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AND WHEN RECORDED MAIL TO:
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CITY OF ROSEVILLE
311 VERNON STREET, OFFICE 208
ROSEVILLE, CA 95678

95-051274

Rec Fee
Check

43.00
43.00

Recorded
Official Records

County of
Placer

Jim McCauley
Recorder

1:18pm 27-Sep-95 10-13-95

JE 13

THIS SPACE FOR RECORDERS USE

TITLE OF DOCUMENT:

Amendment to Development Agreement By and Between the City of Roseville and the
Owners of Olympus Pointe Parcels Relative to the Northeast Roseville Specific Plan

~~Exempt from recording
fees pursuant to
Government Code 27383~~

FILED

OCT 25 1995

CITY OF ROSEVILLE
BY h

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING
INFORMATION (Additional recording fee applies)

CF:
0401-03-06
NERSP
#8

1199 0000 0057 0031

copy of doc: Palomares Development Inc.
NERSP Dev. Agmt Amend
Olympus Pointe Parcels 6-11

136

**AMENDMENT TO DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE AND THE
OWNERS OF OLYMPUS POINTE PARCEL 11 RELATIVE TO
THE NORTHEAST ROSEVILLE SPECIFIC PLAN**

This Amendment to Development Agreement is entered into this
19th day of June, 1995 by and between the City of
Roseville, a municipal corporation ("City") and the current owner(s) of original
Olympus Pointe Parcel 11. The current owners of Parcel 11 are listed on the
signature page of this Amendment ("Landowners"). Parcel 11 is specifically
described on Exhibit A attached hereto.

RECITALS

- A. The City and Landowners' predecessors in interest entered into a Development Agreement relative to the Northeast Roseville Specific Plan ("Specific Plan") recorded July 6, 1987 in Book 3221, Page 151 of Placer County Official Records ("Development Agreement");
- B. One of the current landowners of Northeast Roseville Specific Plan Parcel 6, Olympus Pointe Centre Associates, has requested an amendment to the Specific Plan and the Development Agreement to allow a greater diversity of uses on Parcel 6. The Specific Plan designates Parcel 6, and several other parcels in the Specific Plan, for "Business Park and Professional Offices";
- C. On November 10, 1994, the Planning Commission held a public hearing in compliance with California Government Code Section 65867 and recommended approval of an amendment of the permissible uses in all parcels designated Business Park and Professional Office designation of the Specific Plan and a corresponding amendment to the Development Agreement; and

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D. On May 17, 1995, the City Council held a public hearing in compliance with Government Code Section 65867 and approved execution of this Amendment.

AGREEMENT

The parties agree as follows:

1. Section 1 (G)(2) of the Agreement is amended to read as follows:

(2) Business Park and Professional Offices. The purpose of this land use category is to provide for well designed and controlled groupings of office, service and assembly uses within an area containing high visual and operational amenities. Toward these ends rigid development standards are established with respect to setbacks, landscaping, building aesthetics and controls and other design characteristics.

The following listed uses will serve to describe the uses permitted in this area:

- a. Administrative, professional, and business offices
- b. Research and development uses
- c. Computer or related equipment design and assembly and software design and computer timeshare bureaus
- d. Professional uses, including medical offices
- e. Financial institutions
- f. Limited service commercial/retail uses incidental to permitted uses a-e above. All service commercial/retail uses combined shall not exceed 10% of the gross floor area for a building or complex. The list of service commercial/retail uses includes cafeterias/restaurants,

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bakeries, day care, travel agencies, hair care, shoe repair, florists, dry cleaning and similar uses, which in the opinion of the Planning Director, are functionally compatible uses. "Incidental" shall be understood to mean "within, or as part of, the same building as uses a-e above."

- g. Dining establishments. Dining establishments may operate separate from other uses and shall not include facilities with drive-thru, take-out, and/or delivery service. Fast food establishments are not permitted. Dining establishments shall be included as part of the 10% allowance for commercial/retail uses in a complex.
- h. Similar and like uses, as approved by the Roseville Planning Commission.

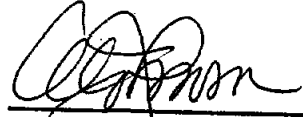
- 2. All other provisions of the Agreement shall remain in full force and effect.
- 3. This Agreement may be executed in counterparts.

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CITY:

CITY OF ROSEVILLE, a municipal
corporation

OWNER(S) OF PARCEL 11:

BY: 

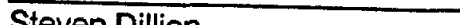
Allen E. Johnson
City Manager

Approved As To Form:

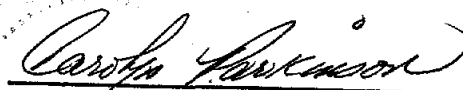


Mark Doane
City Attorney

Approved As to Substance:

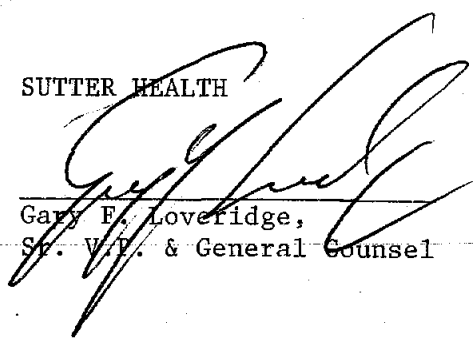

Steven Dillion

Attest:



Carolyn Parkinson
City Clerk

SUTTER HEALTH


Gary F. Loveridge,
Sr. V.P. & General Counsel

op/daamend.p6

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STATE OF CALIFORNIA)

COUNTY OF PLACER)

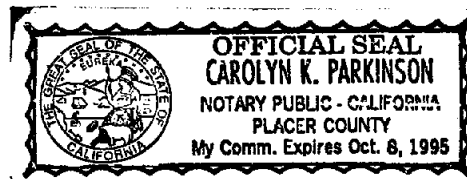
ss.

On this 20 day of June in the year of 1995, 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 K. Parkinson

Notary Public in and for said State



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

Title or Type of Document Olympus Pointe Parcel 11

Date of Document Approved by Council 5-17-95

Acknowledgment - All Purpose 1199 0000 0057 0035

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

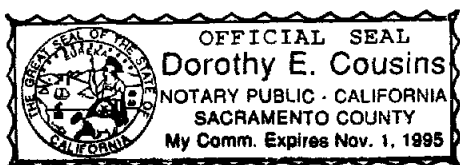
State of CALIFORNIA

County of SACRAMENTO

On March 22, 1995 before me, Dorothy E. Cousins, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Gary F. Loveridge
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.



WITNESS my hand and official seal.

Dorothy E. Cousins
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Amendment to Development Agreement

TITLE OR TYPE OF DOCUMENT

5

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SUTTER HEALTH

SIGNER(S) OTHER THAN NAMED ABOVE

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EXHIBIT A

Legal Description: Parcel 11

Lot 12, as shown on the "Plat of Roseville Center", filed for record on August 27, 1987 in Book P of Maps, Page 28, Placer County Records.

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