

After Recording Return To:

CITY OF ROSEVILLE
316 Vernon Street
Roseville, CA 95678

40253

OFFICIAL RECORDS
REQUESTED BY
City of Roseville
89 JUL 28 PM 12:02
MARY ANN HULSE
PLACER CO RECORDER

#/
AMENDMENT TO DEVELOPMENT AGREEMENT

40253

BY AND BETWEEN THE CITY OF ROSEVILLE, JOHNSON RANCH INVESTORS,
AND JOHNSON RANCH DEVELOPERS RELATIVE TO THE NORTHEAST ROSEVILLE
SPECIFIC PLAN **NO FEE REQUIRED**

This Amendment to Development Agreement is entered into this
28th day of April, 1989 by and between JOHNSON
RANCH INVESTORS, a California Limited Partnership, and JOHNSON
RANCH DEVELOPERS, a California Limited Partnership, and ROSEVILLE
AUTO MALL PARTNERSHIP, a California General Partnership
(collectively referred to as "Landowner"), and the CITY OF
ROSEVILLE, a municipal corporation, (referred to as "City")
pursuant to the authority of sections 65864 through 65869.5 of
the Government Code.

RECITALS

A. The parties entered into a Development Agreement
("Agreement") for the real property described in Exhibit "A" on
June 5, 1987.

B. At the request of the Landowner, the Planning Commission
of City held a public hearing on December 22, 1987, at which the
Planning Commission recommended reduction of the minimum
landscape setbacks on three (3) street frontages of the Roseville
Auto Mall and the amendment of the Northeast Roseville Specific
Plan and the Agreement.

BK3677 PG096

1199 0000 10057 0100

C. The City Council of City held a public hearing on 3/29/89, with respect to the approval of such amendment in accordance with Government Code Sections 65868 and 65867.5.

AGREEMENT

The parties agree as follows:

1. Section 2(E)(4) of the Agreement is amended as follows:

A scenic corridor thirty-five (35) feet in width, more or less, adjacent to and on both sides of Eureka Road, Rocky Ridge Drive, Lead Hill Boulevard and Sunrise Avenue; excepting those portions of Sunrise Avenue and Lead Hill Boulevard which are adjacent to the ROSEVILLE AUTO MALL for which the scenic corridor shall be twenty-six (26) feet, more or less, on the side adjacent to the ROSEVILLE AUTO MALL, and excepting those portions of Rocky Ridge Drive which are adjacent to the ROSEVILLE AUTO MALL for which the scenic corridor shall be thirty-four (34) feet, more or less, on the side abutting the ROSEVILLE AUTO MALL.

BK3677 PG097

2. All other provisions of the Agreement shall remain in full force and effect.

EXECUTION

This Amendment to Agreement is executed on the dates written below.

JOHNSON RANCH INVESTORS,
a Limited Partnership

By: AKT DEVELOPMENT
CORPORATION, a
California Corporation,
a General Partner

DATE: 3-13-89

By: Angelo K. Tsakopoulos
ANGELO K. TSAKOPOULOS,
Secretary

JOHNSON RANCH DEVELOPERS,
a General Partnership

By: FIVE STAR ~~INVESTORS~~ INVESTMENTS
a California General
Partnership, a General
Partner

DATE: 6-22-89

By: [Signature]
3 Paul Mame

BK3677 PG098

STATE OF CALIFORNIA) ss.
COUNTY OF SACRAMENTO)

On this 13th day of March 1989 before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

Angelo K. Tsakopoulos

~~known to me to be the~~ _____ ~~President, and~~
known to me to be the _____ Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors. Said corporation being known to me to be the general partner of _____

Johnson Ranch Investors

a limited partnership, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

Sue Mapes

Notary Public in and for said County and State



STATE OF CALIFORNIA)

ss.)

County of Sacramento)

On this 22 day of June, 1989 before me, a Notary Public, State of California, duly commissioned and sworn, personally appeared ~~DAVID S. GARST, MARVIN L. OATES, CLARA K. MASSIE~~ AND RICKY W. MASSIE, personally known to me/proved to me on the basis of satisfactory evidence to be general partners of the partnership (FIVE STAR INVESTMENTS) that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the partnership therein named, which partnership being known to me to be a general partner of the partnership (JOHNSON RANCH DEVELOPERS, herein "PARTNERSHIP") that executed the within instrument, and also known to me to be the partnership which executed the within instrument on behalf of the PARTNERSHIP therein named, and acknowledged to me that such partnership executed the same as a general partner and that the PARTNERSHIP executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date set forth above in this certificate.

Martin R. Boersma

MARTIN R. BOERSMA



BK 3677 PG 099

BK3677 PG101

STATE OF CALIFORNIA) ss.
COUNTY OF SACRAMENTO)

On this 13th day of March 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Angelo K. Tsakopoulos

~~known to me to be the~~ President, and
~~known to me to be the~~ Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors. Said corporation being known to me to be the general partner of Johnson Ranch Investors

a limited partnership, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

Sue Mapes
Notary Public in and for said County and State



PARTNERSHIP ACKNOWLEDGMENT

NO. 203

State of California
County of Sacramento } ss.

On this the 13th day of March 1989, before me,

Sue Mapes
the undersigned Notary Public, personally appeared
Angelo K. Tsakopoulos



personally known to me
 proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument on behalf of the partnership, and acknowledged to me that the partnership executed it.
WITNESS my hand and official seal.

Sue Mapes
Notary's Signature

2. All other provisions of the Agreement shall remain in full force and effect.

EXECUTION

This Amendment to Agreement is executed on the dates written below.

JOHNSON RANCH INVESTORS,
a Limited Partnership

By: AKT DEVELOPMENT CORPORATION,
a California Corporation, a
General Partner

DATE: 3/13/89

By: Angelo K. Tsakopoulos
Angelo K. Tsakopoulos,
Secretary

JOHNSON RANCH DEVELOPERS,
a General Partnership

DATE: 6-22-89

By: Five Star ^{INVESTMENTS} ~~Investors~~,
a California General
Partnership, a General
Partner

By: Phil Manie
By: David S. Grant by his attorney-in-fact
Phil Manie

By: Clara K. Manie

By: [Signature]

By: Philip D. Oates by [Signature]

**PHILIP D. OATES
BY HIS ATTORNEY-IN-FACT
MARVIN L. OATES**

DATE: 3/13/89

By: Angelo K. Tsakopoulos
Angelo K. Tsakopoulos

DATE: 6-2-89

By: William C. Cummings
William C. Cummings

EXECUTED IN COUNTERPART

BK3677 PG100

PARTNERSHIP ACKNOWLEDGMENT

NO. 203

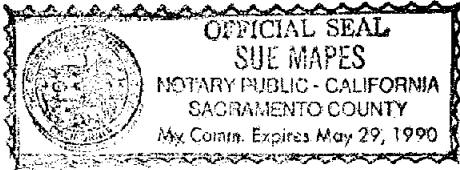
State of California
County of Sacramento } SS.

On this the 2nd day of June 19 89 before me,

Sue Mapes

the undersigned Notary Public, personally appeared

William C. Cummings



personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument on behalf of the
partnership, and acknowledged to me that the partnership executed it.
WITNESS my hand and official seal.

Sue Mapes
Notary's Signature

BK 3677 PL 102

1199 0000 0057 0195

2. All other provisions of the Agreement shall remain in full force and effect.

EXECUTION

This Amendment to Agreement is executed on the dates written below.

JOHNSON RANCE INVESTORS,
a Limited Partnership

By: AKT DEVELOPMENT CORPORATION,
a California Corporation, a
General Partner

DATE: 3-13-89

By: Angelo K. Tsakopoulos
Secretary

JOHNSON RANCE DEVELOPERS,
a General Partnership

DATE: 6-22-89

By: Five Star Investments
~~Investors~~
a California General
Partnership, a General
Partner

By: Phil W. Massie

By: Clara K. Massie
CLARA K. MASSIE
BY HER ATTORNEY-IN-FACT
PHIL W. MASSIE

PHILIP D. OATES
BY HIS ATTORNEY-IN-FACT
MARVIN L. OATES

By: Marvin L. Oates

By: Philip D. Oates by Marvin L. Oates

By: Paul J. Oates

DATE: 3-13-89

By: Angelo K. Tsakopoulos

DATE: 6-2-89

By: William C. Cummings

EXECUTED IN COUNTERPART

BK3677 PG103

STATE OF CALIFORNIA) ss.
COUNTY OF SACRAMENTO)

On this 13th day of March 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Angelo K. Tsakopoulos

~~known to me to be the~~ _____ ~~President, and~~ _____
known to me to be the _____ Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors. Said corporation being known to me to be the general partner of _____

Johnson Ranch Investors
a limited partnership, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

BK 3677 Pg 1 of 4



Sue Mapes
Notary Public in and for said County and State

PARTNERSHIP ACKNOWLEDGMENT

NO. 203

State of California }
County of Sacramento } ss.

On this the 13th day of March 1989 before me,

Sue Mapes
the undersigned Notary Public, personally appeared
Angelo K. Tsakopoulos



personally known to me
 proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument on behalf of the partnership, and acknowledged to me that the partnership executed it.
WITNESS my hand and official seal.

Sue Mapes
Notary's Signature

PARTNERSHIP ACKNOWLEDGMENT

NO. 203

State of California
County of Sacramento } SS.

On this the 2nd day of June 1989, before me,

Sue Mapes

the undersigned Notary Public, personally appeared

William C. Cummings

- personally known to me
 - proved to me on the basis of satisfactory evidence
- to be the person(s) who executed the within instrument on behalf of the partnership, and acknowledged to me that the partnership executed it.
- WITNESS my hand and official seal.



Sue Mapes
Notary's Signature

BK 2677-PC105

STATE OF CALIFORNIA)

ss.

County of Sacramento)

On this 22 day of June, 1987 before me, a Notary Public, State of California, duly commissioned and sworn, personally appeared **DAVID S. GARST, MARVIN L. OATES, CLARA K. MASSIE AND RICKY W. MASSIE**, personally known to me/proved to me on the basis of satisfactory evidence to be general partners of the partnership (**FIVE STAR INVESTMENTS**) that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the partnership therein named, which partnership being known to me to be a general partner of the partnership (**JOHNSON RANCH DEVELOPERS**, herein "PARTNERSHIP") that executed the within instrument, and also known to me to be the partnership which executed the within instrument on behalf of the PARTNERSHIP therein named, and acknowledged to me that such partnership executed the same as a general partner and that the PARTNERSHIP executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date set forth above in this certificate.

Martin R. Boersma



MARTIN R. BOERSMA

STATE OF CALIFORNIA)

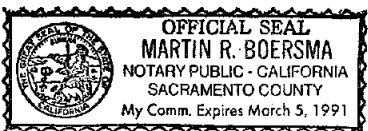
ss.

County of Sacramento)

On this 22 day of June, 1987 before me, a Notary Public, State of California, duly commissioned and sworn, personally appeared **MARVIN L. OATES**, personally known to me/proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument as the attorney in fact of **PHILIP D. OATES**, which person is known to me to be a general partner of the partnership (**FIVE STAR INVESTMENTS**) that executed the within instrument, and known to me to be the person who executed the within instrument, by his attorney in fact, on behalf of **FIVE STAR INVESTMENTS**, which partnership is known to me to be a general partner of the partnership (**JOHNSON RANCH DEVELOPERS**) that executed the within instrument, and it is also known to me that **FIVE STAR INVESTMENTS** is the partnership which executed the within instrument on behalf of **JOHNSON RANCH DEVELOPERS**, and he acknowledged to me that he subscribed the name of **PHILIP D. OATES** thereto as principal, and his own name as attorney in fact, and that **PHILIP D. OATES** executed the same as a general partner of **FIVE STAR INVESTMENTS**, which partnership executed the same as a general partner of **JOHNSON RANCH DEVELOPERS**, and that **JOHNSON RANCH DEVELOPERS** executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date set forth above in this certificate.

Martin R. Boersma



MARTIN R. BOERSMA

BK 3677 PG 106

STATE OF CALIFORNIA)

ss.

County of Sacramento)

On this 22 day of June, 1989, before me, a Notary Public, State of California, duly commissioned and sworn, personally appeared **DAVID S. GARST, MARVIN L. OATES, CLARA K. MASSIE AND RICKY W. MASSIE**, personally known to me/proved to me on the basis of satisfactory evidence to be general partners of the partnership (**FIVE STAR INVESTMENTS**) that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the partnership therein named, which partnership being known to me to be a general partner of the partnership (**JOHNSON RANCH DEVELOPERS**, herein "PARTNERSHIP") that executed the within instrument, and also known to me to be the partnership which executed the within instrument on behalf of the PARTNERSHIP therein named, and acknowledged to me that such partnership executed the same as a general partner and that the PARTNERSHIP executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date set forth above in this certificate.

Martin R. Boersma

MARTIN R. BOERSMA



STATE OF CALIFORNIA)

ss.

County of Sacramento)

On this 22 day of June, 1989, before me, a Notary Public, State of California, duly commissioned and sworn, personally appeared **MARVIN L. OATES**, personally known to me/proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument as the attorney in fact of **PHILIP D. OATES**, which person is known to me to be a general partner of the partnership (**FIVE STAR INVESTMENTS**) that executed the within instrument, and known to me to be the person who executed the within instrument, by his attorney in fact, on behalf of **FIVE STAR INVESTMENTS**, which partnership is known to me to be a general partner of the partnership (**JOHNSON RANCH DEVELOPERS**) that executed the within instrument, and it is also known to me that **FIVE STAR INVESTMENTS** is the partnership which executed the within instrument on behalf of **JOHNSON RANCH DEVELOPERS**, and he acknowledged to me that he subscribed the name of **PHILIP D. OATES** thereto as principal, and his own name as attorney in fact, and that **PHILIP D. OATES** executed the same as a general partner of **FIVE STAR INVESTMENTS**, which partnership executed the same as a general partner of **JOHNSON RANCH DEVELOPERS**, and that **JOHNSON RANCH DEVELOPERS** executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date set forth above in this certificate.

Martin R. Boersma

MARTIN R. BOERSMA



BK 3677 PG 107

PARTNERSHIP ACKNOWLEDGMENT

NO. 203

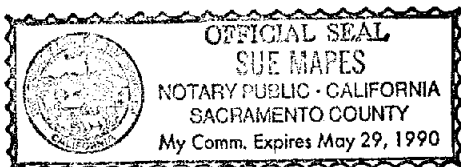
State of California }
County of Sacramento } SS.

On this the 2nd day of June 1989 before me,

Sue Mapes
the undersigned Notary Public, personally appeared

William C. Cummings

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument on behalf of the
partnership, and acknowledged to me that the partnership executed it.
WITNESS my hand and official seal.



Sue Mapes
Notary's Signature

BK3677 Pg109

2. All other provisions of the Agreement shall remain in full force and effect.

EXECUTION

This Amendment to Agreement is executed on the dates written below.

JOHNSON RANCH INVESTORS,
a Limited Partnership

By: AKT DEVELOPMENT CORPORATION,
a California Corporation, a
General Partner

DATE: _____

By: Angelo K. Tsakopoulos
Angelo K. Tsakopoulos,
Secretary

JOHNSON RANCH DEVELOPERS,
a General Partnership

DATE: 6-22-89

By: Five Star Investors,
a California General
Partnership, a General
Partner

By: [Signature]

By: [Signature]

PHILIP D. OATES
BY HIS ATTORNEY-IN-FACT
MARVIN L. OATES

By: Philip D. Oates

By: Richard W. Mame

By: Marvin L. Oates

DATE: _____

By: Angelo K. Tsakopoulos
Angelo K. Tsakopoulos

DATE: 6-2-89

By: William C. Cummings
William C. Cummings

EXECUTED IN COUNTERPART

BK3677 Pg108

STATE OF CALIFORNIA)

ss.

County of Sacramento)

On this 22 day of June, 1989, before me, a Notary Public, State of California, duly commissioned and sworn, personally appeared DAVID S. GARST, MARVIN L. OATES, CLARA K. MASSIE AND RICKY W. MASSIE, personally known to me/proved to me on the basis of satisfactory evidence to be general partners of the partnership (FIVE STAR INVESTMENTS) that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the partnership therein named, which partnership being known to me to be a general partner of the partnership (JOHNSON RANCH DEVELOPERS, herein "PARTNERSHIP") that executed the within instrument, and also known to me to be the partnership which executed the within instrument on behalf of the PARTNERSHIP therein named, and acknowledged to me that such partnership executed the same as a general partner and that the PARTNERSHIP executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date set forth above in this certificate.



Martin R. Boersma

MARTIN R. BOERSMA

STATE OF CALIFORNIA)

ss.

County of Sacramento)

On this 22 day of June, 1989, before me, a Notary Public, State of California, duly commissioned and sworn, personally appeared MARVIN L. OATES, personally known to me/proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument as the attorney in fact of PHILIP D. OATES, which person is known to me to be a general partner of the partnership (FIVE STAR INVESTMENTS) that executed the within instrument, and known to me to be the person who executed the within instrument, by his attorney in fact, on behalf of FIVE STAR INVESTMENTS, which partnership is known to me to be a general partner of the partnership (JOHNSON RANCH DEVELOPERS) that executed the within instrument, and it is also known to me that FIVE STAR INVESTMENTS is the partnership which executed the within instrument on behalf of JOHNSON RANCH DEVELOPERS, and he acknowledged to me that he subscribed the name of PHILIP D. OATES thereto as principal, and his own name as attorney in fact, and that PHILIP D. OATES executed the same as a general partner of FIVE STAR INVESTMENTS, which partnership executed the same as a general partner of JOHNSON RANCH DEVELOPERS, and that JOHNSON RANCH DEVELOPERS executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date set forth above in this certificate.



Martin R. Boersma

MARTIN R. BOERSMA

BK3677 PG110

MARVIN L. OATES,
General Partner

DATE: _____

BY: *Angelo K. Tsakopoulos*
ANGELO K. TSAKOPOULOS,
General Partner

ROSEVILLE AUTO MALL PARTNERSHIP,
a General Partnership

DATE: March 14, 1989

BY: HAS Second, Inc., its
Managing Partner

BY: *Walter E. Stockman*
its: *President*

WALTER E. STOCKMAN, President
and

BY: *Trecia M. Nienow*
its: *Secretary*

TRECIA M. NIENOW, Secretary

CITY OF ROSEVILLE

DATE: April 28, 1989

BY: *Allen E. Johnson*
ALLEN E. JOHNSON,
City Manager

BK3677 PG111

PARTNERSHIP ACKNOWLEDGMENT

NO. 20.

State of California
County of Sacramento } ss.

On this the 13th day of March 19 89 before me,

Sue Mapes

the undersigned Notary Public, personally appeared

Angelo K. Tsakopoulos



personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument on behalf of the
partnership, and acknowledged to me that the partnership executed it.
WITNESS my hand and official seal.

Sue Mapes

Notary's Signature

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss.

On this 2nd day of May, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WALTER E. STOCKMAN, personally known to me to be the person who executed the within instrument as President of the corporation therein named and acknowledged to me that the corporation executed it on behalf of the partnership therein named and that the partnership executed the same.

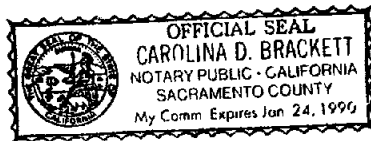


Carolina D. Brackett

NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss.

On this 2nd day of May, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared TRECIA M. NIENOW, personally known to me to be the person who executed the within instrument as Secretary of the corporation therein named and acknowledged to me that the corporation executed it on behalf of the partnership therein named and that the partnership executed the same.



Carolina D. Brackett

NOTARY PUBLIC

BK3677 PG113

ATTEST:

DATE: July 13, 1989

BY: Helen Florance
HELEN FLORANCE
City Clerk

APPROVED AS TO FORM:

DATE: April 28, 1989

BY: [Signature]
MICHAEL F. DEAN
City Attorney

APPROVED AS TO SUBSTANCE:

DATE: 7-12-89

BY: [Signature]
STEVE DILLON
Planning Director

BK3677 Pg 114

State of CALIFORNIA }
County of PLACER } SS.

On this the 13th day of July 1989, before me,

Helen Florance
the undersigned Notary Public, personally appeared

ALLEN JOHNSON

known to me to be City Manager of the City of Roseville and known to me to be the person who executed the within instrument on behalf of said public corporation, agency or political subdivision, and acknowledged to me that such political subdivision executed the same.

WITNESS my hand and official seal.

Helen Florance
Notary's Signature



CONSENT

JOHNSON RANCH,
a Joint Venture

By: JOHNSON RANCH INVESTORS,
a Limited Partnership

By: AKT DEVELOPMENT
CORPORATION,
a California Corporation

DATED: 3/13/89

By: Angelo K. Tsakopoulos

By: SACRAMENTO SAVINGS & LOAN
ASSOCIATION,
a California Corporation

DATED: 3-14-89

By: James R. Fallis
James R. Fallis
Executive Vice President

STATE OF CALIFORNIA) ss.
COUNTY OF SACRAMENTO)

On this 13th day of March 1989 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Angelo K. Tsakopoulos

~~known to me to be the~~ _____ ~~President, and~~
known to me to be the _____ Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors. Said corporation being known to me to be the general partner of _____

Johnson Ranch Investors
a limited partnership, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

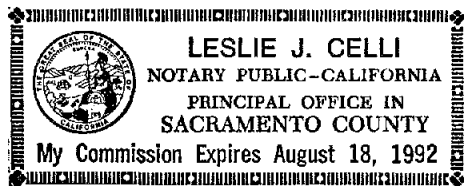


Sue Mapes
Notary Public in and for said County and State

BK3677 PG115

STATE OF CALIFORNIA)
) ss.
COUNTY OF SACRAMENTO)

On March 14, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James R. Fallis known to me to be the Executive Vice President of Sacramento Savings & Loan Assoc., the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of said corporation and acknowledged to me that such corporation executed the within instrument pursuant to its By-Laws or a Resolution of its Board of Directors; said corporation being known to me to be a joint venturer of Johnson Ranch, a Joint Venture, the joint venture that executed the within instrument, and acknowledged to me that such corporation executed the same individually and as such joint venturer and that such joint venture executed the same.



Leslie J. Celli
Notary Public, State of California

BK3677 pg 116

ORDINANCE NO. 2203

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AMENDING THE DEVELOPMENT AGREEMENT WITH JOHNSON
RANCH INVESTORS AND JOHNSON RANCH DEVELOPERS
RELATIVE TO THE NORTHEAST ROSEVILLE SPECIFIC PLAN

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the amendment to the Development Agreement between Johnson Ranch Investors and Johnson Ranch Developers relative to the Northeast Roseville Specific Plan and makes the following findings:

1. The proposed Development Agreement Amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan;
2. The proposed Development Agreement Amendment is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located;
3. The proposed Development Agreement Amendment is in conformity with public convenience, general welfare, and good land use practice;
4. The proposed Development Agreement Amendment will not be detrimental to the health, safety and general welfare;
5. The proposed Development Agreement Amendment will not adversely affect the orderly development of property or the preservation of property values; and
6. The proposed Development Agreement Amendment will provide sufficient benefit to the City to justify entering into the agreement.

SECTION 2. The Council of the City of Roseville hereby approves the Amendment to the Development Agreement with Johnson Ranch Investors and Johnson Ranch Developers and authorizes the City Manager to execute it on behalf of the City of Roseville.


SECTION 3. This ordinance shall be effective at the expiration of 30 days from the date of its adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within 14 days after it is adopted in a newspaper of general circulation in the City, or shall within 14 days after its adoption cause this

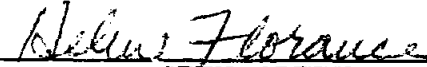
ordinance to be posted in full in at least three public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 29th day of March, 1989, by the following vote on roll call:

AYES COUNCILMEMBERS: Tom Chambliss, Phil Ozenick, John M. Byouk,
Mel Hamel, Bill Santucci
NOES COUNCILMEMBERS: None
ABSENT COUNCILMEMBERS: None

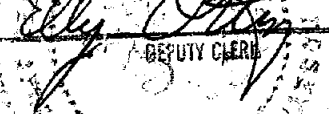

MAYOR

ATTEST:


CITY CLERK

The foregoing document is a correct copy of the original on file in this office.

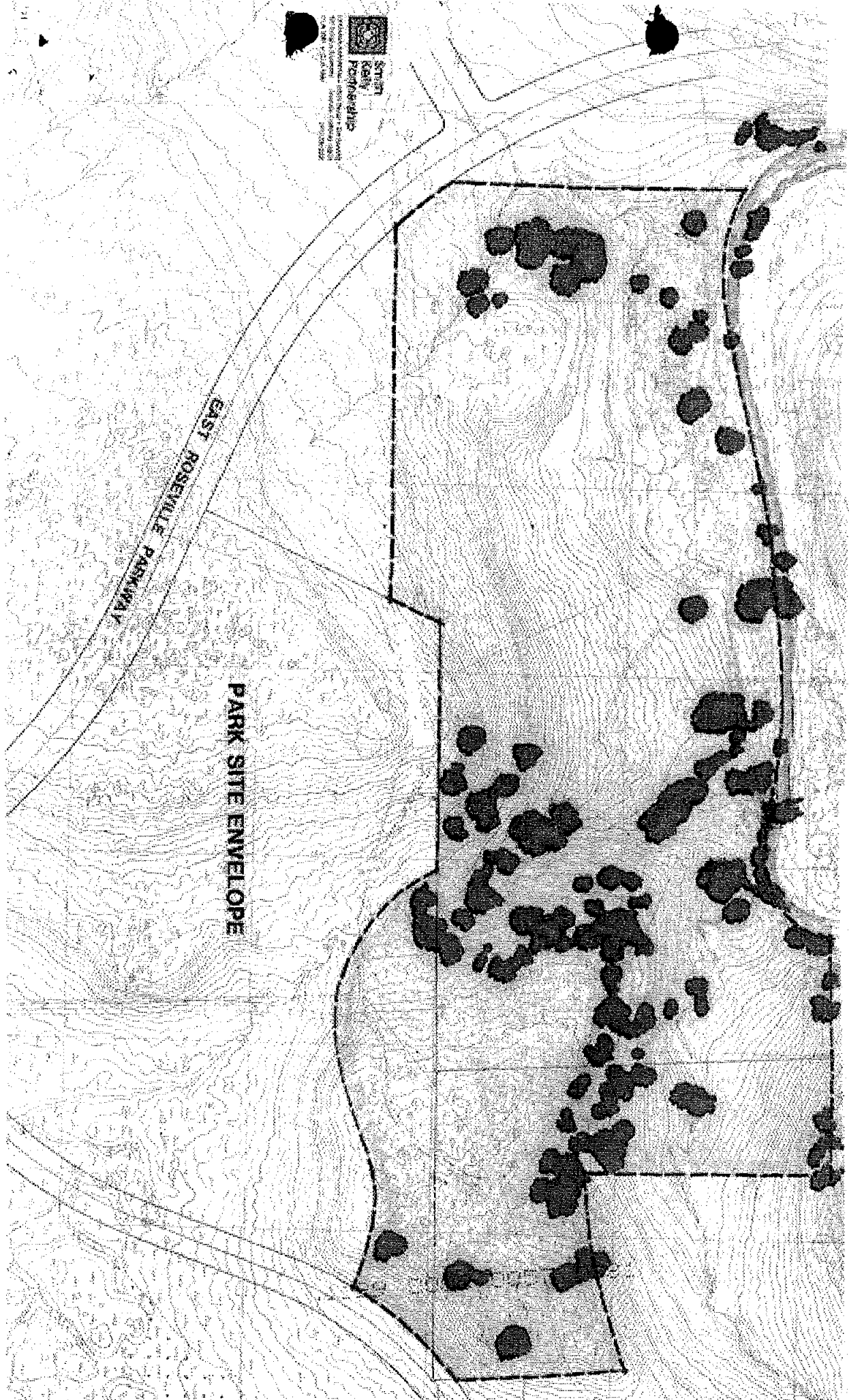
Attest:
City Clerk of the City of Roseville, California


DEPUTY CLERK

BK 3677 Pg 118

1199 0000 0057 0202

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PARK SITE ENVELOPE

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