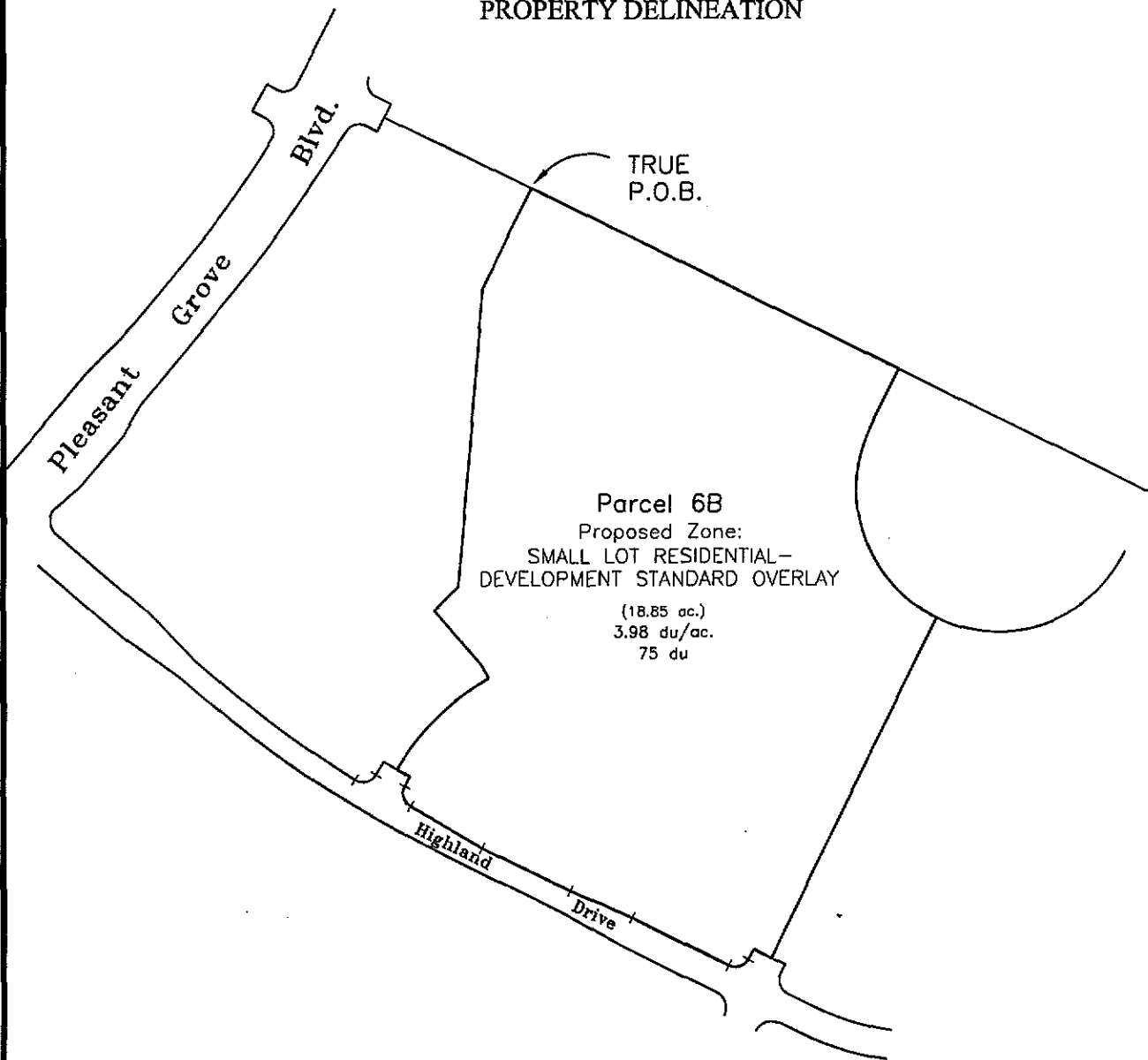
  
Douglas R. Owyang, P.E. 604  
License Exp. Date: 6-30-01  
Date: March 24, 2000



0000 0000 0121 0038

EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 6B

PROPERTY DELINEATION



NORTH

Scale: 1"=300'

DISCLAIMER

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKEY & SOMPS**

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

March 24, 2000

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 7  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 35°48'52" East a distance of 1482.10 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 64°00'47" East a distance of 378.85 feet to a curve to the left having a radius of 500.00 feet through a central angle of 18°03'09" with an arc length of 157.54 feet; subtended by a chord which bears South 73°02'22" East for a distance of 156.89 feet; thence South 82°03'57" East a distance of 186.11 feet; thence South 07°56'03" West a distance of 27.00 feet; thence South 82°03'57" East a distance of 17.00 feet to a curve to the right having a radius of 26.00 feet through a central angle of 88°23'10" with an arc length of 40.11 feet; subtended by a chord which bears South 37°52'22" East for a distance of 36.25 feet to a curve to the left having a radius of 1856.00 feet through a central angle of 05°24'02" with an arc length of 174.94 feet; subtended by a chord which bears South 03°37'12" West for a distance of 174.87 feet; thence South 03°46'58" West a distance of 121.31 feet to a curve which tangent bears South 02°48'10" East; thence along said curve to the left having a radius of 1866.00 feet through a central angle of 07°51'49" with an arc length of 256.10 feet; subtended by a chord which bears South 06°44'05" East for a distance of 255.90 feet to a curve to the right having a radius of 26.00 feet through a central angle of 88°16'25" with an arc length of 40.06 feet; subtended by a chord which bears South 33°28'13" West for a distance of 36.21 feet; thence South 77°36'26" West a distance of 182.62 feet to a curve to the right having a radius of 469.00 feet through a central angle of 05°17'31" with an arc length of 43.32 feet; subtended by a chord which bears South 80°15'12" West for a distance of 43.30 feet; thence South 82°28'56" West a distance of 120.37 feet; thence South 88°59'37" West a distance of 708.00 feet; thence North 85°06'52" West a distance of 116.18 feet to a curve which tangent bears North 81°56'11" West; thence along said curve to the right having a radius of 474.00 feet through a central angle of 17°55'24" with an arc length of 148.28 feet; subtended by a chord which bears North 72°58'29" West for a distance of 147.67 feet; thence North 64°00'47" West a distance of 47.00 feet to a curve to the right having a radius of 26.00 feet through a central angle of 90°00'00" with an arc length of 40.84 feet; subtended by a chord which bears North 19°00'47" West for a distance of 36.77 feet; thence North 25°59'13" East a distance of 19.00 feet; thence North 64°00'47" West a distance of 27.00 feet; thence North 25°59'13" East a distance of 663.04 feet to a curve which tangent bears South 64°00'47" East; thence along said curve to the left having a radius of 250.00 feet through a central angle of 90°00'00" with an arc length of 392.70 feet; subtended by a chord which bears North 70°59'13" East for a distance of 353.55 feet; thence North 25°59'13" East a distance of 112.57 feet to the point of beginning.

Containing 21.81 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

*DR. RO*  
\_\_\_\_\_  
Douglas R. Owyang, P.L.S. 6046  
License Exp. Date: 6-30-00  
Date: March 24, 2000

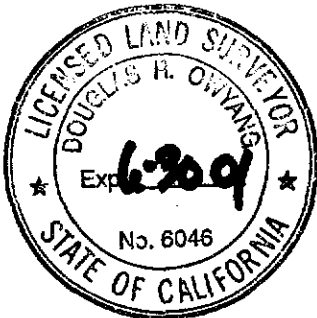
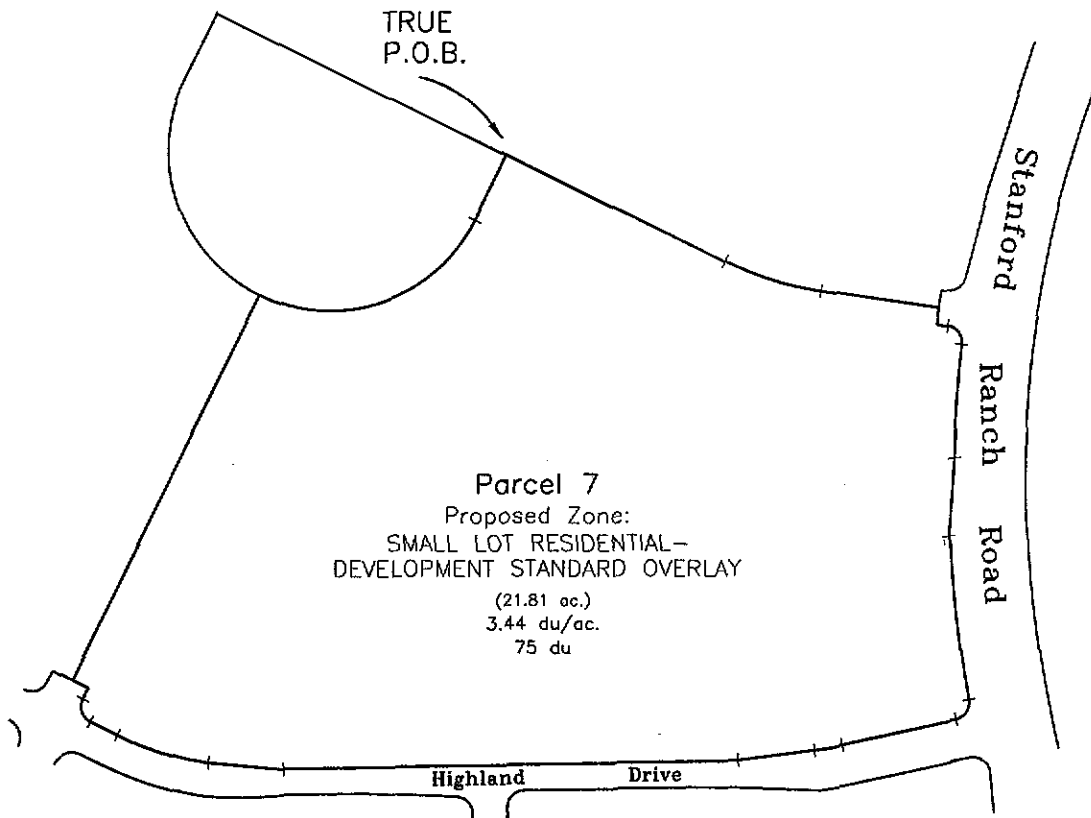


EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 7

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.



NORTH  
Scale: 1"=300'

**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

March 24, 2000

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 8  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 64°00'43" East a distance of 953.19 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 64°00'43" East a distance of 1003.77 feet to a curve which tangent bears South 23°53'52" West; thence along said curve to the left having a radius of 2564.62 feet through a central angle of 09°22'41" with an arc length of 419.78 feet; subtended by a chord which bears South 19°12'31" West for a distance of 419.31 feet; thence South 14°40'02" West a distance of 146.01 feet to a curve to the right having a radius of 26.00 feet through a central angle of 83°16'01" with an arc length of 37.79 feet; subtended by a chord which bears South 56°18'03" West for a distance of 34.55 feet; thence North 82°03'57" West a distance of 9.58 feet; thence South 07°56'03" West a distance of 27.00 feet; thence North 82°03'57" West a distance of 186.11 feet to a curve to the right having a radius of 500.00 feet through a central angle of 18°03'09" with an arc length of 157.54 feet; subtended by a chord which bears North 73°02'22" West for a distance of 156.89 feet; thence North 64°00'47" West a distance of 878.85 feet; thence North 25°59'13" East a distance of 274.00 feet; thence South 64°00'47" East a distance of 147.00 feet; thence North 25°59'13" East a distance of 426.32 feet to the point of beginning.

Containing 17.42 acres of land, more or less.

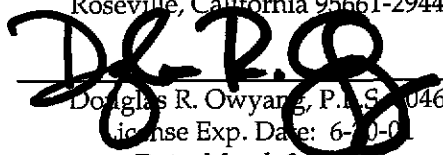
END OF DESCRIPTION

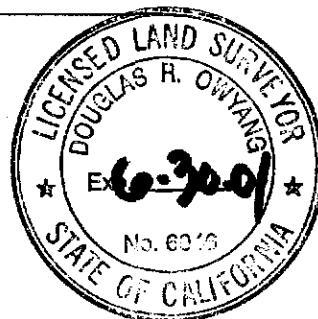
DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**  
1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

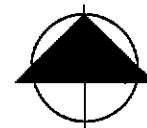
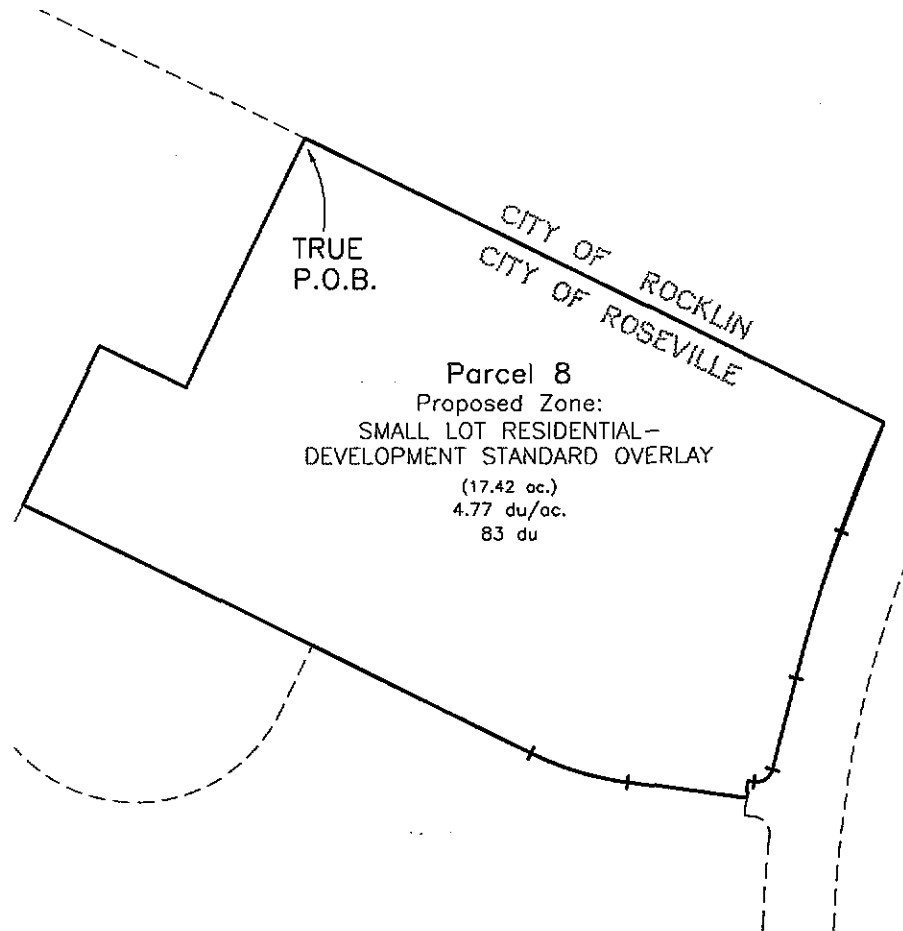
  
Douglas R. Owyang, P.E. S. 046  
License Exp. Date: 6-30-01  
Date: March 24, 2000



0000 0000 0121 0040

EXHIBIT A-2  
 HIGHLAND RESERVE NORTH  
 PARCEL 8

PROPERTY DELINEATION



NORTH

Scale: 1"=300'

DISCLAIMER

This plot is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plot is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CA. 95661-2944 (916) 773-1189

March 24, 2000

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 9A  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South  $14^{\circ}59'53''$  East a distance of 3317.85 feet from the North one-quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence North  $01^{\circ}00'23''$  West a distance of 970.01 feet; thence North  $88^{\circ}59'37''$  East a distance of 27.00 feet; thence North  $01^{\circ}00'23''$  West a distance of 22.96 feet to a curve to the right having a radius of 26.00 feet through a central angle of  $90^{\circ}00'00''$  with an arc length of 40.84 feet subtended by a chord which bears North  $43^{\circ}59'37''$  East for a distance of 36.77 feet; thence North  $88^{\circ}59'37''$  East a distance of 280.23 feet; thence South  $88^{\circ}28'42''$  East a distance of 181.36 feet to a curve to the left which tangent bears North  $82^{\circ}53'57''$  East; thence along said curve to the left having a radius of 531.00 feet through a central angle of  $05^{\circ}17'31''$  with an arc length of 49.05 feet subtended by a chord which bears North  $80^{\circ}15'12''$  East for a distance of 49.03 feet; thence North  $77^{\circ}36'26''$  East a distance of 191.00 feet to a curve to the right having a radius of 26.00 feet through a central angle of  $96^{\circ}33'37''$  with an arc length of 43.82 feet subtended by a chord which bears South  $54^{\circ}06'46''$  East for a distance of 38.81 feet; thence South  $05^{\circ}49'57''$  East a distance of 62.14 feet to a curve which tangent bears South  $16^{\circ}07'43''$  East; thence along said curve to the left having a radius of 1868.00 feet through a central angle of  $03^{\circ}46'08''$  with an arc length of 122.87 feet subtended by a chord which bears South  $18^{\circ}00'46''$  East for a distance of 122.85 feet; thence South  $30^{\circ}17'43''$  East a distance of 60.12 feet; thence North  $68^{\circ}16'44''$  East a distance of 2.09 feet to a curve which tangent bears South  $21^{\circ}43'17''$  East; thence along said curve to the left having a radius of 1856.00 feet through a central angle of  $08^{\circ}48'54''$  with an arc length of 285.55 feet subtended by a chord which bears South  $26^{\circ}07'43''$  East for a distance of 285.26 feet; thence South  $29^{\circ}50'42''$  East a distance of 146.40 feet to a curve which tangent bears South  $29^{\circ}50'40''$  East; thence along said curve to the right having a radius of 26.00 feet through a central angle of  $83^{\circ}16'00''$  with an arc length of 37.79 feet subtended by a chord which bears South  $11^{\circ}47'20''$  West for a distance of 34.55 feet; thence South  $53^{\circ}25'21''$  West a distance of 9.58 feet; thence South  $36^{\circ}34'39''$  East a distance of 27.00 feet; thence South  $53^{\circ}25'21''$  West a distance of 951.88 feet;

thence North 36°34'39" West a distance of 117.01 feet to a curve to the left having a radius of 250.00 feet through a central angle of 54°25'43" with an arc length of 237.49 feet subtended by a chord which bears North 63°47'31" West for a distance of 228.66 feet to said point of beginning;

Containing 21.42 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only.  
The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department.  
Any other uses are Strictly Prohibited.  
The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

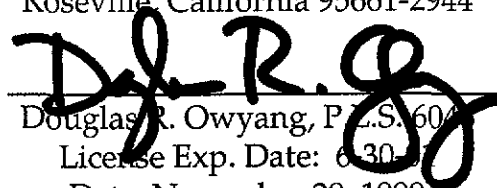
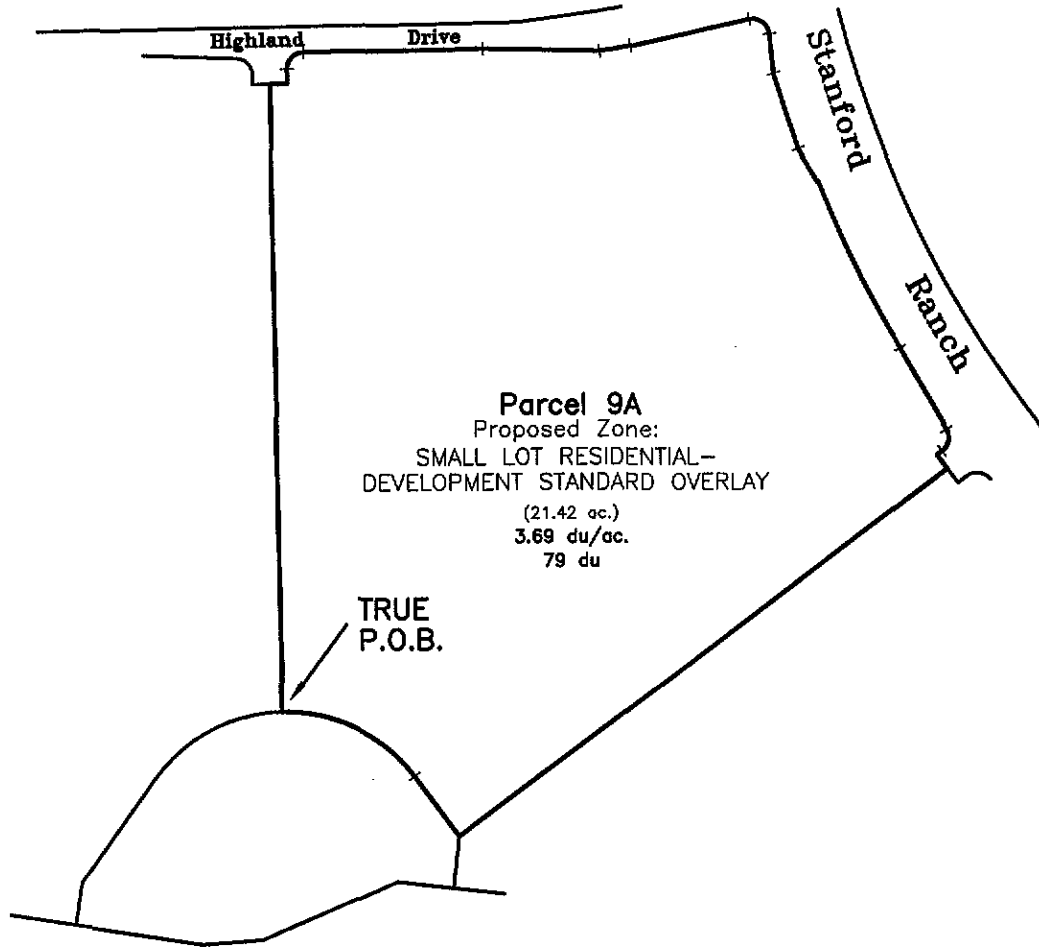
  
\_\_\_\_\_  
Douglas R. Owyang, P.E.S. 6046  
License Exp. Date: 6-30-00  
Date: November 29, 1999



EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 9A

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for, and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 1, 1999

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 9B  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 18°26'19" East a distance of 3583.75 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** North 53°25'21" East a distance of 951.88 feet; thence South 36°34'39" East a distance of 27.00 feet; thence North 53°25'21" East a distance of 17.01 feet to a curve to the right having a radius of 26.00 feet through a central angle of 88°26'31" with an arc length of 40.13 feet; subtended by a chord which bears South 82°21'24" East for a distance of 36.27 feet; thence South 38°08'08" East a distance of 450.14 feet to a curve to the right having a radius of 1744.00 feet through a central angle of 03°13'25" with an arc length of 98.12 feet; subtended by a chord which bears South 36°31'26" East for a distance of 98.11 feet; thence South 17°37'18" West a distance of 117.82 feet; thence South 17°37'18" West a distance of 102.54 feet; thence South 38°56'12" West a distance of 33.82 feet; thence South 83°56'12" West a distance of 133.97 feet to a curve which tangent bears South 55°29'54" West; thence along said curve to the right having a radius of 53.00 feet through a central angle of 48°17'04" with an arc length of 44.66 feet; subtended by a chord which bears South 79°38'26" West for a distance of 43.35 feet to a curve to the left having a radius of 30.00 feet through a central angle of 20°44'55" with an arc length of 10.86 feet; subtended by a chord which bears North 86°35'29" West for a distance of 10.80 feet to a curve to the left having a radius of 598.00 feet through a central angle of 11°54'14" with an arc length of 124.24 feet; subtended by a chord which bears South 77°04'56" West for a distance of 124.02 feet to a curve to the right having a radius of 652.00 feet through a central angle of 19°29'07" with an arc length of 221.73 feet; subtended by a chord which bears South 80°52'23" West for a distance of 220.67 feet; thence North 89°23'04" West a distance of 141.50 feet to a curve to the left having a radius of 30.00 feet through a central angle of 28°24'57" with an arc length of 14.88 feet; subtended by a chord which bears South 76°24'28" West for a distance of 14.73 feet to a curve to the right having a radius of 53.00 feet through a central angle of 146°49'51" with an arc length of 135.82 feet; subtended by a chord which bears North 44°23'05" West for a distance of 101.59 feet to a curve to the left having a radius of 30.00 feet through a central angle of 28°24'57" with an arc length of 14.88 feet; subtended by a chord which bears North 14°49'22" East for a distance of 14.73 feet; thence North 00°00'12" West a distance of 21.88 feet; thence South 76°01'33" West a distance of 81.81 feet; thence North 61°57'04" West a distance of 65.27 feet; thence North 61°57'04" West a distance of 168.50 feet to a curve which tangent bears South 41°06'16" West; thence along said curve to the right having a radius of 53.00 feet through a central angle of 56°28'27" with an arc length of 52.24 feet; subtended by a chord which bears South 69°20'29" West for a distance of 50.15 feet; thence North 06°32'12" East a distance of 23.29 feet to the point of beginning.

Containing 11.92 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**  
1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

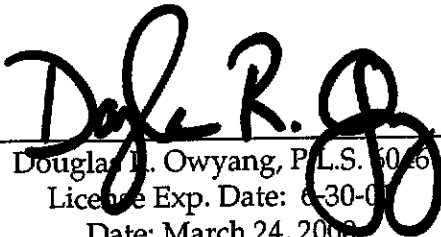
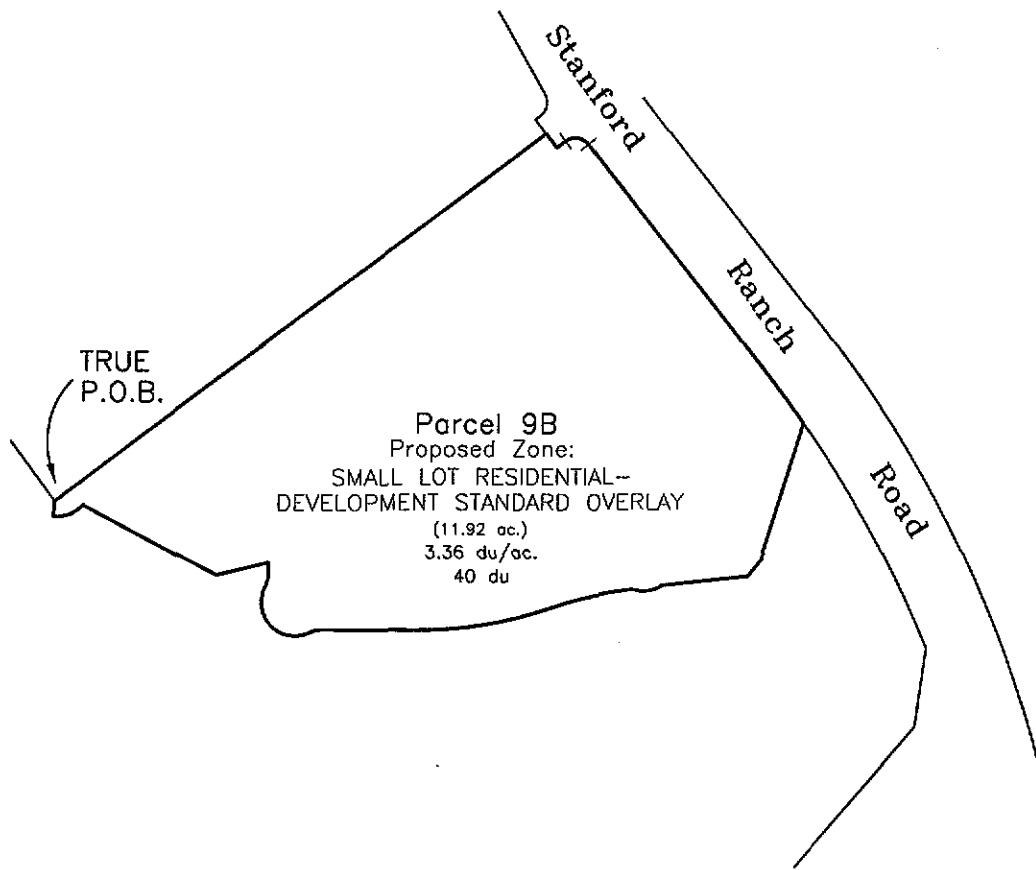
  
\_\_\_\_\_  
Douglas R. Owyang, P.L.S. 6046  
License Exp. Date: 6-30-09  
Date: March 24, 2008



EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 9B

PROPERTY DELINEATION



NORTH

Scale: 1"=300'

DISCLAIMER

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKEY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

March 24, 2000

18119-20

P: \\18119\Rezone\lot9B.dwg  
13:36:48  
3-28-2000

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 10  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 20°38'02" East a distance of 2388.17 feet from the North one-quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 01°00'23" East a distance of 970.01 feet to a curve which tangent bears South 88°59'37" West; thence along said curve to the left having a radius of 250.00 feet through a central angle of 53°26'10" with an arc length of 233.16 feet subtended by a chord which bears South 62°16'33" West for a distance of 224.80 feet; thence South 35°33'28" West a distance of 56.32 feet; thence North 55°26'06" West a distance of 932.36 feet; thence North 34°33'54" East a distance of 27.00 feet; thence North 55°26'06" West a distance of 25.60 feet to a curve to the right having a radius of 26.00 feet through a central angle of 88°09'20" with an arc length of 40.00 feet subtended by a chord which bears North 11°21'26" West for a distance of 36.17 feet to a curve to the left having a radius of 1120.00 feet through a central angle of 06°44'02" with an arc length of 131.63 feet subtended by a chord which bears North 29°21'13" East for a distance of 131.56 feet; thence North 25°59'13" East a distance of 238.80 feet; thence North 31°13'28" East a distance of 120.50 feet; thence North 25°59'13" East a distance of 198.90 feet to a curve to the right having a radius of 31.00 feet through a central angle of 90°00'00" with an arc length of 48.69 feet subtended by a chord which bears North 70°59'13" East for a distance of 43.84 feet; thence South 64°00'47" East a distance of 38.00 feet to a curve to the left having a radius of 526.00 feet through a central angle of 17°55'24" with an arc length of 164.54 feet subtended by a chord which bears South 72°58'29" East for a distance of 163.87 feet to a curve which tangent bears South 84°31'54" East; thence along said curve to the left having a radius of 510.00 feet through a central angle of 09°20'16" with an arc length of 83.12 feet subtended by a chord which bears South 89°12'02" East for a distance of 83.02 feet; thence North 86°07'50" East a distance of 40.84 feet; thence North 88°59'37" East a distance of 123.42 feet; thence South 87°57'07" East a distance of 144.94 feet to a curve to the right having a radius of 26.00 feet through a central angle of

86°56'44" with an arc length of 39.45 feet subtended by a chord which bears South 44°28'45" East for a distance of 35.78 feet; thence South 01°00'23" East a distance of 15.27 feet; thence North 88°59'37" East a distance of 27.00 feet to said point of beginning;

Containing 19.66 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department.

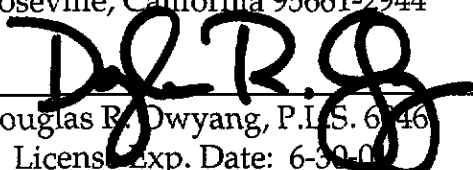
Any other uses are Strictly Prohibited.

The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

  
\_\_\_\_\_  
Douglas R. Dwyang, P.L.S. 6046

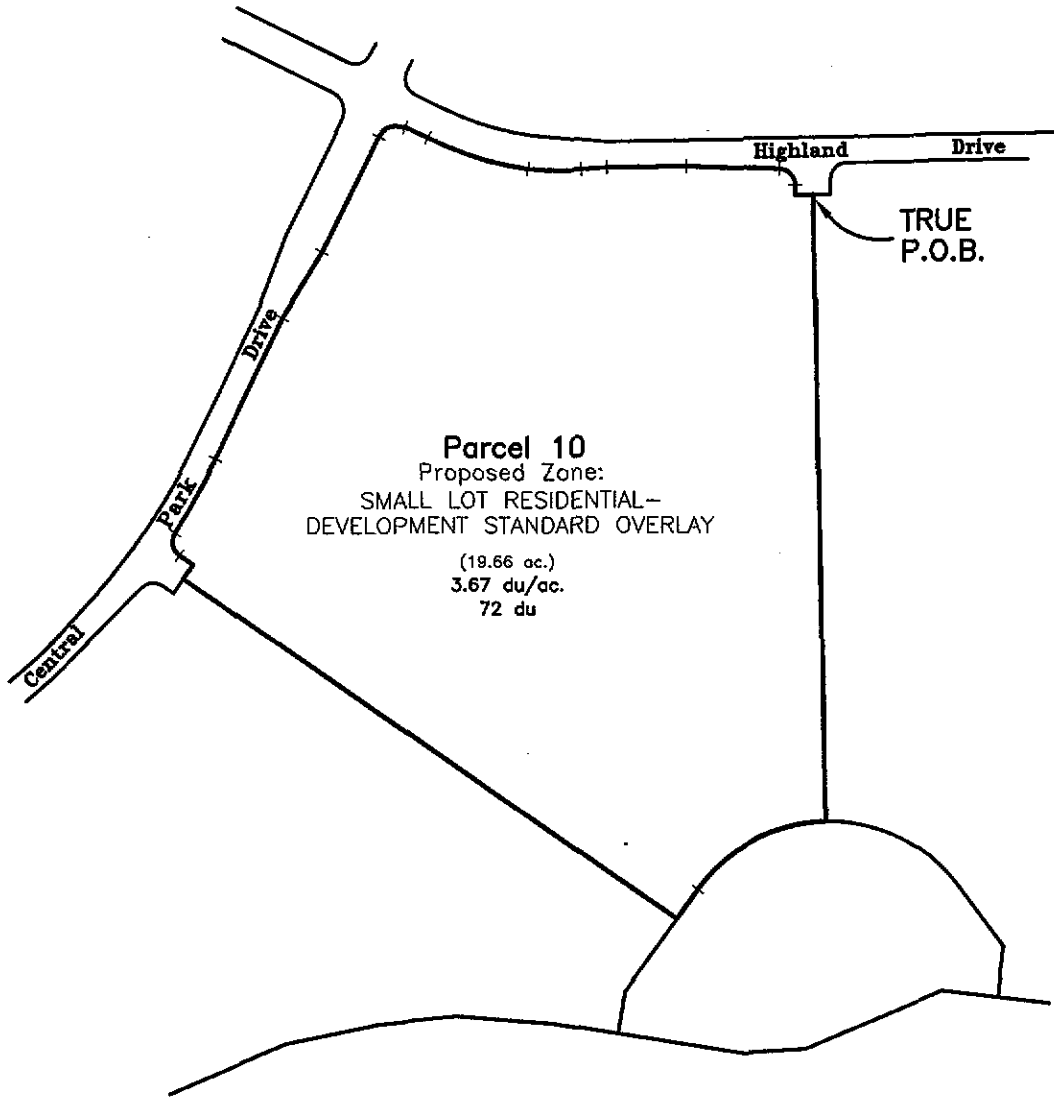
Licens. Exp. Date: 6-30-00

Date: November 29, 1999



EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 10

PROPERTY DELINEATION



**NORTH**

Scale: 1"=300'

**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 1, 1999

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 20  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 72°51'22" West a distance of 3412.57 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 00°30'17" East a distance of 205.91 feet; thence South 00°58'19" West a distance of 63.68 feet; thence South 06°15'10" West a distance of 63.05 feet; thence South 11°42'14" West a distance of 63.05 feet; thence South 17°09'17" West a distance of 63.05 feet; thence South 22°36'21" West a distance of 63.05 feet; thence South 28°01'28" West a distance of 63.35 feet; thence South 30°06'17" West a distance of 240.93 feet; thence North 59°53'37" West a distance of 755.04 feet to a curve to the right having a radius of 1162.00 feet through a central angle of 08°58'34" with an arc length of 182.04 feet subtended by a chord which bears North 55°24'20" West for a distance of 181.85 feet to a curve compounded to the right having a radius of 31.00 feet through a central angle of 93°08'33" with an arc length of 50.40 feet subtended by a chord which bears North 04°20'47" West for a distance of 45.03 feet; thence North 42°13'30" East a distance of 4.01 feet; thence South 47°46'30" East a distance of 5.00 feet; thence North 42°13'30" East a distance of 71.57 feet to a curve to the right having a radius of 564.00 feet through a central angle of 12°59'08" with an arc length of 127.82 feet subtended by a chord which bears North 48°43'04" East for a distance of 127.55 feet to a curve compounded to the right which tangent bears North 49°15'21" East; thence along said compounded curve to the right having a radius of 567.34 feet through a central angle of 07°19'07" with an arc length of 72.47 feet subtended by a chord which bears North 52°54'54" East for a distance of 72.42 feet to a curve compounded to the right which tangent bears North 62°29'04" East; thence along said compounded curve to the right having a radius of 571.50 feet through a central angle of 27°00'39" with an arc length of 269.42 feet subtended by a chord which bears

North 75°59'24" East for a distance of 266.93 feet; thence North 89°29'43" East a distance of 551.57 feet to said point of beginning;

Containing 11.95 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

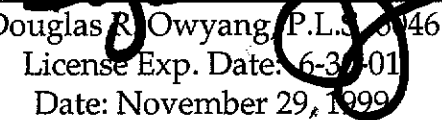
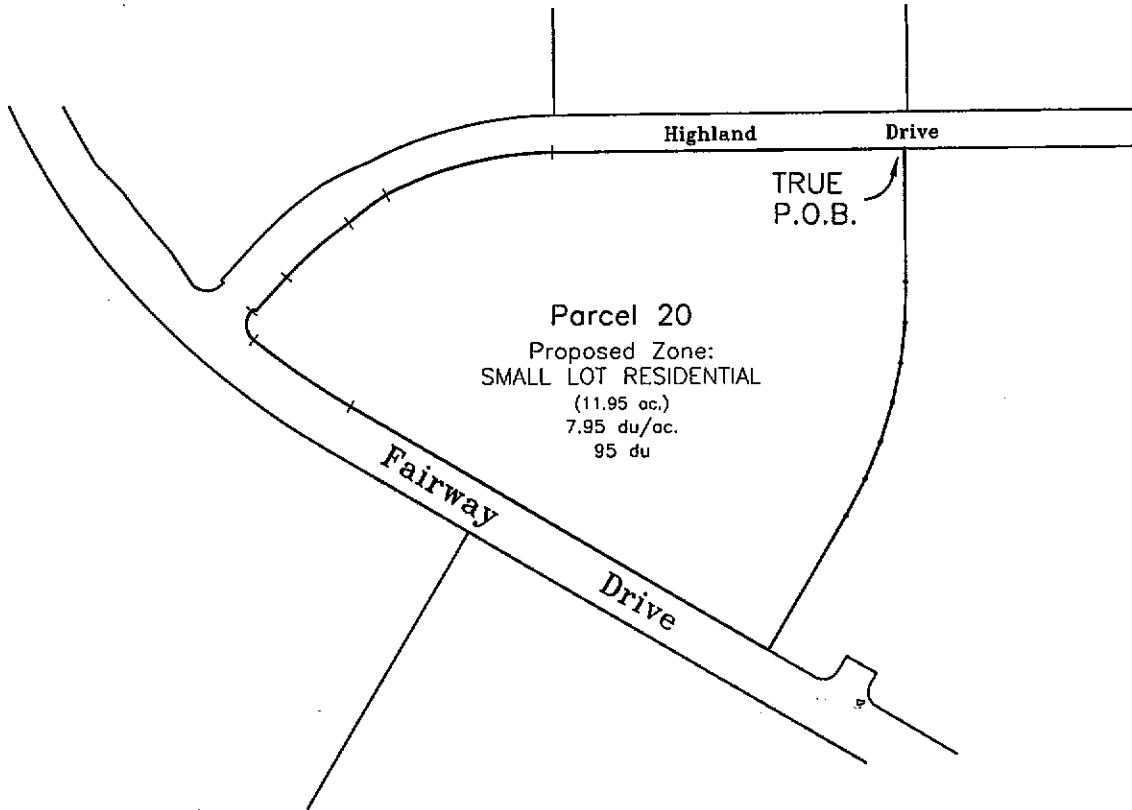
  
\_\_\_\_\_  
Douglas R. Owyang, P.L.S. 0046  
License Exp. Date: 6-30-01  
Date: November 29, 1999

EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 20

PROPERTY DELINEATION



NORTH

Scale: 1"=300'

DISCLAIMER

This plot is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plot is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

March 24, 2000

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 30  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 89°28'36" West a distance of 4702.48 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence North 89°29'39" East a distance of 884.80 feet; thence South 00°30'17" East a distance of 918.67 feet; thence South 89°29'43" West a distance of 3.57 feet to a curve to the left having a radius of 628.50 feet through a central angle of 27°00'54" with an arc length of 296.34 feet subtended by a chord which bears South 75°59'16" West for a distance of 293.60 feet to a curve compounding to the left which tangent bears South 67°51'25" West; thence along said compound curve to the left having a radius of 627.03 feet through a central angle of 07°22'03" with an arc length of 80.63 feet subtended by a chord which bears South 64°10'23" West for a distance of 80.57 feet to a curve compounding to the left which tangent bears South 55°12'20" West; thence along said compound curve to the left having a radius of 636.00 feet through a central angle of 12°58'50" with an arc length of 144.09 feet subtended by a chord which bears South 48°42'55" West for a distance of 143.78 feet; thence South 42°13'30" West a distance of 71.57 feet; thence South 47°46'30" East a distance of 5.00 feet; thence South 42°13'30" West a distance of 4.01 feet to a curve to the right having a radius of 31.00 feet through a central angle of 93°08'33" with an arc length of 50.39 feet subtended by a chord which bears South 88°47'46" West for a distance of 45.03 feet; thence North 33°39'14" West a distance of 60.57 feet to a curve which tangent bears North 41°40'26" West; thence along said curve to the right having a radius of 1152.00 feet through a central angle of 05°55'10" with an arc length of 119.02 feet subtended by a chord which bears North 38°42'50" West for a distance of 118.97 feet; thence North 43°46'27" West a distance of 60.57 feet to a curve which tangent bears North 32°47'44" West; thence along said curve to the right having a radius of 1162.00 feet through a central angle of 27°36'00" with an arc length of 559.75 feet subtended by a chord which bears North 18°59'43" West for a distance of 554.35 feet; thence North 03°28'03" East a distance of 249.24 feet to a curve which tangent bears North 02°17'31" West; thence along said curve to the left having a radius of 2834.00 feet through a central angle of 04°18'19" with an arc length of 212.95

feet subtended by a chord which bears North 04°26'41" West for a distance of 212.90 feet to the point of beginning;

Containing 19.81 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

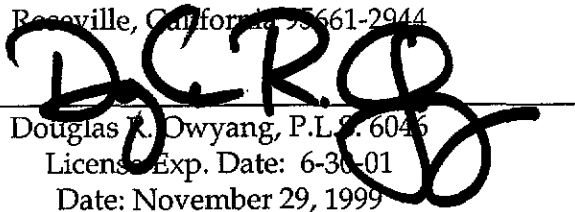
This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150

Roseville, California 95661-2944

  
Douglas R. Owyang, P.L.S. 6046

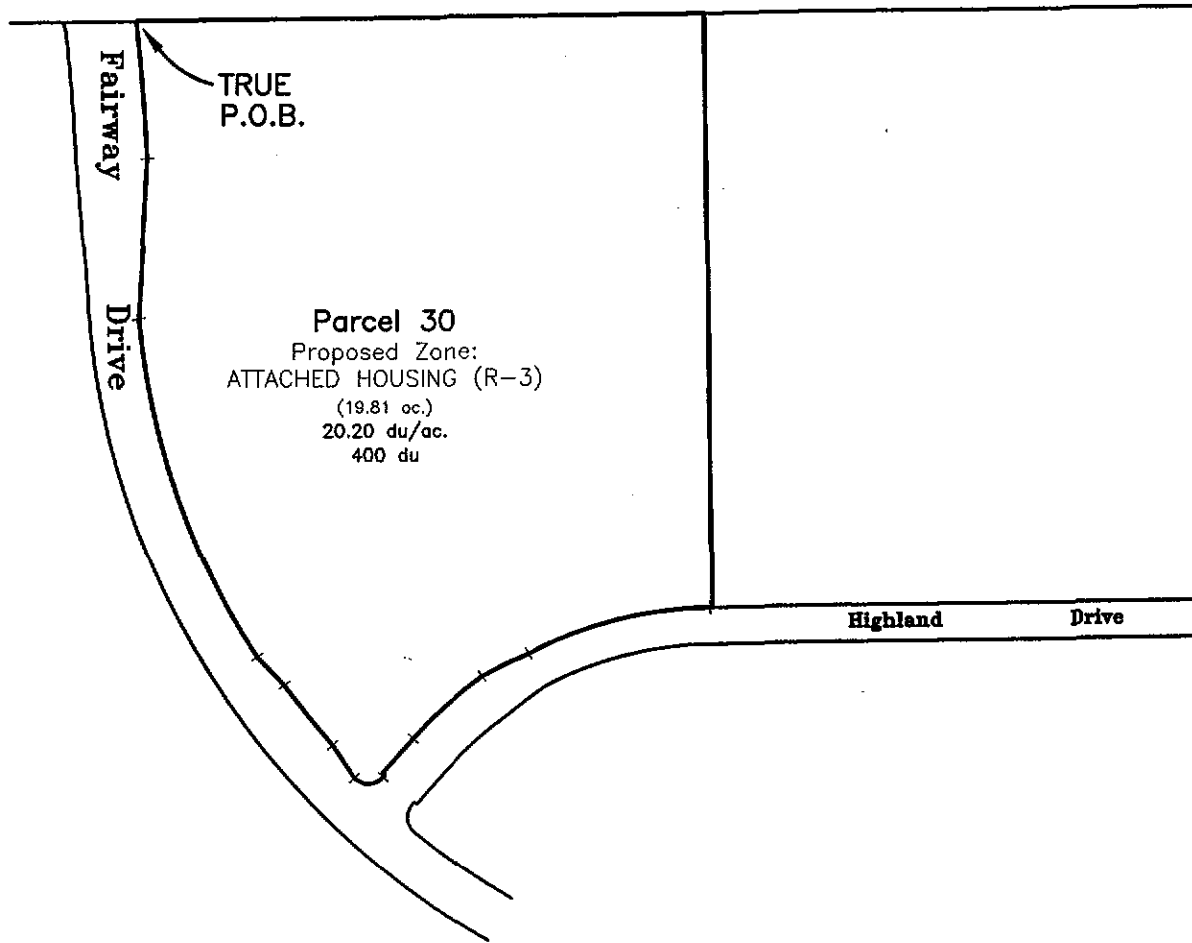
License Exp. Date: 6-30-01

Date: November 29, 1999



EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 30

PROPERTY DELINEATION



NORTH

Scale: 1"=300'

**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 1, 1999

18119-20

59

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 31  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 10°34'58" East a distance of 3413.29 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said TRUE POINT OF BEGINNING South 35°33'28" West a distance of 153.33 feet; thence North 83°09'59" West a distance of 85.35 feet to a curve which tangent bears North 89°17'43" West; thence along said curve to the left having a radius of 2400.00 feet through a central angle of 06°10'37" with an arc length of 258.74 feet; subtended by a chord which bears South 87°36'58" West for a distance of 258.62 feet to a curve to the left having a radius of 900.00 feet through a central angle of 20°04'09" with an arc length of 315.24 feet; subtended by a chord which bears South 74°29'35" West for a distance of 313.64 feet to a curve to the left having a radius of 500.00 feet through a central angle of 22°13'27" with an arc length of 193.94 feet; subtended by a chord which bears South 53°20'47" West for a distance of 192.73 feet; thence South 32°07'35" West a distance of 35.00 feet to a curve which tangent bears North 57°52'25" West; thence along said curve to the right having a radius of 1962.00 feet through a central angle of 06°58'42" with an arc length of 238.96 feet; subtended by a chord which bears North 54°23'04" West for a distance of 238.81 feet; thence North 44°16'40" West a distance of 116.64 feet to a curve which tangent bears North 47°29'33" West; thence along said curve to the right having a radius of 1952.00 feet through a central angle of 06°27'08" with an arc length of 219.82 feet; subtended by a chord which bears North 44°15'59" West for a distance of 219.70 feet to a curve to the right having a radius of 31.00 feet through a central angle of 91°42'01" with an arc length of 49.61 feet; subtended by a chord which bears North 04°48'35" East for a distance of 44.49 feet; thence North 50°39'36" East a distance of 210.32 feet; thence North 47°47'51" East a distance of 120.15 feet; thence North 50°39'36" East a distance of 88.35 feet to a curve to the left having a radius of 1120.00 feet through a central angle of 05°23'25" with an arc length of 105.37 feet; subtended by a chord which bears North 47°57'53" East for a distance of 105.33 feet; thence North 44°26'00" East a distance of 145.53 feet to a curve to the right having a radius of 26.00 feet through a central angle of 80°07'54" with an arc length of 36.36 feet; subtended by a chord which bears North 84°29'57" East for a distance of 33.47 feet; thence South 55°26'06" East a distance of 19.94 feet; thence North 34°33'54" East a distance of 27.00 feet; thence South 55°26'06" East a distance of 932.36 feet to the point of beginning. Containing 13.72

acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

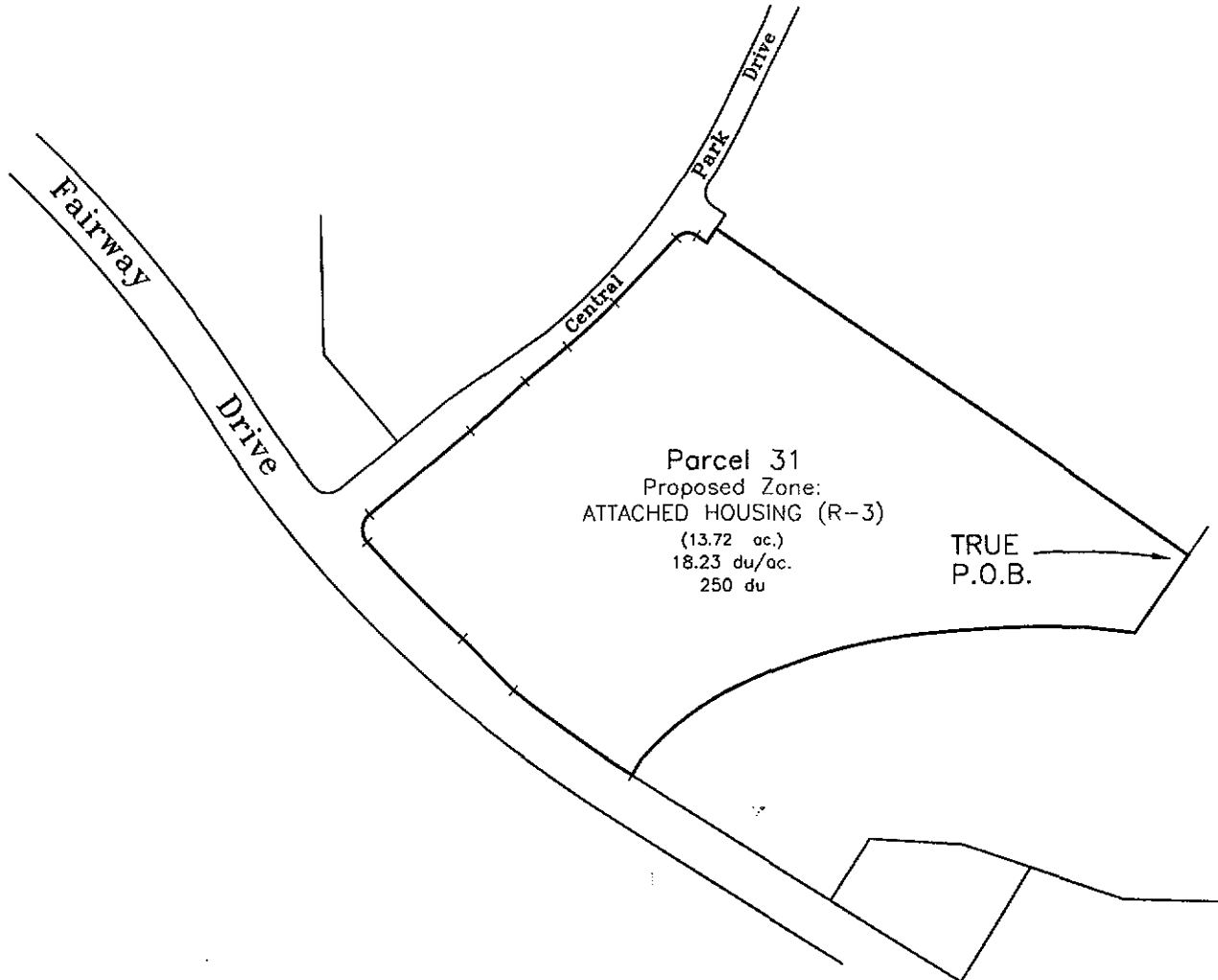
MACKAY & SOMPS CIVIL ENGINEERS, INC.  
1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

*DRS*  
Douglas R. Owyang, P.L.S. 6046  
License Exp. Date: 6-30-01  
Date: November 29, 1999



EXHIBIT A-2  
 HIGHLAND RESERVE NORTH  
 PARCEL 31

PROPERTY DELINEATION



TRUE  
 P.O.B.

Parcel 31  
 Proposed Zone:  
 ATTACHED HOUSING (R-3)  
 (13.72 ac.)  
 18.23 du/ac.  
 250 du



NORTH  
 Scale: 1"=300'

DISCLAIMER

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CA. 95661-2944 (916) 773-1189

March 24, 2000 18119-20

P: \18119\Rezone\lot31.dwg  
 08:40:24  
 3-29-2000

61

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 40  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 29°50'27" West a distance of 1740.11 feet from the North one quarter corner of Section 23, Township 11 North, Range 3 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 01°00'23" East a distance of 286.32 feet; thence South 32°03'53" West a distance of 920.38 feet to a curve to the left which tangent bears North 49°47'02" West; thence along said curve to the left having a radius of 2046.45 feet through a central angle of 05°04'27" with an arc length of 181.24 feet subtended by a chord which bears North 52°19'16" West for a distance of 181.18 feet; thence North 52°36'46" West a distance of 120.21 feet; thence North 57°56'07" West a distance of 219.99 feet to a curve to the right having a radius of 50.00 feet through a central angle of 100°13'14" with an arc length of 87.46 feet subtended by a chord which bears North 07°49'29" West for a distance of 76.73 feet; thence North 42°17'08" East a distance of 51.93 feet to a curve to the right which tangent bears North 32°08'52" East; thence along said curve to the right having a radius of 6935.00 feet through a central angle of 00°59'25" with an arc length of 119.88 feet subtended by a chord which bears North 32°38'34" East for a distance of 119.87 feet; thence North 23°40'18" East a distance of 61.36 feet to a curve to the right which tangent bears North 32°45'11" East; thence along said curve to the right having a radius of 6943.16 feet through a central angle of 02°29'09" with an arc length of 301.23 feet subtended by a chord which bears North 33°59'46" East for a distance of 301.21 feet to a curve compounding to the right which tangent bears North 36°07'17" East; thence along said compound curve to the right having a radius of 6950.00 feet through a central angle of 01°34'01" with an arc length of 190.06 feet subtended by a chord which bears North 36°54'17" East for a distance of 190.05 feet; thence North 42°56'48" East a distance of 120.42 feet to a curve to the right which tangent bears North 38°40'41" East; thence along said curve to the right having a radius of 6940.00 feet through a central angle of 01°13'04" with an arc length of 147.51 feet subtended by a chord which bears North 39°17'13" East for a distance of 147.51 feet; thence North 39°53'45" East a distance of 72.97 feet to a curve to the right having a radius of 50.00 feet through a central angle of 90°00'00" with an arc length of 78.54 feet subtended by a chord which bears North

84°53'45" East for a distance of 70.71 feet; thence South 50°06'15" East a distance of 181.01 feet; thence South 55°20'30" East a distance of 98.51 feet to said point of beginning;

Containing 13.93 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

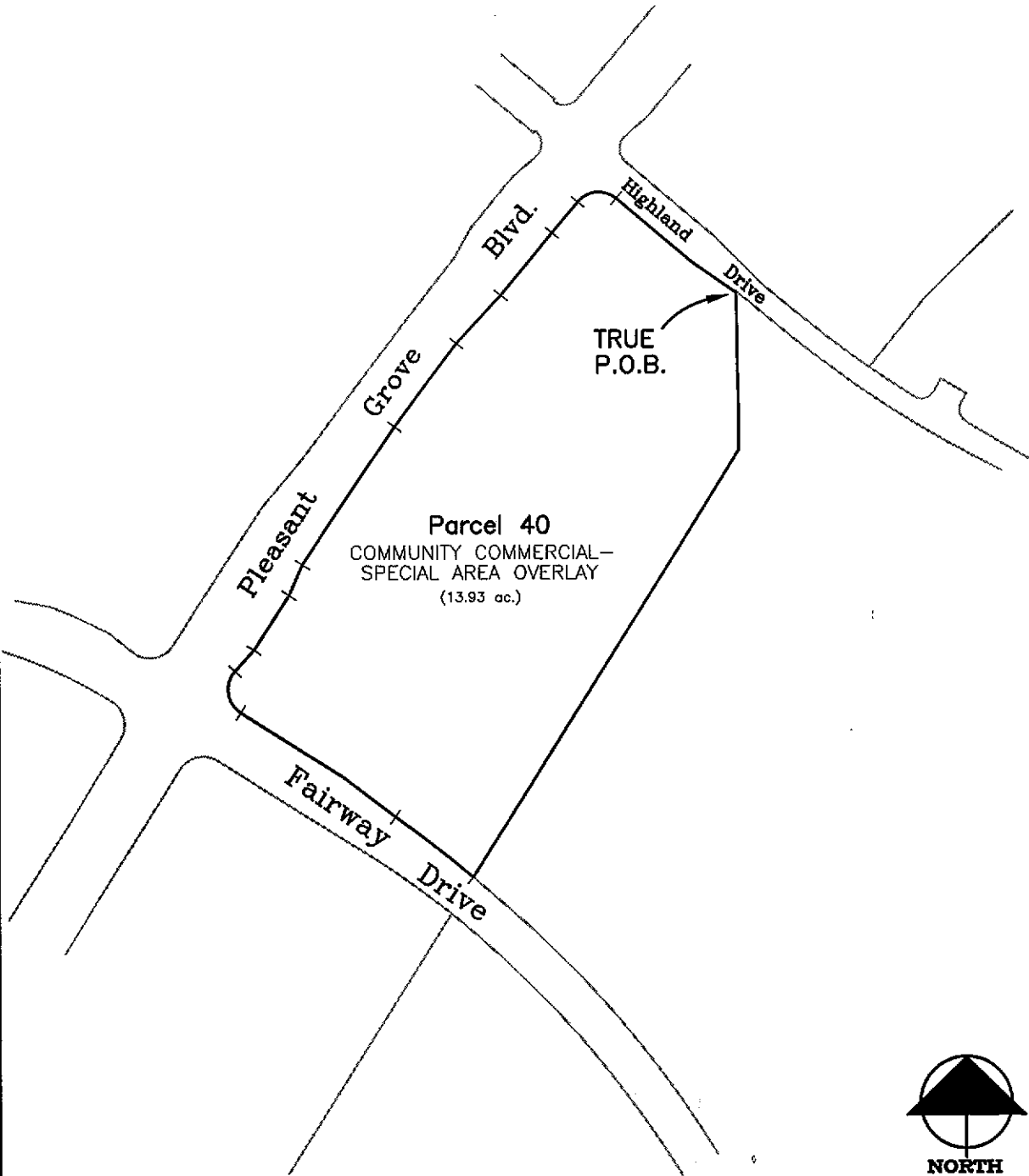
1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

*DLRO*  
Douglas R. Owyang, P.L.S. No. 6046  
License Exp. Date: 6-30-01  
Date: November 29, 1999



EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 40

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.



**NORTH**

Scale: 1"=300'

**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 8, 1999

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 41  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 54°46'51" West a distance of 3619.24 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian, said point being a point on a curve to the left which tangent bears South 81°18'31" East; thence from said **TRUE POINT OF BEGINNING** along said curve to the left having a radius of 1038.00 feet through a central angle of 09°11'46" with an arc length of 166.60 feet subtended by a chord which bears South 85°54'24" East for a distance of 166.42 feet; thence North 89°29'43" East a distance of 218.46 feet; thence South 89°24'57" East a distance of 56.31 feet to a curve to the right which tangent bears South 89°21'09" East; thence along said curve to the right having a radius of 958.80 feet through a central angle of 11°37'05" with an arc length of 194.42 feet subtended by a chord which bears South 83°32'37" East for a distance of 194.09 feet; thence South 70°31'51" East a distance of 121.23 feet to a curve to the right which tangent bears South 71°36'52" East; thence along said curve to the right having a radius of 947.00 feet through a central angle of 13°21'35" with an arc length of 220.82 feet subtended by a chord which bears South 64°56'04" East for a distance of 220.32 feet to a curve compounding to the right having a radius of 50.00 feet through a central angle of 90°19'10" with an arc length of 78.82 feet subtended by a chord which bears South 13°05'42" East for a distance of 70.91 feet; thence South 32°03'53" West a distance of 388.93 feet; thence North 57°56'07" West a distance of 54.99 feet; thence South 39°45'39" West a distance of 186.68 feet; thence North 89°21'50"

West a distance of 585.19 feet; thence North 00°30'17" West a distance of 672.60 feet to said point of beginning;

Containing 12.37 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150

Roseville, California 95661-2944

*D.R.O.*

Douglas R. Owyang, P.L.S. #046

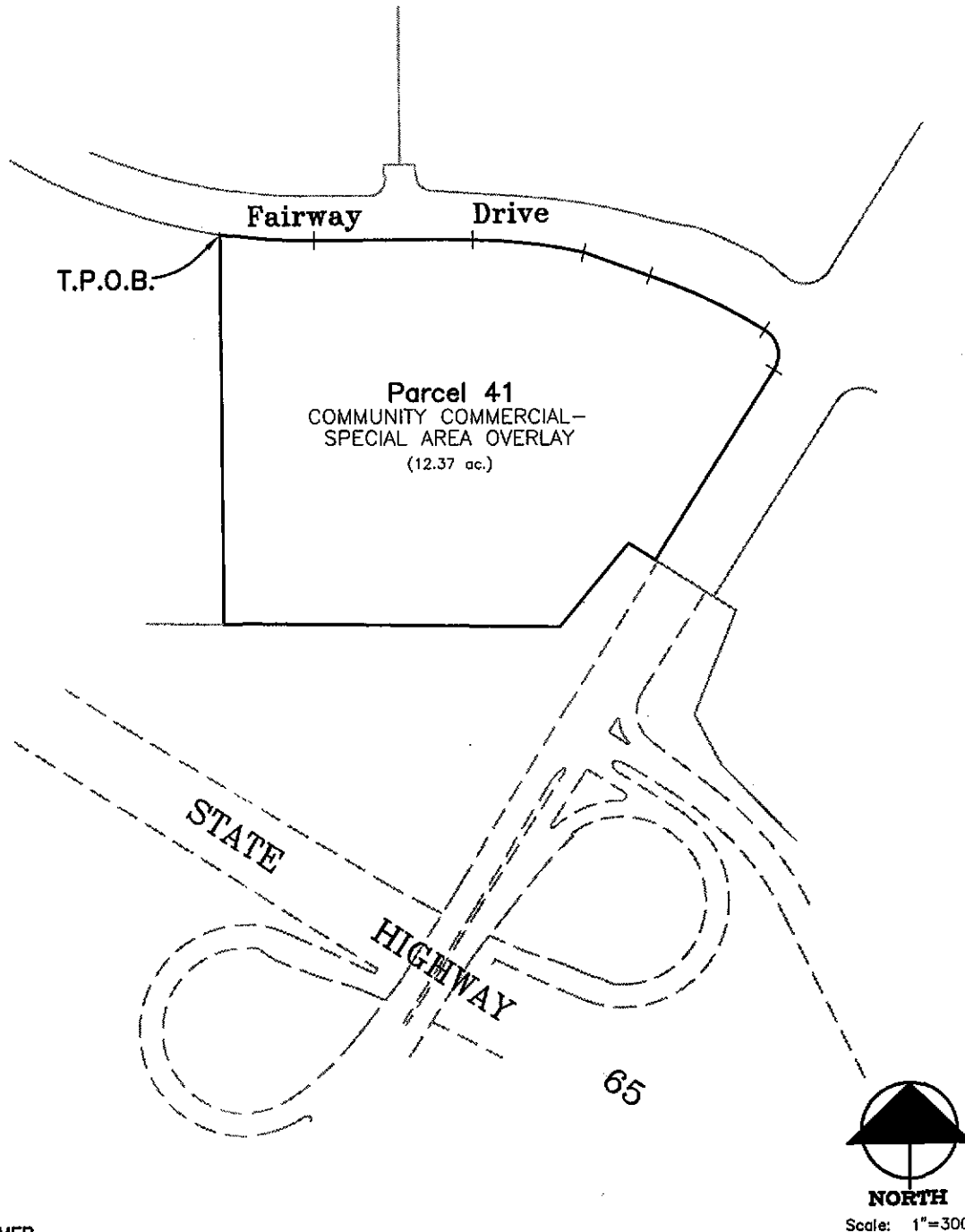
License Exp. Date: 6-30-01

Date: November 29, 1999



EXHIBIT A-2  
 HIGHLAND RESERVE NORTH  
 PARCEL 41

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 8, 1999

18119-20

P: \\18119\Rezone\lot41.dwg 08:14:53 12-22-1999

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 42A & 42B  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

**PARCEL 42A**

Beginning at a point bearing South 89°28'07" West a distance of 5634.52 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** North 89°18'49" East a distance of 344.20 feet; thence North 89°29'39" East a distance of 489.86 feet to a curve to the right which tangent bears South 06°37'10" East; thence along said curve to the right having a radius of 2812.00 feet through a central angle of 07°03'19" with an arc length of 346.26 feet subtended by a chord which bears South 03°05'31" East for a distance of 346.04 feet to a curve reversing to the left having a radius of 1238.00 feet through a central angle of 24°26'08" with an arc length of 527.99 feet subtended by a chord which bears South 11°46'56" East for a distance of 523.99 feet; thence South 68°53'06" West a distance of 416.60 feet; thence North 37°08'48" West a distance of 57.29 feet; thence North 68°26'27" West a distance of 167.08 feet; thence North 56°12'02" West a distance of 161.79 feet; thence North 19°12'18" West a distance of 38.36 feet to a curve to the right having a radius of 198.00 feet through a central angle of 09°58'54" with an arc length of 34.49 feet subtended by a chord which bears North 14°12'51" West for a distance of 34.45 feet; thence North 09°13'24" West a distance of 264.69 feet to a curve to the left having a radius of 202.00 feet through a central angle of 02°38'42" with an arc length of 9.33 feet subtended by a chord which bears North 10°32'46" West for a distance of 9.32 feet; thence North 11°52'07" West a distance of 171.43 feet to a curve to the left which tangent bears North 11°48'16" West; thence along said curve to the left having a radius of 1062.00 feet through a central angle of 11°11'15" with an arc length of 207.36 feet subtended by a chord which bears North 17°23'53" West for a distance of 207.03 feet to a curve reversing to the right having a radius of 503.00 feet through a central angle of 07°56'38" with an arc length of 69.74 feet; subtended by a chord which bears North 19°01'11" West for a distance of 69.68 feet; thence South 89°20'02" West a distance of 41.42 feet; thence North 31°56'51" West a distance of 38.04 feet to said point of beginning;

Containing 14.83 acres of land, more or less.

**PARCEL 42B**

Beginning at a point bearing South 79°04'30" West a distance of 4760.88 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian said point being a point on a curve to the left which tangent bears South 24°00'00" East; thence from said **TRUE POINT OF BEGINNING** along said curve to the left having a radius of 1238.00 feet through a central angle of 19°44'57" with an arc length of 426.72 feet subtended by a chord which bears South 33°52'28" East for a distance of 424.61 feet; thence South 49°44'17" West a distance of 155.46 feet; thence North 40°15'43" West a distance of 127.20 feet; thence South 75°16'43" West a distance of 231.53 feet; thence North 37°08'48" West a distance of 332.08 feet; thence North 68°53'06" East a distance of 416.60 feet to said point of beginning;

Containing 3.39 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150

Roseville, California 95661-2944

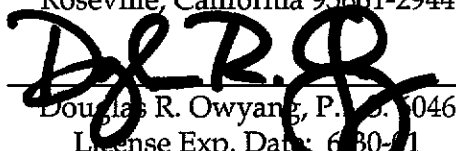
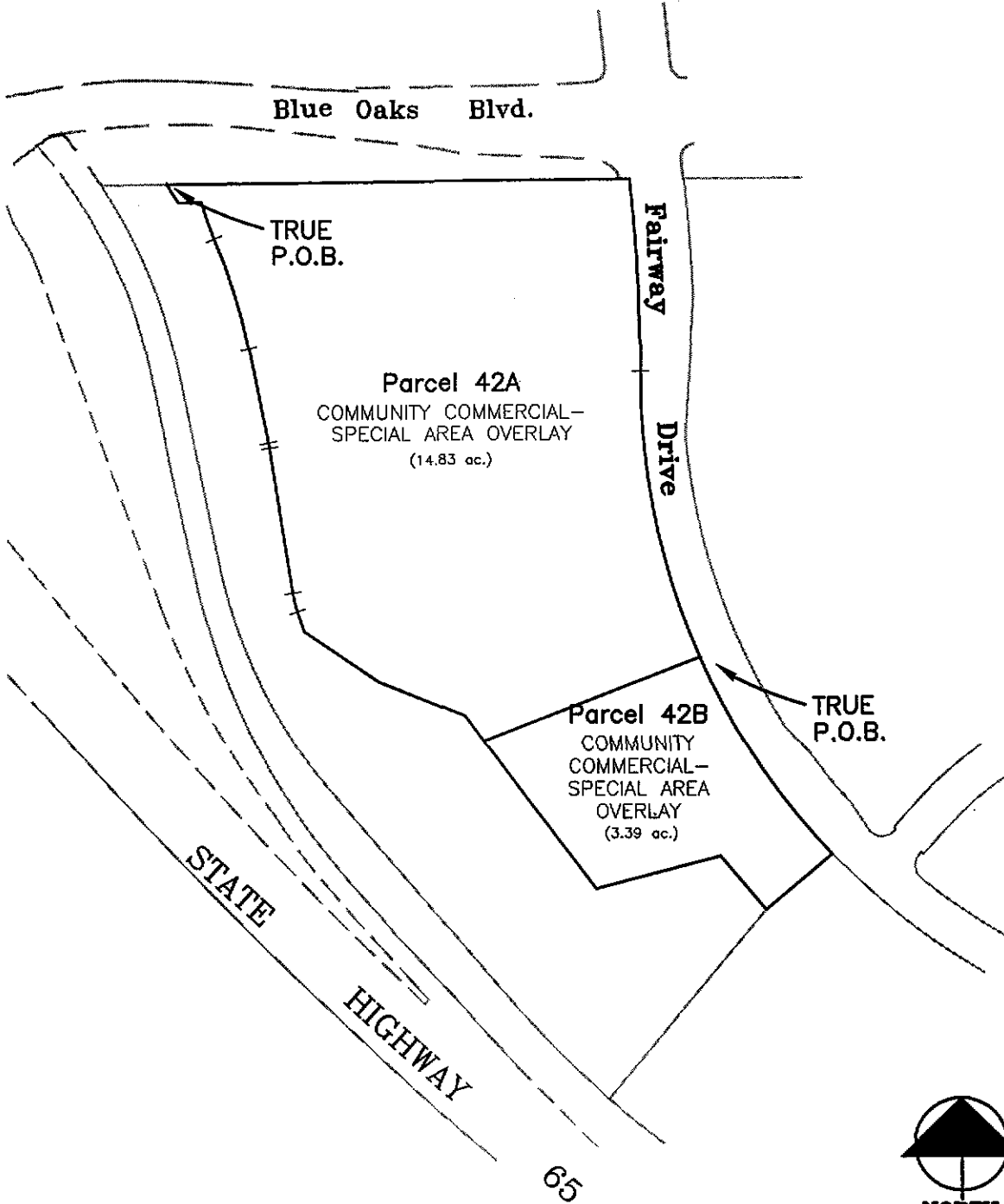
  
Douglas R. Owyang, P.E. No. 6046  
License Exp. Date: 6-30-01  
Date: November 29, 1999



EXHIBIT A-2  
 HIGHLAND RESERVE NORTH  
 PARCELS 42A & 42B

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.



**MACKAY & SOMPS**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 14, 1999

18119-20

P: \18119\Rezone\lot42A\_42B.dwg  
 08:17:51  
 12-22-1999

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 46A, 46B, & 46C  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

**PARCEL 46A**

Beginning at a point bearing South 37°34'35" West a distance of 2980.02 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 57°56'07" East a distance of 266.51 feet to a curve to the right which tangent bears South 58°56'15" East; thence along said curve to the right having a radius of 1961.72 feet through a central angle of 07°10'24" with an arc length of 245.60 feet subtended by a chord which bears South 55°21'03" East for a distance of 245.44 feet; thence South 32°10'23" West a distance of 842.97 feet; thence North 28°46'07" West a distance of 247.35 feet; thence North 44°14'54" West a distance of 182.76 feet; thence North 27°56'07" West a distance of 100.60 feet; thence North 21°51'01" East a distance of 194.08 feet; thence North 57°56'07" West a distance of 45.01 feet; thence North 32°03'53" East a distance of 398.94 feet to a curve to the right having a radius of 50.00 feet through a central angle of 90°00'00" with an arc length of 78.54 feet subtended by a chord which bears North 77°03'53" East for a distance of 70.71 feet to said point of beginning;

Containing 9.05 acres of land, more or less.

**PARCEL 46B**

Beginning at a point bearing South 27°44'02" West a distance of 2985.83 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian, said point being a point on a curve to the right which tangent bears South 50°35'52" East; thence from said **POINT OF BEGINNING** along said curve to the right having a radius of 1962.00 feet through a central angle of 18°44'19" with an arc length of 641.67 feet; subtended by a chord which bears South 41°13'42" East for a distance of 638.82 feet to a curve to the left having a radius of 2038.00 feet through a central angle of 07°18'17" with an arc length of 259.83 feet; subtended by a chord which bears South 35°30'41" East for a distance of 259.65 feet; thence South 49°59'33" West a distance of 130.55 feet; thence South 45°44'39" West a distance of 196.73 feet; thence South 50°05'14" West a distance of 484.67 feet; thence North 47°31'06" West a distance of 348.45 feet; thence North 28°46'07" West a distance of 313.89 feet; thence North 32°10'23" East a distance of 842.97 feet to the point of beginning.

Containing 15.23 acres of land, more or less.

**PARCEL 46C**

Beginning at a point bearing South 17°41'50" West a distance of 3247.45 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian said point being on a curve to the right which tangent bears South 39°09'50" East; thence from said **TRUE POINT OF BEGINNING** along said curve to the right having a radius of 2038.00 feet through a central angle of 18°42'35" with an arc length of 665.51 feet; subtended by a chord which bears South 48°31'07" East for a distance of 662.55 feet; thence South 57°52'25" East a distance of 46.51 feet; thence South 34°42'18" West a distance of 89.97 feet; thence South 59°22'25" West a distance of 658.15 feet; thence North 57°52'25" West a distance of 518.67 feet to a curve to the right having a radius of 1700.00 feet through a central angle of 03°05'37" with an arc length of 91.79 feet; subtended by a chord which bears North 56°19'37" West for a distance of 91.78 feet; thence North 47°31'06" West a distance of 20.63 feet; thence North 50°05'14" East a distance of 484.67 feet; thence North 45°44'39" East a distance of 196.73 feet; thence North 49°59'33" East a distance of 130.55 feet to the point of beginning.

Containing 11.37 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

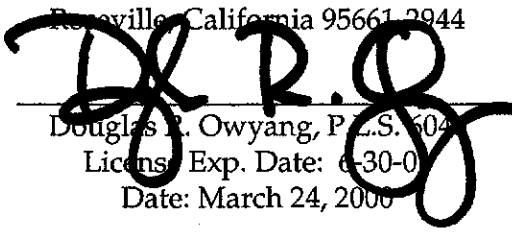
This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

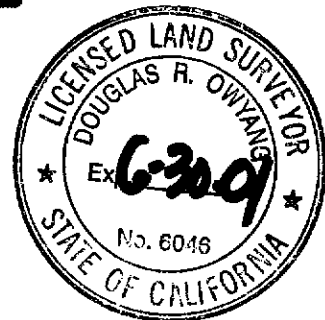
1376 Lead Hill, Suite 150

Roseville, California 95661-2944

  
Douglas R. Owyang, P.L.S. 6046

Licens. Exp. Date: 6-30-00

Date: March 24, 2000

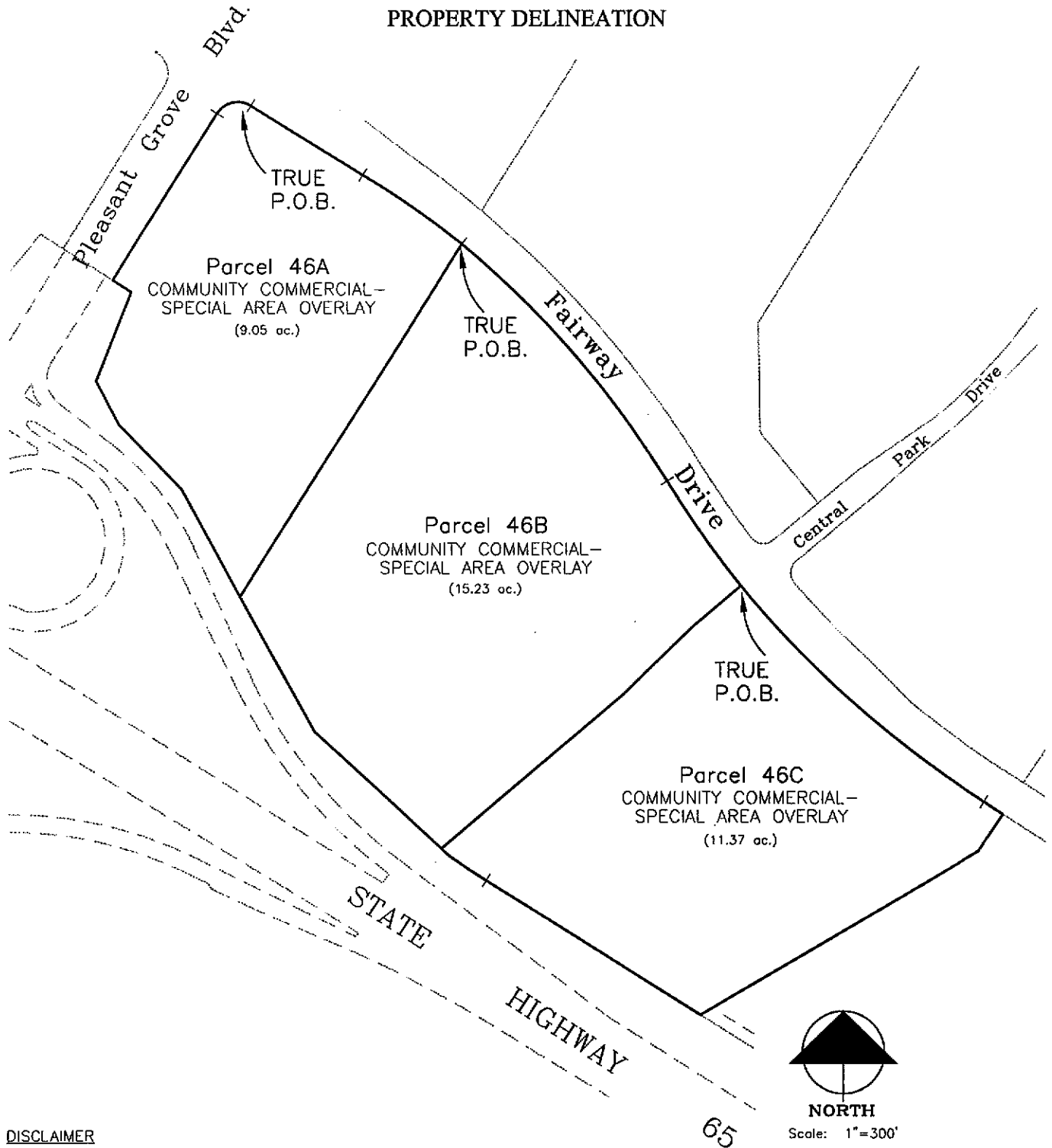


Page 23b of 35

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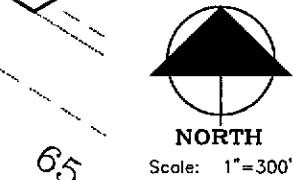
EXHIBIT A-2  
 HIGHLAND RESERVE NORTH  
 PARCELS 46A, 46B & 46C

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.



**MACKAY & SOMPS**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CA. 95661-2944 (916) 773-1189

March 24, 2000

18119-20

P: \\18119\Rezone\lot46ABC.dwg  
 12:08:31  
 3-30-2000

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 47A, 47B, & 47C  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

**PARCEL 47A**

Beginning at a point bearing South 74°12'42" West a distance of 4611.92 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian, said point being a point on a curve to the left which tangent bears South 43°44'57" East; thence from said **TRUE POINT OF BEGINNING** along said curve to the left having a radius of 1238.00 feet through a central angle of 16°08'46" with an arc length of 348.87 feet subtended by a chord which bears South 51°49'20" East for a distance of 347.72 feet; thence South 59°53'37" East a distance of 255.41 feet; thence South 30°06'17" West a distance of 625.02 feet; thence North 59°53'43" West a distance of 82.69 feet; thence North 52°11'28" West a distance of 522.22 feet to a curve to the right having a radius of 2000.00 feet through a central angle of 03°37'44" with an arc length of 126.67 feet subtended by a chord which bears North 50°22'36" West for a distance of 126.65 feet; thence North 39°37'24" East a distance of 442.58 feet; thence North 49°44'17" East a distance of 155.46 feet to said point of beginning;

Containing 9.33 acres of land, more or less.

**PARCEL 47B**

Beginning at a point bearing South 67°56'36" West a distance of 4255.05 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 59°53'45" East a distance of 662.12 feet; thence South 30°06'17" West a distance of 625.03 feet; thence North 59°53'43" West a distance of 662.12 feet; thence North 30°06'17" East a distance of 625.02 feet to said point of beginning;

Containing 9.50 acres of land, more or less.

**PARCEL 47C**

Beginning at a point bearing South 54°46'51" West a distance of 3619.24 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 00°30'17" East a

distance of 672.60 feet; thence North 89°21'50" West a distance of 134.27 feet to a curve to the right having a radius of 400.00 feet through a central angle of 29°28'07" with an arc length of 205.73 feet subtended by a chord which bears North 74°37'46" West for a distance of 203.47 feet; thence North 59°53'43" West a distance of 465.90 feet; thence North 30°06'17" East a distance of 625.03 feet; thence South 59°53'43" East a distance of 58.13 feet to a curve to the left having a radius of 1038.00 feet through a central angle of 21°24'48" with an arc length of 387.94 feet subtended by a chord which bears South 70°36'07" East for a distance of 385.68 feet to said point of beginning;

Containing 9.37 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150

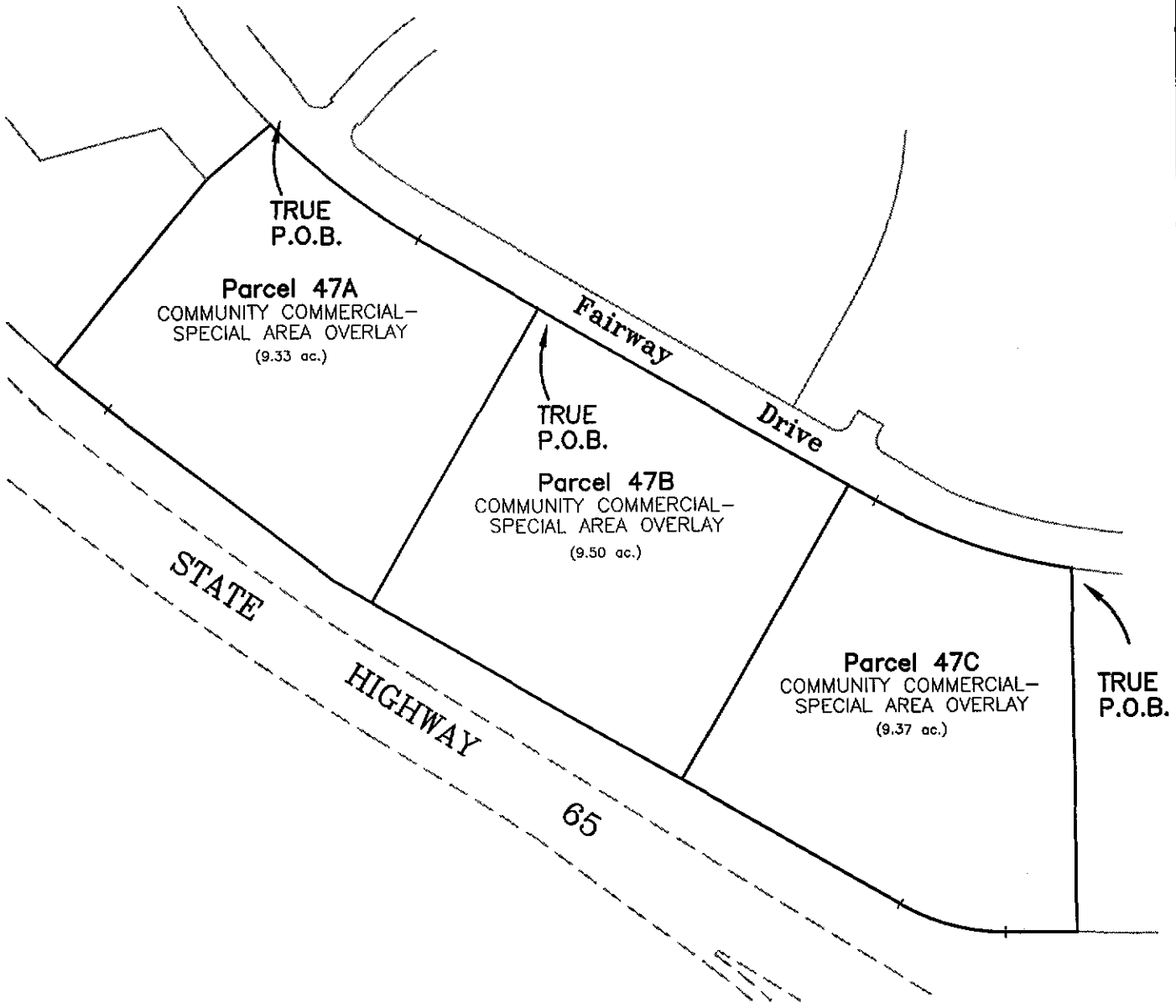
Roseville, California 95661-2944

**D.R.O.**  
Douglas R. Owyang, P.L.S. 6046  
License Exp. Date: 6-30-01  
Date: November 29, 1999



EXHIBIT A-2  
 HIGHLAND RESERVE NORTH  
 PARCELS 47A, 47B & 47C

PROPERTY DELINEATION



**NORTH**  
 Scale: 1" = 300'

**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for, and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CA. 95661-2944 (916) 773-1189

**EXHIBIT 1A  
HIGHLAND RESERVE NORTH  
PARCEL 50  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 08°31'12" East a distance of 3573.01 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** North 08°51'24" East a distance of 54.27 feet; thence North 35°33'28" East a distance of 124.39 feet; thence North 35°33'28" East a distance of 85.26 feet to a curve to the right having a radius of 250.00 feet through a central angle of 79°31'49" with an arc length of 347.02 feet; subtended by a chord which bears North 75°19'22" East for a distance of 319.82 feet to a curve to the right having a radius of 250.00 feet through a central angle of 28°20'03" with an arc length of 123.63 feet; subtended by a chord which bears South 50°44'41" East for a distance of 122.38 feet; thence South 36°34'39" East a distance of 117.01 feet; thence South 06°32'12" West a distance of 80.73 feet; thence North 83°27'48" West a distance of 88.40 feet; thence South 67°02'18" West a distance of 228.30 feet; thence South 86°08'34" West a distance of 93.71 feet; thence North 81°08'36" West a distance of 205.87 feet to the point of beginning.

Containing 3.35 acres of land, more or less.

**END OF DESCRIPTION**

**DISCLAIMER**

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

**DESCRIPTION PREPARED BY:**

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

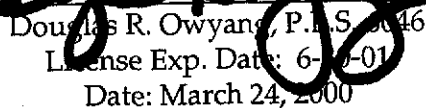
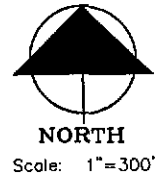
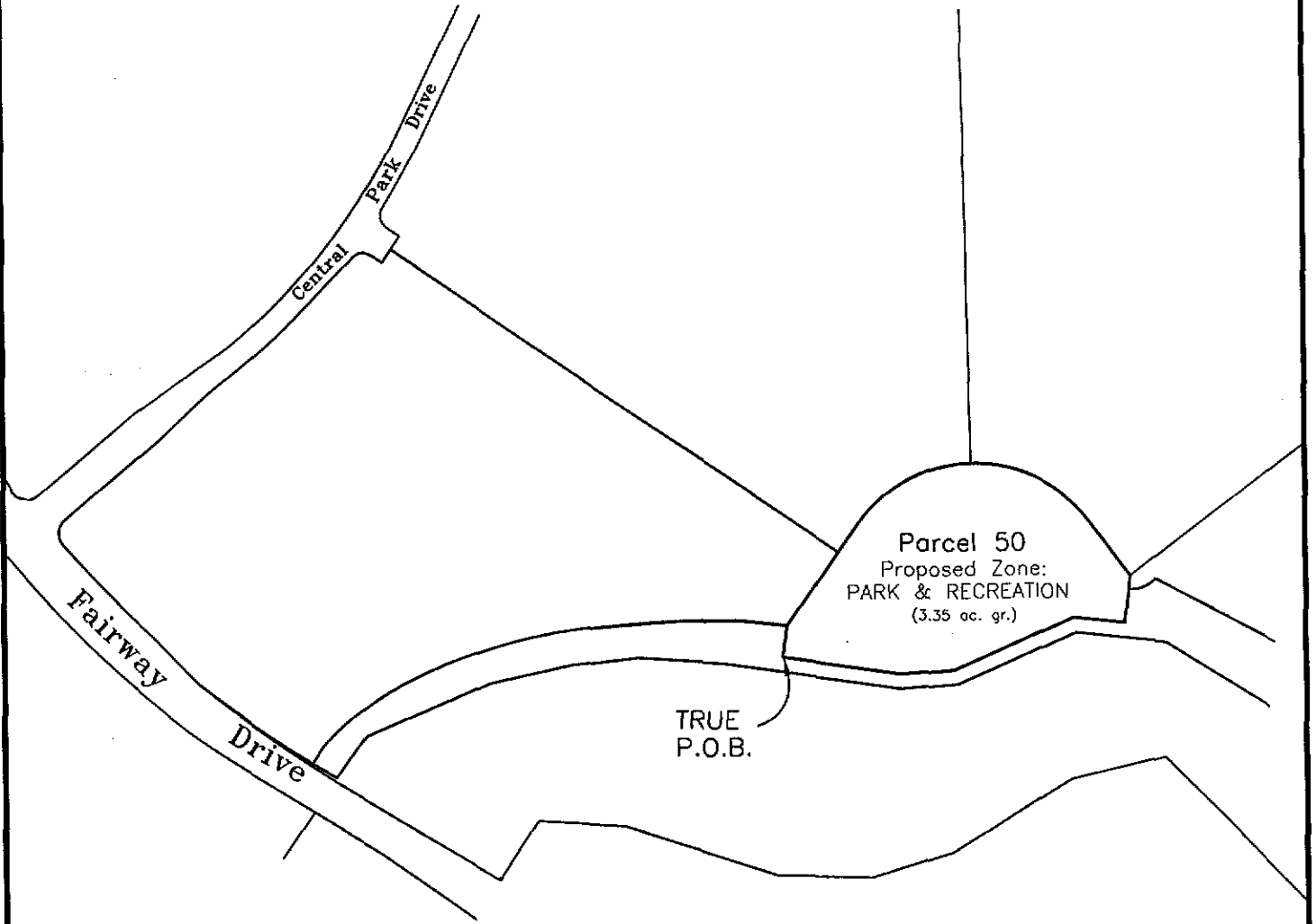
  
Douglas R. Owyang, P.L.S. No. 6046  
License Exp. Date: 6-30-01  
Date: March 24, 2000



EXHIBIT A-2  
 HIGHLAND RESERVE NORTH  
 PARCEL 50  
 PROPERTY DELINEATION



DISCLAIMER

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CA. 95661-2944 (916) 773-1189

March 24, 2000

18119-20

P: \18119\Rezone\lot50.dwg  
 15:38:41  
 3-30-2000

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 51  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 23°01'57" East a distance of 1067.91 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 64°00'47" East a distance of 500.00 feet; thence South 25°59'13" West a distance of 112.57 feet to a curve to the right having a radius of 250.00 feet through a central angle of 180°00'00" with an arc length of 785.40 feet subtended by a chord which bears North 64°00'47" West for a distance of 500.00 feet; thence North 25°59'13" East a distance of 112.57 feet to the point of beginning;

Containing 3.55 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

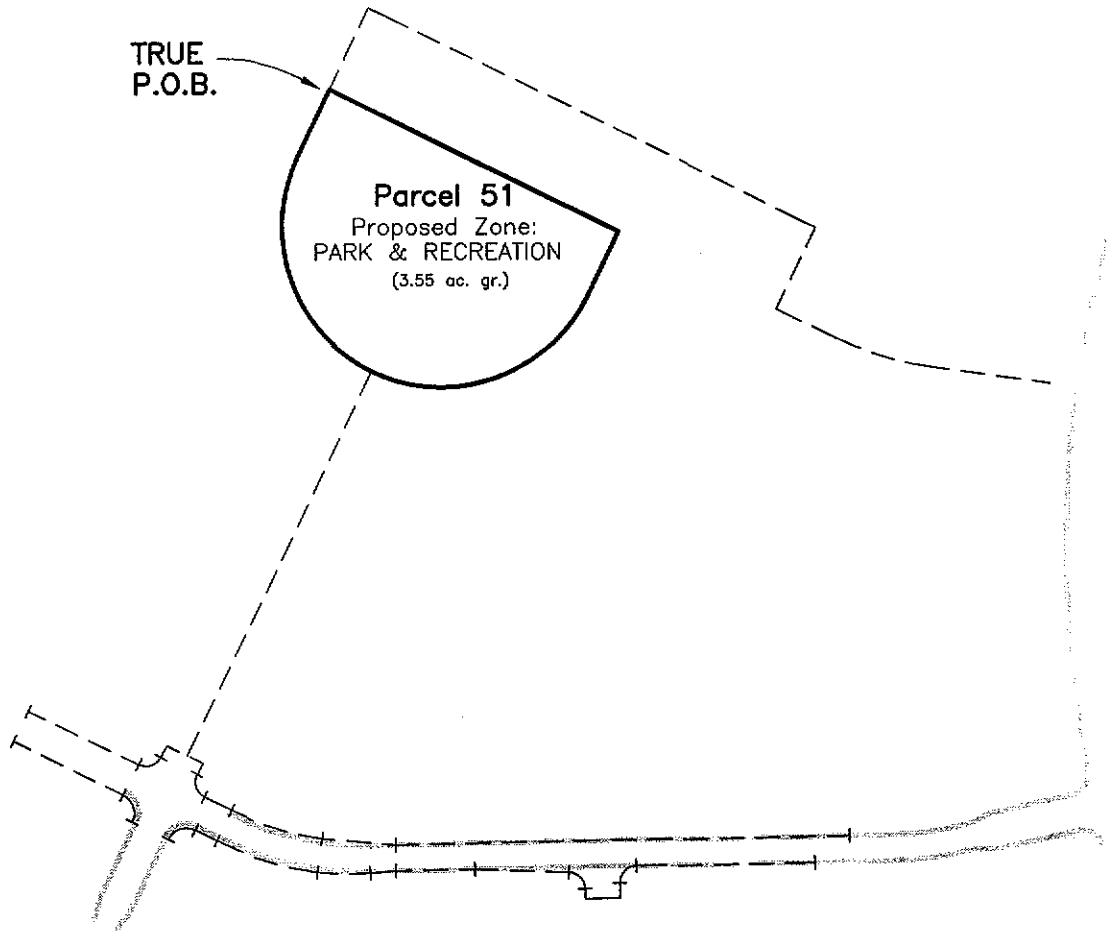
1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

*D.R.O.*  
Douglas R. Owyang, P.L.S. 6046  
License Exp. Date: 6-30-00  
Date: November 29, 1999



EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 51

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.



NORTH  
Scale: 1"=300'

**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA 95661-2944 (916) 773-1189

December 1, 1999

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 52  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 02°29'57" East a distance of 2074.05 feet from the North one quarter corner of Section 23, Township 11, North, Range 6 East, Mount Diablo Meridian, said point being a point on a curve to the right which tangent bears South 64°00'47" East; thence from said **TRUE POINT OF BEGINNING** along said curve to the right having a radius of 31.00 feet through a central angle of 90°00'00" with an arc length of 48.69 feet subtended by a chord which bears South 19°00'47" East for a distance of 43.84 feet; thence South 25°59'13" West a distance of 101.46 feet; thence South 88°59'37" West a distance of 474.62 feet; thence South 32°03'56" West a distance of 694.81 feet; thence South 01°00'23" East a distance of 223.57 feet; thence South 39°19'54" East a distance of 185.05 feet; thence South 50°39'36" West a distance of 117.56 feet to a curve to the right having a radius of 31.00 feet through a central angle of 91°59'18" with an arc length of 49.77 feet subtended by a chord which bears North 83°20'45" West for a distance of 44.59 feet to a curve compounding to the right having a radius of 1962.00 feet through a central angle of 05°29'33" with an arc length of 188.08 feet subtended by a chord which bears North 34°36'19" West for a distance of 188.01 feet to a curve reversing to the left having a radius of 2038.00 feet through a central angle of 17°08'04" with an arc length of 609.47 feet subtended by a chord which bears North 40°25'35" West for a distance of 607.20 feet; to a curve compounding to the left which tangent bears North 47°51'30" West; thence along said curve to the left having a radius of 2046.45 feet through a central angle of 01°55'32" with an arc length of 68.77 feet subtended by a chord which bears North 48°49'16" West for a distance of 68.77 feet; thence North 32°03'53" East a distance of 920.38 feet; thence North 01°00'23" West a distance of 286.32 feet to a curve to the right which tangent bears South 53°25'09" East; thence along said curve to the right having a radius of 1309.85 feet through a central angle of 04°16'35" with an arc length of 97.76 feet subtended by a chord which bears South 51°16'51" East for a distance of 97.74 feet to a curve reversing to the left which tangent bears South 50°06'15" East; thence along said curve to the left having a radius of 2020.00 feet through a central angle of 13°54'33" with an arc length of 490.37 feet subtended by a chord which bears South 57°03'31" East for a distance of 489.17 feet; thence South 64°00'47" East a

distance of 217.66 feet; thence South 61°09'03" East a distance of 120.15 feet; thence South 64°00'47" East a distance of 187.59 feet to said point of beginning;

Containing 20.35 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

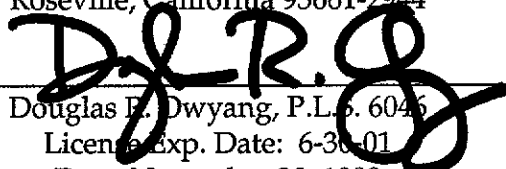
This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150

Roseville, California 95661-2944

  
Douglas R. Dwyang, P.L.C. 6046

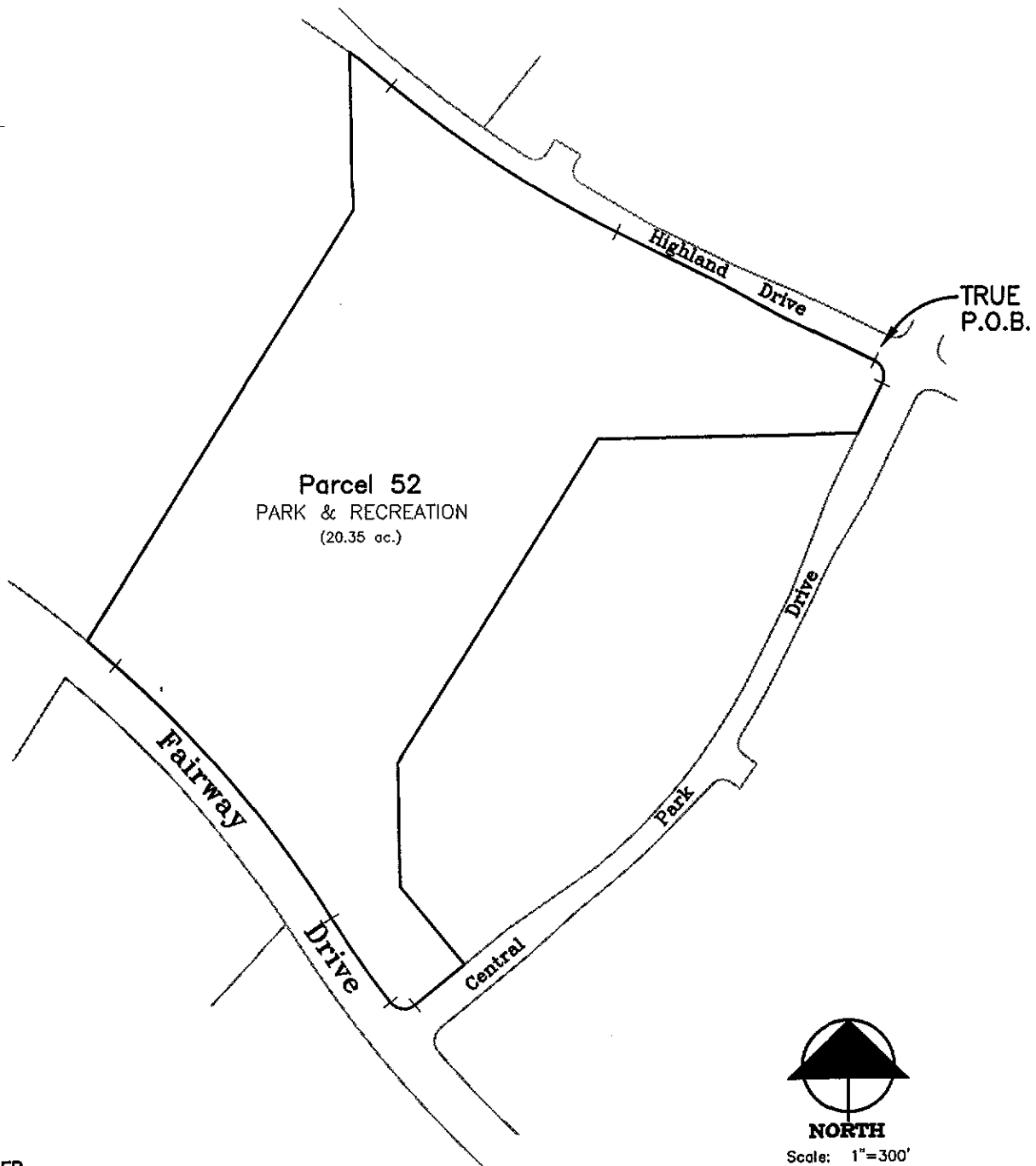
License Exp. Date: 6-30-01

Date: November 29, 1999



EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 52

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for, and may not be used for purposes of conveyance of the Real Property delineated herein.



**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 8, 1999

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 53  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 73°13'10" West a distance of 2557.16 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 00°30'17" East a distance of 556.75 feet; thence South 89°29'43" West a distance of 404.00 feet; thence North 00°30'17" West a distance of 556.75 feet; thence North 89°29'43" East a distance of 404.00 feet to said point of beginning;

Containing 5.16 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150

Roseville, California 95661-2944

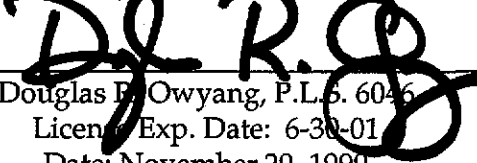
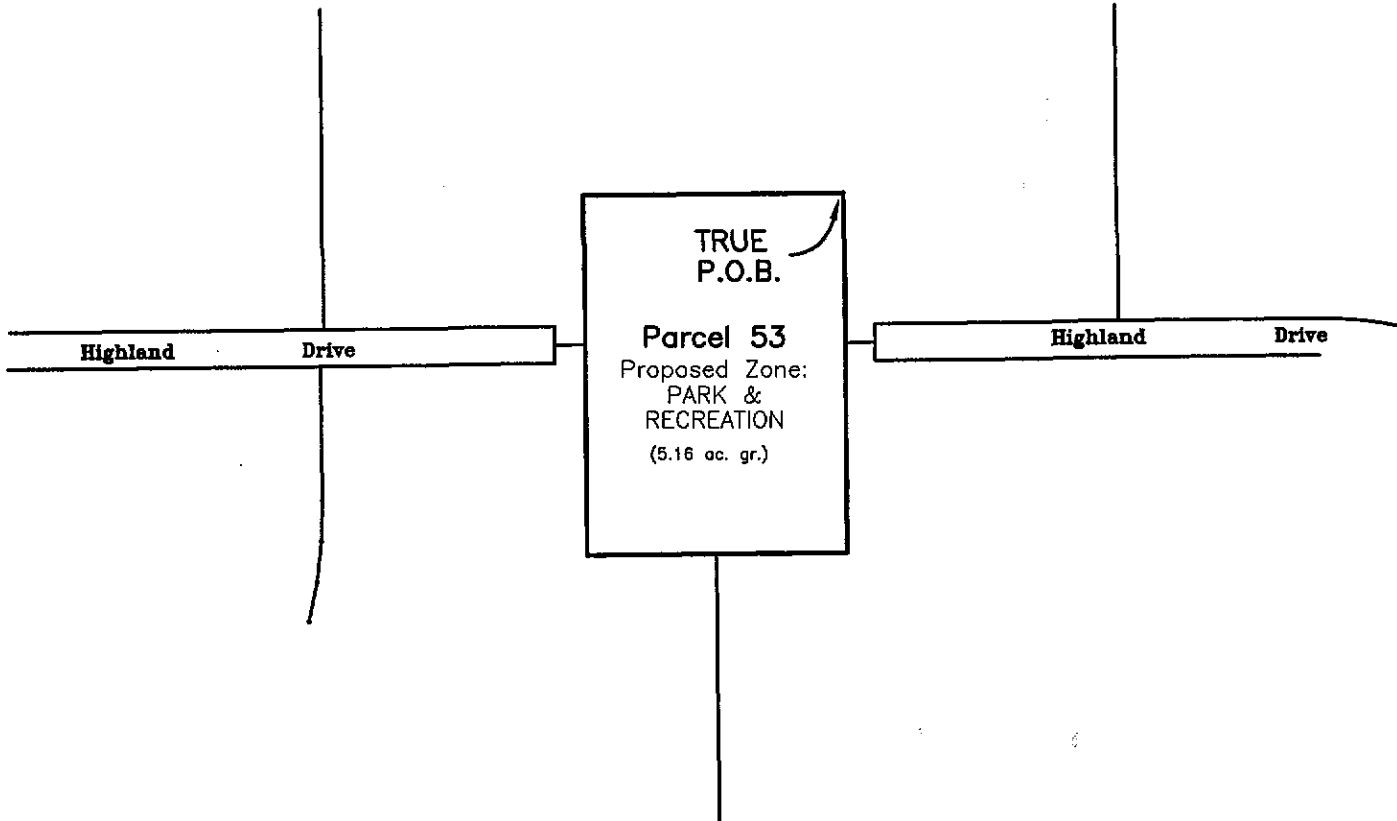
  
\_\_\_\_\_  
Douglas R. Owyang, P.L.S. 6046  
Licen. Exp. Date: 6-30-01  
Date: November 29, 1999



EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 53

PROPERTY DELINEATION



**NORTH**

Scale: 1"=300'

**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 1, 1999

18119-20

P: \18119\Rezone\lot53.dwg 08:35:46 12-22-1999

46

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 60  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 01°33'56" East a distance of 2205.55 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** South 25°59'13" West a distance of 118.54 feet; thence South 21°13'23" West a distance of 192.67 feet; thence South 25°59'13" West a distance of 145.70 feet to a curve to the right having a radius of 1080.00 feet through a central angle of 24°40'23" with an arc length of 465.08 feet subtended by a chord which bears South 38°19'24" West for a distance of 461.49 feet; thence South 55°03'05" West a distance of 208.96 feet; thence South 50°39'36" West a distance of 102.44 feet; thence North 39°20'24" West a distance of 185.03 feet; thence North 01°00'23" West a distance of 223.58 feet; thence North 32°03'53" East a distance of 694.84 feet; thence North 88°59'37" East a distance of 474.62 feet to said point of beginning;

Containing 9.850 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

*D.R.O.*  
Douglas R. Owyang, P.L.S. 6046  
License Exp. Date: 6-30-11  
Date: November 29, 1999

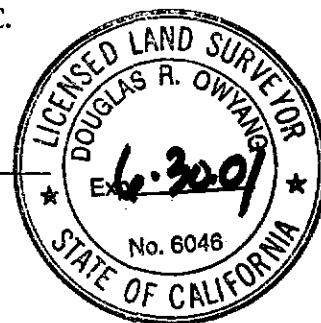
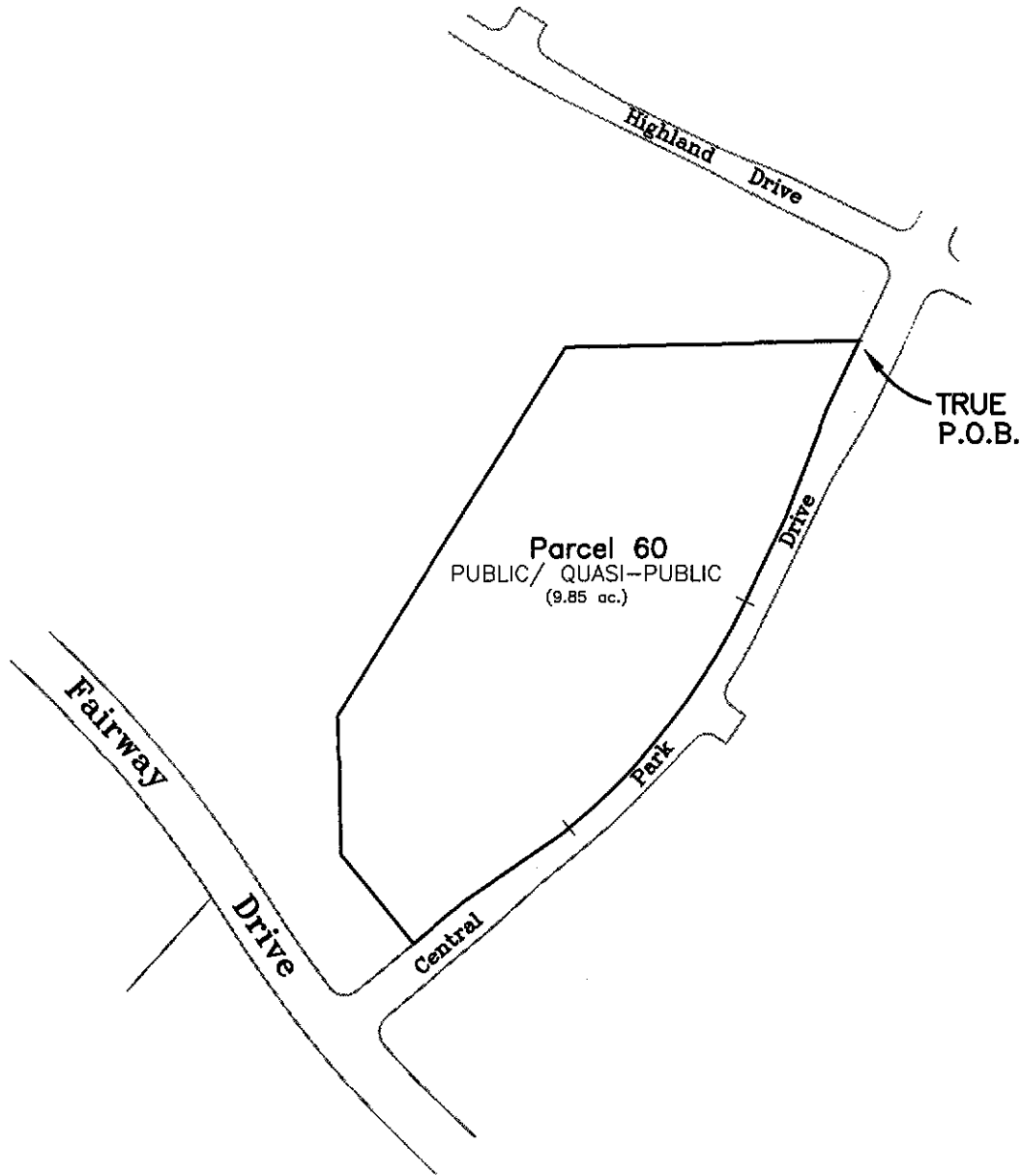


EXHIBIT A-2  
 HIGHLAND RESERVE NORTH  
 PARCEL 60

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.



**MACKAY & SOMPS**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 8, 1999

18119-20

0000 0000 0121 0087

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 71 A  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 02°36'28" West a distance of 3628.98 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said TRUE POINT OF BEGINNING North 32°07'35" East a distance of 35.00 feet to a curve which tangent bears North 42°14'04" East; thence along said curve to the right having a radius of 500.00 feet through a central angle of 22°13'27" with an arc length of 193.94 feet; subtended by a chord which bears North 53°20'47" East for a distance of 192.73 feet to a curve to the right having a radius of 900.00 feet through a central angle of 20°04'09" with an arc length of 315.24 feet; subtended by a chord which bears North 74°29'35" East for a distance of 313.64 feet to a curve to the right having a radius of 2400.00 feet through a central angle of 06°10'37" with an arc length of 258.74 feet; subtended by a chord which bears North 87°36'58" East for a distance of 258.62 feet; thence South 83°09'59" East a distance of 85.35 feet; thence South 08°51'24" West a distance of 54.27 feet; thence South 81°08'36" East a distance of 205.87 feet; thence North 86°08'34" East a distance of 93.71 feet; thence North 67°02'18" East a distance of 228.30 feet; thence South 83°27'48" East a distance of 88.40 feet; thence North 06°32'12" East a distance of 57.44 feet to a curve which tangent bears South 82°25'17" East; thence along said curve to the left having a radius of 53.00 feet through a central angle of 56°28'27" with an arc length of 52.24 feet; subtended by a chord which bears North 69°20'29" East for a distance of 50.15 feet; hence South 61°57'04" East a distance of 168.50 feet; hence South 61°57'04" East a distance of 65.27 feet; hence North 76°01'33" East a distance of 81.81 feet; hence South 00°00'12" East a distance of 21.88 feet to a curve which tangent bears South 00°36'54" West; thence along said curve to the right having a radius of 30.00 feet through a central angle of 28°24'57" with an arc length of 14.88 feet; subtended by a chord which bears South 14°49'22" West for a distance of 14.73 feet to a curve to the left having a radius of 53.00 feet through a central angle of 80°54'58" with an arc length of 74.85 feet; subtended by a chord which bears South 11°25'38" East for a distance of 68.78 feet to a curve to the left having a radius of 53.00 feet through a central angle of 65°54'53" with an arc length of 60.97 feet; subtended by a chord which bears South 84°50'34" East for a distance of 57.67 feet to a curve to the right having a radius of 30.00 feet through a central angle of 28°24'57" with an arc length of 14.88 feet; subtended by a chord which bears North 76°24'28" East for a distance of 14.73 feet to a curve to the right having a radius of 9949517829984.54 feet through a central angle of 00°00'00" with an arc length of 141.50 feet; subtended by a chord which bears South 89°23'04" East for a distance of 141.50 feet to a curve to the left having a radius of 652.00 feet through a central angle of 19°29'07" with an arc length of 221.73 feet; subtended by a chord which bears North 80°52'23" East for a distance of 220.67 feet to a curve to the right having a radius of 598.00 feet through a central angle of 11°54'14" with an arc length of 124.24 feet; subtended by a chord which bears North 77°04'56" East for a distance of 124.02 feet to a curve to the right having a radius of 30.00 feet through a central angle of 20°44'55"

with an arc length of 10.86 feet; subtended by a chord which bears South 86°35'29" East for a distance of 10.80 feet to a curve to the left having a radius of 53.00 feet through a central angle of 48°17'04" with an arc length of 44.66 feet; subtended by a chord which bears North 79°38'26" East for a distance of 43.35 feet; thence North 83°56'12" East a distance of 133.97 feet; thence North 38°56'12" East a distance of 33.82 feet; thence North 17°37'18" East a distance of 102.54 feet; thence North 17°37'18" East a distance of 117.82 feet to a curve which tangent bears South 34°54'43" East; thence along said curve to the right having a radius of 1744.00 feet through a central angle of 01°33'38" with an arc length of 47.50 feet; subtended by a chord which bears South 34°07'54" East for a distance of 47.50 feet; thence South 17°37'18" West a distance of 230.59 feet; thence South 51°15'30" West a distance of 106.58 feet; thence South 77°21'38" West a distance of 367.34 feet; thence South 85°22'31" West a distance of 237.51 feet; thence North 81°55'31" West a distance of 102.51 feet; thence North 57°31'11" West a distance of 334.21 feet; thence North 83°27'48" West a distance of 155.90 feet; thence South 67°02'18" West a distance of 225.92 feet; thence South 86°08'34" West a distance of 100.71 feet; thence North 81°08'36" West a distance of 304.76 feet; thence North 85°32'59" West a distance of 149.14 feet; thence South 84°17'55" West a distance of 116.59 feet; thence South 78°19'59" West a distance of 143.77 feet; thence South 67°14'36" West a distance of 230.29 feet; thence South 36°35'43" West a distance of 60.09 feet; thence South 34°25'54" West a distance of 30.05 feet; thence North 57°52'25" West a distance of 48.09 feet to the point of beginning.

Containing 4.31 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150

Roseville, California 95661-2944

  
Douglas R. Owyang, P.L.S. 6046

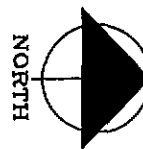
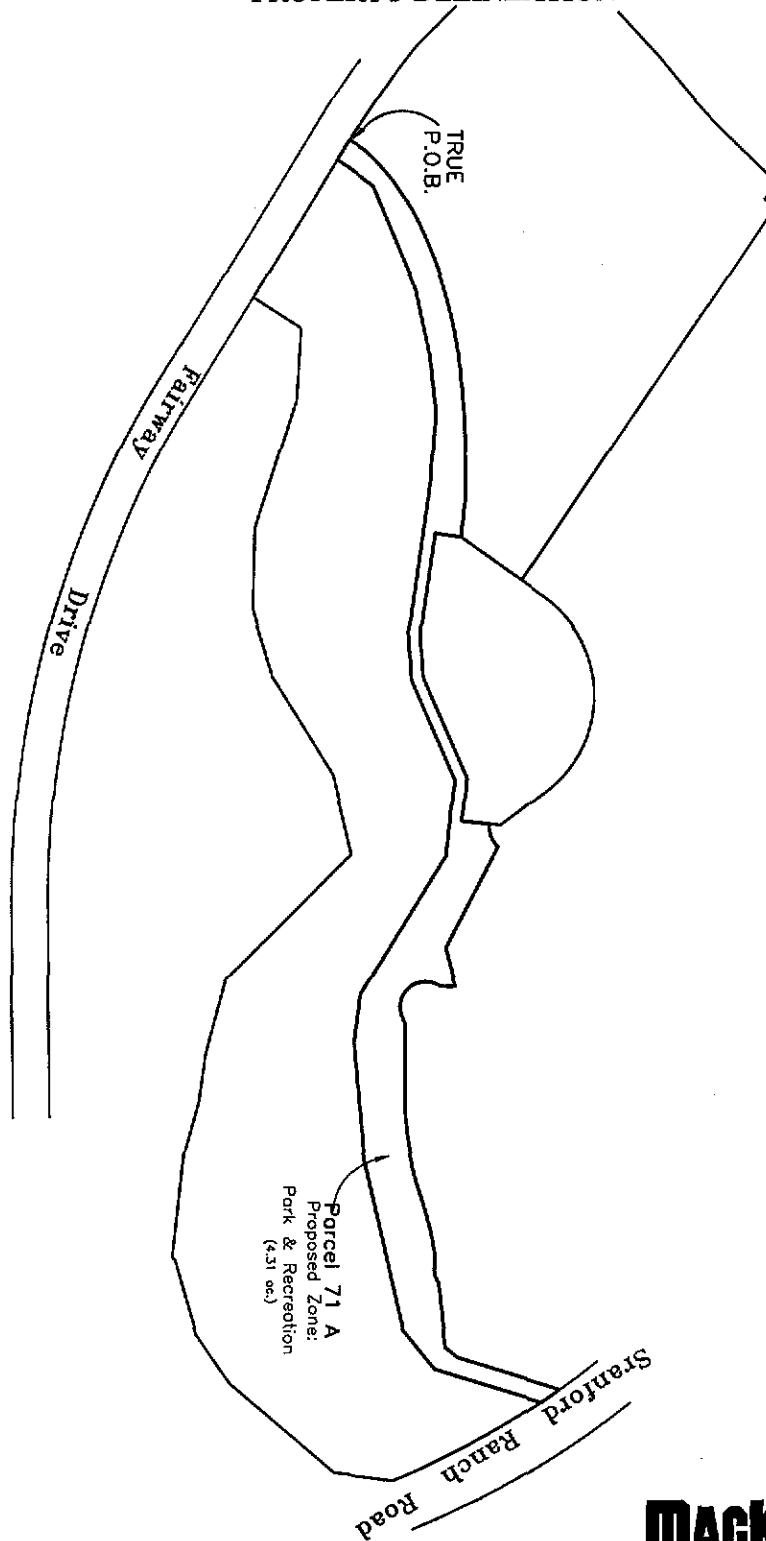
License Exp. Date: 6-30-01

Date: March 24, 2000



EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 71 A

PROPERTY DELINEATION



Scale: 1" = 400'

**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

March 24, 2000

18119-20

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 71  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 35°00'47" East a distance of 4054.99 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian to a curve to the right which tangent bears South 33°21'05" East; thence from **THE TRUE POINT OF BEGINNING** along said curve to the right having a radius of 1744.00 feet through a central angle of 11°30'35" with an arc length of 350.34 feet; subtended by a chord which bears South 27°35'47" East for a distance of 349.75 feet; thence South 07°59'21" West a distance of 123.54 feet; thence South 40°57'11" West a distance of 285.40 feet; thence South 56°05'56" West a distance of 123.26 feet; thence South 74°14'33" West a distance of 151.68 feet; thence South 64°54'32" West a distance of 8.64 feet; thence South 22°05'17" West a distance of 5.39 feet; thence North 83°15'01" West a distance of 221.31 feet; thence North 73°53'33" West a distance of 107.52 feet; thence North 81°04'22" West a distance of 103.22 feet; thence North 74°40'52" West a distance of 161.34 feet; thence North 44°02'36" West a distance of 363.71 feet; thence South 77°21'49" West a distance of 166.72 feet; thence South 58°38'30" West a distance of 242.04 feet; thence South 73°36'53" West a distance of 146.99 feet; thence North 88°06'44" West a distance of 165.24 feet; thence North 71°28'20" West a distance of 276.01 feet; thence North 86°09'18" West a distance of 150.34 feet; thence South 33°17'50" West a distance of 118.11 feet; thence North 57°52'25" West a distance of 331.59 feet; thence North 34°25'54" East a distance of 30.05 feet; thence North 36°35'43" East a distance of 60.09 feet; thence North 67°14'36" East a distance of 230.29 feet; thence North 78°19'59" East a distance of 143.77 feet; thence North 84°17'55" East a distance of 116.59 feet; thence South 85°32'59" East a distance of 149.14 feet; thence South 81°08'36" East a distance of 304.76 feet; thence North 86°08'34" East a distance of 100.71 feet; thence North 67°02'18" East a distance of 225.92 feet; thence South 83°27'48" East a distance of 155.90 feet; thence South 57°31'11" East a distance of 334.21 feet; thence South 81°55'31" East a distance of 102.51 feet; thence North 85°22'31" East a distance of 237.51 feet; thence North 77°21'38" East a distance of 367.34 feet; thence North 51°15'30" East a distance of 106.58 feet; thence North 17°37'18" East a distance of 230.59 feet to the point of beginning.

Containing 19.66 acres of land, more or less.

END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150

Roseville, California 95661-2944

*DR. R. O.*

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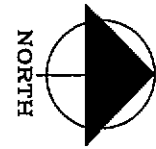
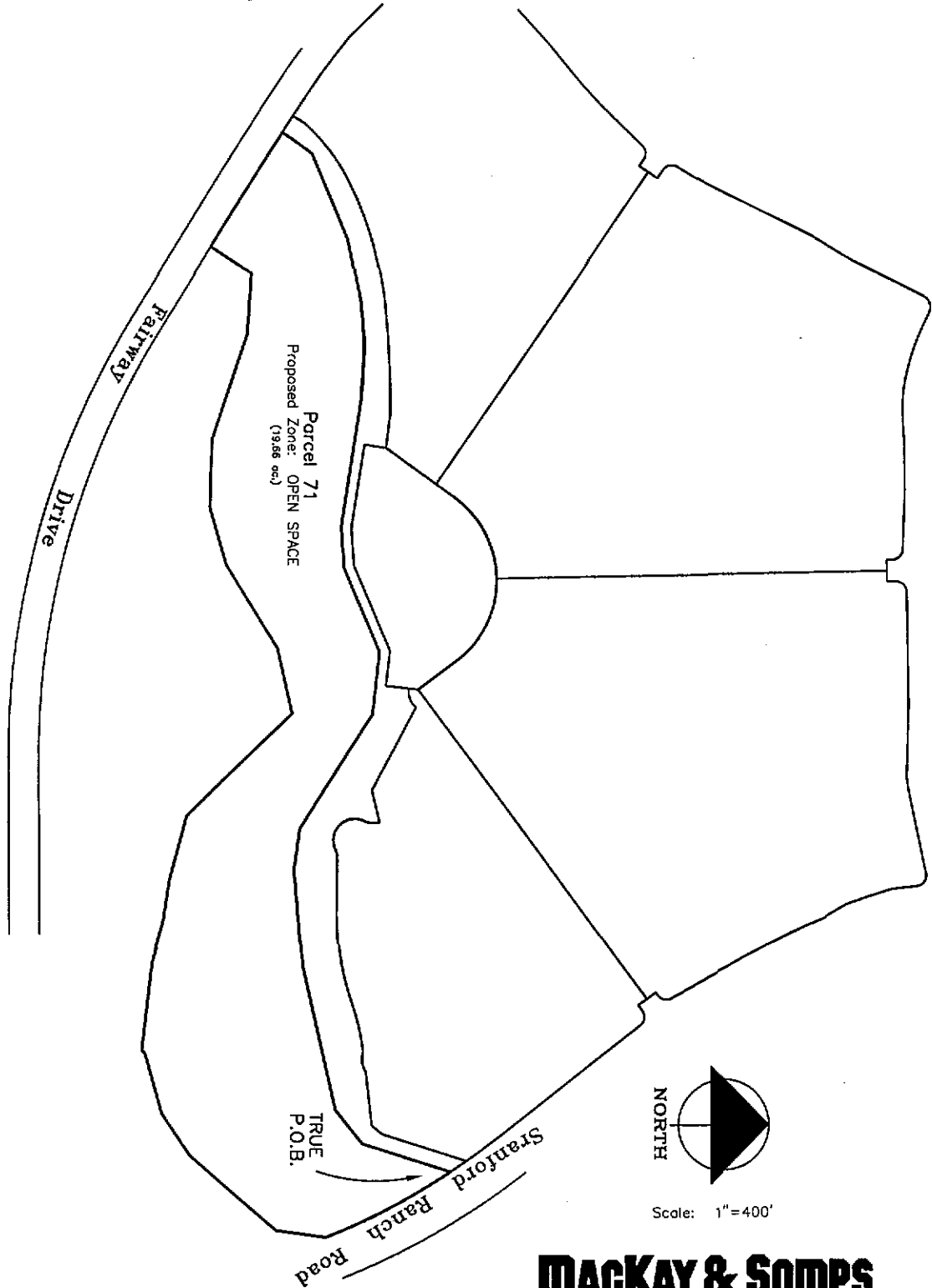
Douglas R. Owyang, P.L.S. 6046  
License Exp. Date: 6-30-09  
Date: March 24, 2008



*gr*

EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 71

PROPERTY DELINEATION



Scale: 1"=400'

**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

March 24, 2000

18119-20

**DISCLAIMER**

This plot is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plot is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 72  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing North 00°51'20" West a distance of 4013.30 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** North 71°10'13" East a distance of 48.94 feet; thence North 37°33'03" East a distance of 639.86 feet; thence North 57°52'25" West a distance of 617.67 feet; thence North 59°22'18" East a distance of 658.14 feet; thence North 34°42'18" East a distance of 89.97 feet; thence North 57°52'25" West a distance of 403.64 feet to said point of beginning;

Containing 7.430 acres of land, more or less.

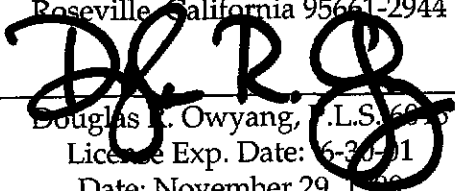
END OF DESCRIPTION

DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**  
1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

  
Douglas R. Owyang, .L.S. 6046  
License Exp. Date: 6-30-01  
Date: November 29, 1999

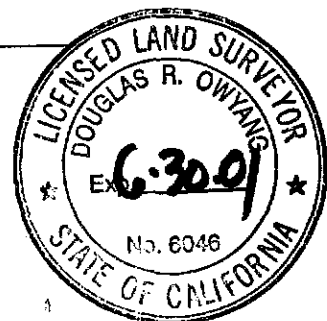
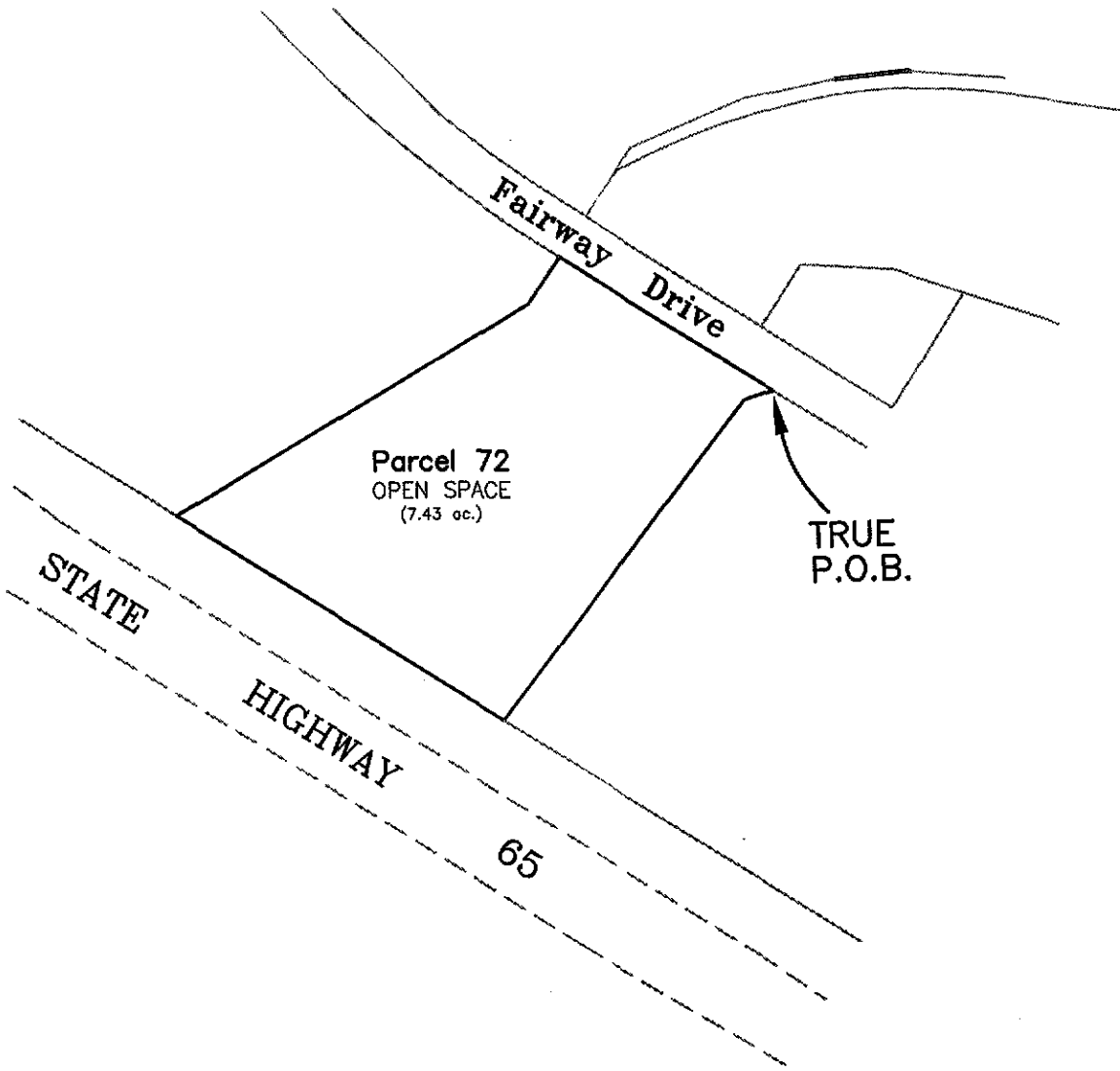


EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 72

PROPERTY DELINEATION



**DISCLAIMER**

This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.



**NORTH**  
Scale: 1"=300'

**Mackay & Somps**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 14, 1999

18119-20

P: \18119\Rezone\lot72.dwg  
09:03:34  
12-22-1999

**EXHIBIT A-1  
HIGHLAND RESERVE NORTH  
PARCEL 73  
PROPERTY DESCRIPTION**

All that certain real property situate in a portion of Lot 101, as shown on the Regional 65 Centre, as filed for record in Book "R" of Maps, at Page 24 of the Official Records of Placer County, and being more particularly described as follows:

Beginning at a point bearing South 89°27'56" West a distance of 5750.94 feet from the North one quarter corner of Section 23, Township 11 North, Range 6 East, Mount Diablo Meridian; thence from said **TRUE POINT OF BEGINNING** North 89°18'49" East a distance of 116.42 feet; thence South 31°56'51" East a distance of 38.04 feet; thence North 89°20'02" East a distance of 41.42 feet to a curve to the left which tangent bears South 15°02'52" East; thence along said curve to the left having a radius of 503.00 feet through a central angle of 07°56'38" with an arc length of 69.74 feet subtended by a chord which bears South 19°01'11" East for a distance of 69.68 feet to a curve reversing to the right having a radius of 1062.00 feet through a central angle of 11°11'15" with an arc length of 207.36 feet subtended by a chord which bears South 17°23'53" East for a distance of 207.03 feet; thence South 11°52'07" East a distance of 171.43 feet to a curve to the right having a radius of 202.00 feet through a central angle of 02°38'42" with an arc length of 9.33 feet subtended by a chord which bears South 10°32'46" East for a distance of 9.32 feet; thence South 09°13'24" East a distance of 264.69 feet to a curve to the left having a radius of 198.00 feet through a central angle of 09°58'54" with an arc length of 34.49 feet subtended by a chord which bears South 14°12'51" East for a distance of 34.45 feet; thence South 19°12'18" East a distance of 38.36 feet; thence South 56°12'02" East a distance of 161.79 feet; thence South 68°26'27" East a distance of 167.08 feet; thence South 37°08'48" East a distance of 389.37 feet; thence North 75°16'43" East a distance of 231.53 feet; thence South 40°15'43" East a distance of 127.20 feet; thence South 39°37'24" West a distance of 442.58 feet to a curve to the right which tangent bears North 48°33'44" West; thence along said curve to the right having a radius of 2000.00 feet through a central angle of 07°58'42" with an arc length of 278.50 feet subtended by a chord which bears North 44°34'23" West for a distance of 278.27 feet; thence North 40°35'02" West a distance of 476.62 feet to a curve to the right having a radius of 900.00 feet through a central angle of 28°42'55" with an arc length of 451.06 feet subtended by a chord which bears North 26°13'34" West for a distance of 446.35 feet; thence North 11°52'07" West a distance of 370.02 feet to a curve to the left having a radius of 930.00 feet through a

central angle of 21°28'12" with an arc length of 348.49 feet subtended by a chord which bears North 22°36'13" West for a distance of 346.46 feet to said point of beginning;

Containing 8.73 acres of land, more or less.

END OF DESCRIPTION

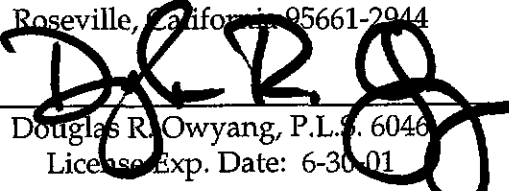
DISCLAIMER

This description is expressly for describing Real Property for rezoning only. The Real Property described is proposed in conjunction with a Tentative Map on file with the City of Roseville, Planning Department. Any other uses are Strictly Prohibited. The Real Property described hereon may not be used in any conveyance.

DESCRIPTION PREPARED BY:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1376 Lead Hill, Suite 150  
Roseville, California 95661-2944

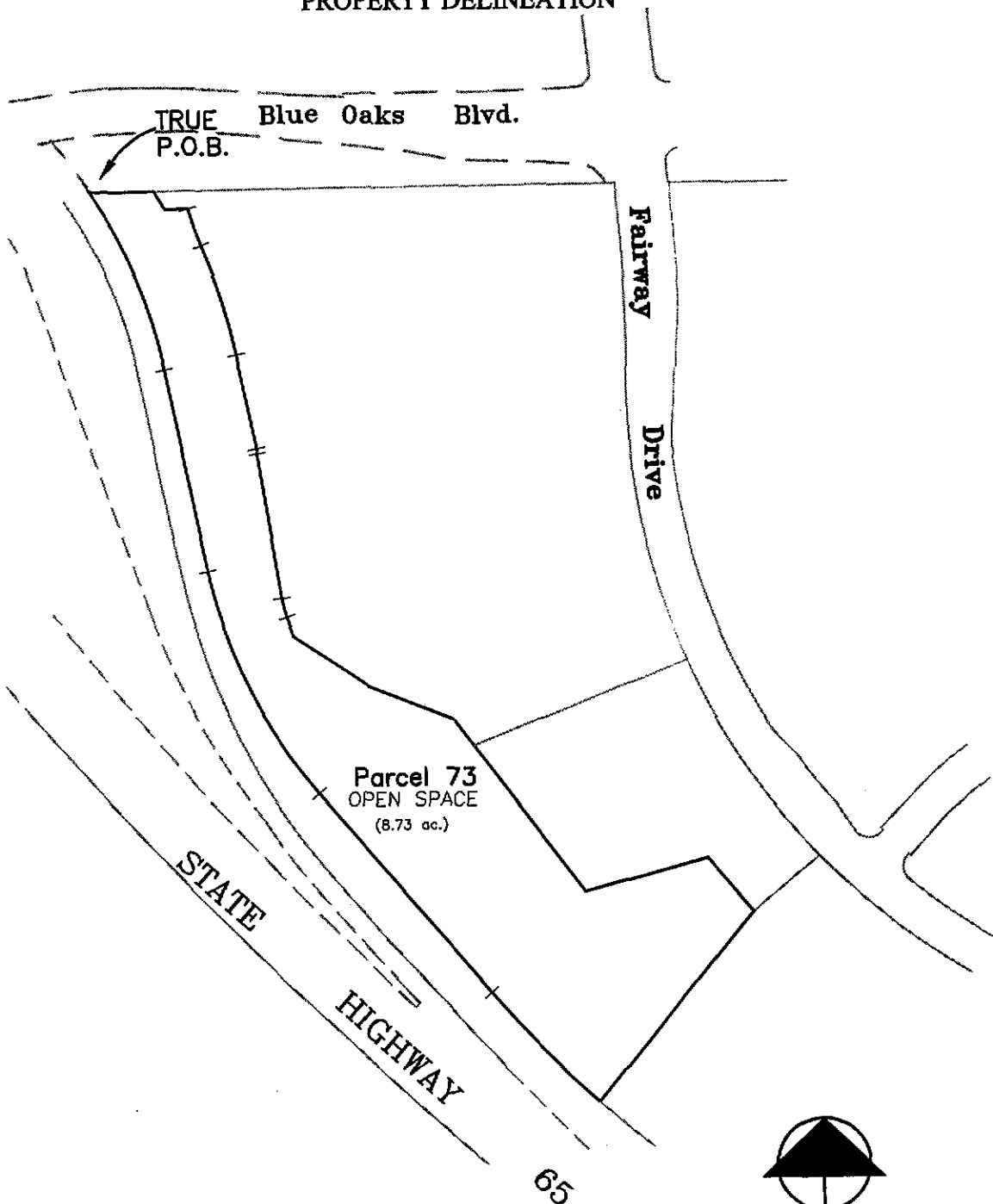
  
\_\_\_\_\_  
Douglas R. Owyang, P.L.S. 6046  
License Exp. Date: 6-30-01

Date: November 29, 1999



EXHIBIT A-2  
HIGHLAND RESERVE NORTH  
PARCEL 73

PROPERTY DELINEATION



**DISCLAIMER**

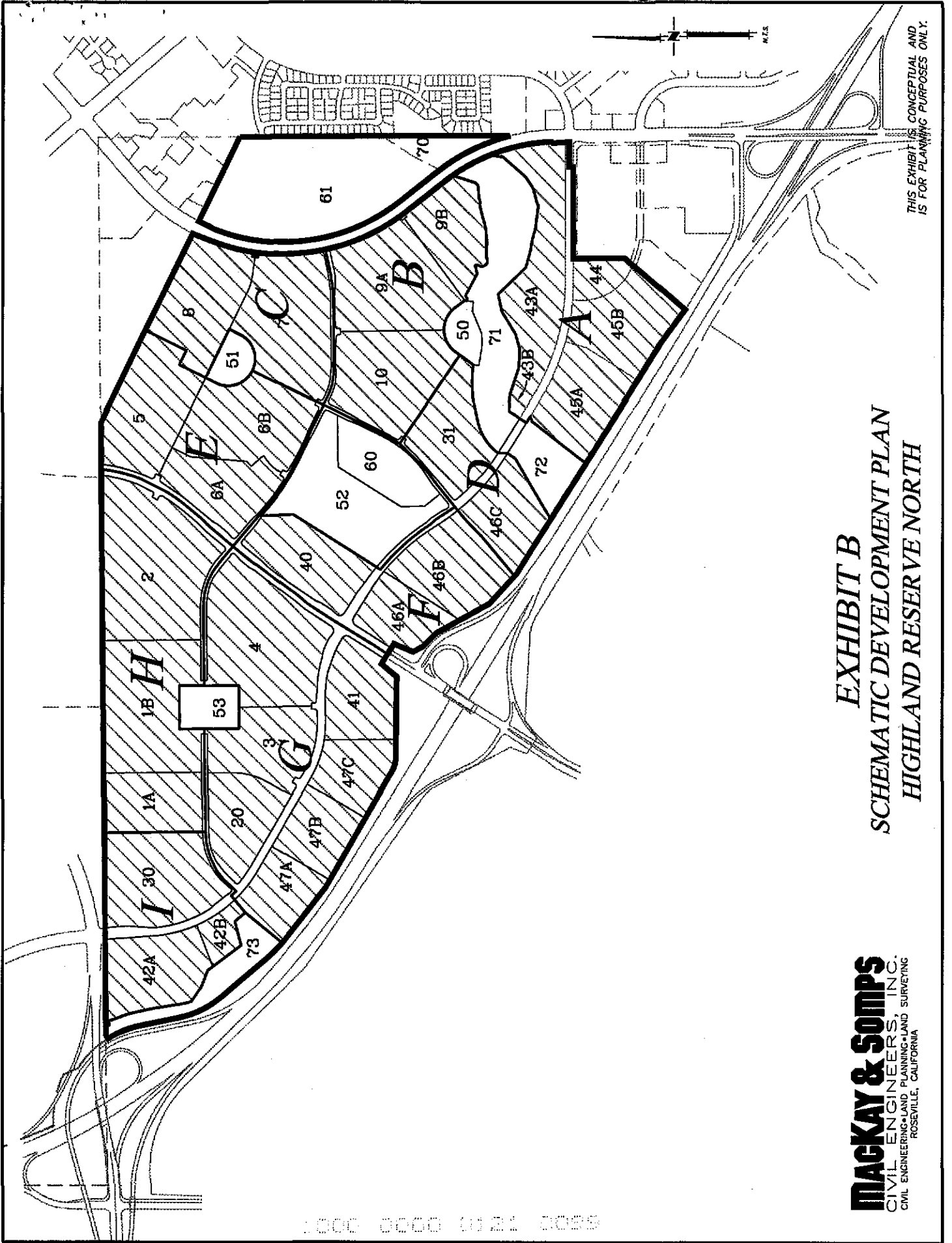
This plat is provided for the express purpose of delineating Real Property subject to the provisions of the HIGHLAND RESERVE NORTH DEVELOPMENT AGREEMENT as such property is shown on the Highland Reserve North Tentative Subdivision Map approved by the City of Roseville on June 12, 1997. Any other use is strictly prohibited. In particular, this plat is not intended for and may not be used for purposes of conveyance of the Real Property delineated herein.

**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
ROSEVILLE, CA. 95661-2944 (916) 773-1189

December 14, 1999

18119-20

P: 18119\Rezone\lot73.dwg  
09:06:48  
12-22-1999



**EXHIBIT B**  
**SCHEMATIC DEVELOPMENT PLAN**  
**HIGHLAND RESERVE NORTH**

**MACKAY & SOMPS**  
 CIVIL ENGINEERS, INC.  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CALIFORNIA

5800 1211 0000 0001

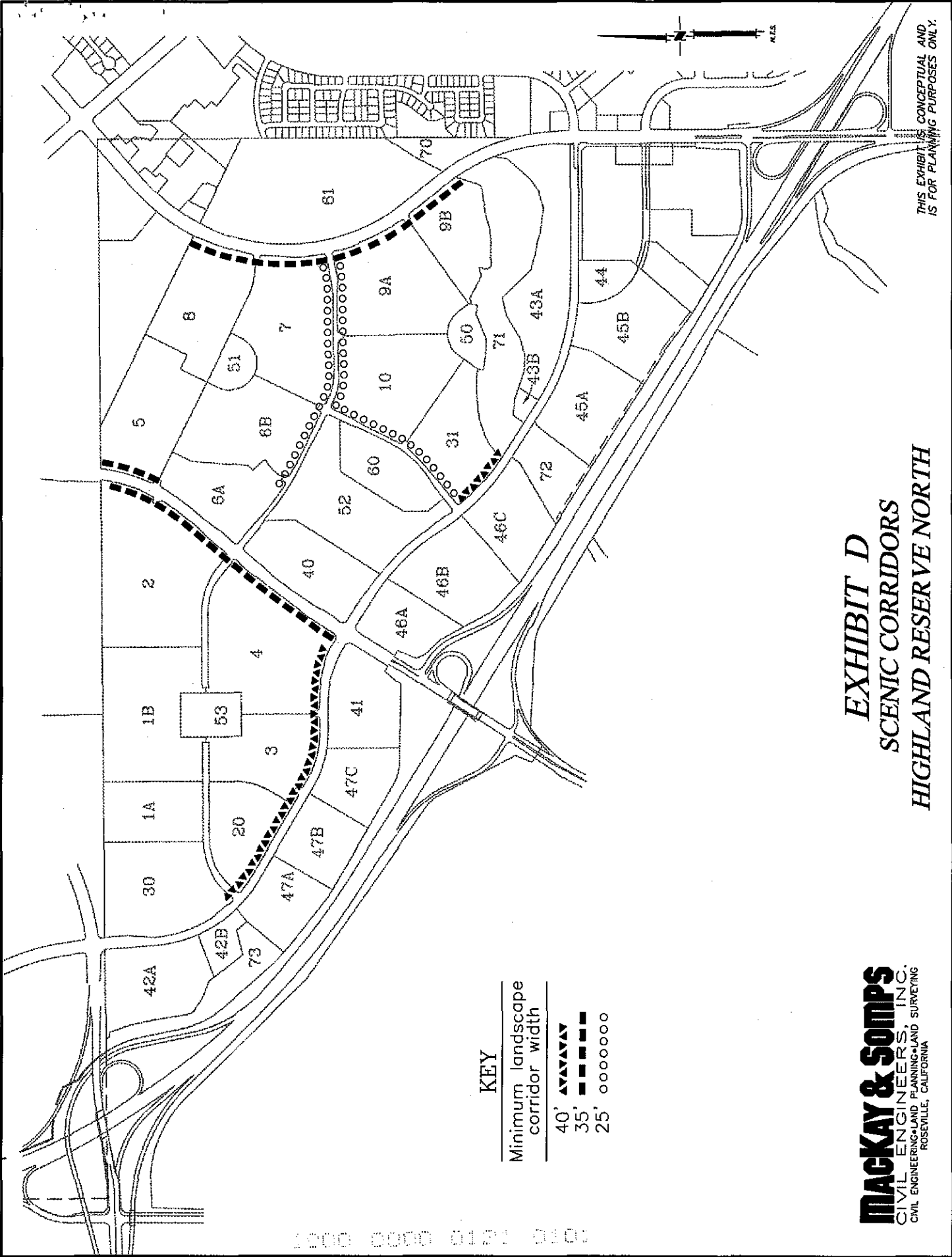
Parcel No.	Land Use <sup>(1)</sup>	Acreage <sup>(2)</sup>	Density	D.U.
1A	LDR	11.66	4.81	56
1B	LDR	24.25	4.75	115
2	LDR	30.33	5.05	153
3	LDR	13.79	3.99	55
4	LDR	26.70	3.75	100
5	LDR	18.52	4.32	80
6A	LDR	12.39	3.39	42
6B	LDR	18.85	3.98	75
7	LDR	21.81	3.44	75
8	LDR	17.42	4.77	83
9A	LDR	21.42	3.69	79
9B	LDR	11.92	3.36	40
10	LDR	19.66	3.67	72
LDR sub-total		248.72		1,025
20	MDR	11.95	7.95	95
30	HDR	19.81	20.20	400
31	HDR	13.72	18.23	250
total residential		294.20		1,770
40	CC	13.93		
41	CC	12.37		
42A	CC	14.83		
42B	CC	3.39		
43A	CC	20.60		
43B	CC	1.00		
44	CC	3.98		
45A	CC	13.99		
45B	CC	14.51		
46A	CC	9.05		
46B	CC	15.23		
46C	CC	11.37		
47A	CC	9.33		
47B	CC	9.50		
47C	CC	9.37		
sub-total		162.43		
50	Park	3.35		
51	Park	3.55		
52	Park	20.35		
53	Park	5.16		
sub-total		32.41		
60	P/QP	9.85		
61	P/QP	36.55		
sub-total		46.40		
70	OS	4.05		
71 (portion)	OS	19.66		
71A (portion)	Park & Rec.	4.31		
72	OS	7.43		
73	OS	8.73		
sub-total		44.18		
Major Roads & R/W		35.42		
sub-total		35.42		
Total		615.04 <sup>(3)</sup>		

Notes:

- (1) Stanford Ranch Road is illustrated within the Plan Area boundaries, however, the road area (9.29 ± ac.) is already dedicated right-of-way and is excluded from the Land Use Tables.
- (2) Listed acreages for Parcels 1-73 are gross acres, and include adjacent landscape corridors and entry street stubs.
- (3) Total site area per final map is 615.035 ac. (Book R of Maps, page 24).
- (4) All acreages are approximate.

**EXHIBIT C**  
**TABLE OF LAND USES**  
**HIGHLAND RESERVE NORTH**

**MACKAY & SOMPS**  
 CIVIL ENGINEERS, INC.  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CALIFORNIA



THIS EXHIBIT IS CONCEPTUAL AND IS FOR PLANNING PURPOSES ONLY.

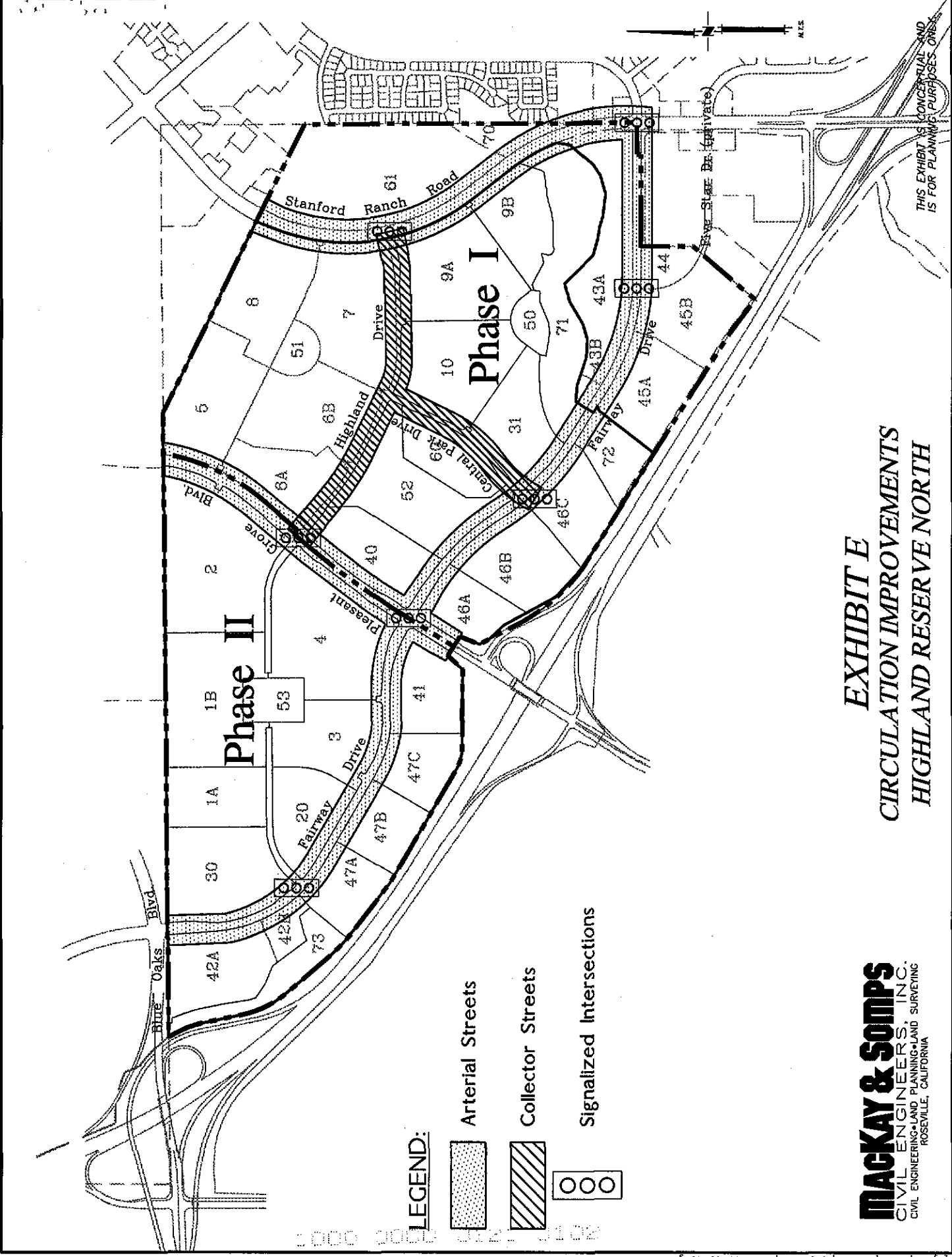
**EXHIBIT D**  
**SCENIC CORRIDORS**  
**HIGHLAND RESERVE NORTH**

**KEY**

Minimum landscape corridor width	Symbol
40'	▲▲▲▲▲▲
35'	■
25'	○○○○○○

**MACKAY & SOMPS**  
 CIVIL ENGINEERS, INC.  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CALIFORNIA

2015 1710 0000 0000






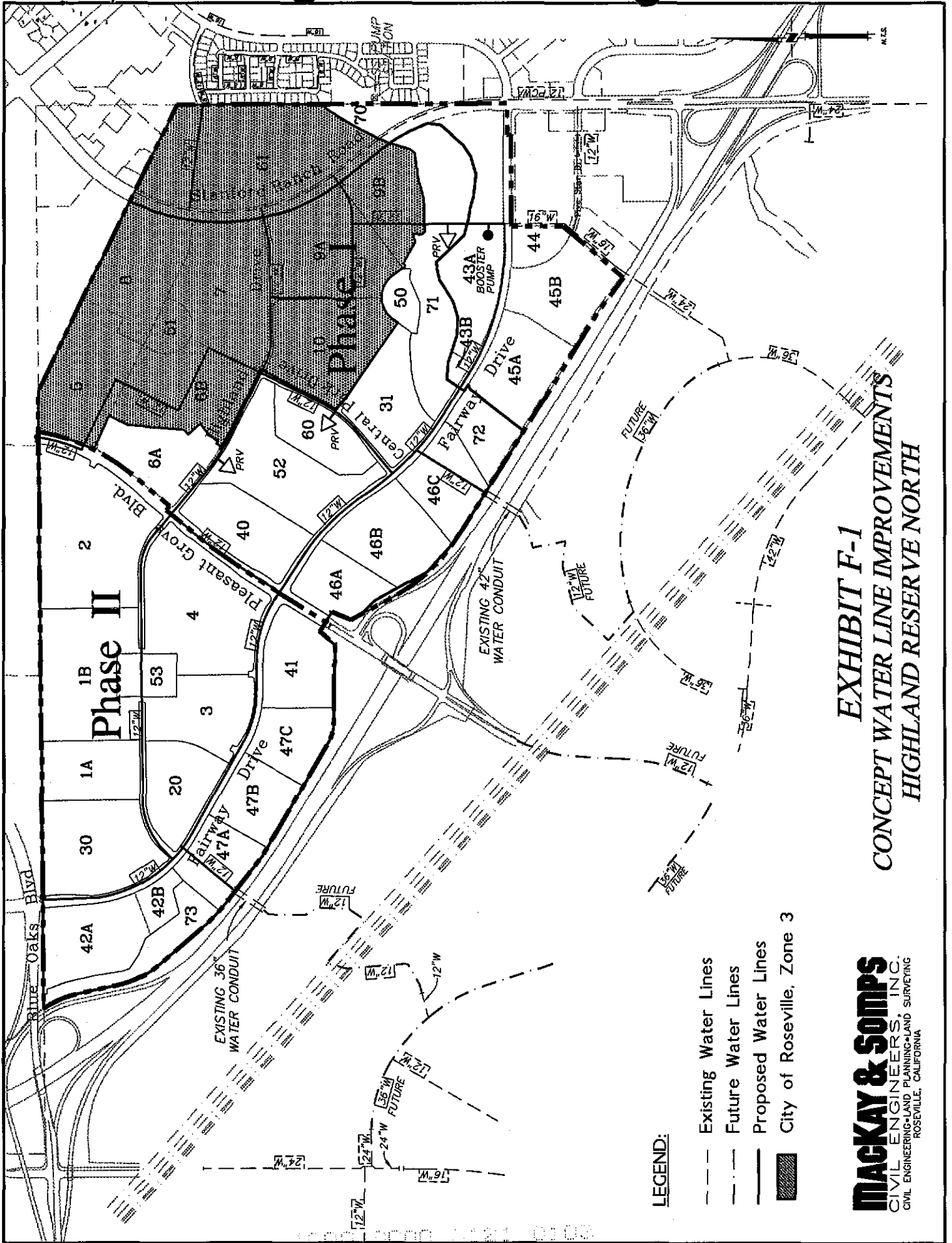
THIS EXHIBIT IS CONCEPTUAL AND IS FOR PLANNING PURPOSES ONLY.

**EXHIBIT E**  
**CIRCULATION IMPROVEMENTS**  
**HIGHLAND RESERVE NORTH**

**MACKAY & SOMPS**  
 CIVIL ENGINEERS, INC.  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CALIFORNIA

**LEGEND:**

-  Arterial Streets
-  Collector Streets
-  Signalized Intersections

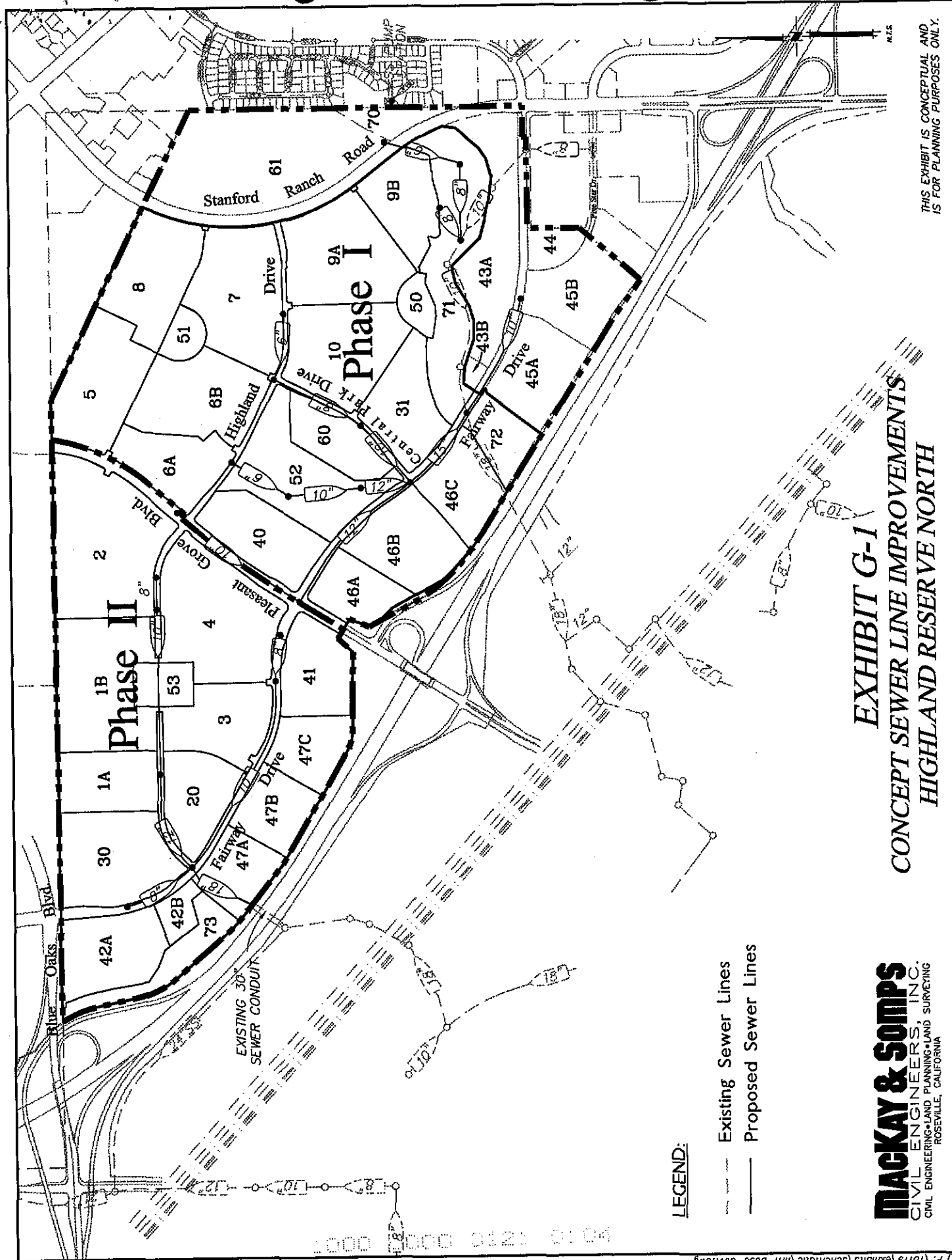


**EXHIBIT F-1**  
**CONCEPT WATER LINE IMPROVEMENTS**  
**HIGHLAND RESERVE NORTH**

**LEGEND:**

- Existing Water Lines
- - - Future Water Lines
- Proposed Water Lines
- City of Roseville, Zone 3

**MACKAY & SOMPS**  
 CIVIL ENGINEERS, INC.  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CALIFORNIA



THIS EXHIBIT IS CONCEPTUAL AND IS FOR PLANNING PURPOSES ONLY.

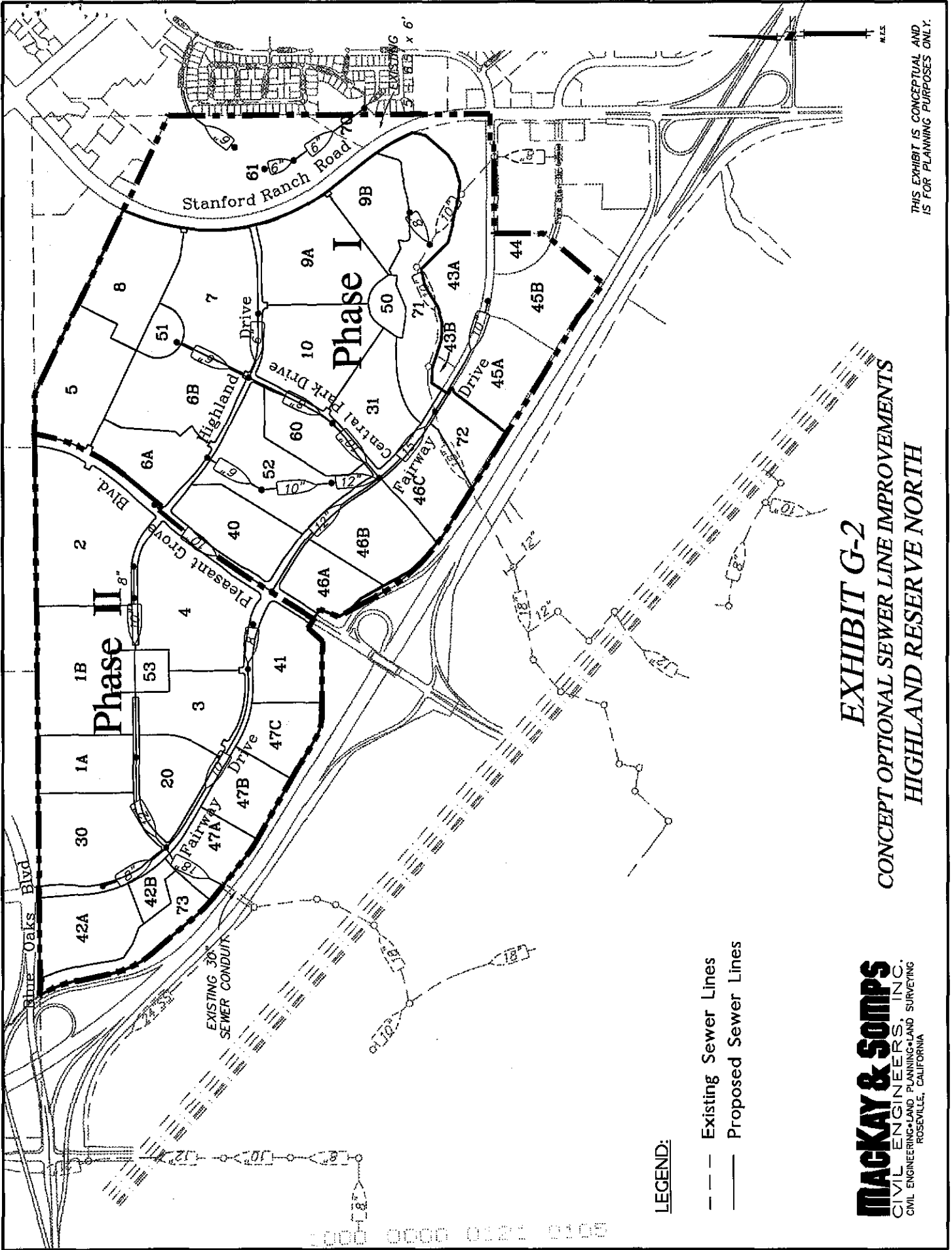
# EXHIBIT G-1

## CONCEPT SEWER LINE IMPROVEMENTS

### HIGHLAND RESERVE NORTH

- LEGEND:**
- Existing Sewer Lines
  - Proposed Sewer Lines

**MACKAY & SOMPS**  
 CIVIL ENGINEERS, INC.  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CALIFORNIA



THIS EXHIBIT IS CONCEPTUAL AND IS FOR PLANNING PURPOSES ONLY.

# EXHIBIT G-2

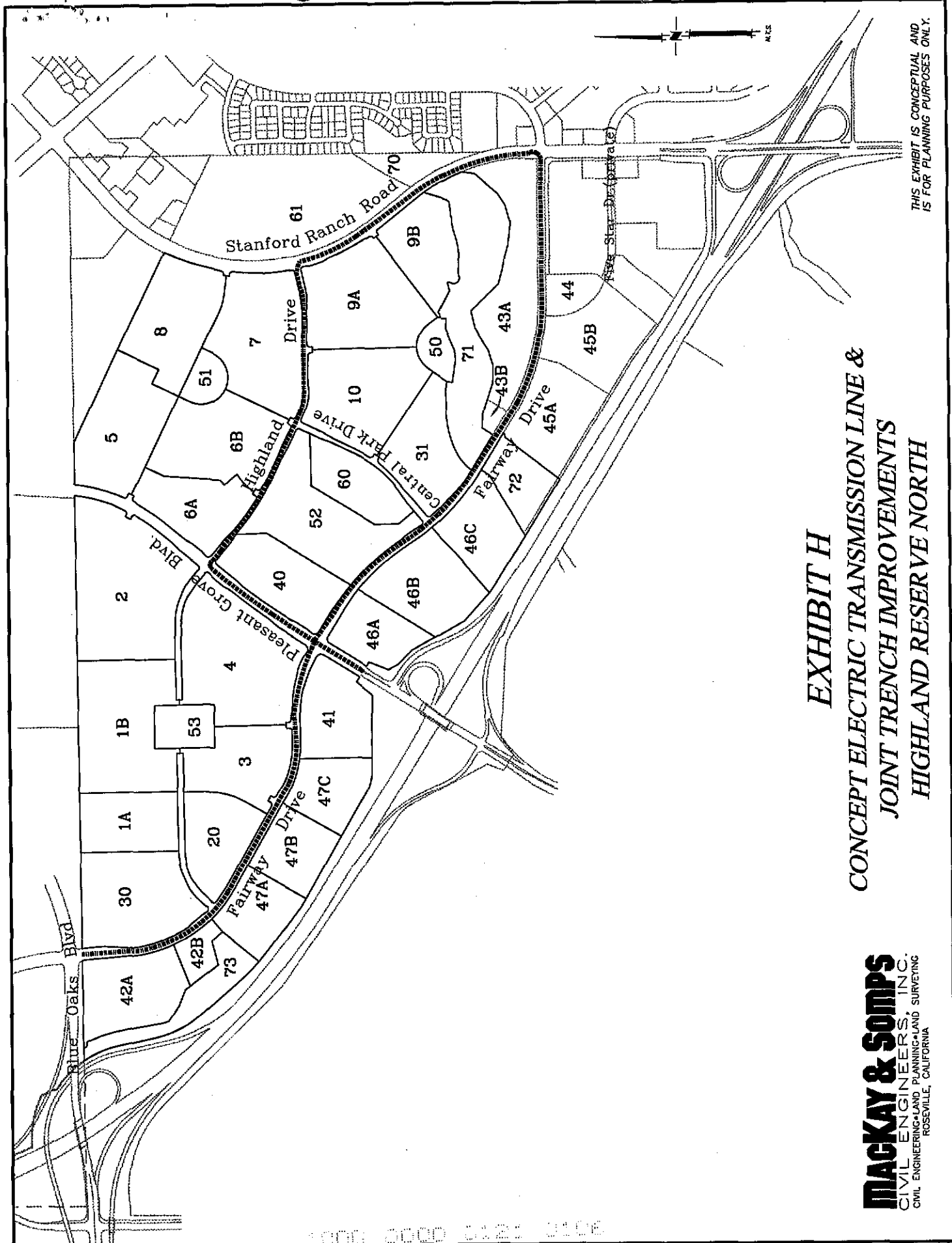
## CONCEPT OPTIONAL SEWER LINE IMPROVEMENTS

### HIGHLAND RESERVE NORTH

**LEGEND:**

- Existing Sewer Lines
- Proposed Sewer Lines

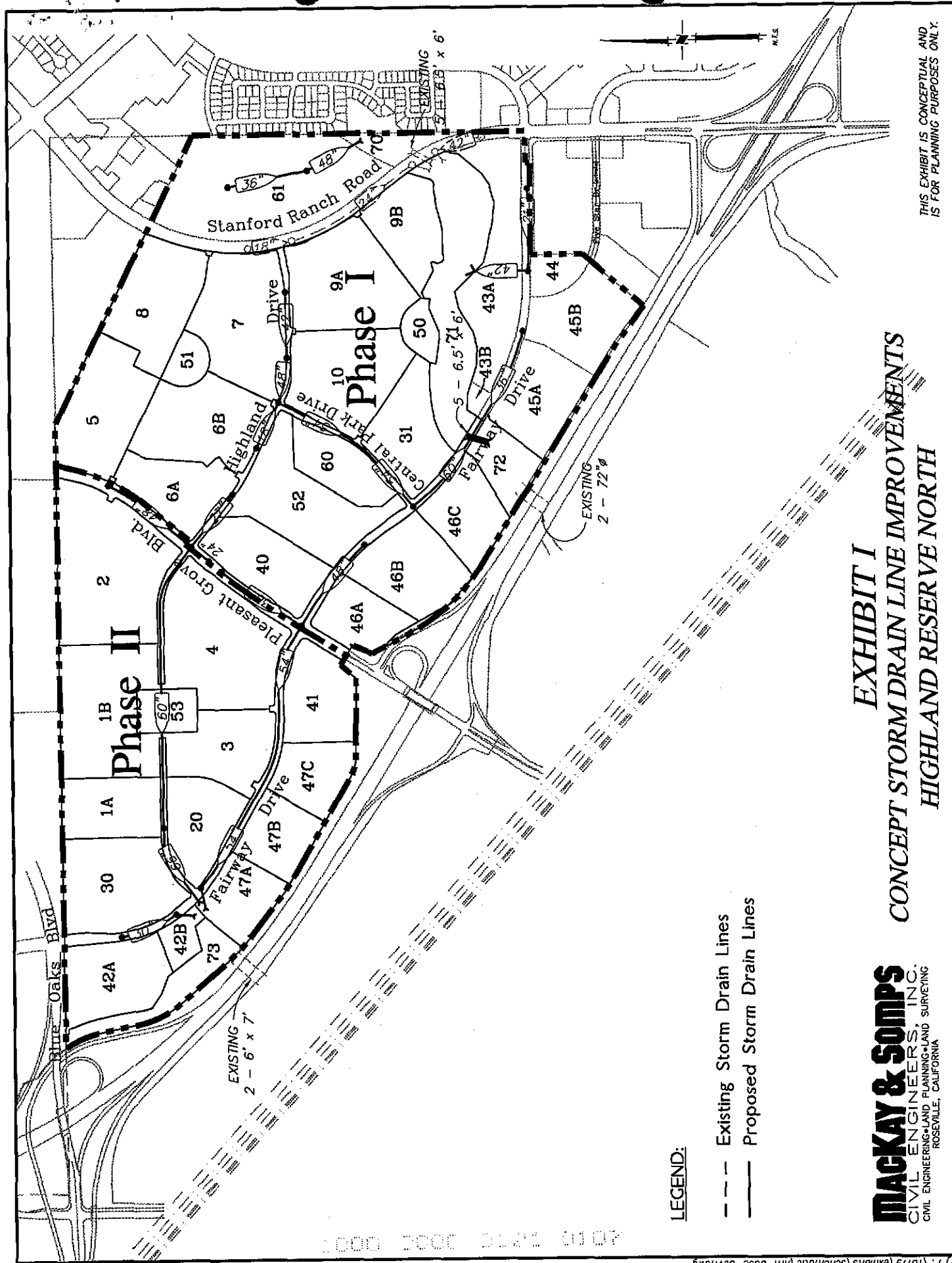
**MACKAY & SOMPS**  
 CIVIL ENGINEERS, INC.  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CALIFORNIA



**EXHIBIT H**  
**CONCEPT ELECTRIC TRANSMISSION LINE &**  
**JOINT TRENCH IMPROVEMENTS**  
**HIGHLAND RESERVE NORTH**

THIS EXHIBIT IS CONCEPTUAL AND IS FOR PLANNING PURPOSES ONLY.

**MACKAY & SOMPS**  
 CIVIL ENGINEERS, INC.  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CALIFORNIA



**LEGEND:**

- Existing Storm Drain Lines
- Proposed Storm Drain Lines

**EXHIBIT I**  
**CONCEPT STORM DRAIN LINE IMPROVEMENTS**  
**HIGHLAND RESERVE NORTH**

**MACKAY & SOMPS**  
 CIVIL ENGINEERS, INC.  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 ROSEVILLE, CALIFORNIA

THIS EXHIBIT IS CONCEPTUAL AND IS FOR PLANNING PURPOSES ONLY.

ORDINANCE NO. 3529

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
ADOPTING A THIRD AMENDMENT TO DEVELOPMENT AGREEMENT WITH THE  
HIGHLAND RESERVE NORTH L.P., 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 Third Amendment to Development Agreement with the Highland Reserve North L.P., to alter and clarify provisions in the existing Development Agreement relating to the construction of an interim fire station.

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

1. The Third 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 Highland Reserve North Specific Plan;
2. The Third Amendment to Development Agreement is consistent with the City of Roseville Zoning Ordinance and Zoning Map;
3. The Third Amendment to Development Agreement is in conformance with public health, safety and welfare;
4. The Third Amendment to Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and
5. The Third Amendment to Development Agreement will provide sufficient benefit to the City of Roseville to justify entering into the Second Amendment to Development Agreement.

SECTION 3. The Third Amendment to Development Agreement by and between the Highland Reserve North L.P. 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 Third 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.

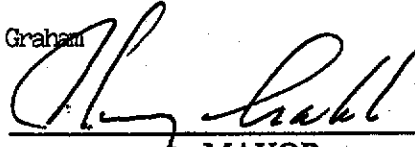
**SECTION 6.** The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full 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 21st day of June, 2000, by the following vote on roll call:

AYES            COUNCILMEMBERS:    Earl Rush, Dan Goodhall, Claudia Gamar, Harry Crabb

NOES            COUNCILMEMBERS:    None

ABSENT        COUNCILMEMBERS:    Randolph Graham

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
City Clerk