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CITY OF ROSEVILLE  
316 Vernon Street  
Roseville, CA 95678

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REQUESTED BY

*Sammis F*

*City of Roseville*  
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MARY ANN HULSE  
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DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF ROSEVILLE

AND

SAMMIS ROSEVILLE ASSOCIATES

RELATIVE TO THE NORTHWEST ROSEVILLE SPECIFIC PLAN

BK 3732 PG 348

**FILED**

JAN 09 1990  
CITY OF ROSEVILLE  
BY \_\_\_\_\_

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**DEVELOPMENT AGREEMENT BY AND BETWEEN  
THE CITY OF ROSEVILLE AND SAMMIS ROSEVILLE ASSOCIATES  
RELATIVE TO THE NORTHWEST ROSEVILLE SPECIFIC PLAN**

This Development Agreement is entered into this 6th day of October, 1989, by and between SAMMIS ROSEVILLE ASSOCIATES, a California general partnership (hereinafter "Landowner"), and THE CITY OF ROSEVILLE, a municipal corporation (hereinafter "City"), pursuant to the authority of Sections 65864 through 65869.5 of the Government Code.

**RECITALS**

1. Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the legislature of the State of California adopted Section 65864 et seq. of the Government Code, which authorizes the City of Roseville and an applicant for a development project to enter into a development agreement, establishing certain development rights in the property which is the subject of the development project application.

2. Subject Property. Landowner owns in fee certain property described in Exhibit "A" (hereinafter "subject property"), attached hereto and incorporated herein by this reference. Landowner seeks City's approval of proposed land uses of the subject property consistent with the Roseville General Plan (inclusive of all amendments thereto) and the adopted Northwest Roseville Specific Plan (the "NWRSP").

3. Hearings. On 29 September, 24 October, 28 November and 19 December 1988, and 12 January, 9 February, 23 February and 9 March 1989, the City Planning Commission, designated by City Ordinance No. 802 as the advisory agency for purposes of development agreement review pursuant to Government Code Section 65867, considered the NWRSP in duly noticed public hearings. On 8 June, 22 June and 26 June 1989, the City Planning Commission considered this Agreement in a duly noticed public hearing.

4. Environmental Impact Report ("EIR"). On May 10, 1989, the City Council certified as adequate and complete the EIR for the Northwest Roseville Specific Plan, which EIR considered, among other things, the adoption and execution of this Development Agreement.

5. Entitlements. Following consideration and certification of the aforementioned EIR and CEQA related findings, the City Council, on May 10, 1989, adopted a Statement of Overriding Consideration, relating to the following entitlements, to permit development of the subject property as herein described.

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A. General Plan Amendment, related to the NWRSP, as adopted by Resolution No. 89-82 dated 10 May 1989;

B. The NWRSP, as adopted by Resolution No. 89-83, dated 10 May 1989;

C. The Rezoning of the subject property pursuant to Ordinance No. 2251, dated September 6, 1989;

D. The Schematic Development Plan (Exhibit "B", attached hereto and incorporated herein by this reference); and

E. Ordinance No. 2258, dated September 6, 1989, adopting this Agreement (the "Adopting Ordinance").

6. Mitigation. Landowner, pursuant to this Agreement, will be entitled to develop the subject property in accordance with the provisions hereof and the above approvals, and will be bound by the City's fees, charges, mitigation measures and provisions identified in the EIR and the monitoring program adopted by the City as part of the certification thereof, and any other measures incorporated herein to mitigate environmental impacts, including without limitation, impacts related to the need for public facilities generated by such development.

7. General and Specific Plans. Development of the subject property in accordance with the conditions of approval, the mitigation measures, and the terms of this Agreement will provide orderly growth and development of the area in accordance with the policies set forth in the General Plan and the NWRSP.

8. Need for Services and Facilities. Development of the subject property will result in a need for municipal services and facilities required for implementation of the General Plan.

9. Contribution to Costs of Facilities and Services. Landowner agrees to contribute to the costs of such public facilities and services, as required herein to mitigate impacts of the development of the subject property, and City agrees to assure that Landowner may proceed and complete development of the entire subject property in accordance with the terms of this Agreement. City and Landowner agree that the City might not otherwise approve the development of the entire subject property as provided by this Agreement, but for Landowner's contributions to mitigate the impacts of the development. City's approval of development of the entire subject property as provided herein is in reliance upon and in consideration of Landowner's agreement to dedicate certain lands to the City and to contribute toward the cost of public improvements, as herein provided, to mitigate the impacts of the development.

10. Development Agreement Ordinance. City and Landowner have taken all actions mandated by and fulfilled all requirements set forth in the Development Agreement Ordinance of the City of Roseville, Article 30 of Ordinance 802.

11. Consistency With General Plan and Northwest Roseville Specific Plan. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, the City finds and declares that this Agreement is consistent with the General Plan of the City of Roseville and with the NWRSP.

### Section 1. GENERAL PROVISIONS

1(A). Property Description and Binding Covenant. The subject property is that property described in Exhibit "A". It is intended and determined that the provisions of this Agreement shall constitute covenants which shall run with the subject property and the benefits and burdens hereof shall bind and inure to all successors in interest to the parties hereto.

1(B). Term. The term of this Agreement shall commence upon the effective date of the Adopting Ordinance approving this Agreement and shall extend for a period of twenty (20) years thereafter, unless said period is terminated, modified, or extended by circumstances set forth in this Agreement or by mutual consent of the parties hereto.

(1) Expiration. Following the expiration of this period, this Agreement shall be deemed terminated and of no further force and effect. However, the termination of this Agreement shall not affect any right or duty emanating from City entitlements on the subject property approved concurrently with or subsequent to the approval of this Agreement. Neither shall the termination of this Agreement affect the covenants contained herein in Section 3(B), relating to the obligations of owners of property with respect to landscaping maintenance and the City's enforcement rights as set forth herein and in relevant ordinances.

(2) Early Termination for Residential Development. This Agreement may be terminated with respect to any of the subject property zoned for residential use, at the election of the Landowner any time after recordation of a final residential subdivision map for single-family dwelling units within the subject property and upon written notice to City of such election to terminate. No such single-family subdivision map may be recorded, nor shall this Agreement terminate with respect thereto, until the Community Facilities District described in Section 3(A)(8) is formed (or other such financial assurances acceptable to the City are provided to the City respecting the installation of the improvements contemplated thereby). Furthermore, no such termination shall be allowed unless either (i) the lighting and landscape district described

in Section 3(B) has been formed or (ii) an appropriate covenant or condition acceptable to the City Attorney has been recorded to ensure that the landscaping and maintenance commitments created pursuant to Section 3(B) hereof shall bind Landowner, its heirs, successors and assigns with respect to such subdivision. 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.

Landowner shall not be precluded by anything in this Section 1(B) from recording final parcel maps, subdivision maps or other such land divisions for the parcels shown on Exhibit "B" (except for any further subdivision of the parcels listed on Exhibit "A" as single-family residential), nor shall Landowner be precluded hereby from processing tentative subdivision maps for such single-family subdivisions. Furthermore, Landowner shall not be in breach of this Section 1(B) due to the recordation prior to the date hereof of any such single-family subdivisions within the subject property.

1(C). Assignment. Landowner shall have the right to sell, assign, or transfer this Agreement with all of its right, title and interests therein to any person, firm, or corporation at any time during this Agreement. The City desires the improvements and facilities described in this Agreement to be completed as part of the development of the NWRSP and is concerned that proposed assignees may not have the financial ability to perform the obligations related thereto of Landowner hereunder. Accordingly, express assumption of any of the obligations of the Landowner under this Agreement by any assignee shall relieve Landowner from such obligation or obligations only if City consents to such assumption, which consent shall not be unreasonably delayed or withheld. Otherwise, if such consent is not requested or if the City reasonably withholds such consent, then Landowner shall remain liable for its obligations hereunder, notwithstanding any assignment by Landowner and assumption by assignee. Any such proposed assumption shall be signed by Landowner and assignee and shall be effective upon the City's receipt and consent thereto. Such consent shall be effective if made in writing by the City Manager of the City, provided Landowner shall have the right to appeal any denial thereof to the City Council of City.

No such consent shall be required after either (i) the Community Facilities District ("CFD") and the landscape and lighting district described herein are formed and, with respect to the CFD, bonds are sold in relation thereto and the funds available therefrom are sufficient to finance the improvements described in Section 3(A)(7) (and/or Landowner provides security acceptable to the City to ensure the completion of such improvements) or (ii) the completion, and acceptance by the City, of all the improvements to be included within said pending CFD.

1(D). Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the Landowner and the City and their successors and assigns. No other person shall have any right of action based upon any provision in this Agreement.

1(E). Notices. Formal written notices, demands, correspondence, and communications between City and Landowner shall be sufficiently given if dispatched by postage prepaid first class mail to the principal offices of the City and Landowner, as set forth in Section 10, or to such person or entity designated in notice to the City pursuant to this Section 1(E). Such written notices, demands, correspondence, and communications may be directed in the same manner to such other persons and addressees as either party may from time to time designate. Landowner shall give written notice to City, within ten (10) days after close of escrow, of any sale or transfer of any portion of the subject property and any assignment of this Agreement, specifying the name or names of the transferee, the transferee's mailing address, the amount and location of the land sold or transferred, and the name and address of a single person or entity to whom any notice relating to this Agreement shall be given.

1(F). Amendment of Agreement. This Agreement may be amended from time to time by mutual consent of the parties, with City costs incurred incidental to amendment proceedings payable by amendment applicants, in accordance with the provisions of Government Code Sections 65867 and 65868 and the Adopting Ordinance, provided that:

(1) Any amendment to this Agreement which does not relate to the term, permitted uses, density or intensity of use, height or size of buildings, reservation or dedication of land for public purposes, conditions, terms, restrictions, and requirements relating to subsequent discretionary actions, monetary contributions by Landowner, or any conditions or covenants relating to the use of the subject property shall not require notice or public hearing before the parties may execute an amendment hereto; and

(2) Any amendment of the Schematic Development Plan which is either approved by the Planning Commission as provided by Section 1(G)(1), including but not limited to the location of buildings, streets, and other physical facilities, or approved as provided by Section 1(G)(2), shall not require an amendment to this Agreement.

1(G). Amendment of Schematic Development Plan.

(1) Upon request of the Landowner, the Planning Commission may amend or modify the Schematic Development Plan without compliance with procedural provisions of the zoning ordinance or any other notice of public hearing if the Planning Commission determines that the requested amendment or

modification is not substantial and is consistent with the NWRSP.

(2) Except as provided above, amendment of the Schematic Development Plan or NWRSP shall comply with the procedural provisions of statutes and the zoning ordinance in effect on the date of application for such amendment.

1(H). Definitions. For the purpose of this Agreement, the terminology and land use categories used herein shall be construed and defined as follows.

(1) Commercial. The purpose of this land use category is to provide a sufficiently large concentration and mix of shops and services that will attract and sustain most of the needs of the residents. Typical uses in these areas include, but are not limited to, the following:

- (a) Discount drug store;
- (b) Variety store;
- (c) Supermarket;
- (d) Restaurant/Coffee Shop;
- (e) Convenience Services, such as a Beauty Shop or Dry Cleaners; and
- (f) Banks and Savings and Loans.

(2) Residential. Residential land uses as permitted by the City of Roseville Zoning Code, as may be amended from time to time. "Low-Density Residential" refers to dwelling units per acre ("residential density") less than 6.0; "Medium-Density Residential" refers to residential density equal or greater than 6.0 and less than 10.0; and, "High-Density Residential" refers to residential density equal or greater than 10.0.

(3) Floodway. The portion of the subject property lying within the 100-year floodplain, as detailed by the Nolte Report on file with the Department of Public Works.

(4) Frontage Improvements. The curb, gutter, sidewalk, and utility stub improvements (including without limitation, electric, gas, water, storm drain and sewer), and any fence, soundwall, landscape, or lighting improvements, abutting a parcel.

## Section 2. DEVELOPMENT OF THE PROPERTY

The permitted uses of the subject property, the density or intensity of use, the maximum height and size of proposed buildings, reservation or dedication of land for public purposes, location of public improvements, and other terms and conditions of development shall be those expressed in this Agreement, the Northwest Roseville Specific Plan and the Schematic Development Plan. However, the size, configuration, height and location of proposed buildings and parcels of the subject property as described or shown in the

Schematic Development Plan are illustrative only, and, therefore, subject to change as provided in Section 1(G).

2(A). Permitted Uses. City is bound to the uses permitted in this Agreement only insofar as this Agreement so provides or as may otherwise be provided by the City's laws or ordinances, subject to the limitations of Section 3(F) hereof. City agrees that land use is granted and grants herewith to the subject property as follows: 36.1 acres, more or less, of Commercial; 521.5 acres, more or less, of Residential, providing a total of 2180 dwelling units (with a mix of 1624 units of Low-Density Residential on 461.4 acres, more or less, 271 units of Medium-Density Residential on 39.7 acres, more or less, and 285 units of High-Density Residential on 19.8 acres, more or less); 132.9 acres, more or less, of Urban Reserve; 5.2 acres, more or less, of Floodway; 203.7 acres, more or less, of Golf Course; 64.1 acres, more or less, of Park; 19.9 acres, more or less, of Interim Park/Urban Reserve; and 10.0 acres, more or less, of school site reservation, all as more particularly shown in Exhibit "B".

2(B). Additional Density In Consideration of Golf Course.

Simultaneously with the execution hereof, the City and Landowner have entered into a certain Golf Course Gift Deed Agreement, obligating Landowner to convey approximately 201 acres of property within the Plan Area for a municipal golf course, upon the satisfaction of certain conditions. The total number of residential units permitted in Section 2(A) above and set forth in the Schematic Development Plan incorporates additional units in consideration of such conveyance, by providing for a base number of 2102 units for the first 175 acres of such conveyance, plus an additional 78 units based on three (3) dwelling units per acre in excess of said 175 acres. In the event the total acreage conveyed for the municipal golf course is greater (or less) than said 201 acres, any increase (or decrease) in the number of units as a result thereof (in accordance with the above formula) shall be allocated within (or deleted from) the parcels of the subject property designated for residential uses by an amendment of the Schematic Development Plan in accordance with Section 1(G) hereof, provided any increase (or decrease) involving less than 30 units shall be deemed insubstantial for purposes of said Section 1(G).

2(C). Density Banking.

The parties acknowledge that as the subject property develops and tentative subdivision maps are approved and final subdivision maps are recorded, the actual densities realized for some of the parcels may be less than the planned densities set forth in the Specific Plan. The City agrees that, notwithstanding the City's standard policy that any underutilized units be forfeited to the City, in consideration of this Agreement, Landowner may retain units from a parcel to be subdivided (to the extent that the actual density is less than the planned density therefor; an "underutilized

parcel") for the purpose of relocating and developing such unused units within the Plan Area, pursuant to the procedures set forth in this Section 2(C). The amount of any unused units shall be determined upon approval of the final subdivision map for each underutilized parcel and the total thereof (less the amount of any units relocated pursuant to the provisions below) shall be maintained by the Planning Department.

Any proposed relocation of unused units shall be given in writing to City when Landowner files an application for a tentative subdivision map for a parcel within the Plan Area proposed to receive any of the unused units (the "receiving parcel"). Any such proposed relocation shall require the approval by the City of a Specific Plan Amendment and General Plan Amendment for the receiving parcel, which required approval shall be subject to appropriate environmental review thereof, considering the EIR described in paragraph 4 of the Recitals hereto and any supplemental environmental analysis related to the Plan Area. The parties agree that in considering any such proposed relocation, the City shall retain its normal discretion to approve or disapprove any such General Plan Amendment, Specific Plan Amendment, tentative map, site plan or other land use application required as part of the proposed relocation. Provided however, the approval or disapproval of any proposed relocation of unused units to any portion of the Plan Area designated as Urban Reserve by the Specific Plan shall be at the City's sole, arbitrary and absolute discretion.

The City acknowledges and agrees that Landowner may make as many applications for such relocations as it may desire. Landowner's ability to have the necessary entitlements reviewed and acted upon by the City shall not be limited by any limitation subsequently enacted by the City regarding amendments to its General Plan or Zoning. Furthermore, in consideration of Landowner's parkland dedications, support for the landscape and lighting district described herein, and affordable housing participation hereunder, any such relocated units shall not be required to make any additional parkland dedications, shall be entitled to the park fee credits described herein, and shall not be required to satisfy any additional affordable housing requirements.

2(D). Additional Density.

The City acknowledges hereby that the provisions of Section 2(C) above are not intended to limit the potential development of those portions of the subject property designated as Urban Reserve. In particular, in the event the City amends its General Plan to allow for additional growth within its boundaries, the Urban Reserve portion of the subject property shall not be precluded hereby (because of its ability to receive units that become available within the Plan Area) from seeking entitlements related to such planned additional growth.

2(E). Affordable Housing.

Landowner shall comply with the adopted Housing Element of the City General Plan, as implemented by the policies and strategies set forth in the NWRSP.

To make housing opportunities affordable for low-income and very low-income households, Landowner agrees that, with respect to each multi-family Parcel described in Exhibit "C" hereof and upon the application of a building permit for development thereof, Landowner shall offer the corresponding percentage of units therein to the City for low-income and very low-income affordability, provided Landowner may, subject to the approval of the City, transfer the obligation to provide such low-income and very low-income units to other multi-family parcels within the Plan Area and correspondingly reduce the obligation of one or more parcels described in Exhibit "C," as long as Landowner's overall unit obligation is not reduced. Such low-income and very low-income affordability shall be subject to an agreement with the City, specifying the number of units to be reserved and the period of such reservation, provided the City shall compensate Landowner for two-thirds (2/3) of the net present value (discounted at a reasonable rate of interest based on the length of such reservation) of the loss of rental revenue that would be expected to accrue over the period that such units are reserved. Such compensation may be made in cash, by fee reduction, by an increase in value attributable to a density bonus, or any other form agreeable to the Landowner and City; such compensation shall be paid within the later of (i) nine (9) months after Landowner applies for a use permit to construct multi-family units thereon, or (ii) one (1) month after Landowner applies for a building permit therefor. The offer of such units within a Parcel for low-income and very low-income affordability shall expire and Landowner's obligation with respect thereto shall be deemed satisfied if the City fails to enter into such an agreement with Landowner within six (6) months after Landowner applies for a use permit to construct multi-family units, unless such failure is due to any failure of Landowner to deal in good faith; provided, the City may elect to reserve less than the total number of units designated for such Parcel for low-income and very low-income affordability, based on the level of compensation that can then be provided by the City, and provided further, if the needed subsidies are not then available for the entire reservation, the City may defer such reservation (or the unfunded portion thereof) for a period not to exceed twelve (12) months from the date of completion of the development of the entire Parcel. In the event of any such deferral, Landowner shall not be restricted from renting any of its units within its development unless and until the City and Landowner agree to the number to be reserved and the period of such reservation (and to the compensation therefor calculated in the manner described above) with respect to such deferred units; upon such agreement, for units then available and as units become available, Landowner shall offer such units to the City pursuant to the reservation agreement. For purposes hereof, units will be

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deemed to "become available" if the tenant voluntarily elects to vacate the premises. If no agreement is reached between Landowner and City with regards to the deferred units by the end of the deferral period, the affordability requirements for such Parcel shall be deemed satisfied, unless such failure is due to any failure of Landowner to deal in good faith.

For purposes of making housing opportunities affordable for middle income households, Landowner agrees that, upon the development of each single-family Parcel described in Exhibit "C", the corresponding percentage of units therein will be priced, at the time of sale, at or below the price that would then be affordable to a middle-income household (the "affordable units") and Landowner shall use its best efforts to sell such units to qualifying middle-income households. Such best efforts shall include, without limitation, (i) special advertising prior to the release of the affordable units for sale indicating the availability thereof to middle-income households, (ii) maintenance of a waiting list of middle income households seeking housing opportunities in Landowner's development(s), notification of such persons (and any such households provided by the housing coordinator for the City) prior to any release of affordable units, and the pre-release, by at least one day, of such affordable units to such notified households and (iii) for any affordable units for which contracts of sale are not entered into with middle income households after the above efforts, Landowner shall not enter into any contracts of sale for such available units, except for any middle-income purchasers, for one week after the release of the units to the general public; thereafter, if Landowner is still unable to attract qualifying middle-income purchasers for any remaining affordable units, Landowner shall be free to sell such units to the general public. Upon the close of escrow for each sale of an affordable unit to a qualifying middle-income household, Landowner shall notify the housing coordinator in writing of such sale and provide information verifying such qualification as middle-income. If Landowner sells any housing units at middle-income affordable prices to a middle-income household elsewhere within the subject property, then it may credit such sales against its above obligation by giving written notice thereof to the housing coordinator, along with information verifying such qualification as middle-income, and describing the Parcel against which the credit is to be applied. The sale of the applicable percentage of qualified units at such middle income affordable prices and the use of such best efforts to sell to qualifying middle-income households shall satisfy Landowner's obligations hereunder, no resale restrictions shall be required upon such sales, and no subsidies therefor shall be required of City.

**2(F). Special Requirements Within the Plan Area.**

2(F)(1). Park and Ride. Development of Parcel 15 of the subject property shall, at Landowner's expense, comply with the park and ride location requirements described by Policy 5, pg. 4-20, of the Specific Plan.

2(F)(2). Transportation System Management (TSM). All employers operating within the subject property shall comply (i) with the City TSM ordinance, including without limitation, any and all amendments thereto adopted after the date of this Agreement, (ii) with the TSM policies and elements described for the Plan Area on pgs. 4-16 and 4-17 of the Specific Plan, and (iii) with policy 4 described on pg. 4-20 of the Specific Plan, all in order to use their best efforts to achieve the trip reduction levels assumed in the EIR described in Section 4 of the Recitals.

2(F)(3). Trees. Landowner agrees to be bound by the tree policies described in Section 5.3.1 of the Specific Plan.

2(F)(4). Regional Air Quality. Landowner agrees to use its best efforts to comply with the existing and with the pending amendment of the regional air quality plan, once such amended plan is adopted by the City, provided such amended plan is applied uniformly throughout the City. If and when such amended plan is adopted by the City, this Agreement shall be amended to incorporate the applicable provisions thereof.

2(F)(5). Mello-Roos Notification. Prior to Landowner's recordation of any final subdivision map for a single-family parcel within the subject property, Landowner shall provide written notice to the Finance Director of City stating the number of lots contained within said subdivision. If the number of lots contained therein is less than the number described for such parcel in the Specific Plan, then such notice shall also state the number of available units, if any, that have been approved by the City for transfer pursuant to Section 2(C) hereof, the parcel(s), if any, to which such density has been transferred and which is assuming the special tax obligation associated therewith, and any adjustment to the maximum per-parcel special tax, due to any such transfer, as such adjustment is described in the tax methodology for the pending CFD. Also, if the number of lots created by such subdivision is less than the planned density therefor, then upon recordation thereof, Landowner shall also record a notice to prospective purchasers, in a form acceptable to the City Attorney, stating the actual maximum annual special tax that may be levied by the CFD on each lot within said subdivision, as such maximum special tax is subject to redetermination pursuant to the tax methodology for said CFD.

### Section 3. OBLIGATIONS OF PARTIES

#### 3(A). Dedications, Improvements, Credits.

3(A)(1). Documents. Within one hundred fifty (150) days of execution of this Agreement and adoption of the NWRSP, Landowner shall execute and deliver to City documents in proper form to meet the obligations as specified in this Section. With respect to dedications and conveyances of parcels and easements, at the time of each such dedication or conveyance, the parcel or easement being dedicated or conveyed shall be free and clear of (i)

all monetary liens or encumbrances, except the City shall take title to the municipal golf course and to any easements within the subject property subject to the existing liens related to the Roseville/Foothills Boulevard Assessment District and the Roseville/Foothills Boulevard Extension Assessment District, and (ii) all non-monetary encumbrances, including without limitation any private development standards or CC&Rs, except for any such encumbrances existing prior to the date of this Agreement that do not interfere with the City's use of such parcel or easement.

3(A)(2). Park and Bike Trail Dedications. Within one hundred fifty (150) days of execution of this Agreement and adoption of the NWRSP, Landowner shall dedicate and convey to City and City shall accept:

(a) A parcel of 29.402 acres, more or less, located at the southwest corner of Pleasant Grove and Cook-Riolo Road for use as a City-wide public park, as shown on the Schematic Development Plan and identified as a portion of Parcel 74;

(b) A parcel of 5.056 acres, more or less, shown on the Schematic Development Plan as Parcel 6, for use as a public park;

(c) A parcel of 20.807 acres, more or less, shown on the Schematic Development Plan as Parcel 14, for use as a public park;

(d) A parcel of 8.861 acres, more or less, shown on the Schematic Development Plan as Parcel 25, for use as a public park;

(e) A parcel of 5.228 acres, more or less, shown on the Schematic Development Plan as Parcel 79, for use as recreational floodway;

(f) A parcel of 203.659 acres, more or less, located north of Pleasant Grove between Cook-Riolo Road and Foothills Boulevard for use as a municipal golf course as shown on the Schematic Development Plan. The timing of such dedication and the manner of development and operation of the municipal golf course (including, but not limited to, the timing of development, design of the facility, and standards for the design and installation of security facilities to protect adjacent residential development) are set forth in the separate Golf Course Gift Deed Agreement between City and Landowner; and

(g) ~~Bikeway easements within and through the WAPA powerline easement, the exact route and legal description of which shall be mutually agreed upon by the Landowner and City within said 150 days, provided such period may be extended in order to obtain any necessary consent thereto from WAPA.~~

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City agrees hereby that the dedication described in subsection (a) above satisfies the Landowner's City-wide park dedication requirements for the approved development of the subject property, in consideration of which, Landowner shall receive the credit for such parkland dedication provided by the City-wide park fee ordinance, as such credit may be changed from time-to-time, but which credit shall in no event be less than \$372 per single-family and multi-family dwelling unit. City also agrees that the dedications of the other park sites described above satisfies the subject property's neighborhood dedication requirement and, in combination with the Landowner's agreement to support the formation of the lighting and landscape district described in Section 3(B) that will fund park improvements within the Plan Area, Landowner shall receive a complete credit against, and have no obligation to pay, the Residential Construction Tax, as may be amended, with respect to its construction of any of the residential units permitted hereunder within the NWRSP. Furthermore, City agrees that any Residential Construction Tax collected by the City from other developers within the Plan Area shall be used within the Plan Area for acquisition and/or development of park land therein.

3(A)(3). Interim Park Reservation. In addition to the above dedications, Landowner shall reserve an opportunity for the City to purchase the Interim Park/Urban Reserve, consisting of 19.9 acres, more or less, and shown as a portion of Parcel 75 on the Schematic Development Plan. Such reservation shall expire two (2) years after the effective date of this Agreement, provided the City may extend this reservation an additional two (2) years by giving written notice thereof to Landowner prior to the expiration of said two (2) years. The purchase price shall be equal to the fair market value of the property determined as of the City's written exercise of such opportunity to purchase. In the event of such exercise, the purchase price shall be determined by appraisal in accordance with the appraisal provisions attached as Exhibit "D", and the purchase shall close within one hundred twenty (120) days of such determination. If the reservation is allowed to expire, the property shall be thereafter deemed to be Urban Reserve and no further action of the City shall be necessary to affect such change.

3(A)(4). School Site Reservation. Landowner agrees to comply with the City of Roseville School Facilities Component of the Public Facilities Element of the General Plan. In recognition of the intent of the Dry Creek School District ("Dry Creek") to reserve sites for schools in accordance with the NWRSP, Landowner shall reserve an opportunity for the Dry Creek to purchase the school site within the subject property shown as Parcel 24 on the Schematic Development Plan. The reservation for the such site shall be accomplished by Landowner entering into a separate lease/option agreement with Dry Creek. So long as Landowner is not in default of its obligations under the lease/option agreement with Dry Creek, Landowner shall be deemed to be in compliance with its obligations hereunder to reserve the school site. Landowner acknowledges that Dry Creek may need a contingency site within the Plan Area for an

additional elementary school and agrees that the provisions of this Section 3(A)(4) shall not preclude Dry Creek from purchasing any such site within the subject property, provided any such purchase would be either by mutual consent of the parties or by condemnation by Dry Creek.

Because of the recent failure of a Mello-Roos election for school facilities, Roseville Joint Union High School ("Roseville Union") is concerned that additional mitigation for high school facilities, as the need for such mitigation is noted in the EIR, needs to be in place prior to development of the Plan Area. Landowner agrees to meet and confer in good faith with Roseville Union to review and establish the extent of Roseville Union's need for such additional mitigation and try to reach a mutually satisfactory solution, in conjunction with other large landowners within the City of Roseville, for satisfying any such need. Potential solutions may include, but are not necessarily limited to, resubmission of the Mello-Roos election to the City voters, or establishment by the City of some alternative financing mechanism that provides equitable District-wide mitigation (to the extent the City has the legal authority to do so). Landowner and Roseville Union agree to use their best efforts and due diligence to review and establish the extent of Roseville Union's need and develop any necessary District-wide mitigation that is mutually acceptable to them and other affected landowners, all within three (3) months from the date of this Agreement. In the event such need cannot be established and/or such agreement on the best solution cannot be reached between the affected parties within such time, or at any time prior thereto, Landowner or Roseville Union may request that the City, through its City Manager, facilitate and/or mediate such discussions to assist in the resolution thereof.

If Landowner and Roseville Union are still unable to reach an agreement acceptable to all affected parties within six (6) months of the date of this Agreement, then City may impose a fee on development within the subject property (excluding any portion thereof with respect to which a subdivision map creating single-family lots therein has been approved prior to the date of this Development Agreement) to mitigate the impact of development of the subject property on Roseville Union (or implement any other equitable financing solution that it deems appropriate), based on the need established by Roseville Union for such mitigation, provided any such mechanism or solution shall be established no later than one (1) year from the date of this Agreement, and provided further that any such fee shall be imposed (to the extent required for mitigation) on any other properties in the Plan Area and in the North Central Plan Area, if and when the City enters into a Development Agreement with respect thereto, and on any other undeveloped properties within the City, to the extent the City has the legal authority to do so. Landowner may protest, during the hearings on the adoption of such fee (or solution), the area proposed to be included by the fee and the amount of the fair share allocated by the City to the subject property in establishing such

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fee, provided that Landowner shall pay any such fee or surcharge and/or participate and fully support any solution that is finally adopted by the City Council of the City. All residential subdivision maps or multi-family projects approved after the date of this Development Agreement shall be subject to any such fee (or solution) and, in any event, Landowner shall be responsible for the amount of any such fees that cannot be collected due to any sale of homes or completion of units prior to such adoption; any such responsibility may be paid by Landowner or may be spread to the balance of the subject property that has not then been sold or developed.

In addition to such reservation and agreements, Landowner has entered into a separate Advanced Funding Agreement with Dry Creek to provide funds thereto in advance of formation of the CFD described in Section 3(A)(8) to assist Dry Creek in its participation in the CFD and in the planning for its facilities. Landowner has also agreed to support including within the CFD funds for the acquisition, construction and equipping of the first elementary school facility planned for construction within the Plan Area. Landowner further agrees to pay, upon issuance of building permits within the subject property, the school fees currently authorized to be collected by State law upon the issuance of building permits, including without limitation, the annual adjustments allowed to be made to such fees. Landowner agrees that, for purposes of determining the amount of square footage within a residence (which square footage determines the amount of the fee to be paid upon permit issuance), the amount of hall, bathroom and closet space shall be included therein, and garage space shall be excluded therefrom, notwithstanding any change in interpretation of State law authorizing these fees, provided however, if any such change in interpretation or in the fee program would result in a greater fee being collected upon permit issuance and either Dry Creek or Roseville Union is required by the State to collect such greater fees in order to participate in any matching programs, then Landowner shall pay the greater amount.

Notwithstanding anything to the contrary in Section 1(D) hereof, Landowner and City agree that Dry Creek is and shall be an intended third-party beneficiary of this Section 3(A)(4). Similarly, Roseville Union is and shall be an intended third-party beneficiary of this Section 3(A)(4).

3(A)(5). Electric Powerline Dedications and Substation Reservation. Within one hundred fifty (150) days of execution of this Agreement and adoption of the NWRSP, Landowner shall execute and convey and City shall accept (i) two (2) twenty-five (25) foot easements within the subject property for utility transmission purposes, adjacent on each side (but not combined on one side) of the existing WAPA powerline, (ii) one (1) twenty-five (25) foot easement generally along the western boundary of the Plan Area (provided the City will require only twelve and one-half (12.5) feet if the Landowner can obtain the agreement of adjacent property

owners to assume the balance thereof on the properties located to the west of the Plan Area), and (iii) an easement along the landscape corridor, with an additional five (5) feet more or less, along a portion of Cook-Riolo Road, an easement along the northern boundary of the subject property between Cook-Riolo and the existing powerlines, and anchor easements, as required, along said portion of Cook-Riolo, for the relocation of the existing powerline to accommodate the City's development of the municipal golf course, the location of which easements is more particularly shown on Exhibit "E" hereto, provided the precise location of the easements described in (iii) above shall be subject to the approval of the Electric Utility Director and provided further the location of any anchor easements (and encroachment thereof into the subject property) shall be subject to the approval of Landowner, which approval shall not be unreasonably withheld. The City is considering the potential elimination of one of the 25-foot easements described in (i) above along a portion of the WAPA corridor, which elimination is dependent upon a relocation of power lines to the north and which shall be subject to the approval of the Electric Utility Director.

Reasonable access to the easements shall be provided in such a manner to permit the performance by the Department of construction, maintenance and repair of its facilities within its easements. Any manmade obstructions constructed after the date of this Agreement which would prevent the Department from performance of such construction, maintenance or repair shall be removed at Landowner's sole expense.

Landowner hereby reserves an opportunity for the City to demand the dedication by Landowner of an undivided one-third (1/3rd) interest and to simultaneously purchase the remaining undivided two-thirds (2/3rds) interest in the property described in Exhibit "E-1" for an electric receiving station, located at the southeast corner of the intersection of Fiddymnt Road and the WAPA transmission corridor with dimensions of approximately 640 feet by 800 feet, along with the dedication of a twenty-five (25) foot easement for utility transmission purposes, adjacent to the existing WAPA powerline, as shown on Exhibit "E-1". (The parties acknowledge that the described site does not include the existing or anticipated right-of-way for Fiddymnt Road; the parties shall meet and confer with regards to the property lying between the centerline of Fiddymnt Road and the western boundary of the site, which will be retained by Landowner, and use their best efforts to agree on the appropriate terms and conditions for any acquisition by and/or dedication to the City thereof.) The reservation for the site shall expire one (1) year after the date of this Agreement, and upon any exercise thereof, City shall use its best efforts to close the dedication and purchase of this property within one hundred eighty (180) days of any such exercise. The purchase price for the two-thirds portion of the property shall be TWENTY THOUSAND DOLLARS (\$20,000.00) per acre to be purchased, which represents the fair market value of the property as of the date of this Agreement; based on the approximate size of 8 acres for such portion, and subject to

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adjustment as the result of a survey to be performed by the City at the City's cost, such purchase price is approximately \$160,000. The remaining third of the property to be dedicated shall be borne by Landowner (and others within the Plan Area) as the Plan Area's fair share of the need for such station. Upon the City's exercise of this reservation, an escrow shall be established to coordinate the simultaneous dedication and purchase and the instructions shall provide for close of escrow within said 180 days.

3(A)(6). Circulation Dedications and Standards. Within one hundred fifty (150) days of execution of this Agreement and adoption of the NWRSP, Landowner shall grant and convey, in further consideration of the land use granted herein, that portion of its property as may be required for the construction of the circulation improvements enumerated in 3(A)(7) hereof. The standards for the circulation improvements set forth in this Section, and the rights-of-way required therefor, shall be as set forth in the NWRSP, as finally determined by the Director of Public Works. Any such determination shall not expand the scope of the improvements and the amount of right of way set forth in the NWRSP, unless any such change is due to an amendment to the NWRSP and/or transfer of units that affects the need for additional circulation improvements.

3(A)(7). Improvements. Landowner shall pay or provide financial security acceptable to the City for its fair share of the costs to construct the following improvements. With respect to any landowner within the Plan Area who does not participate in the CFD described in Section 3(A)(8), the City shall use its best efforts to require such landowner to pay its fair share of the Plan Area's responsibility of the following improvements in proportion to the benefit derived by its property.

(a) Sewer Improvements. Sewer improvements involving extensions, hook-ups, lift-stations, and main facilities shall be constructed as described in Exhibit "F". Landowner acknowledges that City is developing an ordinance to impose a sewer surcharge, to be assessed and collected upon the issuance of building permits, to raise funds for construction of additional transmission facilities to connect the existing regional sewer treatment plant with the communities of Roseville, Rocklin and Placer County. In conjunction therewith, City is also developing an annexation fee for those portions of the Plan Area that are not currently located within the North Roseville/Rocklin Sewer Assessment District. Landowner agrees that this Development Agreement shall not excuse or waive Landowner's obligations under said ordinance and that Landowner shall pay such surcharge (and fee, for those portions of the subject property not within the District) on all building permits within the subject property issued after such ordinance becomes effective. The City shall adopt said ordinance within one (1) year of the date of this Agreement, provided the City may extend such time for adoption an additional six (6) months by giving written notice of the need

for such extension to Landowner; otherwise, with respect to any adoption of such ordinance thereafter, the City agrees to be solely responsible for the share of any funds that would have been raised had the ordinance been in effect by such time for adoption, as may be extended. Landowner may protest, during the hearings on the adoption of such ordinance, the area proposed to be included by the surcharge and the benefit allocation used to establish the amount of such surcharge (and fee), provided that Landowner shall pay the surcharge that is finally adopted by the City Council of the City.

(b) Water Improvements. City acknowledges that a trunk water main as described in Exhibit "G" would be adequate, on an interim basis, to serve the needs of the Plan Area and that the cost of such facility is estimated to be \$1.425 million. Landowner agrees to support (and not oppose or protest) the inclusion of said \$1.425 million in the pending CFD to fund the Plan Area's share of the water facilities to be built, provided that the City may (but shall not be obligated to) elect to build an alternative system depending upon (i) its election to provide for the North Central and/or the North Industrial Plan Areas of the City and/or (ii) its ability to obtain funding therefor from other landowners. If the City obtains such participation and installs an alternative system such that the Plan Area's proportionate share of the cost thereof is less than said \$1.425 million, then the remaining funds shall be used to pay the Plan Area's reimbursement obligations described below.

The parties further acknowledge that in consideration of trunk water main improvements required to serve the Plan Area to be installed by others, the Plan Area is responsible to reimburse such other developers for the Plan Area's share of the costs of such improvements for the benefit derived thereby. The parties agree that such reimbursement obligation shall be provided by a water surcharge to be collected on the issuance of each building permit within the Plan Area. Such surcharge shall initially be equal to \$250.00 per single-family dwelling unit equivalent ("due"), provided City acknowledges that the amount of such surcharge may decrease, down to but not less than \$100.00 per due, depending on the level of participation by the City and other landowners in the installation of an alternative water system. Landowner agrees to cooperate with the City in the adoption of such ordinance (and any necessary amendments thereto) and, upon adoption thereof, Landowner agrees to pay the surcharge, in the amount and when required thereby. The City shall adopt said surcharge ordinance within one (1) year of the date of this Agreement, provided the City may extend such time for adoption an additional six (6) months by giving written notice of the need for such extension to Landowner; otherwise, with respect to any adoption of such ordinance thereafter, the City agrees to be solely responsible for the share of any funds that would have

been raised had the ordinance been in effect by such time for adoption, as may be extended.

(c) Drainage Improvements. Prior to the development of any parcel(s), including without limitation the approval of a subdivision map, use permit or site review for any such development, a drainage plan shall be prepared at the expense of the Landowner for the Pleasant Grove Creek watersheds. Such drainage plan shall be designed to ensure that the proposed development will meet the requirements of the City's Department of Public Works standards, and shall be subject to the review and approval of the City Council. Landowner shall be responsible for the costs (or pro-rata share thereof) of installing all improvements required by said plan, to the extent such improvements benefit the subject property. City shall use its best efforts to facilitate the cooperation and coordination of all affected property owners in the design and preparation of the drainage plan (including without limitation, property owners located outside the Plan Area) and shall use its best efforts, upon completion of the drainage plan and identification of necessary improvements related thereto, to create an equitable financing mechanism to fund those drainage improvements that benefit more than the subject property. Furthermore, Landowner shall be responsible for its pro-rata share of the cost to design and construct the retention basin proposed within the golf course property, to the extent such improvement benefits the subject property, as such pro-rata share is determined by the Director of Public Works in accordance with sound engineering practices.

(d) Street Improvements. Street improvements to be constructed hereunder involve major arterials and collectors to service the subject property, as described in Exhibit "I". A major street plan for the NWRSP consists of five (5) major arterials; Foothills Boulevard, Pleasant Grove, Baseline Road, Cook-Riolo Road, and Junction Boulevard, and includes two (2) major collector streets; Country Club Drive and Wakefield Drive. Foothills Boulevard will be a six-lane arterial throughout the Plan Area and Pleasant Grove will be a six-lane arterial from its intersection with Cook-Riolo Road to the eastern edge of the specific plan boundary (the balance of Pleasant Grove, as shown on Exhibit "B", will be a four-lane arterial). Baseline Road, Cook-Riolo Road and Junction Boulevard will be four-lane arterials and Country Club Drive and Wakefield Drive will be two-lane collectors.

(i) Except as otherwise set forth below, Landowner shall be responsible for the costs associated with paving the first (1st) lane (eighteen (18) feet, except as otherwise set forth below) of each street, and Frontage Improvements, for the portion of such streets that abut the subject property. For purposes of this Agreement, the first lane of paving for Country Club Drive and Wakefield

Drive shall be deemed to be twenty-one (21) feet and the first lane of paving for Baseline Road shall be deemed to be twenty-seven (27) feet. Landowner shall also be responsible for the costs associated with the construction and installation of the landscaped median to be located within Pleasant Grove Boulevard, which landscaping shall be installed upon completion of the paving and median.

To finance the additional lanes of paving for the streets within the Plan Area, Landowner shall be responsible for paying the adopted City-wide Traffic Mitigation Fee, to be collected upon issuance of building permits, the amount of which fee is currently \$2,185 per equivalent single family dwelling unit within the Plan Area, subject to adjustment as provided in the adopting ordinance. Because the subject property has previously financed the construction of four (4) lanes of Foothills Boulevard and because the pending CFD will be installing facilities that would otherwise be funded by said fee, Landowner shall receive a credit against such Traffic Mitigation Fee upon the issuance of building permit(s) within the subject property (or reimbursement shall be paid from the Traffic Mitigation Fee to any developers within the subject property who are issued building permits prior to the establishment of such credit), provided the amount of such credit shall be determined by the City by an amendment to the Traffic Mitigation Ordinance. The amount of such credit is estimated to be approximately \$415 per edu. City agrees that it shall use its best efforts to adopt such amendment within one hundred eighty (180) days of the date hereof.

(ii) The City shall be responsible for the costs associated with construction of all additional lanes to Pleasant Grove, Baseline Road, Cook-Riolo Road and Junction Boulevard, where said streets are within the Plan Area. The City shall also be responsible for the costs associated with paving the first (1st) lane (18 feet, except as noted above) of each street, and Frontage Improvements, and one-half (1/2) the costs of utilities (lateral water, sewer, storm drain and electric, but not collector or trunk facilities) for the length of each street (other than the major streets described above, the construction of which is intended to be funded by the CFD described in Section 3(A)(8)), within the Plan Area that abuts the park properties described in Section 3(A)(2); to the extent such improvements are installed by the Landowner, the City shall reimburse the costs of such installation from the funds to be collected from the landscape and lighting district, as such funds become available. Also, the City shall be responsible, at its sole cost, for relocation of the existing powerlines along Baseline Road and for any relocation of the existing

powerlines within the proposed municipal golf course associated with the development thereof, subject to Landowner's obligation in Section 3(A)(5) to provide an easement for any such relocation along Cook-Riolo Road and any anchor easements required by the City and reasonably approved by the Landowner.

(e) Electric Improvements. Landowner, at its sole expense, shall extend electrical facilities to serve all traffic signals and street lights and install street lights within the Plan Area. Other electric improvements, including conduit within all streets within the Plan Area, stubs within the Frontage Improvements and the electrical facilities within such conduit and stubs, shall be installed at the Landowner's sole expense, in accordance with the Electric Department Specifications entitled City of Roseville Electric Department Specification for Commercial Construction, as they may be revised at the time of Landowner's installation. The installation of all electrical facilities within the easements described in Section 3(A)(5) and the electric receiving station shall be at the City's sole expense.

(f) Highway 65 Interchanges. Landowner agrees hereby that it shall not oppose or protest, shall waive any provisions of the Majority Protest Act if applicable, and shall support, the formation of any financing mechanism (including without limitation, an assessment district or fees based on traffic generation) that may be adopted by the City or the pending regional transportation agency for the purpose of funding the Plan Area's fair share of the Pleasant Grove/Highway 65 Bypass Interchange and/or its fair share of the Blue Oaks/Highway 65 Interchange. Landowner may protest, during the hearings on the formation of such mechanism, the area proposed to be included thereby and the benefit allocation used to establish the amount to be paid or assessed to the subject property, provided that Landowner shall agree to the assessment or pay the fee that is finally adopted by the City or agency.

(g) Public Improvements. City agrees that all public improvements to be installed within the Plan Area and the electric substation to be installed to serve the Plan Area (but located to the west thereof) will utilize similar design standards as adjacent private development. Such standards shall include similar landscaping, frontage improvements, walls and fences, architectural style and building materials. Such design shall be coordinated with the Planning Director of the City to insure consistency with this Agreement. In consideration thereof, Landowner agrees that it shall not impose any private development standards or CC&Rs or other such restrictions on development on any portion of the subject property to be dedicated hereunder to the City or other public entity for public use.

(h) Municipal Golf Course. Landowner agrees that, in consideration of the City's commitment to fund the construction of the municipal golf course within the Plan Area, if at any time during the construction and initial operation of such course the City needs additional funds to cover any funding shortfall not otherwise covered by the financing to be obtained by the City therefor, the City may levy and use any available special tax increment, up to but not in excess of such shortfall, but in no event greater than \$250,000 per annum, provided the City's ability to levy and collect any such increment shall be limited to four (4) consecutive years, commencing with the first levy of the special tax by the CFD. The available special tax increment, if any, will be equal to the difference between the maximum permitted tax for the parcels within the CFD and the actual tax calculated therefor pursuant to the tax methodology for the district, as more particularly described therein.

3(A)(8). Community Facilities District. Landowner, in conjunction with other landowners in the Plan Area, is supporting and hereby agrees to continue its support for the formation of a Community Facilities District ("CFD") to finance the improvements identified in Exhibits "F" through "I" hereto (excluding the Frontage Improvements and one (1) lane of paving adjacent thereto), plus the electric improvements identified as Landowner's responsibility in Section 3(A)(7)(e), in order to satisfy Landowner's improvement obligations described in Section 3(A)(7) above. Landowner agrees that in determining the maximum special tax to be imposed against the subject property and other property in the Plan Area, it shall support the exclusion by the City of all portions of the subject property to be reserved or dedicated for public use from the levy of such special tax.

3(A)(9). Timing of Development. Subject to the provisions of Section 3(C)(3), development of the subject property may proceed at the time that improvements referred to in this Section are completed or when a method to finance Landowner's pro rata share of the cost of the extension of such services and installation of improvements has been provided or assured, provided with respect to Landowner's obligations under Section 3(A)(4), such development may proceed as long as Landowner is not in default of any of its obligations thereunder, and provided further that the Frontage Improvements (and one (1) lane of paving adjacent thereto) abutting any parcel of the subject property shall not be required to be installed until such time that development has commenced thereon. The City acknowledges that the formation and funding of the CFD described in Section 3(A)(8) which provides for such installation will satisfy the requirement to provide the financial assurances required by City pursuant to this Section 3(A)(9).

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3(B). Landscape Corridors.

3(B)(1). Description of Corridors. Landowner, upon development of each parcel within the subject property or earlier on demand of City, shall dedicate to the City the following landscape corridors abutting single-family parcels within the subject property and shall execute an open space easement or restrictive covenant in favor of the City establishing and preserving the following landscape corridors abutting such multi-family and non-residential parcels. Because a portion of the public right of way for each of the streets described below is planned to be landscaped, the width of such required dedication, easement or restrictive covenant shall be the amount which, when added to the width proposed for landscaping within the right of way, provides the total landscape corridor width set forth below.

(a) A landscape corridor, 50 feet in width, more or less, adjacent to multi-family and commercial uses and 30 feet in width, more or less, adjacent to single-family uses, on the west side of Foothills Boulevard and on both sides of Pleasant Grove, from Cook-Riolo Road to Foothills Boulevard.

(b) A landscape corridor, 35 feet in width, more or less, adjacent to multi-family and commercial uses and 25 feet in width, more or less, adjacent to single-family uses, on both sides of Pleasant Grove, from Cook-Riolo Road to the western boundary of the Plan Area, and on both sides of Cook-Riolo Road and County Club Drive.

3(B)(2). Installation and Maintenance. Landscaping for residential, commercial, office or any other private use to be developed within the subject property shall be installed by Landowner, in accordance with the Landscaping Design Guidelines to be submitted to the City for approval within thirty (30) days of execution hereof.

(a) Landowner shall submit to City, as parcels are developed, final landscaping plans which shall be subject to review and approval by the Planning Director of the City and shall be consistent with the Landscaping Design Guidelines to be approved by the City; and

(b) Landowner shall record Conditions, Covenants, and Restrictions, (CC&Rs) which require the owner of any property adjacent to the landscape corridors described in 3(B)(1) where the same abut any portion of subject property zoned for multi-family, commercial or office uses to maintain any landscaping located within the landscape corridor in the same or better condition as when initially installed. The provision in such CC&Rs which imposes such maintenance requirement shall be in a form approved by the City Attorney, provided such approval shall not be unreasonably withheld. Such maintenance provisions shall include the following:

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(i) That any association of commercial landowners (or Declarant) shall have the authority, including but not limited to legal actions, to enforce the landscape maintenance provisions of this section and to assess the association members (or property owner) for enforcement costs.

(ii) That City shall have standing, as agent of the association (or as intended third-party beneficiary of Declarant), to bring any action in the name of the association (or Declarant), to the extent the association (or Declarant) has the authority to do so.

(iii) That in the event City, as agent for the association (or Declarant), prevails against a party and obtains a judgment, City shall be entitled to its costs of suit and reasonable attorneys' fees, in addition to any damages awarded in such judgment. Judgment shall be against the party individually, and may be recorded as a judgment lien against the property, at the option of City.

(iv) That in the event of any failure to comply with any of the maintenance provisions, the City may elect, but shall have no obligation, to perform the maintenance work required and recover its costs therefor, plus an amount equal to fifty percent (50%) thereof as liquidated damages therefor.

(c) Landowner shall maintain, until formation of the district described in Section 3(B)(3)(a) below, all landscaping installed within any landscape corridor that is adjacent to portion(s) of the subject property zoned for single-family use in the same or better condition as when initially installed.

(d) Landowner shall support formation of the landscape and lighting district described below, provided (i) the maximum annual assessment by such district shall not exceed \$100 per single family lot or parcel zoned for single-family use and (ii) no amounts shall be assessed against multi-family or non-residential uses within subject property. In consideration of such support and the park dedications described in Sections 3(A)(2), and upon the formation of such district, the Landowner shall receive a full and complete credit against the City's Residential Construction Tax, notwithstanding any changes or increases thereto that may be made during the term of this Agreement. City further acknowledges that such agreement to support the formation of the assessment district to fund the maintenance and improvements described below is in-lieu of any landscaping or park fee (except for the portion of the City-wide park fee agreed to be paid by Landowner pursuant to Section 3(A)(2)) or any other charge that may be assessed against development to fund the maintenance of public landscaping or the acquisition, development and/or operation of

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the City parks. In consideration thereof, the City will not, during the term of this Agreement, levy, collect or otherwise impose any such landscape maintenance and/or park fee (except for said portion of the City-wide park fee) or other such charge upon any development within the subject property, so long as Landowner is not in default of this agreement to support the formation of said district and such development is in accordance with this Agreement, unless any such fee is imposed City-wide (or throughout the Plan Area) upon developed and undeveloped property.

3(B)(3). City Obligations Respecting Landscaping. Landscaping pursuant to this Section 3(B) requires that the City shall:

(a) cause to be formed an assessment district pursuant to the Landscaping and Lighting Act of 1982, Section 22500 et seq., of the Streets and Highways Code to provide for the maintenance of landscaped medians, for the maintenance of landscape corridors adjacent to residentially zoned portions of the subject property, for the maintenance of the vernal pool preserves identified in the Specific Plan (provided the maximum annual amount therefor shall not exceed \$2,000), and for the installation of park improvements, including without limitation, construction of joint-use recreational improvements with a school district or other public entity (but not for any improvement of the City-wide Park or the municipal golf course) and construction and maintenance of bike trails within the Plan Area. City acknowledges and agrees that the use of such funds from the district shall be subject to the following priorities: first, the maintenance of landscaping installed within the medians and residential corridors; second, the payment of debt service related to the installation of basic park improvements (such as, turf and irrigation), or the installation of such basic park improvements, as neighboring residential projects are developed within the Plan Area; third, the maintenance of the designated vernal pool preserves; and, fourth, the payment of debt service related to the installation of additional park improvements within the Plan Area (including the installation and maintenance of bike trails), or the installation of such additional park improvements (or the creation of reserves therefor), to the extent the other priorities are satisfied. The City may authorize the district to issue debt to fund the construction of any of the above authorized improvements and use the funds generated by the assessments to pay the debt related thereto, so long as the above priorities are maintained. None of these funds are to be used for any costs associated with the acquisition or development of the City-wide Park (Parcels 74 and 75), including without limitation, the cost of frontage, utilities and street improvements in connection therewith, or for the costs of maintenance of park improvements, other than the bike trails.

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(b) timely review and approve landscaping plans submitted by Landowner or Landowner's successors in interest. City shall not unreasonably withhold approval of said landscaping plans.

**3(C). Review, Approval and Acceptance of Improvements.**

3(C)(1). City agrees that it will accept, in good faith, for processing, review, and action, all applications for development permits or other entitlements for use of the subject property in accordance with the Schematic Development Plan and this Agreement, and shall act upon such applications in a timely manner, provided however, notwithstanding anything to the contrary in the provisions of the Subdivision Map Act of the State of California, Landowner expressly waives the 50-day time limit for action by an advisory agency on a tentative map and further waives the 30-day time limit for action by the legislative body after filing of the report thereon from the advisory agency, provided that the City Council of the City shall act on any tentative map within 150 days of the filing thereof with the City. City also agrees that it will accept, in good faith, for processing, review, and action, any and all engineering design and improvement plans for the construction of the improvements required hereunder and for the development of the subject property, and shall act upon such plans in a timely manner. City shall review such submissions for consistency with this Agreement and the EIR for the NWRSP, all in accordance with the requirements of CEQA.

3(C)(2). City shall inform Landowner in advance, upon request, of the necessary submission requirements for each application for a permit or other entitlement for use, and review the application or schedule the application for review by the appropriate authority in a timely manner, once all required submission materials are accepted as complete by the City. Landowner acknowledges hereby that the City has the authority to charge Landowner fees in an amount necessary to defray costs directly attributable to performing the services described in Section 3(C)(1) above and that this Development Agreement shall not affect such authority of the City.

3(C)(3). If the improvements described in Section 3(A)(7)(a)-(f) have been completed and/or the City has received financial assurances adequate to assure timely completion of such improvements or payment for the applicable share thereof, if Landowner is not in default of any of its obligation under Section 3(A)(4) hereof, and if all other utilities and essential public services are available to the subject property, City shall not refrain from approving subdivision or parcel maps nor shall it cease to issue building permits for the subject property, provided that such approvals or issuances may be conditioned upon Landowner's completion (or provision of financial assurance thereof) of any Frontage Improvements (and one (1) lane of paving, if required hereunder) for the portion of the subject property so approved for development and provided further that the issuance of a Certificate of Occupancy

related thereto may be conditioned upon completion of the improvements necessary to serve the portion of the subject property approved for development and upon Landowner's continuing compliance with the obligations set forth in Section 3(A)(4).

3(C)(4). Upon approval of any such development entitlements and/or engineering design and improvement plans, City shall timely review Landowner's construction thereof to ensure compliance with this Agreement and with the conditions of said approval(s). Upon completion of such construction in compliance therewith, City shall, in a timely manner, review such completed work and issue a Certificate of Occupancy, Notice of Completion, final inspection or other such final approval for the private improvements so completed and accept for ownership and maintenance the public improvements so completed.

3(D). Reimbursement. The City's obligation under this Agreement to reimburse the share of the cost of any improvements benefitting property other than the Plan Area and funded by the pending CFD shall be satisfied in accordance with the provisions of this Section 3(D). Reimbursement shall be paid to the CFD, annually, on or before the City's determination of the special tax for each year of the CFD, to the extent City collects monies from the benefitted properties (which may be by bonds issued by a financing district, or by fees, charges, assessments or taxes levied or assessed by the City, in relation to funding the cost of these improvements). Any such reimbursement shall be paid with interest, at the Engineering News Report Construction Cost Index, stated as of the Date of this Agreement, over the period from the time the improvement is accepted by City until reimbursement is made. To the extent monies collected are required to be shared with other Plan Areas or developers, the CFD shall receive its proportionate share of such monies.

The area of benefit for each improvement shall be determined by the City's Department of Public Works in accordance with sound engineering practices. City shall use its best efforts to assure that no such property owner or user may connect to any improvement or use, or benefit therefrom, unless and until such owner or user has paid to City its proportionate share of the cost thereof. City's obligation to make such reimbursements as described above shall terminate on the date this Agreement terminates, except for any reimbursement funds collected by City prior to such termination, which shall be paid at such time.

3(E). Coordination of Responsibilities. City acknowledges that some of the dedications and improvements in this Section will benefit property within the Plan Area, which property is not contained within the subject property ("other property"). City agrees that for any such improvements and/or dedications, it will use its best efforts to require, as part of its development agreements with the landowners of such other property or through any other similar mechanism, that such landowners share in the cost

of such improvements and/or dedications in proportion to the benefit derived therefrom by such other property, and if necessary, reimburse Landowner for costs advanced, improvements constructed, or dedications made for the benefit of the other party.

**3(F). Rules, Regulations and Official Policies.**

(1) Development of the subject property shall be subject to such rules, regulations, ordinances, and official policies applicable to such development except as otherwise specifically provided herein. To the extent any existing or future rules, regulations, ordinances, or official policies are inconsistent with the permitted uses, density and intensity of use, height and size of proposed buildings, reservation or dedication of land for public purposes, or the obligation to pay any fee for landscape maintenance or improvements or for park acquisition, maintenance or improvements (other than the portion of the City-wide park fee agreed to be paid hereunder or any such fees applied on a City-wide, or Plan Area-wide, basis), the terms of this Agreement shall prevail, unless the parties mutually agree to amend this Agreement. To the extent any existing or future rules, regulations, ordinances, or official policies, are not inconsistent with the permitted uses, density and intensity of use, height and size of proposed buildings, reservation or dedication of land for public purposes, the obligation to pay any fee for landscape maintenance or improvements or for park acquisition, maintenance or improvements (other than the portion of the City-wide park fee agreed to be paid hereunder or any such fees applied on a City-wide, or Plan Area-wide, basis), or the terms of this Agreement, such rules, ordinances, regulations, or official policies shall be applicable.

(2) This subsection shall not preclude application to development of the subject property of changes in City laws, regulations, plans, or policies, the terms of which are specifically mandated and required by changes in state or federal laws or regulations. In the event such changes in state or federal laws prevent or preclude compliance with one or more provisions of this Agreement, City and Landowner shall take such action as may be required pursuant to Section 3(G) of this Agreement.

(3) This subsection shall not be construed to limit the authority or obligation of City to hold necessary public hearings, to limit discretion of City or any of its officers or officials with regard to rules, regulations, ordinances, laws, and entitlements of use which require the exercise of discretion by City or any of its officers or officials, provided that subsequent discretionary actions shall not prevent development of the entire subject property for the uses and to the density and intensity of development, all as provided by the Schematic Development Plan and the NWRSP.

3(G). Cooperation of Parties, Compliance with Law. The City agrees to cooperate with Landowner in securing in a timely fashion all permits which may be required by City. In the event state or federal laws or regulations enacted after this Agreement has been executed, or action of any governmental jurisdiction, prevent or preclude compliance with one or more provisions of this Agreement, or require changes in plans, maps, or permits approved by City, the parties agree that the provisions of this Agreement shall be modified, extended, or suspended as may be necessary to comply with such state or federal laws or regulations or the regulations of other governmental jurisdictions. Each party agrees to extend to the other its prompt and reasonable cooperation in so modifying this Agreement or approved plans.

3(H). Phasing, Sequencing or Moratoria. Landowner acknowledges that in the event of a lack of capacity of any public facility that threatens public health, safety or welfare, City may need to impose, on a City-wide basis, a plan for phasing or sequencing development or a moratorium on development until such facilities become available. Landowner agrees that the City may apply any such required City-wide plan or moratorium on its development, provided however that, as a condition precedent to any such application and in consideration of Landowner's agreement hereunder to install the improvements described herein and to participate in the formation of the financing mechanisms for any necessary expansion of such public facilities, City shall use its best efforts and due diligence to form the necessary financing mechanisms for such facilities and design and complete the improvement and/or expansion of public facilities as needed to support the planned development of the City. Notwithstanding such condition precedent of the City, in the event Landowner fails to complete the improvements (or provide financial assurances of such completion acceptable to the City, through formation and adequate funding with the pending CFD or otherwise), make the dedications or otherwise perform its obligations hereunder, City may impose a plan for phasing or sequencing development or a moratorium on development within the Plan Area and impose such plan or moratorium on Landowner's development of the subject property until such improvements are completed (or the financing therefor is provided), dedications are made or any other obligations are satisfied by Landowner.

3(I). Essence of Agreement. The foregoing obligations are of the essence of this Agreement.

#### Section 4. DEFAULT, REMEDIES, TERMINATION

4(A). General Provisions. Subject to extensions of time by mutual consent in writing, failure or unreasonable delay by either party to perform any term or provision of this Agreement shall constitute a default. In the event of alleged default or breach of any terms or conditions of this Agreement, the party alleging such default or breach shall give the other party not less than thirty

(30) days notice in writing specifying the nature of the alleged default and the manner in which said default may be satisfactorily cured. During any such thirty (30) day period, the party charged shall not be considered in default for purposes of termination or institution of legal proceedings.

After notice and expiration of the thirty (30) day period, the other party to this Agreement at its option may institute legal proceedings pursuant to this Agreement or give notice of intent to terminate this Agreement pursuant to California Government Code Section 65868 and regulations of the City implementing said Government Code Section. Following notice of intent to terminate, the matter shall be scheduled for consideration and review by the City Council within thirty (30) calendar days in the manner set forth in Government Code Sections 65865, 65867, and 65868 and City regulations implementing such Sections.

Following consideration of the evidence presented in said review before the City Council, either party alleging the default by the other party may give written notice of termination of this Agreement to the other party.

Evidence of default may also arise in the course of a regularly scheduled periodic review of this Agreement pursuant to Government Code Section 65865.1. If either party determines that the other party is in default following the completion of the normal scheduled periodic review, said party may give written notice of termination of this Agreement as set forth in this section specifying in said notice the alleged nature of the default, and potential actions to cure said default and shall specify a reasonable period of time in which such default is to be cured. If the alleged default is not cured within thirty (30) days or within such longer period specified in the notice, or if the defaulting party waives its right to cure such alleged default, the City may terminate or modify this Agreement.

4(B). Building Permit, Improvements. City may, at its discretion, refuse to issue a building permit for any structure within the subject property if any of the improvements enumerated in Section 3(A)(7) have not been constructed, or if any of the construction has not been funded, or financial assurances satisfactory to the City for such completion or funding have not been provided.

4(C). Entitlements, Default by Landowner. No subdivision map, use permit, building permit or other land use entitlement shall be issued or application therefor accepted within the subject property if the permit applicant owns or controls any property subject to this Agreement, and if such applicant or any entity or person controlling such applicant is in default of the terms and conditions of this Agreement.

4(D). Annual Review/EIR Monitoring. City shall, at least every twelve (12) months during the term of this Agreement, review the extent of good faith substantial compliance by Landowner with the terms of this Agreement and monitor compliance with the mitigation measures adopted as part of the certification of the EIR for the Specific Plan. Such periodic review shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code Section 65865.1 and to monitoring of such mitigation measures pursuant to California Public Resources Code Section 21081.6. Notice of such annual review shall include the statement that any review may result in amendment or termination of this Agreement. A finding by City of good faith compliance by Landowner with the terms of this Agreement and with the EIR mitigation measures shall conclusively determine said issue up to and including the date of said review.

Upon not less than thirty (30) days written notice by the Planning Director of City, Landowner shall provide such information as may be reasonably requested by the Planning Director and deemed by him to be required in order to ascertain compliance with this Agreement. The costs incurred by City for the annual review conducted by City pursuant to this Section shall be borne by City, except for those costs (including without limitation, any costs of consultants necessary therefor) associated with monitoring mitigation measures which are Landowner's responsibility to perform.

In the same manner prescribed in Section 1(D), the City shall deposit in the mail to Landowner a copy of all staff reports and related exhibits concerning contract performance or results of mitigation monitoring, to the extent practical, at least ten (10) calendar days prior to any such periodic review. Landowner shall be permitted an opportunity to respond orally or in writing regarding such performance and monitoring before the City Council or if the matter is referred to the Planning Commission before said Commission.

If City takes no action within thirty (30) days following the hearing required under Section 30.11 of Ordinance 802, Landowner shall be deemed to have complied in good faith with the provisions of this Agreement. Otherwise, Landowner shall have the burden of proof that it has complied with all mitigation measures which are the Landowner's responsibility to perform.

4(E). Default by City. In the event City does not accept, review, approve, or issue necessary development permits or entitlements for use in a timely fashion as defined by this Agreement, or as otherwise agreed to by the parties, or the City otherwise defaults under the terms of this Agreement, City agrees that Landowner shall not be obligated to proceed with or complete the improvements required under this Agreement, or any phase thereof, nor shall resulting delays in Landowner performance constitute grounds for termination or cancellation of this

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Agreement, provided that this section shall not limit Landowner's available rights and remedies under Section 4(G) hereof.

4(F). Enforced Delay, Extension of Times of Performance. In addition to specific provisions of this Agreement, performance by either party hereunder shall not be deemed to be in default where delays or defaults are due to war, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, governmental restrictions imposed or mandated by other governmental entities, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulation, litigation, or similar bases for excused performance. If written notice of such delay is given to City within thirty (30) days of the commencement of such delay, an extension of time for such cause shall be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

4(G). Cumulative Rights. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any default, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation.

4(H). Applicable Law and Attorney's Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Should any legal action be brought by either party for breach of this Agreement or to enforce any provision herein, the prevailing party of such action shall be entitled to reasonable attorney's fees, court costs, and such other costs as may be fixed by the court.

#### Section 5. HOLD HARMLESS AGREEMENT

Landowner hereby agrees to, and shall defend, indemnify and hold City, its elective and appointive boards, commissions, officers, agents, and employees harmless from any liability for damage or claims for damage for personal injury, including death, from claims for property damage which may arise from developer's or developer's contractors', subcontractors', agents', or employees' construction of improvements permitted under this Agreement, whether such construction be by Landowner, or by any of Landowner's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for Landowner or any of Landowner's contractors or subcontractors, provided such indemnity obligations shall not apply to the design, maintenance or operation of any public improvement, once such improvement has been accepted for ownership and maintenance by the City. Landowner agrees to and shall defend, indemnify and hold harmless City and its elective and appointive boards, commissions, officers, agents and employees from any suits or actions at law or in equity arising out of this Agreement (exclusive of any such actions brought by Landowner, its heirs and assigns, or City, acting as agent of any landowner's association).

Section 6. PROJECT AS A PRIVATE UNDERTAKING

It is specifically understood and agreed by and between the parties hereto that the development of the entire subject property contemplated by this Agreement is a private development. No partnership, joint venture, or other association of any kind is formed by this Agreement.

Section 7. COOPERATION IN THE EVENT OF LEGAL CHALLENGE

In the event of any legal action instituted by a third party or governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending said action.

Section 8. GENERAL

8(A). Enforceability Notwithstanding Changes. The City agrees that unless this Agreement is amended or cancelled pursuant to the provisions of this Agreement and the Adopting Ordinance, this Agreement shall be enforceable by any party hereto notwithstanding any change hereafter in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance or building regulation or other entitlement regulation adopted by City, or applicable to City which changes, alters, or amends the rules, regulations, and policies applicable to the development of said property at the time of approval of this Agreement, as provided by Government Code Section 65866.

8(B). Health, Safety and Welfare. The City hereby finds and determines that execution of this Agreement is in the best interest of the public health, safety, and general welfare and is consistent with the General Plan.

8(C). Severability. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining terms, provisions, covenants and conditions shall remain in full force and effect.

Section 9. CONSTRUCTION

This Agreement shall be subject to and construed in accordance and harmony with Article 30 of Ordinance 802 of the City of Roseville (the Zoning Ordinance) as it may be amended, provided that such amendments do not affect the rights granted to the parties by this Agreement.

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Section 10. NOTICES

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  
Roseville, CA 95678

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

Mr. Ron Alvarado  
Sammis Roseville Associates  
1451 River Park Drive  
Suite 110  
Sacramento, CA 95815

with a copy to:

Mr. Bill Thormahlen  
Sammis Roseville Associates  
17922 Fitch Avenue  
Irvine, CA 92714

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.

Section 11. AGREEMENT

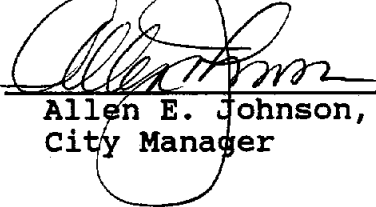
This Agreement is executed in two duplicated originals, each of which is deemed to be an original. This Agreement consists of thirty-five (35) pages and ten (10) exhibits which constitute the entire understanding and agreement of the parties. Said exhibits are identified as follows:

- Exhibit A            Legal Description of Subject Property
- Exhibit B            Schematic Development Plan
- Exhibit C            Affordable Housing Parcels
- Exhibit D            Appraisal Provisions
- EXHIBIT E            Electric Easements
- Exhibit E-1          Electric Substation
- Exhibit F            Sewer Improvements
- Exhibit G            Water Improvements
- Exhibit H            Drainage Improvements
- Exhibit I            Street Improvements

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Approved this 6th day of October, 1989, by the City Council of the City of Roseville.

CITY OF ROSEVILLE,  
a municipal corporation


By:   
Allen E. Johnson,  
City Manager

SAMMIS ROSEVILLE ASSOCIATES,  
a California general  
partnership

By: SAMMIS FOOTHILLS ASSOCIATES,  
a general partnership

By:   
General Partner

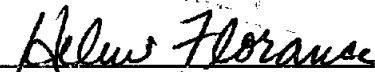
APPROVED AS TO FORM

  
Michael F. Dean,  
City Attorney

By:   
General Partner

By: NEW ENGLAND MUTUAL LIFE  
INSURANCE COMPANY, as  
General Partner

ATTEST

  
Helen M. Florance,  
City Clerk

By: COPLEY REAL ESTATE  
ADVISORS, INC., a  
Massachusetts Corporation,  
asset manager and advisor  
hereunto duly authorized

By: \_\_\_\_\_  
Its: \_\_\_\_\_



EX 3732 PG 388

Approved this \_\_\_\_ day of \_\_\_\_\_, 1989, by the City Council of the City of Roseville.

CITY OF ROSEVILLE,  
a municipal corporation

SAMMIS ROSEVILLE ASSOCIATES,  
a California general  
partnership

By \_\_\_\_\_  
Allen E. Johnson,  
City Manager

By: SAMMIS FOOTHILLS ASSOCIATES,  
a general partnership

By: \_\_\_\_\_  
General Partner

APPROVED AS TO FORM

By: \_\_\_\_\_  
General Partner

\_\_\_\_\_  
Michael F. Dean,  
City Attorney

By: NEW ENGLAND MUTUAL LIFE  
INSURANCE COMPANY, as  
General Partner

ATTEST

By: COPLEY REAL ESTATE  
ADVISORS, INC., a  
Massachusetts Corporation,  
asset manager and advisor  
hereunto duly authorized

\_\_\_\_\_  
Helen M. Florance,  
City Clerk

By: \_\_\_\_\_  
Its: Managing Director

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State of CALIFORNIA  
County of PLACER } ss.

On this the 6<sup>th</sup> day of October 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

GENERAL ACKNOWLEDGMENT FORM 7110 052

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • Woodland Hills, CA 91364

CAT. NO. NN00637  
TO 1955 CA (1-33)

(Partnership as a Partner of a Partnership)

 **TICOR TITLE INSURANCE**

STATE OF CALIFORNIA  
COUNTY OF ORANGE } ss.

On JULY 31, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared SAMUEL G. LINDSAY AND JOHN S. HAGESTAD

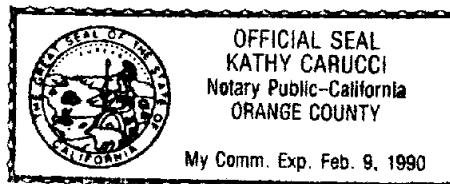
personally known to me or proved to me on the basis of satisfactory evidence to be the person S who executed the within instrument as two of the partners of Dammis Foothill Associates

the partnership that executed the within instrument, and acknowledged to me that they executed the same on behalf of Dammis Roseville Associates

, a partnership, and that said last named partnership executed the same.

WITNESS my hand and official seal.

Signature Kathy Carucci



(This area for official notarial seal)

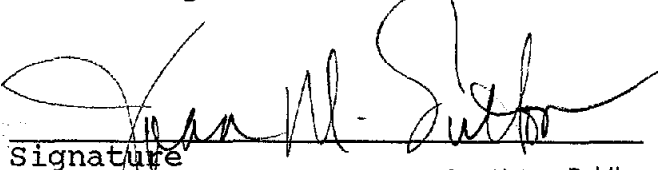
BK3732 PG388

STAPLE HERE

COMMONWEALTH OF MASSACHUSETTS )  
COUNTY OF SUFFOLK ) SS.

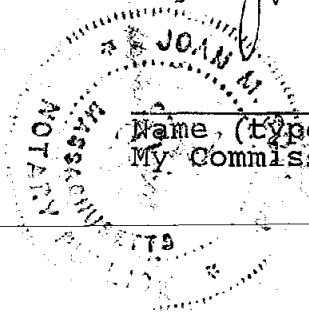
On this 31<sup>st</sup> day of JULY, 1989, before me, a Notary public in and for said County and State, personally appeared William J. Salisbury personally known to me (or proved to me on the basis of satisfactory evidence) to ~~be~~ the person who executed the within instrument as Managing Director on behalf of Copley Real Estate Advisors, Inc., the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors, said corporation being known to me to be the asset manager and advisor of NEW ENGLAND MUTUAL LIFE INSURANCE COMPANY, a Massachusetts Corporation, the corporation that executed the within instrument pursuant to its bylaws or a resolution of its board of directors, said corporation being known to me to be one of the partners of SAMMIS ROSEVILLE ASSOCIATES, a California General Partnership, the partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such partner and that such partner executed the same.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature

JOAN M. SUTTON, Notary Public  
My Commission Expires Sept. 7, 1995

\_\_\_\_\_  
Name, (typed or printed)  
My Commission expires:



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TABLE A  
SAMMIS PROPERTY

<u>PARCEL NO.</u>	<u>LAND USE</u>	<u>ACREAGE</u>	<u>UNITS</u>
1	Residential Single-Family	68.028	272
2	Residential Single-Family	28.639	181
3	Residential Single-Family	48.883	189
4	Residential Single-Family	103.019	418
5	Commercial	12.201	
7	Residential Single-Family	23.939	77
8	Residential Single-Family	33.859	120
9	Residential Multiple-Family	13.805	185
11	Commercial	11.624	
15	Commercial	12.306	
17	Residential Multiple-Family	11.101	90
23	Residential Single-Family	60.305	204
26	Residential Single-Family	34.707	103
75	Urban Reserve (Park)	19.927	
76	Urban Reserve	132.885	
91	Residential Multiple-Family	6.006	100
95	Residential Single-Family	32.139	85
96	Residential Single-Family	<u>56.503</u>	<u>156</u>
	TOTAL ACREAGE (SAMMIS)	709.876	2,180

TABLE A-1  
SAMMIS PROPERTY

<u>PARCEL NO.</u>	<u>LAND USE</u>	<u>ACREAGE</u>
6	Park	5.056
14	Park	20.807
24	School	10.005
25	Park	8.861
38	Golf Course	163.002
38A	Golf Course	40.657
74	Park	29.402
79	Floodway	<u>5.228</u>
	TOTAL ACREAGE (SAMMIS)	283.018

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July 24, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 1**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

**BEGINNING** at the Northwesterly corner of said Section 29;

thence, along said Northerly line North  $89^{\circ}46'25''$  East 1719.46 feet;

thence, South  $00^{\circ}26'42''$  East 435.21 feet;

thence, Southerly along the arc of a tangent curve to the left, concave to the East, having a radius of 2000.00 feet and being subtended by a chord bearing South  $15^{\circ}01'53''$  East 1007.37 feet;

thence, South  $60^{\circ}22'55''$  West 222.30 feet;

thence, South  $69^{\circ}01'38''$  West 131.59 feet;

thence, South  $75^{\circ}22'43''$  West 369.28 feet;

thence, South  $83^{\circ}01'17''$  West 518.01 feet;

thence, North  $89^{\circ}39'49''$  West 226.26 feet;

thence, North  $80^{\circ}53'25''$  West 407.38 feet;

thence, North  $77^{\circ}35'55''$  West 55.36 feet;

thence, South  $89^{\circ}41'18''$  West 105.00 feet to a point on said West line of Section 29;

thence, along said West line North  $00^{\circ}18'42''$  West 1637.30 feet; to the point of beginning;

containing 68.028 acres, more or less.

BK 3732 PG 391



MORTON & PITALO, INC.

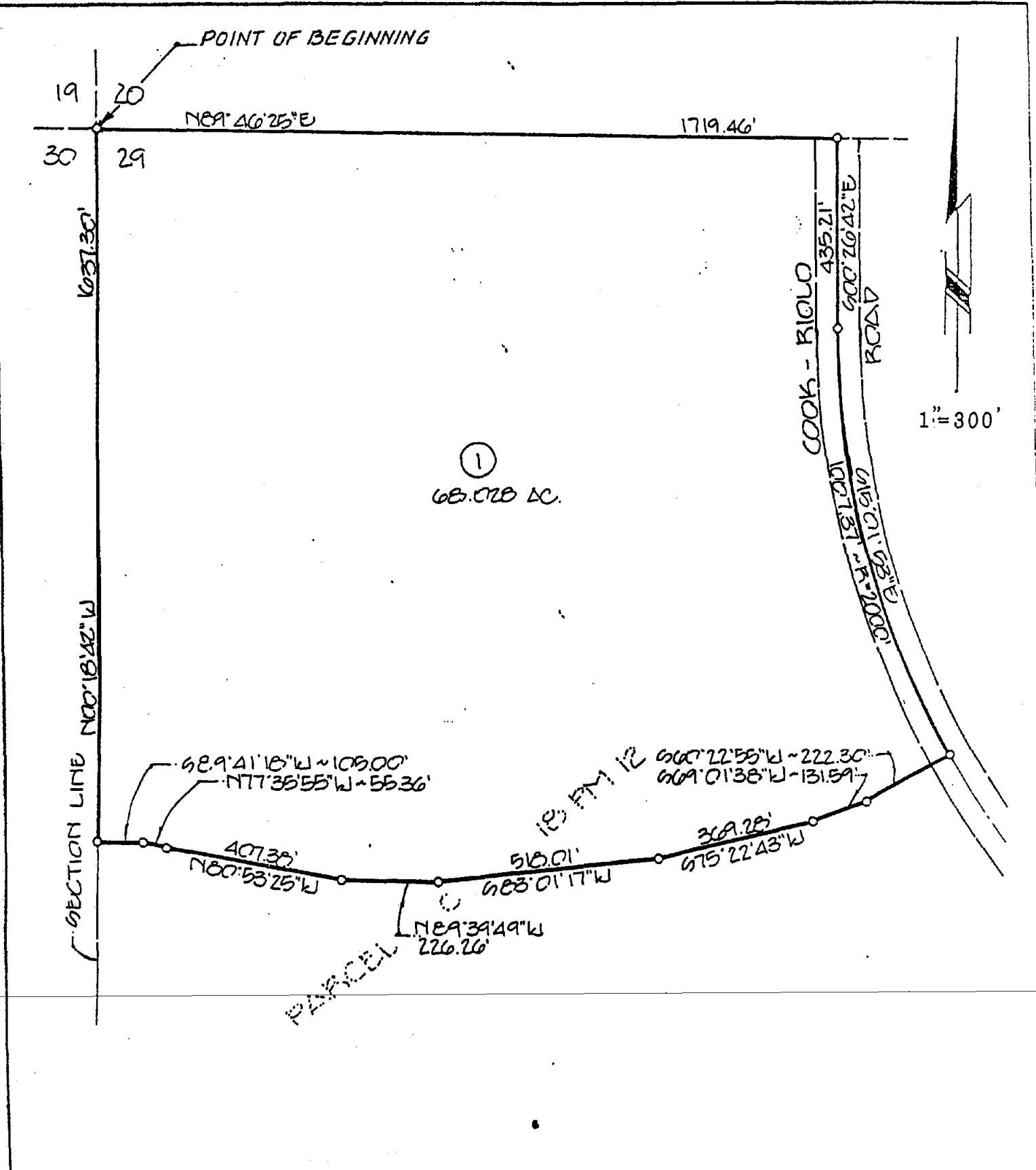
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 1

DATE JULY, 1989 BY



BK 3732 PG 392

May 17, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 2**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the Southwesterly corner of Parcel A, as said parcel is shown and so designated on that certain Parcel Map filed in Book 15 of Parcel Maps at Page 139, Placer County Records;

thence, South  $89^{\circ}46'25''$  West 198.69 feet;

thence, North  $83^{\circ}40'37''$  West 141.06 feet;

thence, South  $32^{\circ}31'46''$  West 712.83 feet;

thence, South  $16^{\circ}59'00''$  East 445.60 feet;

thence, South  $56^{\circ}02'05''$  West 704.86 feet;

thence, Northerly along the arc of a non-tangent curve to the right, concave to the Northeast, having a radius of 2000.00 feet and being subtended by a chord bearing North  $17^{\circ}00'27''$  West 1140.24 feet;

thence, North  $00^{\circ}26'42''$  West 435.21 feet to a point on the Northerly line of said Section 29;

thence, along said Northerly line North  $89^{\circ}46'25''$  East 1512.57 feet to a point on the Westerly line of said Parcel A;

thence, along said Westerly line South  $00^{\circ}26'42''$  East 125.34 feet to the point of beginning;

containing 28.639 acres, more or less.

BK3732 PG393



MORTON & PITA, INC.

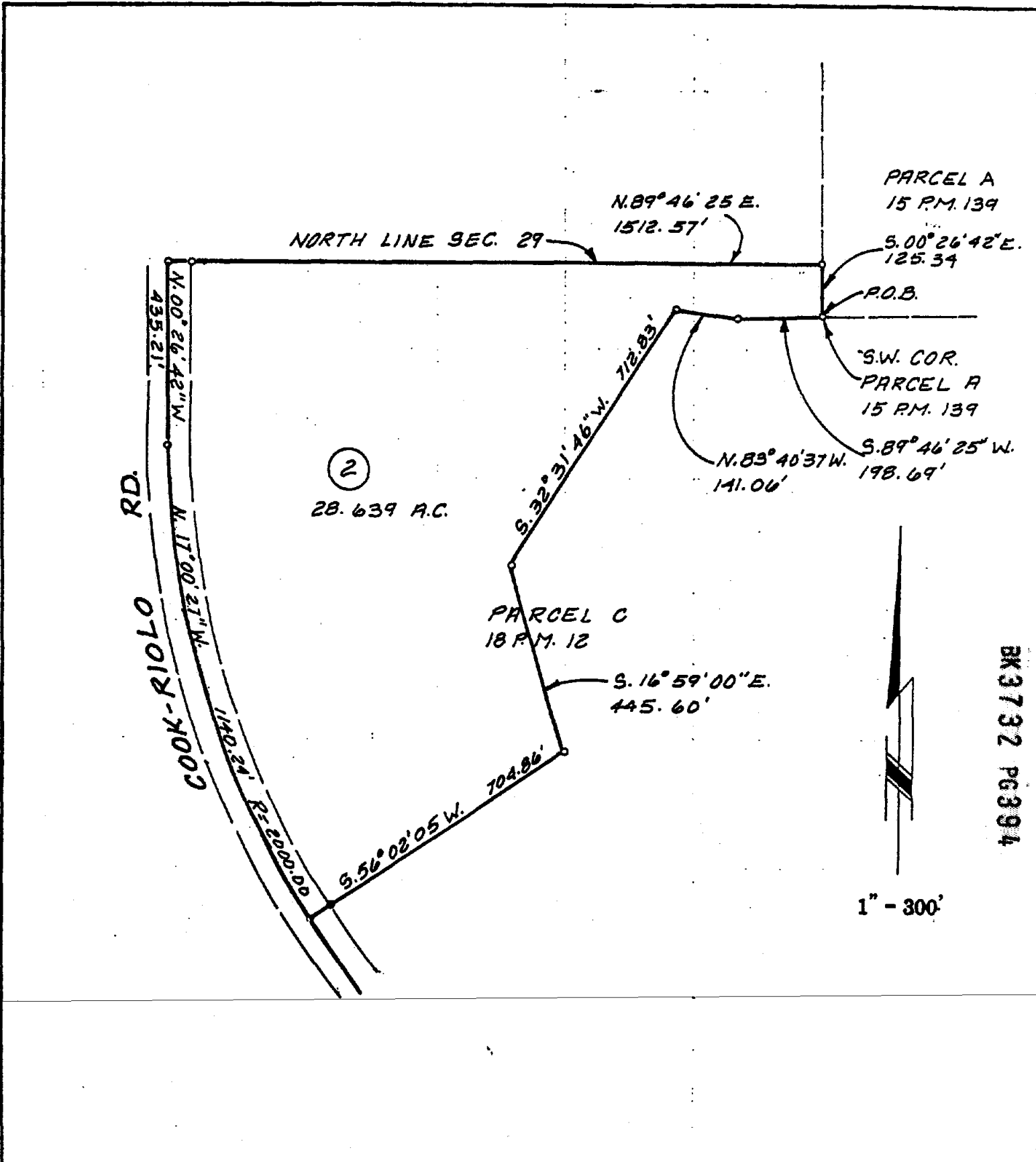
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL - 2

DATE APRIL 1989 BY \_\_\_\_\_



BK 3732 PG 394

July 26, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 3**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the West line of said Section 29 which bears South  $00^{\circ}18'42''$  East 1637.30 feet from the Northwesterly corner of said Section 29;

thence, North  $89^{\circ}41'18''$  East 105.00 feet;

thence, South  $77^{\circ}35'55''$  East 55.36 feet;

thence, South  $80^{\circ}53'25''$  East 407.38 feet;

thence, South  $89^{\circ}39'49''$  East 226.26 feet;

thence, North  $83^{\circ}01'17''$  East 518.01 feet;

thence, North  $75^{\circ}22'43''$  East 369.28 feet;

thence, North  $69^{\circ}01'38''$  East 131.59 feet;

thence, North  $60^{\circ}22'55''$  East 222.30 feet;

thence, Southeasterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 2000.00 feet and being subtended by a chord bearing South  $37^{\circ}27'36''$  East 545.77 feet;

thence, Southeasterly along the arc of a reverse curve to the right, concave to the Southwest, having a radius of 2000.00 feet and being subtended by a chord bearing South  $36^{\circ}25'54''$  East 616.81 feet;

thence, South  $62^{\circ}26'20''$  West 410.35 feet;

thence, South  $45^{\circ}44'50''$  West 166.79 feet;

thence, Westerly along the arc of a non-tangent curve to the left, concave to the Southwest, having a radius of 477.00 feet and being subtended by a chord bearing North  $72^{\circ}30'57''$  West 171.93 feet;

EX 3732 PG 395

thence, Northeasterly along the arc of a reverse curve to the left, concave to the Northwest, having a radius of 20.00 feet and being subtended by a chord bearing North 58<sup>0</sup>15'55" East 25.08 feet;

thence, Northeasterly along the arc of a reverse curve to the right, concave to the Southeast, having a radius of 225.00 feet and being subtended by a chord bearing North 37<sup>0</sup>03'56" East 136.34 feet;

thence, North 54<sup>0</sup>42'08" East 162.08 feet;

thence, North 35<sup>0</sup>17'52" West 195.00 feet;

thence, North 39<sup>0</sup>36'44" West 488.78 feet;

thence, South 42<sup>0</sup>56'59" West 19.48 feet;

thence, Westerly along the arc of a tangent curve to the right, concave to the Northwest, having a radius of 552.00 feet and being subtended by a chord bearing South 72<sup>0</sup>39'15" West 547.06 feet;

thence, North 77<sup>0</sup>38'30" West 78.19 feet;

thence, South 02<sup>0</sup>01'08" West 269.71 feet;

thence, South 46<sup>0</sup>44'19" West 155.72 feet;

thence, South 04<sup>0</sup>20'28" West 290.77 feet;

thence, South 81<sup>0</sup>18'41" East 232.28 feet;

thence, South 08<sup>0</sup>41'19" West 167.31 feet;

thence, North 81<sup>0</sup>18'41" West 229.15 feet;

thence, North 87<sup>0</sup>12'19" West 172.89 feet;

thence, South 87<sup>0</sup>34'17" West 119.71 feet;

thence, South 73<sup>0</sup>22'58" West 119.52 feet;

thence, South 60<sup>0</sup>08'02" West 289.58 feet;

thence, South 89<sup>0</sup>41'18" West 393.37 feet to a point on the West line of said Section 29;

thence, along said West line North 00<sup>0</sup>18'42" West 1366.64 feet to the point of beginning;

containing 44.883 acres, more or less.

BK 3732 PG 396



July 26, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 4**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the West line of said Section 29 which bears North  $00^{\circ}18'42''$  West 609.49 feet from the Southwesterly corner of said Section 29;

thence, from said point of beginning along said West line, North  $00^{\circ}18'42''$  West 1702.03 feet;

thence, North  $89^{\circ}41'18''$  East 393.37 feet;

thence, North  $60^{\circ}08'02''$  East 289.58 feet;

thence, North  $73^{\circ}22'58''$  East 119.52 feet;

thence, North  $87^{\circ}34'17''$  East 119.71 feet;

thence, South  $87^{\circ}12'19''$  East 172.89 feet;

thence, South  $81^{\circ}18'41''$  East 229.15 feet;

thence, North  $08^{\circ}41'19''$  East 167.31 feet;

thence, South  $81^{\circ}18'41''$  East 30.80 feet;

thence, Easterly along the arc of a tangent curve to the left, concave to the North, having a radius of 673.00 feet and being subtended by a chord bearing North  $80^{\circ}46'29''$  East 414.01 feet;

thence, Easterly along the arc of a reverse curve to the right, concave to the South, having a radius of 477.00 feet and being subtended by a chord bearing South  $89^{\circ}38'10''$  East 440.55 feet;

thence, North  $45^{\circ}44'50''$  East 166.79 feet;

thence, North  $62^{\circ}26'20''$  East 410.35 feet;

BK 3732 PG 398

thence, Southerly along the arc of a non-tangent curve to the right, concave to the West, having a radius of 2000.00 feet and being subtended by a chord bearing South 13°54'18" East 944.38 feet;

thence, South 00°14'56" East 520.13 feet;

thence, South 89°45'04" West 785.20 feet;

thence, South 00°14'56" East 206.66 feet;

thence, South 82°00'00" West 588.39 feet;

thence, South 08°00'00" East 469.68 feet;

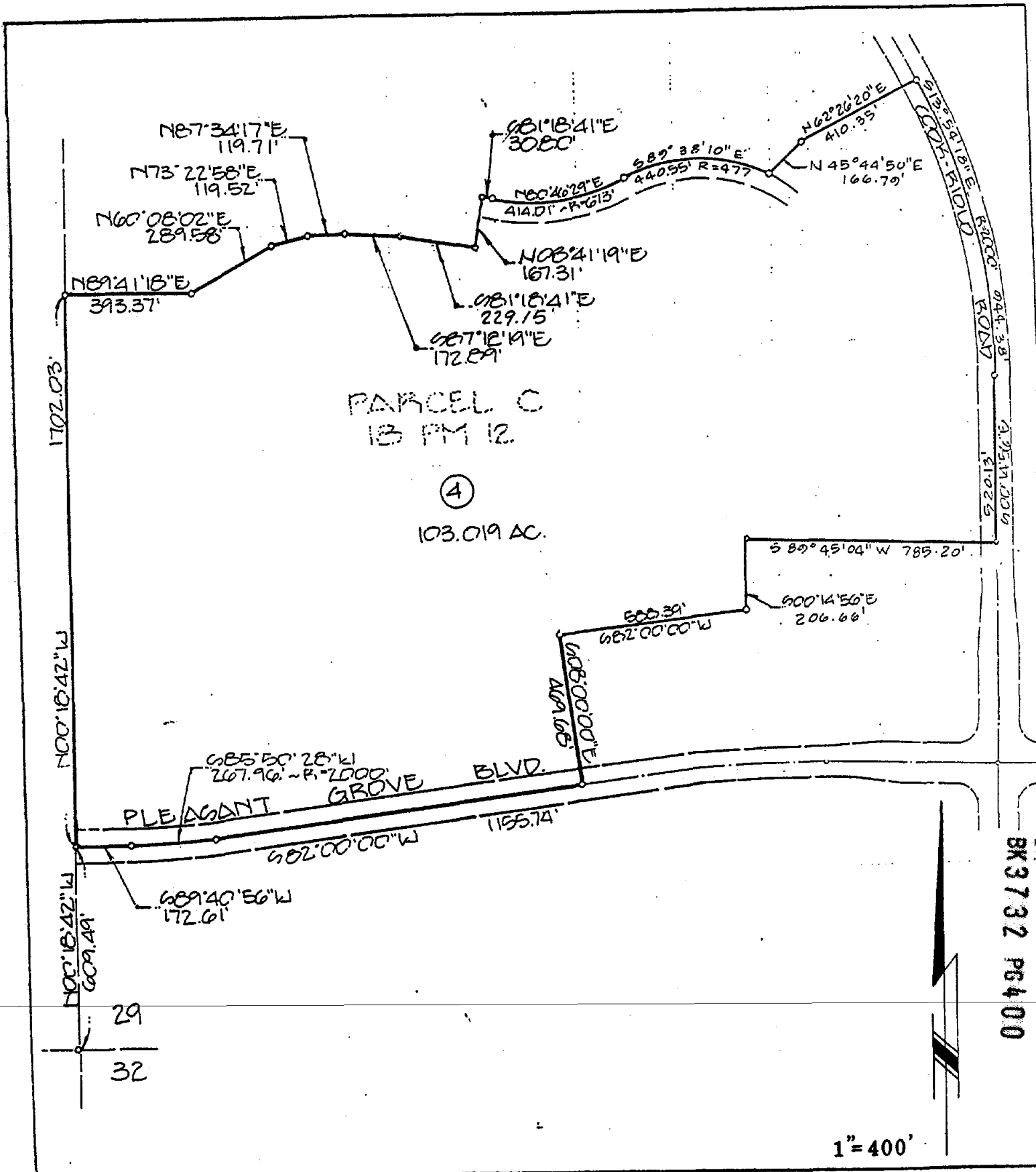
thence, South 82°00'00" West 1155.74 feet;

thence, Westerly along the arc of a tangent curve to the right, concave to the North, having a radius of 2000.00 feet and being subtended by a chord bearing South 85°50'28" West 267.96 feet;

thence, South 89°40'56" West 172.61 feet to the point of beginning;

containing 103.019 acres, more or less.

BK3732 PG399



BK 3732 PG 400

May 17, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 5**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears the following two (2) courses from the Southwesterly corner of said Section 29; (1) along the Westerly line of said Section 29 North  $00^{\circ}18'42''$  West 1532.94 feet and (2) North  $89^{\circ}41'18''$  East 2105.80 feet;

thence, North  $89^{\circ}45'04''$  East 785.20 feet;

thence, South  $00^{\circ}14'56''$  East 675.88 feet;

thence, South  $89^{\circ}45'04''$  West 546.77 feet;

thence, Westerly along the arc of a tangent curve to the left, concave to the South, having a radius of 3000.00 feet and being subtended by a chord bearing South  $87^{\circ}28'19''$  West 238.63 feet;

thence, North  $00^{\circ}14'56''$  West 685.37 feet;

containing 12.201 acres, more or less.

BK3732 PG401



MORTON & PITA, INC.

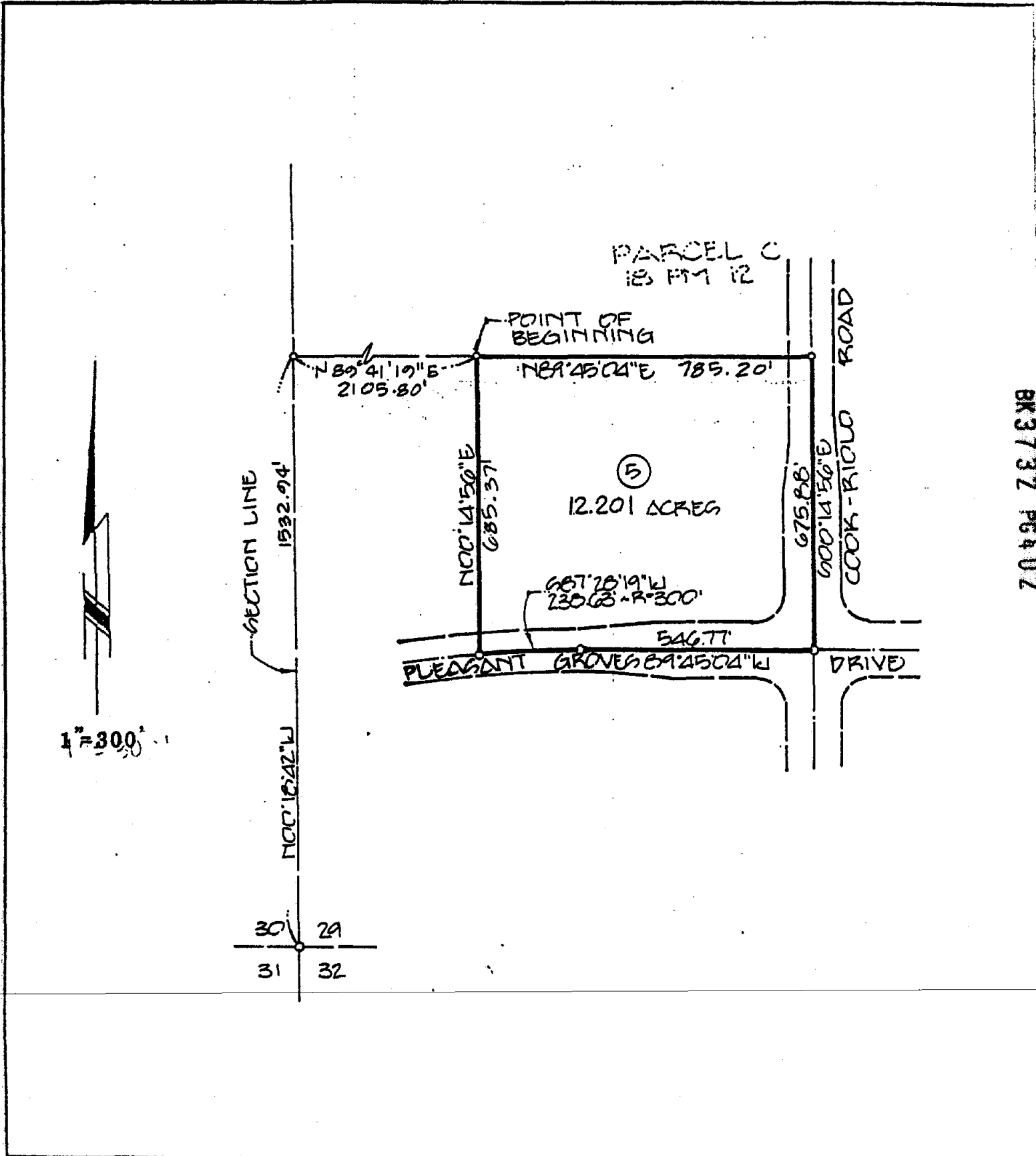
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 5

DATE MAY 1989 BY \_\_\_\_\_



BK3732 PG402

May 17, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 7**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

**BEGINNING** at a point which bears North  $48^{\circ}14'28''$  East 2120.35 feet from the Southeasterly corner of said Section 29;

thence, North  $25^{\circ}42'38''$  East 160.89 feet;

thence, North  $64^{\circ}17'22''$  West 124.79 feet;

thence, North  $22^{\circ}58'04''$  East 393.75 feet;

thence, North  $16^{\circ}28'03''$  East 500.92 feet;

thence, North  $46^{\circ}02'05''$  East 233.54 feet;

thence, South  $45^{\circ}28'29''$  East 112.25 feet;

thence, North  $44^{\circ}31'31''$  East 113.29 feet;

thence, South  $45^{\circ}28'29''$  East 168.48 feet;

thence, South  $23^{\circ}18'57''$  East 215.93 feet;

thence, South  $48^{\circ}56'53''$  East 239.40 feet;

thence, South  $76^{\circ}08'05''$  East 473.05 feet;

thence, South  $44^{\circ}12'23''$  East 115.98 feet;

thence, South  $17^{\circ}45'08''$  West 500.89 feet;

thence, South  $67^{\circ}37'21''$  West 108.62 feet;

thence, South  $89^{\circ}18'02''$  West 107.39 feet;

thence, North  $68^{\circ}59'03''$  West 429.21 feet;

BK3732 PG403

thence, North 85°28'29" West 232.11 feet;  
thence, North 67°33'35" West 215.53 feet;  
thence, South 21°21'33" West 115.14 feet;  
thence, North 71°49'57" West 122.12 feet;  
thence, South 25°42'38" West 230.45 feet;  
thence, North 84°02'31" West 57.38 feet to the point of beginning;  
containing 23.939 acres, more or less.

BK3732 PG404



MORTON & PITA, INC.

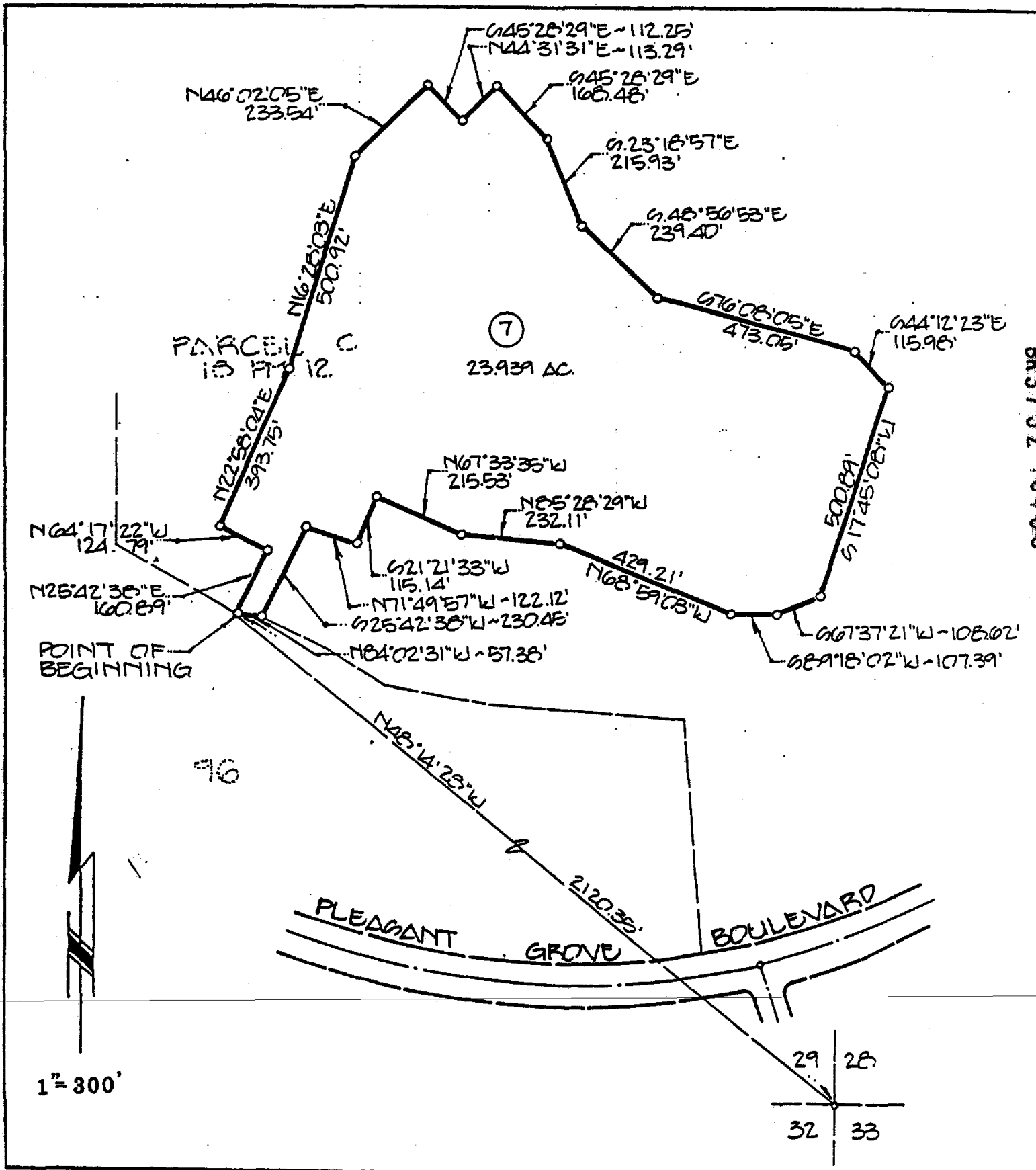
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 7

DATE MAY 1989 BY



BK 3732 PG 105

July 18, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 8**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel B, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the Northeasterly corner of Lot 178 as said lot is shown and so designated on the plat of Pleasant Grove Unit No. 2, filed in Book P of Maps, Page 35, Placer County Records;

thence, along the Northerly boundary line of said Pleasant Grove Unit No. 2 the following three (3) courses:

- (1) South 89°33'18" West 400.00 feet;
- (2) South 84°19'28" West 224.06 feet and
- (3) South 88°33'18" West 834.00 feet to a point on the Westerly line of Misty Wood Drive;

thence, along said Westerly line of Misty Wood Drive the following six (6) courses:

- (1) South 00°26'42" East 98.63 feet;
- (2) Southerly along the arc of a tangent curve to the Left, concave to the Northeast, having a radius of 927.00 feet and being subtended by a chord bearing South 15°53'21" East 493.72 feet;
- (3) South 31°20'00" East 196.37 feet;
- (4) Southerly along the arc of a tangent curve to the right, concave to the Southwest, having a radius of 673.00 feet and being subtended by a chord bearing South 18°27'00" East 300.11 feet;
- (5) South 05°34'00" East 99.64 feet and
- (6) Southeasterly along the arc of a tangent curve to the left, concave to the Northeast, having a radius of 827.00 feet and being subtended by a chord bearing South 40°22'03" East 943.98 feet;

BK 3732 PG 408

thence, South 14<sup>0</sup>49'54" West 112.00 feet;

thence, North 72<sup>0</sup>34'12" West 157.89 feet;

thence, South 68<sup>0</sup>44'29" West 83.54 feet;

thence, North 61<sup>0</sup>05'15" West 93.01 feet;

thence, North 29<sup>0</sup>03'00" West 100.36 feet;

thence, North 36<sup>0</sup>23'03" West 171.40 feet;

thence, North 63<sup>0</sup>21'59" West 175.91 feet;

thence, North 84<sup>0</sup>23'40" West 85.80 feet;

thence, South 87<sup>0</sup>09'39" West 92.56 feet;

thence, North 53<sup>0</sup>07'50" West 39.00 feet;

thence, North 45<sup>0</sup>41'45" East 126.19 feet;

thence, Northwesterly along the arc of a non-tangent curve to the right, concave to the Northeast, having a radius of 45.00 feet and being subtended by a chord bearing North 48<sup>0</sup>26'18" West 23.91 feet;

thence, South 56<sup>0</sup>57'55" West 54.99 feet;

thence, South 87<sup>0</sup>59'46" West 77.03 feet;

thence, North 03<sup>0</sup>05'39" East 115.00 feet;

thence, North 73<sup>0</sup>19'17" West 135.58 feet;

thence, North 32<sup>0</sup>34'47" West 88.14 feet;

thence, North 04<sup>0</sup>14'30" West 141.44 feet;

thence, North 43<sup>0</sup>40'00" East 90.00 feet;

thence, North 42<sup>0</sup>06'16" East 110.04 feet;

thence, North 03<sup>0</sup>24'49" West 29.37 feet;

thence, North 43<sup>0</sup>40'00" East 89.26 feet;

thence, North 08<sup>0</sup>13'36" West 159.69 feet;

BK3732 Pg407

thence, North 25°51'28" West 202.83 feet;  
thence, North 16°15'47" West 320.35 feet;  
thence, North 00°26'42" West 511.56 feet;  
thence, North 34°15'51" East 204.46 feet;  
thence, North 66°02'56" East 169.39 feet;  
thence, North 89°33'18" East 292.38 feet;  
thence, North 61°14'40" East 202.77 feet;  
thence, North 47°38'58" East 174.63 feet;  
thence, North 57°10'10" East 99.26 feet;  
thence, North 75°04'19" East 145.29 feet;  
thence, South 71°32'18" East 180.07 feet;  
thence, South 48°12'35" East 250.73 feet;  
thence, South 36°28'10" East 204.83 feet;  
thence, South 27°15'05" East 230.52 feet;  
thence, South 51°56'00" West 130.09 feet;

thence, Southeasterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 223.00 feet and being subtended by a chord bearing South 51°13'56" East 62.37 feet to an angle point on the Northerly boundary line of said Pleasant Grove Unit No. 2;

thence, along said Northerly boundary line the following three (3) courses:

- (1) South 30°43'44" West 54.00 feet;
- (2) Southerly along the arc of a non-tangent curve to the right, concave to the Southwest, having a radius of 20.00 feet and being subtended by a chord bearing South 17°59'48" East 26.39 feet; and
- (3) South 23°16'39" West 13.08 feet to the point of beginning;

Containing 33.859 acres, more or less.

BK 3732 PG 408



MORTON & PITALO, INC.

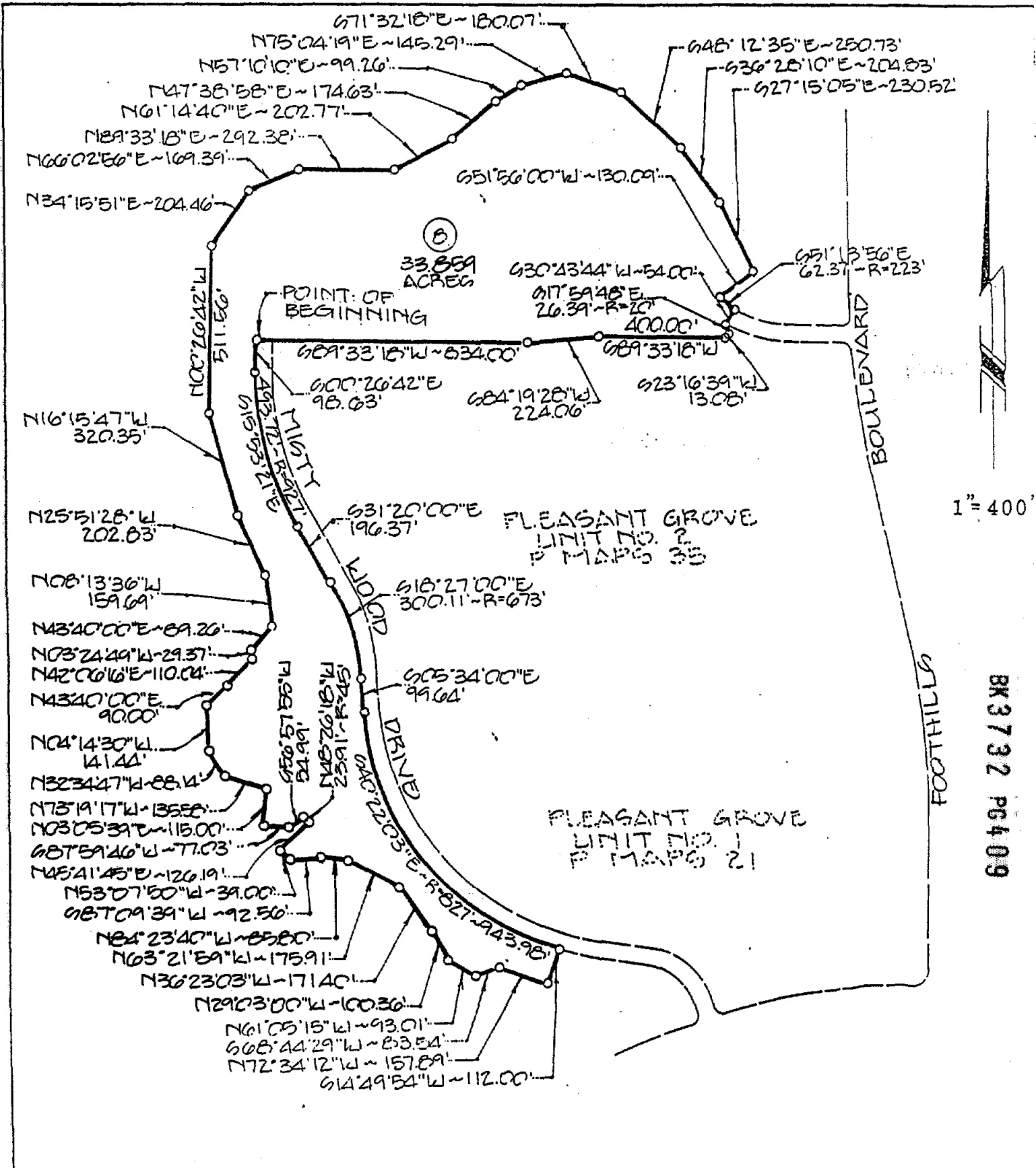
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 8/

DATE MAY 1989 BY



May 17, 1989  
88-0237



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 9

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel B, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 21 and 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the intersection of the Northerly line of said Parcel B and the Westerly line of Foothills Boulevard as shown on said Parcel Map;

thence, along said Westerly line the following two (2) courses:

(1) South  $00^{\circ}26'42''$  East 899.10 feet; and

(2) Southerly along the arc of a tangent curve to the left, concave to the East, having a radius of 2065.17 feet and being subtended by a chord bearing South  $01^{\circ}27'51''$  East 73.47 feet to a point on the Northerly line of Misty Wood Drive, a public Street as shown on the plat of Pleasant Grove Unit No. 2, filed in Book P of Maps, Page 35 Placer County Records;

thence, along said Northerly line the following three (3) courses:

(1) Southwesterly along the arc of a reverse curve to the right, concave to the Northwest, having a radius of 25.00 feet and being subtended by a chord bearing South  $43^{\circ}32'09''$  West 35.98 feet;

(2) South  $89^{\circ}33'18''$  West 188.12 feet; and

(3) Westerly along the arc of a tangent curve to the right, concave to the Northeast, having a radius of 273.00 feet and being subtended by a chord bearing North  $74^{\circ}51'29''$  West 146.71 feet;

thence, Northwesterly along the arc of a compound curve to the right, concave to the Northeast, having a radius of 223.00 feet and being subtended by a chord bearing North  $51^{\circ}13'56''$  West 62.37 feet;

thence, North  $51^{\circ}56'00''$  East 130.09 feet;

thence, North  $27^{\circ}15'05''$  West 230.52 feet;

thence, North  $36^{\circ}28'10''$  West 204.83 feet;

BK3732 PG410

thence, North  $48^{\circ}12'35''$  West 250.73 feet;

thence, North  $71^{\circ}32'18''$  West 180.07 feet;

thence, South  $75^{\circ}04'19''$  West 40.44 feet;

thence, North  $01^{\circ}15'38''$  West 120.84 feet;

thence, North  $88^{\circ}44'22''$  East 120.00 feet;

thence, North  $01^{\circ}15'38''$  West 158.50 feet;

thence, North  $88^{\circ}44'22''$  East 120.00 feet;

thence, North  $01^{\circ}15'38''$  West 173.00 feet to a point on the Northerly line of said Parcel B;

thence, along said Northerly line the following three (3) courses:

(1) South  $65^{\circ}49'39''$  East 300.60 feet;

(2) South  $01^{\circ}15'38''$  East 84.34 feet; and

(3) North  $88^{\circ}44'22''$  East 410.00 feet to the point of beginning;

containing 13.805 acres, more or less.

BK3732 Pg411



MORTON & PITAL INC.

CIVIL ENGINEERING  
PLANNING SURVEYING

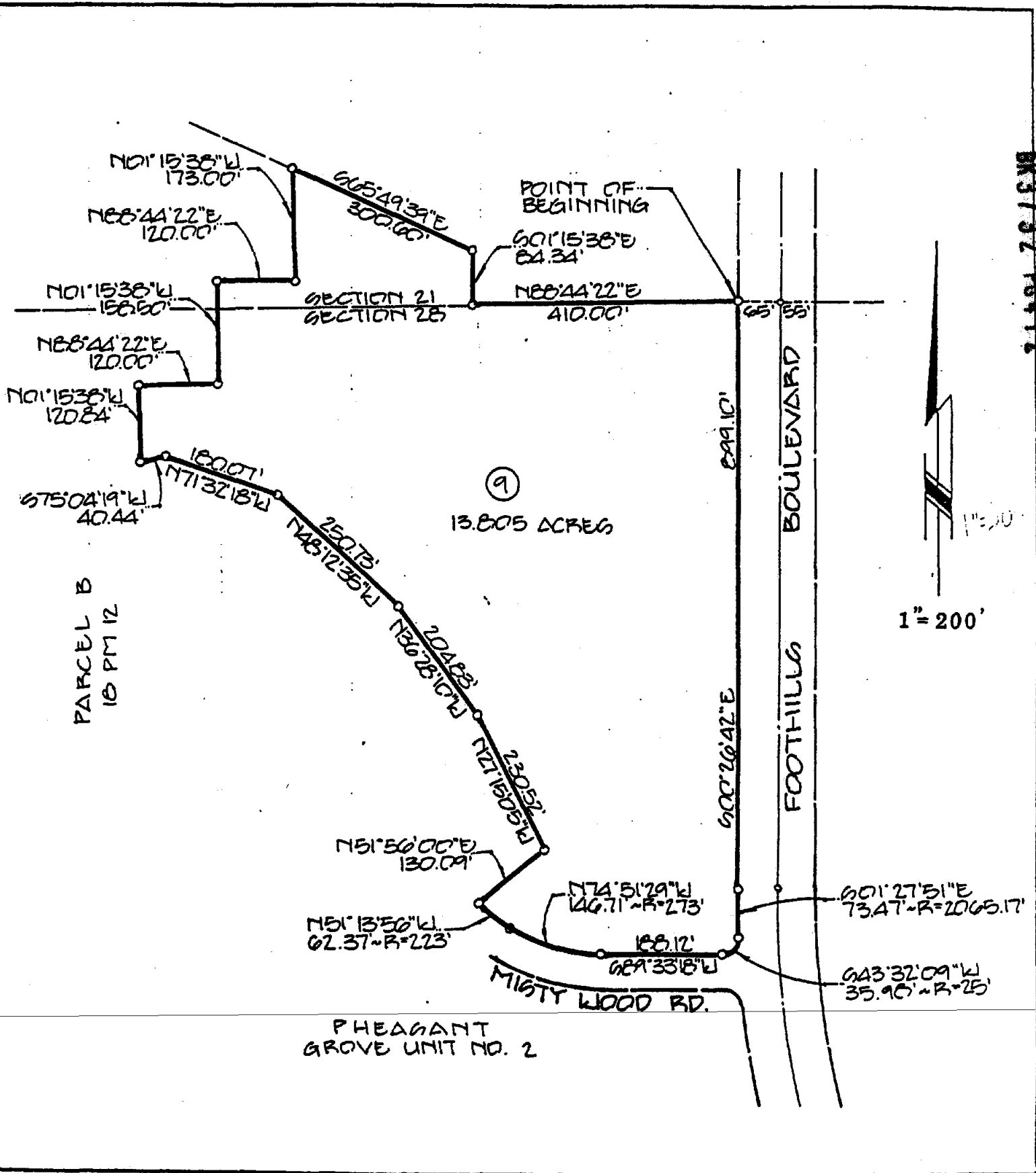
JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 91

DATE MAY 1989 BY

BK 3732 PG 412



1" = 200'

May 17, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 11**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel B, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the most Easterly corner of Lot 78 as said lot is shown and so designated on the plat of Pleasant Grove Unit No. 1 filed in Book P of Maps, Page 21, Placer County Records; thence, from said point of beginning along the Westerly line of Foothills Boulevard, a public street as shown on said Parcel Map the following two (2) courses:

(1) Southerly along the arc of a non-tangent curve to the right, concave to the West, having a radius of 1935.17 feet and being subtended by a chord bearing South  $02^{\circ}48'09''$  East 158.00 feet; and

(2) South  $00^{\circ}27'45''$  East 636.36 feet;

thence, South  $89^{\circ}32'15''$  West 35.00 feet;

thence, Westerly along the arc of a tangent curve to the left, concave to the South, having a radius of 1992.00 feet and being subtended by a chord bearing South  $80^{\circ}16'08''$  West 641.69 feet;

thence, North  $19^{\circ}00'00''$  West 108.00 feet;

thence, Northwesterly along the arc of a tangent curve to the left, concave to the Southwest, having a radius of 200.00 feet and being subtended by a chord bearing North  $36^{\circ}26'39''$  West 119.91 feet to a point on the Southeasterly boundary line of said Pleasant Grove Unit No. 1;

thence, along said Southeasterly boundary line the following five (5) courses:

(1) North  $36^{\circ}06'42''$  East 141.25 feet;

(2) North  $13^{\circ}00'00''$  East 579.00 feet;

(3) South  $74^{\circ}45'23''$  East 217.40 feet;

(4) East a distance of 179.00 feet and

(5) North  $62^{\circ}20'14''$  East 179.22 feet to the point of beginning;

containing 11.624 acres, more or less.

BK3732 PG413



MORTON & PITAL, INC.

CIVIL ENGINEERING  
PLANNING SURVEYING

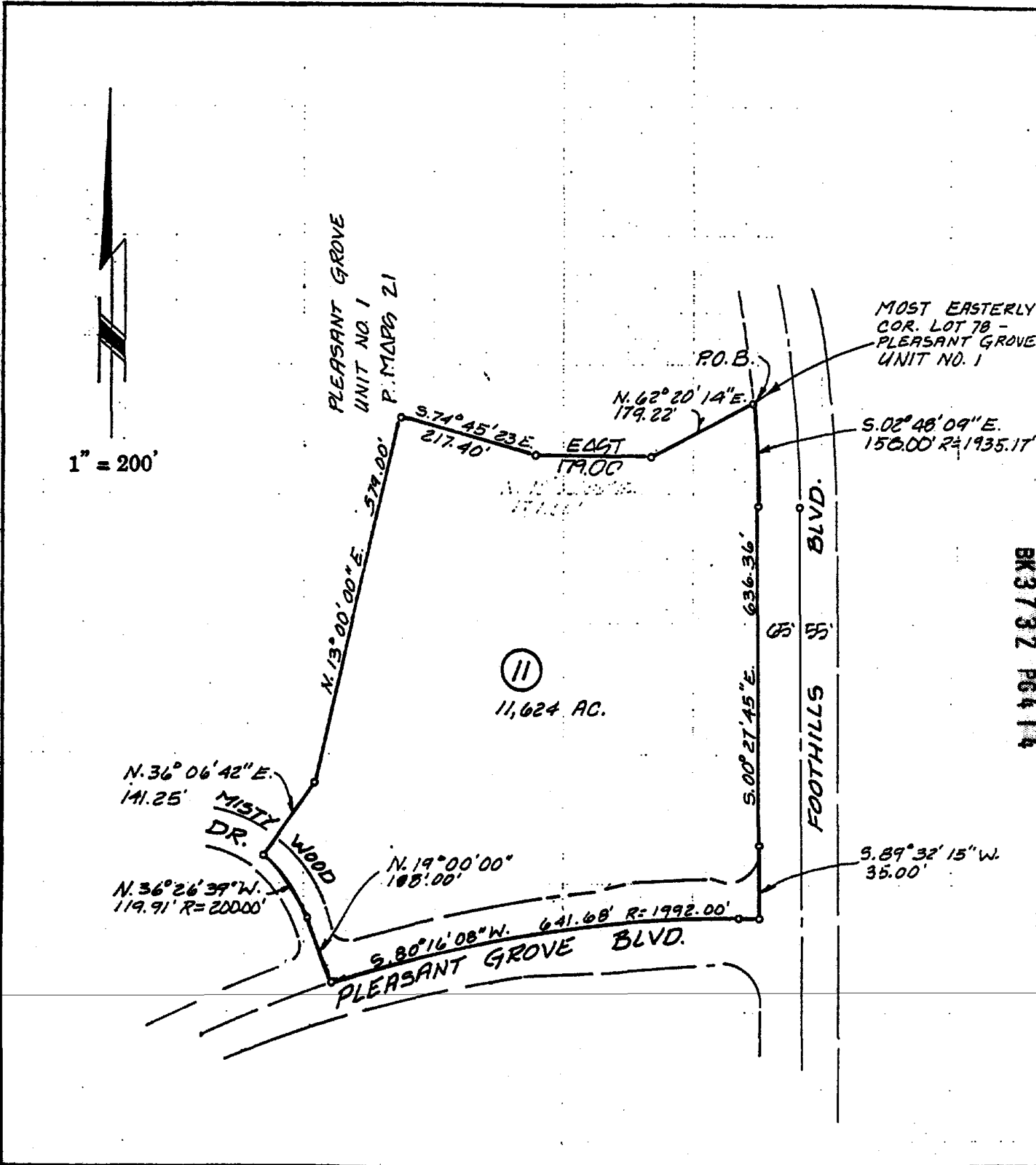
JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 11

DATE APRIL 1989

BY



BK 3732 PG 414

May 17, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 15**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel B, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the Westerly line of Foothills Boulevard, which bears the following two (2) courses from the Southwesterly corner of Parcel C.

(1) Along the Southerly line of said Parcel C South  $89^{\circ}27'10''$  West 120.00 feet; and

(2) Along said Westerly line North  $00^{\circ}27'45''$  West 1309.36 feet;

thence, North  $31^{\circ}15'33''$  West 172.01 feet;

thence, North  $67^{\circ}31'17''$  West 58.34 feet;

thence, South  $47^{\circ}03'22''$  West 130.16 feet;

thence, South  $71^{\circ}57'28''$  West 56.25 feet;

thence, North  $61^{\circ}35'19''$  West 134.14 feet;

thence, North  $81^{\circ}26'21''$  West 81.63 feet;

thence, North  $51^{\circ}27'02''$  West 71.16 feet;

thence, North  $40^{\circ}25'48''$  West 56.38 feet;

thence, North  $30^{\circ}05'33''$  West 55.38 feet;

thence, North  $36^{\circ}41'52''$  West 98.52 feet;

thence, North  $19^{\circ}07'17''$  West 158.26 feet;

thence, North  $32^{\circ}32'03''$  West 68.23 feet;

thence, North  $08^{\circ}40'29''$  West 78.74 feet;

BK 3782 PG 415

thence, North  $01^{\circ}46'22''$  East 91.58 feet;

thence, North  $22^{\circ}29'06''$  West 55.44 feet;

thence, Easterly along the arc of a non-tangent curve to the right, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing North  $78^{\circ}31'34''$  East 760.95 feet;

thence, North  $89^{\circ}32'15''$  East 35.00 feet to a point on said Westerly line of Foothills Boulevard;

thence, along said Westerly line South  $00^{\circ}27'45''$  East 932.74 feet to the point of beginning;

containing 12.306 acres, more or less.

BK 3732 Pg 418



MORTON & PITA, INC.

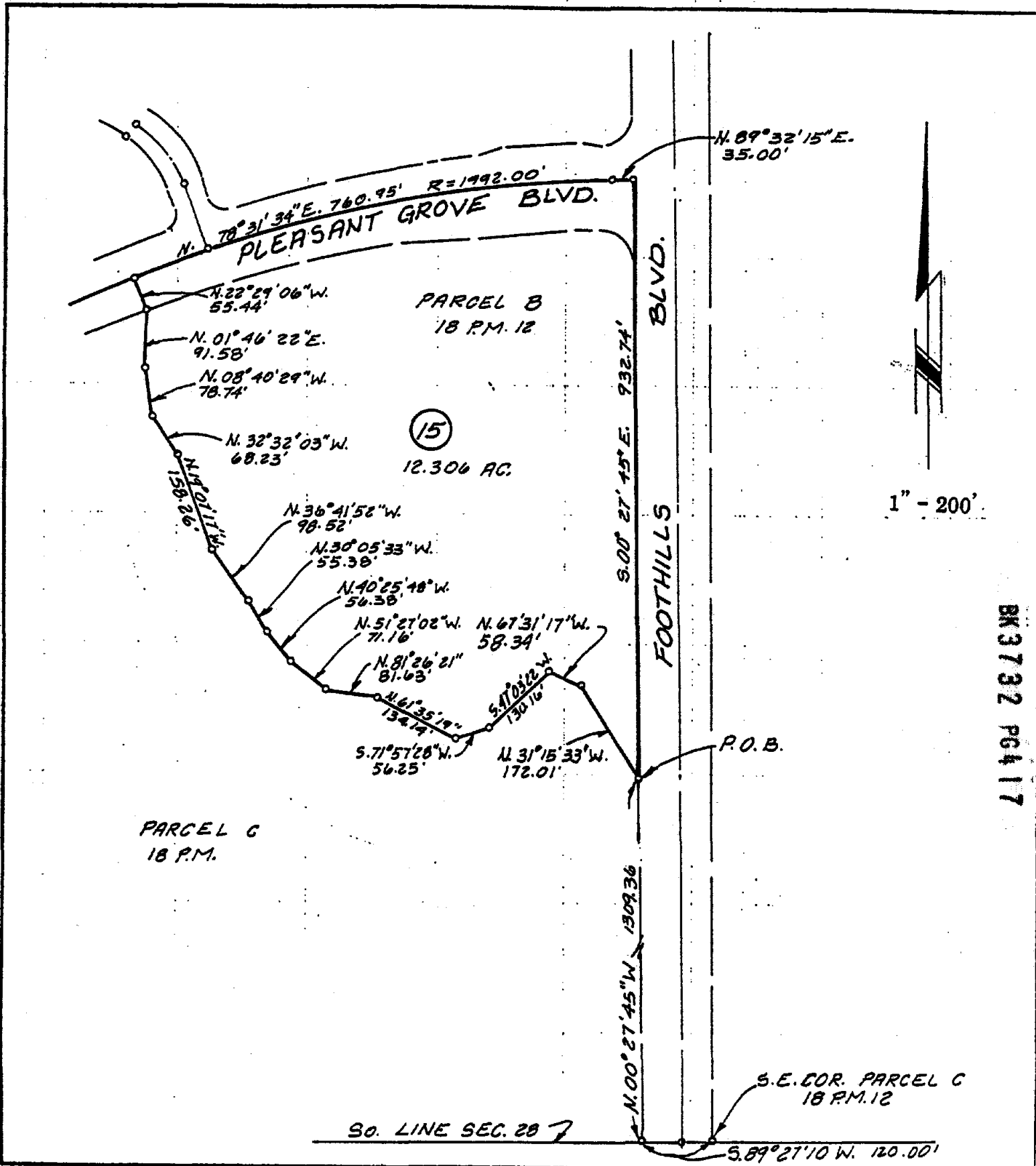
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 15

DATE APRIL 1989 BY



BK 3732 PG 4 17

May 17, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 17**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

**BEGINNING** at a point which bears North  $28^{\circ}41'55''$  East 1777.88 feet from the Southwesterly corner of said Section 28;

thence, Northeasterly along the arc of a non-tangent curve to the right, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing North  $49^{\circ}55'06''$  East 670.24 feet;

thence, South  $30^{\circ}23'47''$  East 50.40 feet;

thence, South  $48^{\circ}10'12''$  East 91.71 feet;

thence, South  $39^{\circ}29'20''$  East 128.71 feet;

thence, South  $37^{\circ}39'55''$  East 70.14 feet;

thence, South  $16^{\circ}36'58''$  East 55.16 feet;

thence, South  $33^{\circ}26'30''$  East 274.34 feet;

thence, South  $42^{\circ}45'03''$  East 136.80 feet;

thence, South  $57^{\circ}06'52''$  East 101.46 feet;

thence, North  $84^{\circ}19'01''$  West 362.38 feet;

thence, South  $81^{\circ}18'48''$  West 118.17 feet;

thence, South  $65^{\circ}06'57''$  West 136.34 feet;

thence, South  $24^{\circ}45'59''$  East 140.00 feet;

thence, South  $65^{\circ}14'01''$  West 50.77 feet;

BK 3732 PG 418

thence, Northwesterly along the arc of a tangent curve to the right, concave to the Northeast, having a radius of 200.00 feet and being subtended by a chord bearing North 65°23'48" West 303.57 feet;

thence, North 16°01'37" West 175.84 feet;

thence, Northwesterly along the arc of a tangent curve to the left, concave to the Southwest, having a radius of 200.00 feet and being subtended by a chord bearing North 32°53'49" West 116.08 feet;

thence, North 49°46'00" West 161.74 feet to the point of beginning;

containing 11.101 acres, more or less.

BK 3732 PG 419



**MORTON & PITALO, INC.**  
 CIVIL ENGINEERING  
 PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN  
 DESCRIPTION PARCEL 17  
 DATE APRIL 1989 BY \_\_\_\_\_

1" = 200'

POINT OF BEGINNING

*PLEASANT GROVE*  
 R=170.02 N 49° 55' 06" E 670.24'

17

11.101 ACRES

N 32° 53' 49" W  
 716.08' R=200

N 16° 01' 37" W  
 175.48'

PARCEL C  
 18 P.M.12

*BLVD.*  
*MISTY WOOD DR.*

S 30° 23' 47" E  
 50.40'  
 S 48° 10' 12" E  
 91.71'  
 S 27° 39' 54" E  
 50.08'  
 S 39° 29' 20" E  
 128.71'  
 S 37° 39' 55"  
 70.14'  
 S 16° 36' 58" E  
 55.16'

S 33° 26' 30" E  
 214.32'

S 57° 06' 52" E  
 101.46'

GAZ 4503 B  
 13600'

362.38'  
 N 87° 19' 01" W

S 81° 18' 48" W  
 118.17'

S 65° 06' 57" E  
 136.39'

S 29° 45' 59" E  
 140.00'

S 65° 14' 01" W  
 50.77'

R=200'  
 S 65° 23' 48" W 303.58'

29	28
32	33

BK3732 PG420

May 25, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 23**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the intersection of the South line of said Section 28 and the Westerly line of Foothills Boulevard as shown on said Parcel Map;

thence, along said South line of Section 28 South 89°27'10" West 2185.02 feet;

thence, North 06°13'49" West 238.25 feet;

thence, North 56°13'24" East 220.15 feet;

thence, North 11°04'34" West 243.52 feet;

thence, North 88°19'08" West 119.65 feet;

thence, North 21°21'18" West 244.69 feet;

thence, Northeasterly along the arc of a non-tangent curve to the left, concave to the Northwest, having a radius of 1860.00 feet and being subtended by a chord bearing North 46°53'32" East 819.26 feet;

thence, Northeasterly along the arc of a reverse curve to the right, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing North 37°12'06" East 210.71 feet;

thence, South 49°46'00" East 161.74 feet;

thence, Southeasterly along the arc of a tangent curve to the right, concave to the Southwest, having a radius of 200.00 feet and being subtended by a chord bearing South 32°53'49" East 116.08 feet;

thence, South 16°01'37" East 175.84 feet;

BK 3732 Pg 421

thence, Southeasterly along the arc of a tangent curve to the left, concave to the Northeast, having a radius of 200.00 feet and being subtended by a chord bearing South 65°23'48" East 303.57 feet;

thence, North 65°14'01" East 50.77 feet;

thence, North 24°45'49" West 140.00 feet;

thence, North 65°06'57" East 136.34 feet;

thence, North 81°18'48" East 118.17 feet;

thence, South 84°19'01" East 362.38 feet;

thence, South 69°36'21" East 122.42 feet;

thence, North 56°31'20" East 34.23 feet;

thence, North 31°27'18" East 34.10 feet;

thence, North 75°09'27" East 57.28 feet;

thence, South 72°19'29" East 38.68 feet;

thence, South 48°15'33" East 34.15 feet;

thence, South 69°54'11" East 103.14 feet;

thence, North 79°38'51" East 74.06 feet to a point on the Westerly line of said Foothills Boulevard;

thence, along said Westerly line South 00°27'45" East 1190.25 feet to the point of beginning;

containing 60.305 acres, more or less.

BK3732 PG422



MORTON & PITALO, INC.

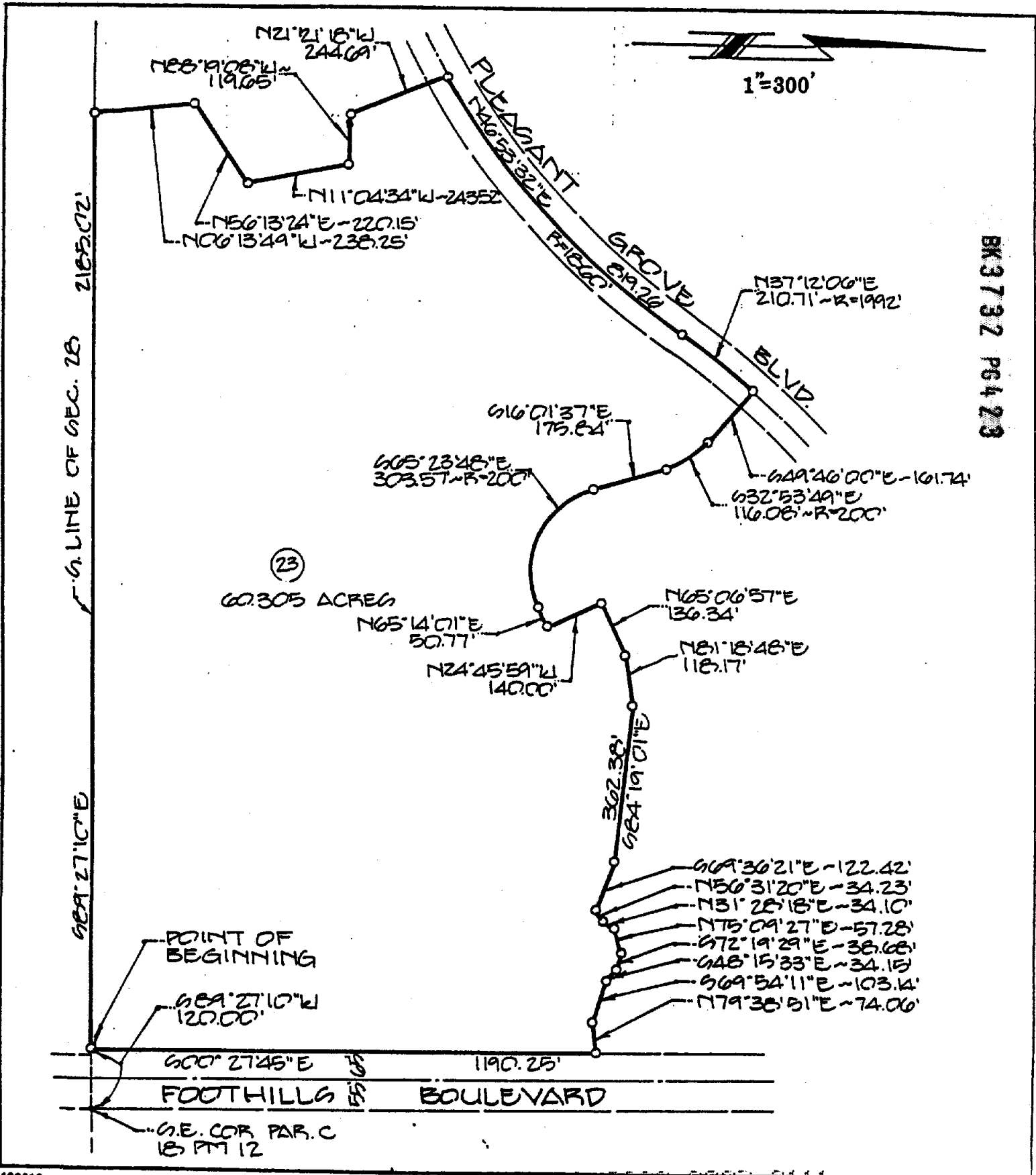
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 23

DATE MAY 1989 BY



BK 3732 PG 423

May 17, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 26**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the South line of said Section 29 which bears South 89°21'59" West 135.14 feet from the Southeasterly corner of said Section 29;

thence, along said South line South 89°21'59" West 2274.88 feet;

thence, Northerly along the arc of a non-tangent curve to the left, concave to the West, having a radius of 4000.00 feet and being subtended by a chord bearing North 01°33'54" East 253.20 feet;

thence, North 00°14'56" West 586.94 feet;

thence, North 89°45'04" East 249.27 feet;

thence, Easterly along the arc of a tangent curve to the right, concave to the South, having a radius of 2000.00 feet and being subtended by a chord bearing South 80°00'28" East 711.17 feet;

thence, Easterly along the arc of a reverse curve to the left, concave to the North, having a radius of 1860.00 feet and being subtended by a chord bearing South 88°56'34" East 1098.55 feet;

thence, South 19°26'17" East 672.31 feet to the point of beginning;

containing 34.707 acres, more or less.

BK 3732 PG 424



MORTON & PITAL INC.

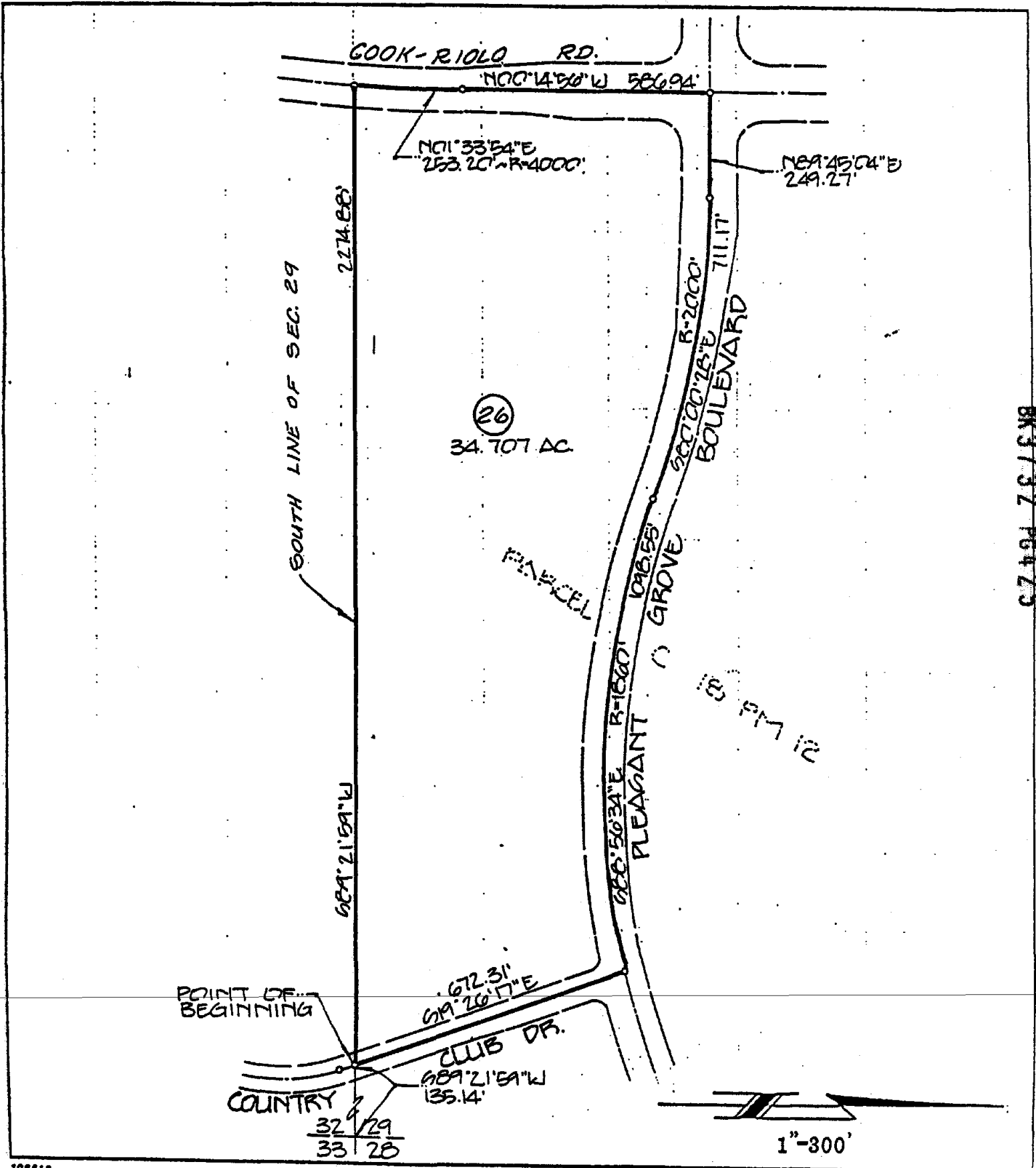
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 26

DATE APRIL, 1989 BY



BK 37-32 PG 425



July 26, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
SAMMIS PROPERTY  
LOT 75**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the Southwesterly corner of said Section 29;

thence, along the Westerly line of said Section 29 North  $00^{\circ}18'42''$  West 609.49 feet;

thence, North  $89^{\circ}40'56''$  East 172.61 feet;

thence, Easterly along the arc of a tangent curve to the left, concave to the North, having a radius of 2000.00 feet and being subtended by a chord bearing North  $85^{\circ}50'28''$  East 267.96 feet;

thence, North  $82^{\circ}00'00''$  East 886.64 feet;

thence, South  $00^{\circ}14'56''$  East 738.70 feet to a point on the Southerly line of said Section 29;

thence, along said Southerly line South  $89^{\circ}21'59''$  West 1317.85 feet to the point of beginning;

containing 19.927 acres, more or less.

BK 3732 PG 428



MORTON & PITALO, INC.

CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PL

DESCRIPTION LOT 75 SAMMIS PROPERTY

DATE JUNE, 1989

BY

PARCEL C  
13 PM 12

PLEASANT GROVE BOULEVARD  
1886.64'  
N02°00'00"E

N00°18'42"W  
609.49'

N89°40'50"E  
172.61'

N85°50'28"E  
267.94' - R=2000'

75  
19.927 AC. GROSS  
16.404 AC. NET

738.70'  
600'14'56"E

30

29

S68°21'59"W

SECTION LINE

1317.85'

31

32

POINT OF BEGINNING

1" 300'

BK 3732 PG 427

May 17, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 76**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Section 31, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the Southerly line of said Section 31 which bears South 89°19'28" West 1116.03 feet from the Southeasterly corner of said Section 31;

thence, along said Southerly line South 89°19'28" West 1095.00 feet;

thence, North 00°27'50" West 5287.37 feet to a point on the Northerly line of said Section 31;

thence, along said Northerly line North 89°12'43" East 1095.01 feet;

thence, South 00°27'50" East 5287.37 feet to the point of beginning;

containing 132.885 acres, more or less.

BK3732 PG428



MORTON & PITALO, INC.

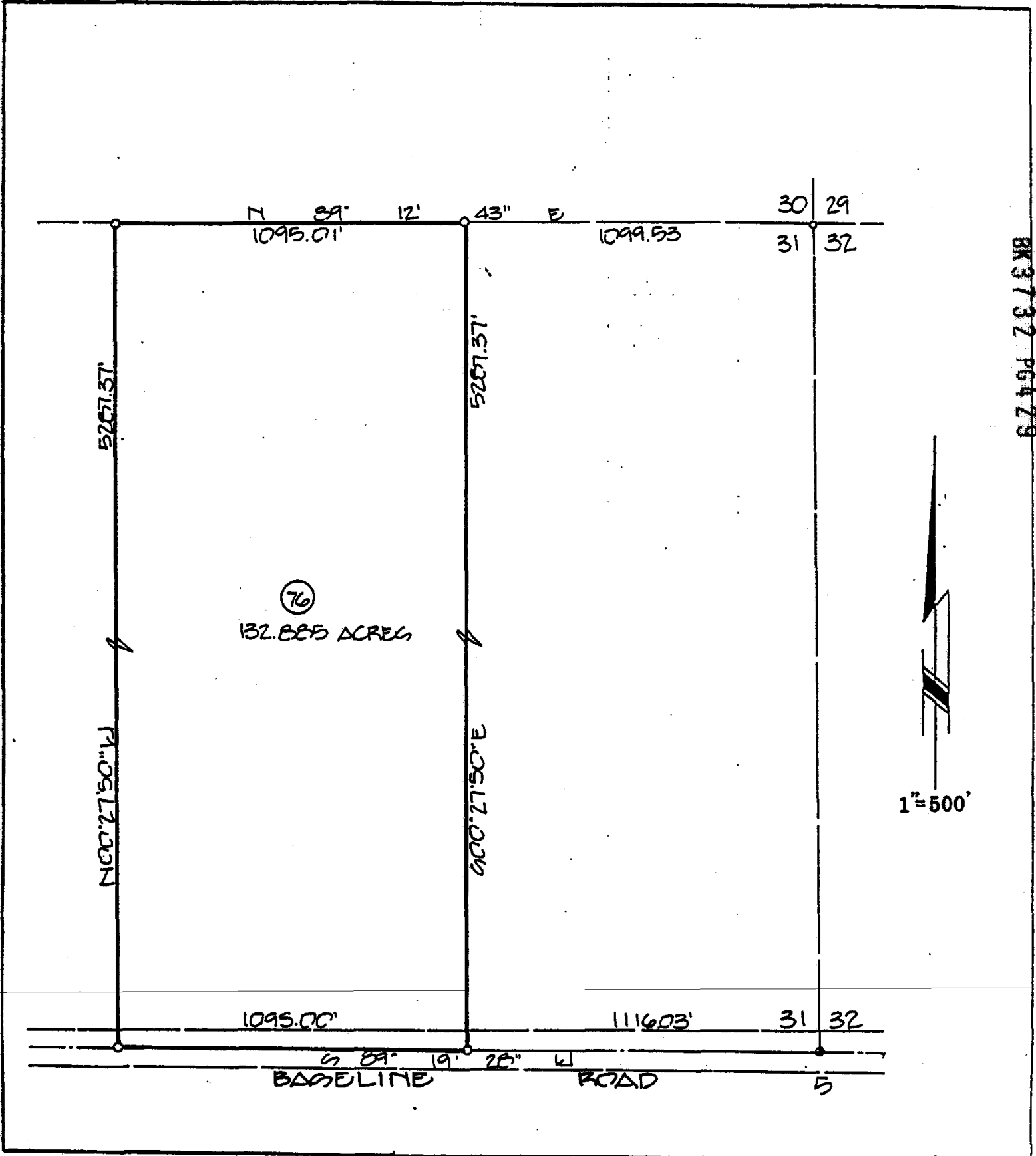
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT - NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 76

DATE MAY 1989 BY



BK 3732 PG 429

May 16, 1989  
88-0237



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 91

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears the following two (2) courses from the Southwesterly corner of said Section 29; (1) along the West line of said Section 29 North  $00^{\circ}18'42''$  West 1247.56 feet and (2) North  $89^{\circ}41'18''$  East 1522.47 feet;

thence, North  $82^{\circ}00'00''$  East 588.39 feet;

thence, South  $00^{\circ}14'56''$  East 478.71 feet;

thence, Westerly along the arc of a non-tangent curve to the left, concave to the South, having a radius of 3000.00 feet and being subtended by a chord bearing South  $83^{\circ}35'47''$  West 167.14 feet;

thence, South  $82^{\circ}00'00''$  West 356.75 feet;

thence, North  $08^{\circ}00'00''$  West 469.68 feet to the point of beginning;

containing 6.006 acres, more or less.

BK 3732 PG 430



MORTON & PITALO, INC.

CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 91

DATE MAY 1989 BY \_\_\_\_\_

EK 3732 PG 4 31

1" = 300'

SECTION LINE

N 89° 41' 18" E  
1522.47'

POINT OF BEGINNING

N 82° 00' 00" E  
588.39'

N 08° 00' 00" W  
469.00'

91  
6.006 ACRES

470.71'  
S 00° 14' 56" E

1247.50'

356.75'

PLEASANT GROVE

BLVD.

S 83° 35' 47" W  
167.14' - R=3000'

N 00° 16' 42" W

PARCEL C  
18 PM 12.

30 | 29

31 | 32

May 17, 1989  
88-0237



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 95

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 28 and 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears North  $27^{\circ}42'16''$  East 1602.08 feet from the Southwesterly corner of said Section 28;

thence, North  $54^{\circ}53'40''$  West 245.00 feet;

thence, North  $16^{\circ}27'02''$  West 182.11 feet;

thence, North  $42^{\circ}57'25''$  West 192.33 feet;

thence, North  $31^{\circ}54'25''$  West 146.48 feet;

thence, North  $15^{\circ}56'21''$  West 247.24 feet;

thence, North  $31^{\circ}05'04''$  West 64.64 feet;

thence, North  $57^{\circ}07'08''$  West 55.60 feet;

thence, North  $87^{\circ}46'01''$  West 160.37 feet;

thence, North  $75^{\circ}32'28''$  West 114.47 feet;

thence, North  $68^{\circ}07'47''$  West 257.44 feet;

thence, North  $78^{\circ}09'24''$  West 99.38 feet;

thence, North  $60^{\circ}01'54''$  West 133.90 feet;

thence, North  $75^{\circ}19'45''$  West 149.22 feet;

thence, North  $57^{\circ}32'27''$  West 184.61 feet;

thence, Southwesterly along the arc of a non-tangent curve to the right, concave to the Northwest, having a radius of 327.00 feet and being subtended by a chord bearing South  $36^{\circ}07'54''$  West 95.46 feet;

BK 3732 PG 432

- thence, South 44°31'31" West 27.56 feet;
- thence, North 45°28'29" West 54.00 feet;
- thence, North 44°31'31" East 27.56 feet;
- thence, Northeasterly along the arc of a tangent curve to the left, concave to the Northwest, having a radius of 273.00 feet and being subtended by a chord bearing North 29°32'48" East 141.12 feet;
- thence, North 14°34'05" East 152.52 feet;
- thence, North 75°25'55" West 150.00 feet;
- thence, North 09°42'01" East 563.23 feet;
- thence, North 21°53'28" West 165.92 feet;
- thence, North 14°56'14" West 94.35 feet;
- thence, North 57°51'28" East 183.88 feet;
- thence, South 75°32'04" East 569.44 feet;
- thence, South 38°43'32" East 187.42 feet;
- thence, South 12°17'21" East 372.22 feet;
- thence, North 79°20'05" West 134.51 feet;
- thence, Southerly along the arc of a non-tangent curve to the right, concave to the West, having a radius of 227.00 feet and being subtended by a chord bearing South 09°38'49" West 50.24 feet;
- thence, South 16°00'00" West 24.42 feet;
- thence, South 74°00'00" East 125.01 feet;
- thence, South 16°00'00" West 324.94 feet;
- thence, South 32°36'45" East 106.51 feet;
- thence, South 59°29'52" East 80.18 feet;
- thence, South 79°23'52" East 418.46 feet;
- thence, South 41°40'51" East 111.33 feet;
- thence, South 42°46'42" West 112.88 feet;

BK 3732 PG 433

thence, Southeasterly along the arc of a non-tangent curve to the right, concave to the Southwest, having a radius of 302.00 feet and being subtended by a chord bearing South 30°44'18" East 171.38 feet;

thence, South 14°15'18" East 186.00 feet;

thence, North 68°56'19" East 125.06 feet;

thence, South 30°03'27" East 99.45 feet;

thence, South 49°03'37" East 100.59 feet;

thence, South 29°02'39" East 182.33 feet;

thence, South 45°02'37" East 159.30 feet;

thence, South 45°48'29" East 80.00 feet;

thence, Southwesterly along the arc of a non-tangent curve to the left, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing South 39°38'56" West 315.58 feet to the point of beginning;

containing 32.139 acres, more or less.

BK 3732 PG 434



MORTON & PITALO, INC.

CIVIL ENGINEERING  
PLANNING SURVEYING

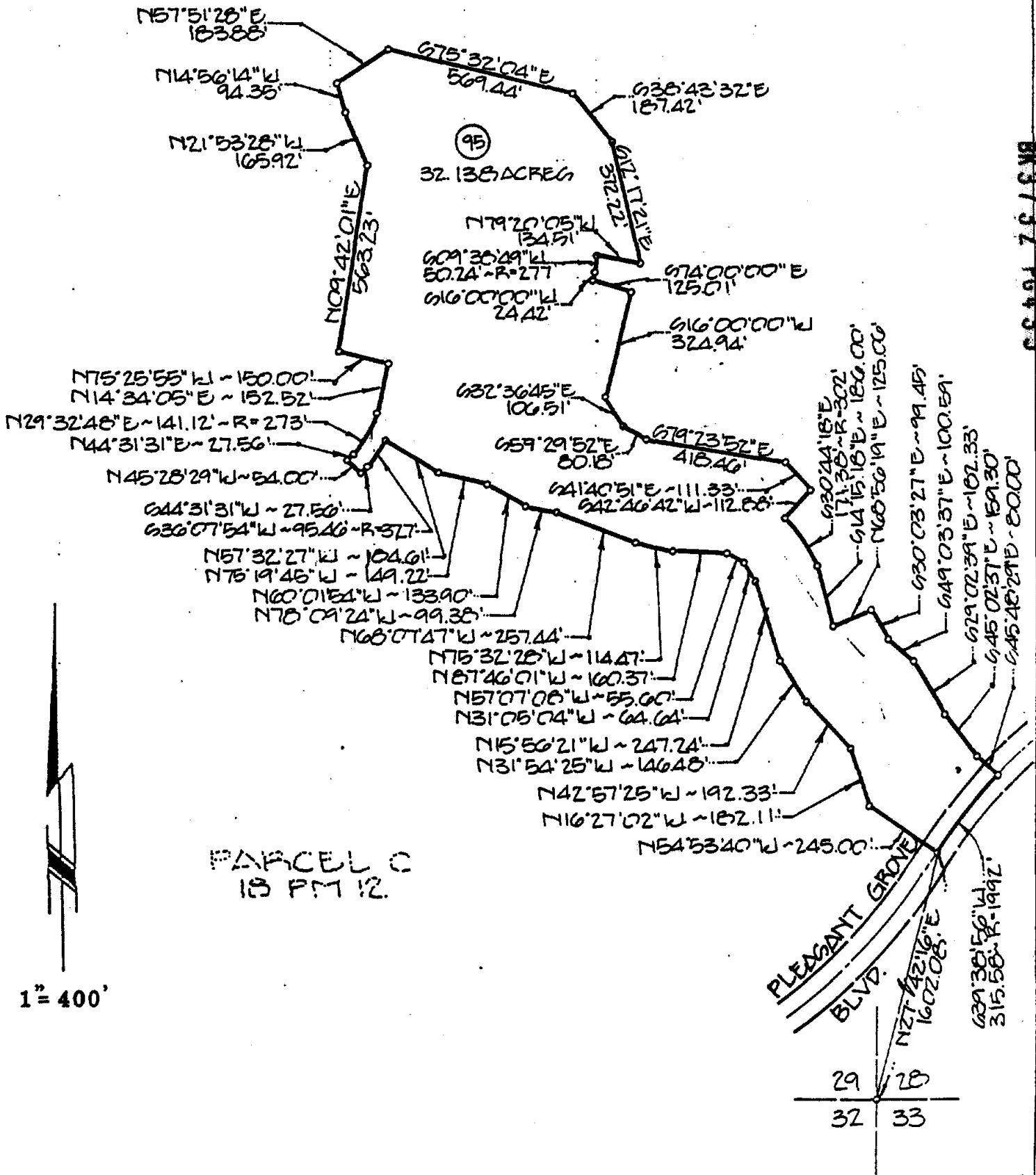
JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 95

DATE MAY 1989 BY

BK 3732 PG 435



May 16, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 96**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears North  $71^{\circ}19'03''$  East 2539.30 feet from the Southeasterly corner of said Section 29;

thence, North  $00^{\circ}14'56''$  West 1196.00 feet;

thence, Northerly along the arc of a non-tangent curve to the left, concave to the Southwest, having a radius of 2000.00 feet and being subtended by a chord bearing North  $16^{\circ}58'40''$  West 1151.37 feet;

thence, North  $56^{\circ}17'37''$  East 176.52 feet;

thence, North  $79^{\circ}50'51''$  East 138.85 feet;

thence, South  $82^{\circ}41'03''$  East 90.14 feet;

thence, South  $44^{\circ}38'06''$  East 140.12 feet;

thence, North  $87^{\circ}35'38''$  East 393.24 feet;

thence, South  $59^{\circ}05'04''$  East 176.60 feet;

thence, South  $03^{\circ}25'47''$  East 152.12 feet;

thence, South  $77^{\circ}04'46''$  East 154.84 feet;

thence, South  $03^{\circ}28'08''$  West 115.00 feet;

thence, South  $22^{\circ}05'43''$  West 370.08 feet;

thence, South  $32^{\circ}23'00''$  West 280.00 feet;

thence, South  $00^{\circ}14'56''$  East 599.07 feet;

thence, South  $61^{\circ}09'45''$  East 322.98 feet;

BM 37 32 PG 4 38

thence, South 84<sup>0</sup>02'31" East 57.38 feet;

thence, South 65<sup>0</sup>15'54" East 169.58 feet;

thence, South 57<sup>0</sup>21'41" East 144.93 feet;

thence, South 79<sup>0</sup>49'06" East 238.87 feet;

thence, South 86<sup>0</sup>37'54" East 471.84 feet;

thence, South 05<sup>0</sup>11'28" East 584.94 feet;

thence, Westerly along the arc of a non-tangent curve to the right, concave to the North, having a radius of 1860.00 feet and being subtended by a chord bearing North 84<sup>0</sup>53'05" West 970.22 feet;

thence, Westerly along the arc of a reverse curve to the left, concave to the South, having a radius of 2000.00 feet and being subtended by a chord bearing North 80<sup>0</sup>00'28" West 711.17 feet;

thence, South 89<sup>0</sup>45'04" West 249.27 feet to the point of beginning;

containing 56.503 acres, more or less.

BK 3732 PG 437



MORTON & PITALO, INC.

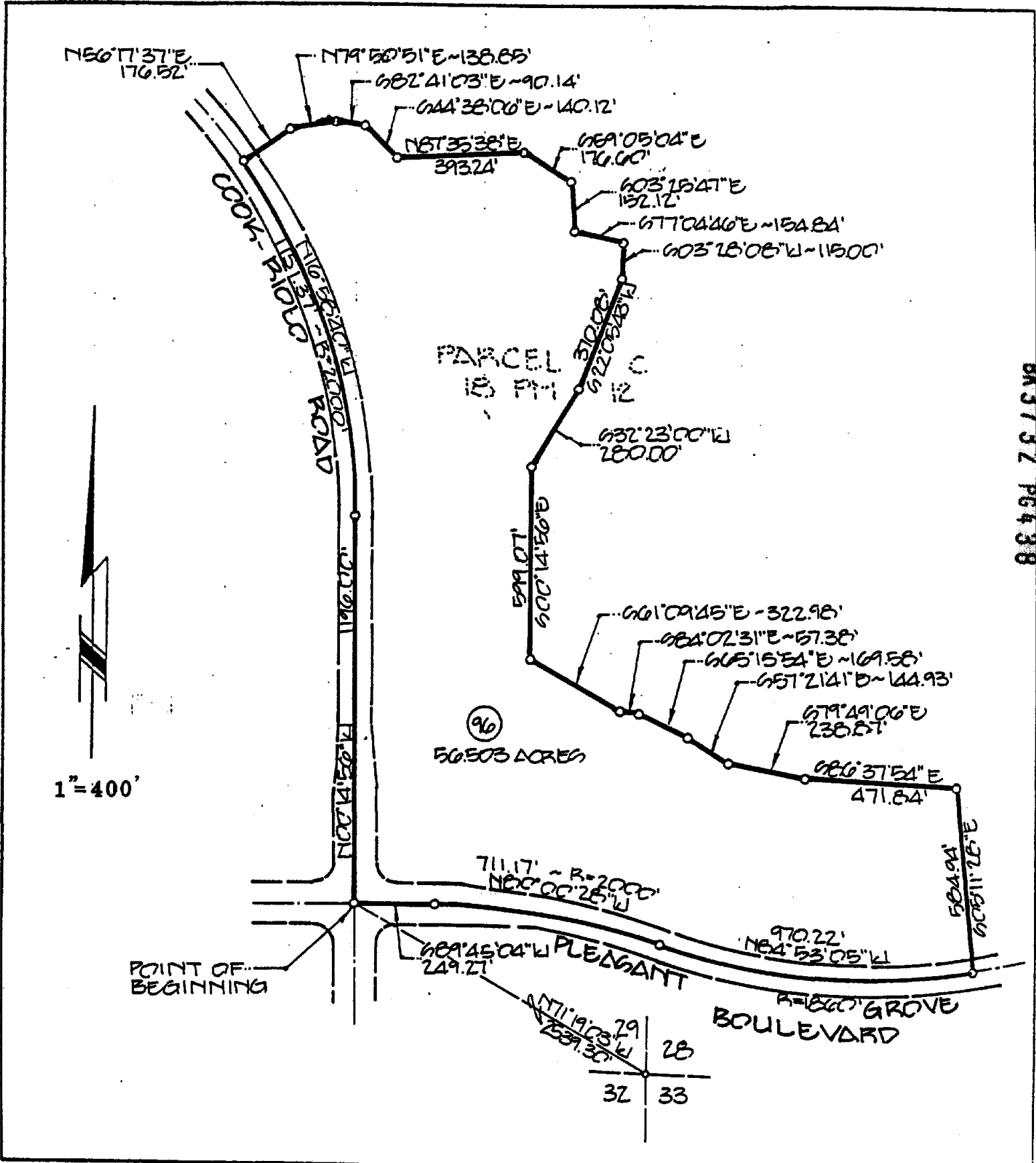
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO. 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 96

DATE MAY 1989 BY



BR3732 PG438

May 16, 1989  
88-0237



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 6

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears South 41°07'15" East 2590.22 feet from the Northwest corner of said Section 29;

thence, Northeasterly along the arc of a non-tangent curve to the left, concave to the Southeast, having a radius of 552.00 feet and being subtended by a chord bearing North 51°34'57" East 165.71 feet;

thence, North 42°56'59" East 19.48 feet;

thence, South 39°36'44" East 488.78 feet;

thence, South 35°17'52" East 195.00 feet;

thence, South 54°42'08" West 162.08 feet;

thence, Southwesterly along the arc of a tangent curve to the left, concave to the Southeast, having a radius of 225.00 feet and being subtended by a chord bearing South 37°03'56" West 136.34 feet;

thence, Southwesterly along the arc of a reverse curve to the right, concave to the Northwest, having a radius of 20.00 feet and being subtended by a chord bearing South 58°15'55" West 25.08 feet;

thence, Westerly along the arc of a reverse curve to the left, concave to the South, having a radius of 477.00 feet and being subtended by a chord bearing South 88°07'49" West 148.77 feet;

thence, North 15°58'39" West 664.64 feet to the point of beginning;

containing 5.056 acres, more or less.

BK 3732 PG 439



MORTON & PITALO INC.

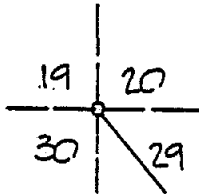
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 6

DATE MAY 1989 BY



661°17'15"E

2590.22'

COOK-BIGLO ROAD

POINT OF BEGINNING

1"=300'

PARCEL C  
12 PM 12

N51°34'57"E  
105.71' - R=652'  
N42°50'59"E  
19.48'

S29°30'05"E  
488.78'

5.056 AC.

S35°17'52"E  
195.00'

N15°58'39"W  
664.64'

S54°42'08"W  
162.08'

S68°07'49"W  
148.77' - R=471'

S37°03'50"W  
130.34' - R=225'

S68°15'55"W  
25.06' - R=20'

1"=300'

BM3732 P6140

July 18, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 14**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Portions of Parcels B & C, as said parcels are shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 28 & 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the Southwesterly boundary line of Pleasant Grove Unit No. 1, which bears South  $36^{\circ}06'42''$  West 27.00 feet from the most Southerly corner of Lot 1 as shown on the plat of Pleasant Grove Unit No. 1, filed in Book P of Maps, Page 21, Placer County Records;

thence, Southeasterly along the arc of a non-tangent curve to the right, concave to the Southwest, having a radius of 200.00 feet and being subtended by a chord bearing South  $36^{\circ}26'39''$  East 119.91 feet;

thence, South  $19^{\circ}00'00''$  East 108.00 feet;

thence, Southwesterly along the arc of a non-tangent curve to the left, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing South  $57^{\circ}19'10''$  West 942.24 feet;

thence, North  $46^{\circ}21'39''$  West 80.00 feet;

thence, North  $37^{\circ}54'21''$  West 160.91 feet;

thence, North  $29^{\circ}02'39''$  West 182.33 feet;

thence, North  $49^{\circ}03'37''$  West 100.59 feet;

thence, North  $30^{\circ}03'27''$  West 99.45 feet;

thence, South  $68^{\circ}56'19''$  West 125.06 feet;

thence, North  $14^{\circ}15'18''$  West 186.00 feet;

thence, Northwesterly along the arc of a tangent curve to the left, concave to the Southwest, having a radius of 302.00 feet and being subtended by a chord bearing North  $30^{\circ}44'18''$  West 171.38 feet;

thence, North  $42^{\circ}46'42''$  East 112.88 feet;

BM 3792 PG 441

thence, North  $41^{\circ}40'51''$  West 111.33 feet;

thence, North  $79^{\circ}23'52''$  West 418.46 feet;

thence, North  $59^{\circ}29'52''$  West 80.18 feet;

thence, North  $32^{\circ}36'45''$  West 106.51 feet;

thence, North  $16^{\circ}00'00''$  East 324.94 feet;

thence, North  $74^{\circ}00'00''$  West 125.01 feet;

thence, North  $16^{\circ}00'00''$  East 24.42 feet;

thence, Northerly along the arc of a tangent curve to the left, concave to the West, having a radius of 227.00 feet and being subtended by a chord bearing North  $09^{\circ}38'49''$  East 50.24 feet;

thence, South  $79^{\circ}20'05''$  East 134.51 feet;

thence, South  $89^{\circ}46'15''$  East 113.67 feet;

thence, South  $66^{\circ}49'02''$  East 157.25 feet;

thence, South  $04^{\circ}14'30''$  East 141.44 feet;

thence, South  $32^{\circ}34'47''$  East 88.14 feet;

thence, South  $73^{\circ}19'17''$  East 135.58 feet;

thence, South  $03^{\circ}05'39''$  West 115.00 feet;

thence, North  $87^{\circ}59'46''$  East 77.03 feet;

thence, North  $56^{\circ}57'55''$  East 54.99 feet;

thence, Southeasterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 45.00 feet and being subtended by a chord bearing South  $48^{\circ}26'18''$  East 23.91 feet;

thence, South  $45^{\circ}41'45''$  West 126.19 feet;

thence, South  $53^{\circ}07'50''$  East 39.00 feet;

thence, North  $87^{\circ}09'39''$  East 92.56 feet;

thence, South  $84^{\circ}23'40''$  East 85.80 feet;

BK 3732 PG 442

thence, South  $63^{\circ}21'59''$  East 176.91 feet;

thence, South  $36^{\circ}23'03''$  East 171.40 feet;

thence, South  $29^{\circ}03'00''$  East 100.36 feet;

thence, South  $61^{\circ}05'15''$  East 93.01 feet;

thence, North  $68^{\circ}44'29''$  East 83.54 feet;

thence, South  $72^{\circ}34'12''$  East 157.89 feet;

thence, North  $14^{\circ}49'54''$  East 112.00 feet to a point on the Southwesterly line of Misty Wood Drive, a public street as shown on said plat of Pleasant Grove Unit No. 1;

thence, along said Southwesterly line the following three (3) courses:

(1) Easterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 827.00 feet and being subtended by a chord bearing South  $79^{\circ}45'03''$  East 132.14 feet;

(2) South  $84^{\circ}20'00''$  East 150.45 feet; and

(3) Southeasterly along the arc of a tangent curve to the right, concave to the Southwest, having a radius of 173.00 feet and being subtended by a chord bearing South  $69^{\circ}06'39''$  East 90.85 feet;

thence, along said Southeasterly boundary line of Pleasant Grove Unit No. 1 North  $36^{\circ}06'42''$  East 27.00 feet to the point of beginning;

Containing 20.807 acres, more or less.

BK3732 Pg443



MORTON & PITAL INC.

CIVIL ENGINEERING  
PLANNING SURVEYING

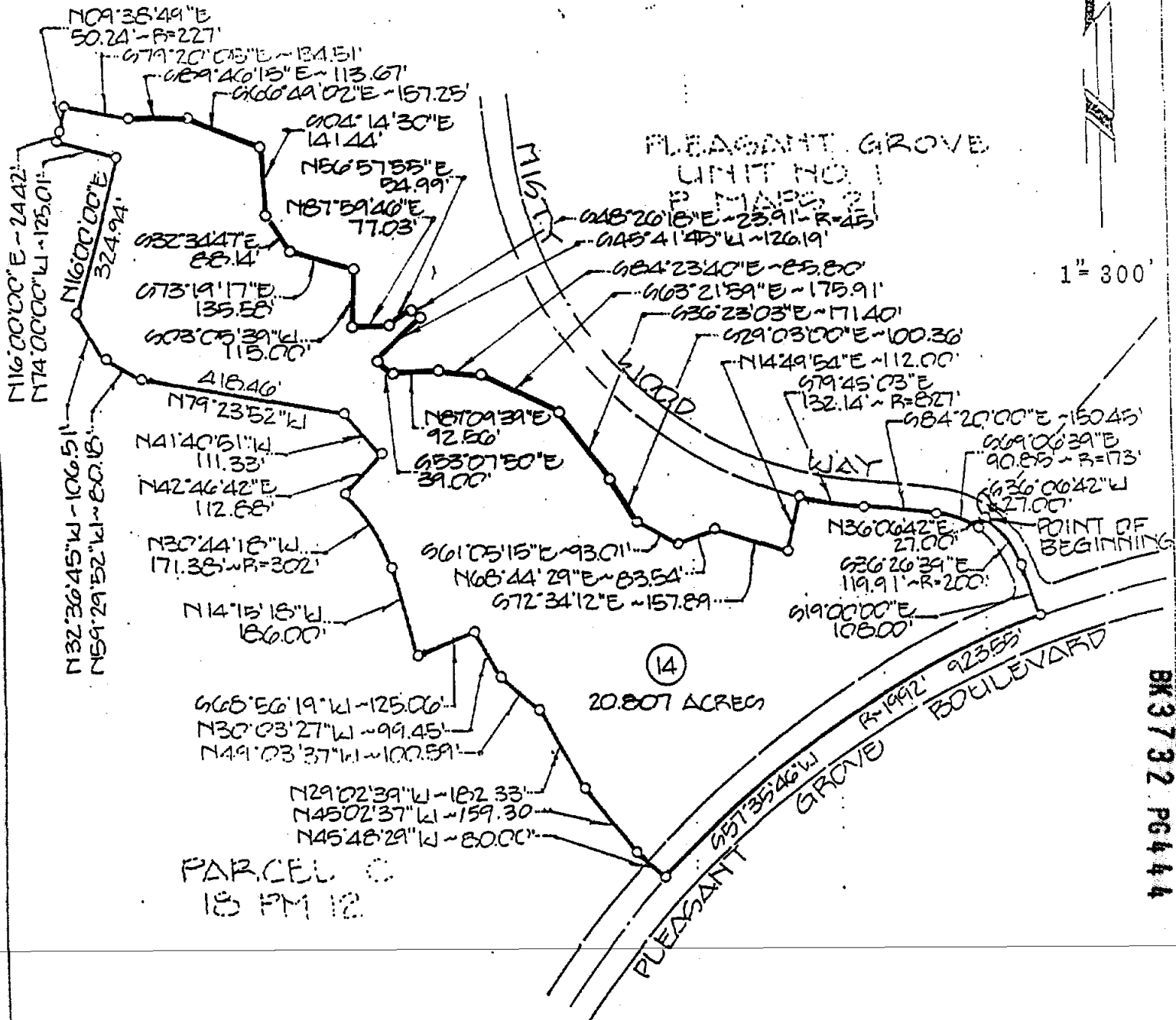
JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 14

DATE MAY 1989 BY

PARCEL B  
18 PM 12



BK 3732 PG 444

May 17, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 24**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears South 41°07'15" East 2590.22 feet from the Northwest corner of said Section 29;

thence, South 15°58'39" East 664.64 feet;

thence, Westerly along the arc of a non-tangent curve to the left, concave to the Southeast, having a radius of 477.00 feet and being subtended by a chord bearing South 71°00'36" West 135.23 feet;

thence, Westerly along the arc of a reverse curve to the right, concave to the North, having a radius of 673.00 feet and being subtended by a chord bearing South 80°46'29" West 414.01 feet;

thence, North 81°18'41" West 263.09 feet;

thence, North 04°20'28" East 290.77 feet;

thence, North 46°44'19" East 155.72 feet;

thence, North 02°01'08" East 269.71 feet;

thence, South 77°38'30" East 78.19 feet;

thence, Easterly along the arc of a tangent curve to the left, concave to the North, having a radius of 552.00 feet and being subtended by a chord bearing North 81°17'12" East 396.93 feet to the point of beginning;

containing 10.005 acres, more or less.

BK3732 PG445



MORTON & PITAL INC.

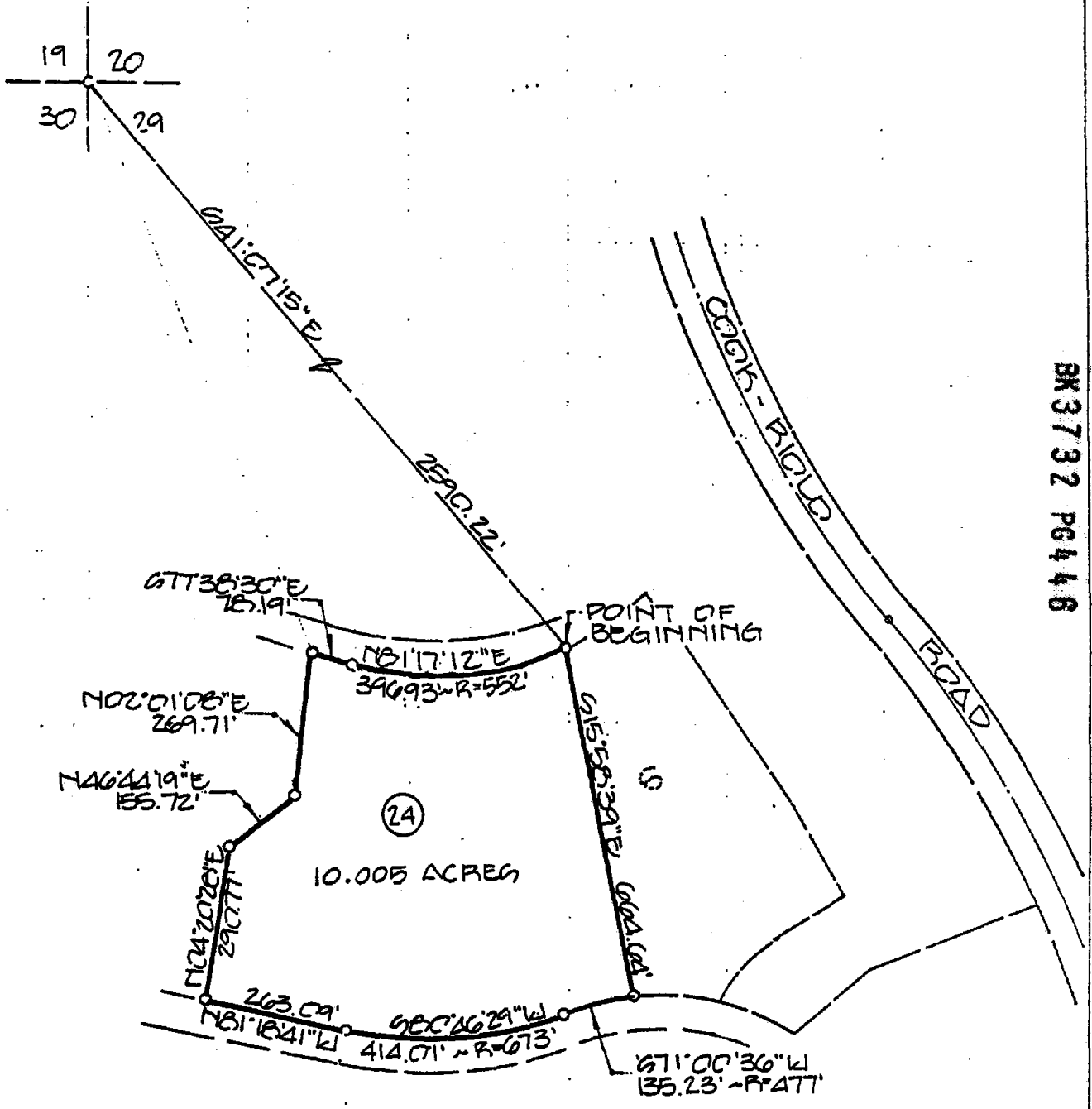
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 24

DATE MAY 1989 BY



1" = 300'

PARCEL C  
18 PM 12

BK 3732 PG 448

May 17, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 25**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 28 and 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the Southeasterly corner of said Section 29;

thence, South  $89^{\circ}21'59''$  West 135.14 feet;

thence, North  $19^{\circ}26'17''$  West 672.31 feet;

thence, Northeasterly along the arc of a non-tangent curve to the left, concave to the Northwest, having a radius of 1860.00 feet and being subtended by a chord bearing North  $67^{\circ}44'53''$  East 526.28 feet;

thence, South  $21^{\circ}21'18''$  East 244.69 feet;

thence, South  $88^{\circ}19'08''$  East 119.65 feet;

thence, South  $11^{\circ}04'34''$  East 243.52 feet;

thence, South  $56^{\circ}13'24''$  West 220.15 feet;

thence, South  $06^{\circ}13'49''$  East 238.25 feet to a point on the Southerly line of said Section 29;

thence, along said Southerly line South  $89^{\circ}27'10''$  West 226.58 feet to the point of beginning;

containing 8.861 acres, more or less.

BK 3732 PG 447



MORTON & PITTMAN, INC.

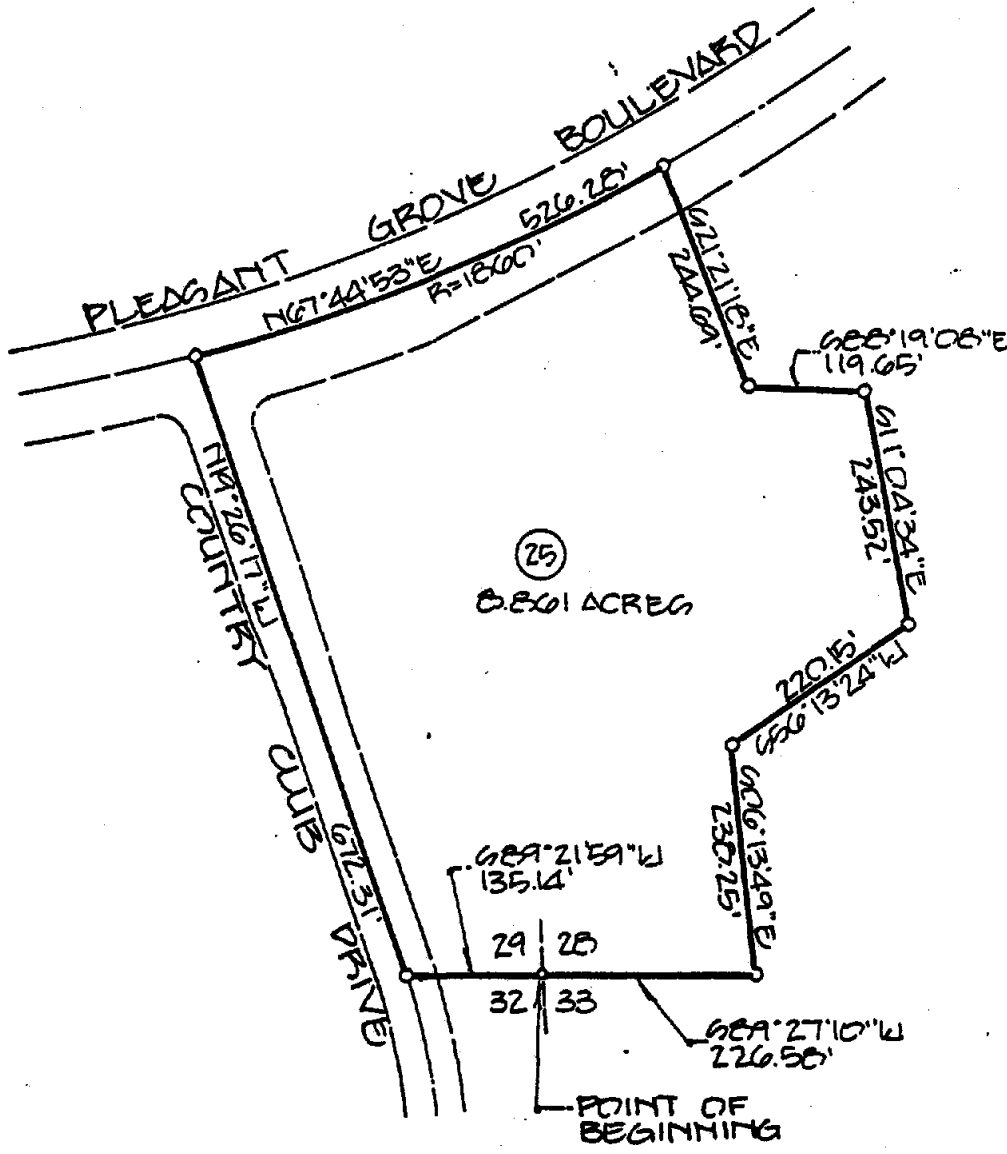
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 25

DATE \_\_\_\_\_ BY \_\_\_\_\_



BK 3732 PG 448

July 18, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 38 & 38A**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

**PARCEL 38**

Portions of Parcels B & C, as said parcels are shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 21, 28, and 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the Northwesterly corner of said Section 28;

thence, along the Northerly line of said Parcel B the following five (5) courses:

- (1) North  $88^{\circ}44'22''$  East 596.15 feet;
- (2) North  $36^{\circ}33'27''$  East 317.26 feet;
- (3) North  $79^{\circ}01'45''$  East 370.00 feet;
- (4) South  $86^{\circ}59'18''$  East 129.81 feet;
- (5) South  $65^{\circ}49'39''$  East 209.40 feet;

thence, South  $01^{\circ}15'38''$  East 173.00 feet;

thence, South  $88^{\circ}44'22''$  West 120.00 feet;

thence, South  $01^{\circ}15'38''$  East 158.50 feet;

thence, South  $88^{\circ}44'22''$  West 120.00 feet;

thence, South  $01^{\circ}15'38''$  East 120.84 feet;

thence, South  $75^{\circ}04'19''$  West 104.85 feet;

thence, South  $57^{\circ}10'10''$  West 99.26 feet;

thence, South  $47^{\circ}38'58''$  West 174.63 feet;

thence, South  $61^{\circ}14'40''$  West 202.77 feet;

BK 3732 PG 449

thence, South 89°33'18" West 292.38 feet;  
thence, South 66°02'56" West 169.39 feet;  
thence, South 34°15'51" West 204.46 feet;  
thence, South 00°26'42" East 511.56 feet;  
thence, South 16°15'47" East 320.35 feet;  
thence, South 25°51'28" East 202.83 feet;  
thence, South 08°13'36" East 159.69 feet;  
thence, South 43°40'00" West 89.26 feet;  
thence, South 03°24'49" East 29.37 feet;  
thence, South 42°06'16" West 110.04 feet;  
thence, South 43°40'00" West 90.00 feet;  
thence, North 66°49'02" West 157.25 feet;  
thence, North 89°46'15" West 113.67 feet;  
thence, North 12°17'21" West 372.22 feet;  
thence, North 38°43'32" West 187.42 feet;  
thence, North 75°32'04" West 569.44 feet;  
thence, South 57°51'28" West 183.88 feet;  
thence, South 14°56'14" East 94.35 feet;  
thence, South 21°53'28" East 165.92 feet;  
thence, South 09°42'01" West 563.23 feet;  
thence, South 75°25'55" East 150.00 feet;  
thence, South 14°34'05" West 152.52 feet;  
thence, Southwesterly along the arc of a tangent curve to the right, concave  
to the Northwest, having a radius of 273.00 feet and being subtended by a  
chord bearing South 29°32'48" West 141.12 feet;

BK3732 PG450

thence, South 44°31'31" West 140.84 feet;  
thence, North 45°28'29" West 112.25 feet;  
thence, South 46°02'05" West 233.54 feet;  
thence, South 16°28'03" West 500.92 feet;  
thence, South 22°58'04" West 393.75 feet;  
thence, South 64°17'22" East 124.79 feet;  
thence, South 25°42'38" West 160.89 feet;  
thence, North 61°09'45" West 322.98 feet;  
thence, North 00°14'56" West 599.07 feet;  
thence, North 32°23'00" East 280.00 feet;  
thence, North 22°05'43" East 370.08 feet;  
thence, North 03°28'08" East 115.00 feet;  
thence, North 77°04'46" West 154.84 feet;  
thence, North 03°25'47" West 152.12 feet;  
thence, North 59°05'04" West 176.60 feet;  
thence, South 87°35'38" West 393.24 feet;  
thence, North 44°38'06" West 140.12 feet;  
thence, North 82°41'03" West 90.14 feet;  
thence, North 79°50'51" West 138.85 feet;  
thence, South 56°17'37" West 176.52 feet;

thence, Northwesterly along the arc of a non-tangent curve to the left, concave to the Southwest, having a radius of 2000.00 feet and being subtended by a chord bearing North 39°30'15" West 404.07 feet;

thence, Northwesterly along the arc of a reverse curve to the right, concave to the Northeast, having a radius of 2000.00 feet and being subtended by a chord bearing North 39°26'10" West 408.81 feet;

BK 3732 Pg 451

thence, North 56<sup>0</sup>02'05" East 704.86 feet;  
thence, North 16<sup>0</sup>59'00" West 445.60 feet;  
thence, North 32<sup>0</sup>31'46" East 712.83 feet;  
thence, South 83<sup>0</sup>40'37" East 141.06 feet;  
thence, North 89<sup>0</sup>46'25" East 198.69 feet; to an angle point in the Northerly line of said Parcel B;  
thence, along the Northerly line of said parcels B and C the following two (2) courses:  
(1) North 89<sup>0</sup>46'25" East 2045.25 feet;  
(2) North 00<sup>0</sup>28'15" West 125.34 feet to the point of beginning  
Containing 163.002 acres, more or less.

**PARCEL 38A**

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 28 and 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears South 17<sup>0</sup>59'07" West 2734.11 feet from the Northeasterly corner of said Section 29;

thence, South 57<sup>0</sup>32'27" East 184.61 feet;  
thence, South 75<sup>0</sup>19'45" East 149.22 feet;  
thence, South 60<sup>0</sup>01'54" East 133.90 feet;  
thence, South 78<sup>0</sup>09'24" East 99.38 feet;  
thence, South 68<sup>0</sup>07'47" East 257.44 feet;  
thence, South 75<sup>0</sup>32'28" East 114.47 feet;  
thence, South 87<sup>0</sup>46'01" East 160.37 feet;  
thence, South 57<sup>0</sup>07'08" East 55.60 feet;  
thence, South 31<sup>0</sup>05'04" East 64.64 feet;

BK 3732 PG 452

thence, South 15°26'21" East 247.24 feet;

thence, South 31°54'25" East 146.48 feet;

thence, South 42°57'25" East 192.33 feet;

thence, South 16°27'02" East 182.11 feet;

thence, South 54°53'40" East 245.00 feet;

thence, Southwesterly along the arc of a non-tangent curve to the left, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing South 34°38'15" West 32.53 feet;

thence, Southwesterly along the arc of a reverse curve to the right, concave to the Northwest, having a radius of 1860.00 feet and being subtended by a chord bearing South 57°05'00" West 1448.35 feet;

thence, North 05°11'28" West 584.94 feet;

thence, North 86°37'54" West 471.84 feet;

thence, North 79°49'06" West 238.87 feet;

thence, North 57°21'41" West 144.93 feet;

thence, North 65°15'54" West 169.58 feet;

thence, North 25°42'38" East 230.45 feet;

thence, South 71°49'57" East 122.12 feet;

thence, North 21°21'33" East 115.14 feet;

thence, South 67°33'35" East 215.53 feet;

thence, South 85°28'29" East 232.11 feet;

thence, South 68°59'03" East 429.21 feet;

thence, North 89°18'02" East 107.39 feet;

thence, North 67°37'21" East 108.62 feet;

thence, North 17°45'08" East 500.89 feet;

thence, North 44°12'33" West 115.98 feet;

BK3732 P6453

thence, North  $76^{\circ}08'05''$  West 473.05 feet;

thence, North  $48^{\circ}56'53''$  West 239.40 feet;

thence, North  $23^{\circ}18'57''$  West 215.93 feet;

thence, North  $45^{\circ}28'29''$  West 114.48 feet;

thence, North  $44^{\circ}31'31''$  East 27.56 feet;

thence, Northeasterly along the arc of a tangent curve to the left, concave to the Northwest, having a radius of 327.00 feet and being subtended by a chord bearing North  $36^{\circ}07'54''$  East 95.46 feet to the point of beginning;

Containing 40.657 acres, more or less.

BK3732 PG454



MORTON & PITAL INC.

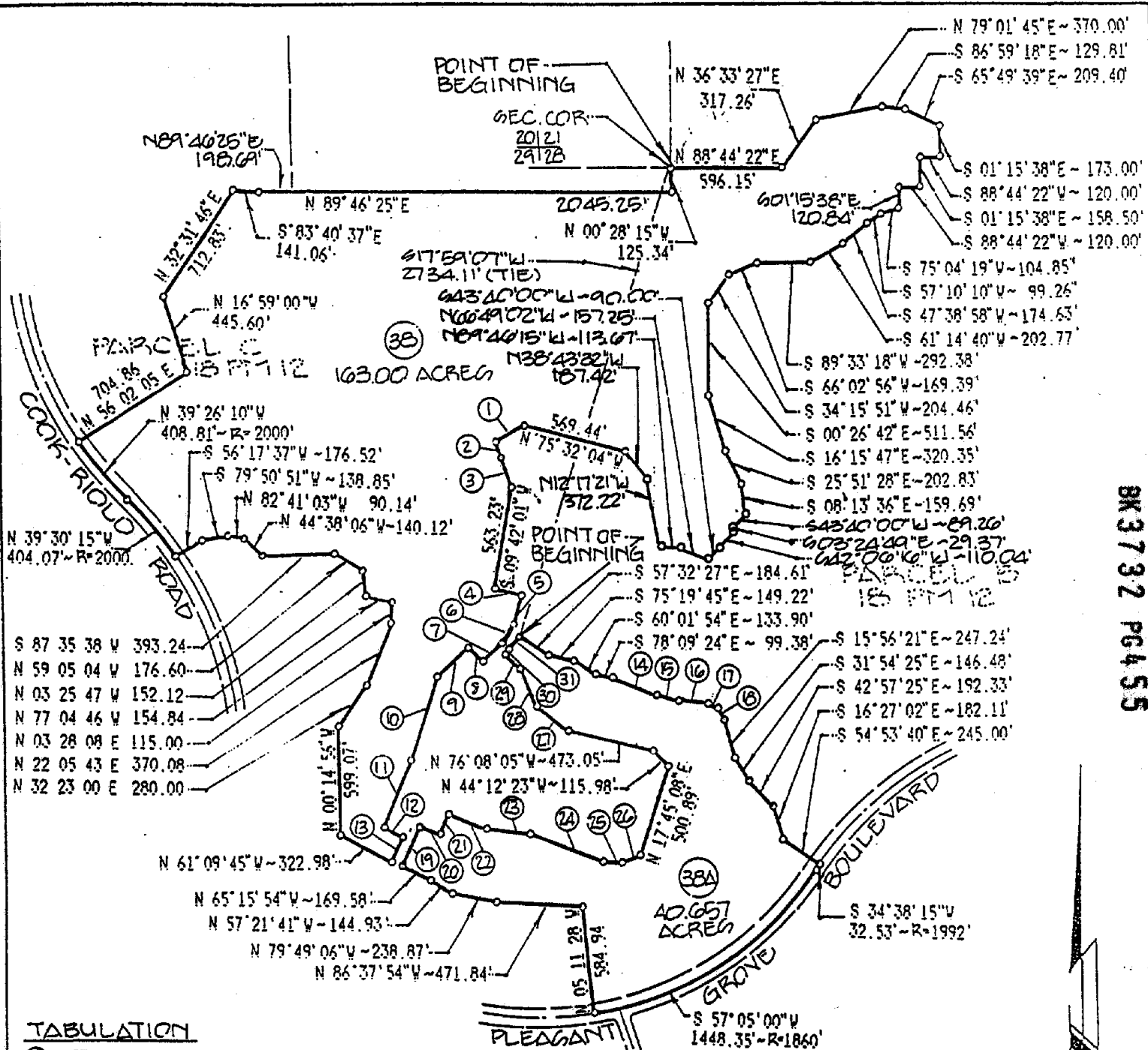
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO 880237

PROJECT NORTHWEST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 38 & 38A

DATE MAY 1989 BY



BK 3732 PG 455

TABULATION

① S 57 51 28 W 183.88	⑫ S 64 17 22 E 124.79	⑳ S 67 33 35 E 215.53
② S 14 56 14 E 94.35	⑬ S 25 42 38 W 160.89	㉑ S 85 28 29 E 232.11
③ S 21 53 28 E 165.92	⑭ S 68 07 47 E 257.44	㉒ S 68 59 03 E 429.21
④ S 75 25 55 E 150.00	⑮ S 75 32 28 E 114.47	㉓ N 89 18 02 E 107.39
⑤ S 14 34 05 W 152.52	⑯ S 87 46 01 E 160.37	㉔ N 67 37 21 E 108.62
⑥ S 29 32 48 W 141.12 - R=273	⑰ S 57 07 08 E 55.60	㉕ N 48 56 53 W 239.40
⑦ S 44 31 31 W 140.84	⑱ S 31 05 04 E 64.64	㉖ N 23 18 57 W 215.93
⑧ N 45 28 29 W 112.25	㉒ N 25 42 38 E 230.45	㉗ N 45 28 29 W 114.48
⑨ S 46 02 05 W 233.54	㉓ S 71 49 57 E 122.12	㉘ N 44 31 31 E 27.56
⑩ S 16 28 03 W 500.92	㉔ N 21 21 33 E 115.14	㉙ N 36 07 54 E 95.46
⑪ S 22 58 04 W 393.75		

1" = 800'

R=327



June 6, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
SAMMIS PROPERTY  
LOT 74**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the Southerly line of said Section 29 which bears North  $89^{\circ}21'59''$  East 1317.85 feet from the Southwesterly corner of said Section 29;

thence, North  $00^{\circ}14'56''$  West 738.70 feet;

thence, North  $82^{\circ}00'00''$  East 625.84 feet;

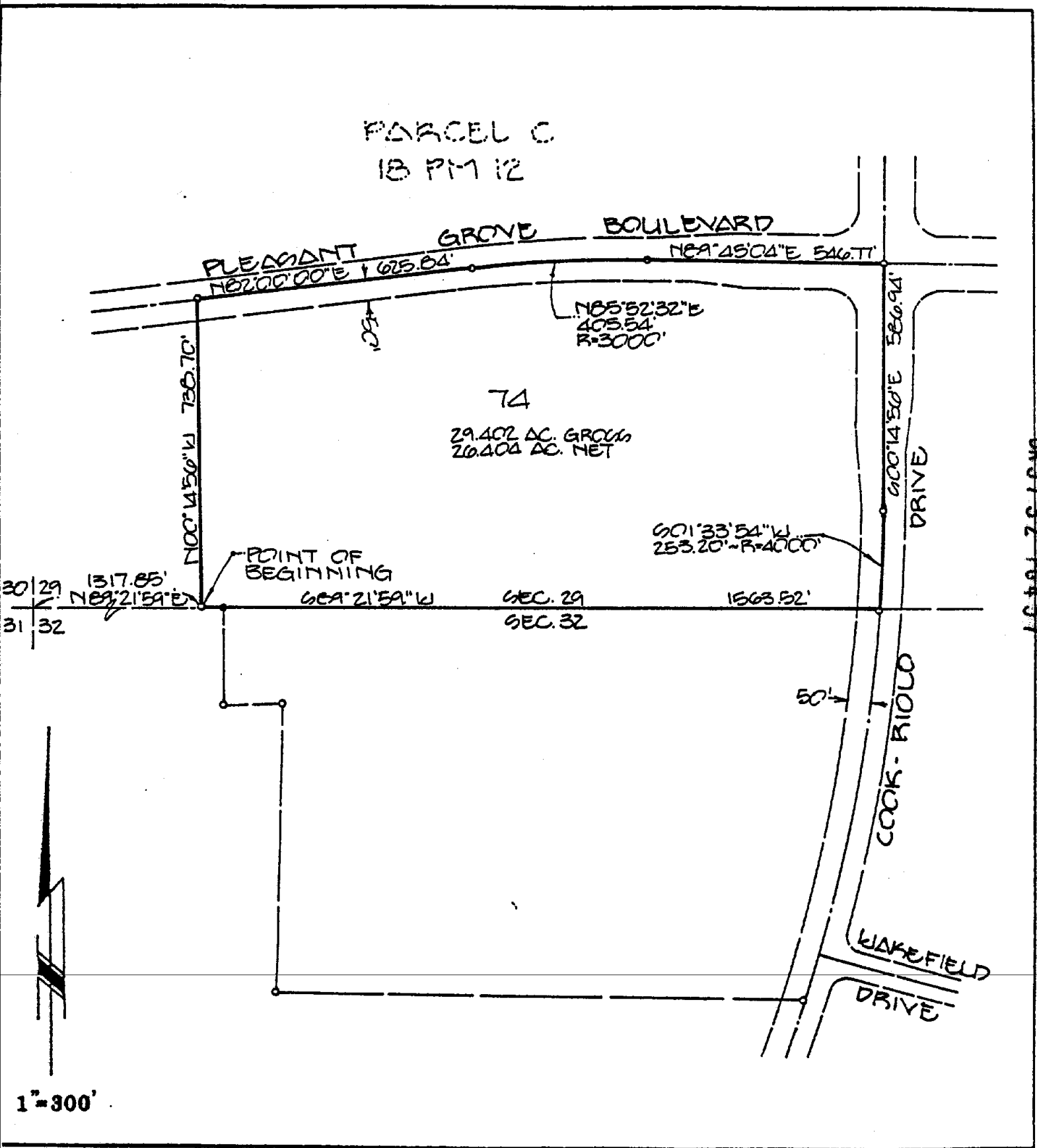
thence, Easterly along the arc of a tangent curve to the right, concave to the South, having a radius of 3000.00 feet and being subtended by a chord bearing North  $85^{\circ}52'32''$  East 405.54 feet;

thence, Southerly along the arc of a tangent curve to the right, concave to the West, having a radius of 4000.00 feet and being subtended by a chord bearing South  $01^{\circ}33'54''$  West 253.20 feet to a point on the Southerly line of said Section 29;

thence, along said Southerly line South  $89^{\circ}21'59''$  West 1563.52 feet to the point of beginning.

containing 29.402 acres, more or less.

BK 3732 PG 456



BK 3732 PG 457

April 11, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 79**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Portions of Parcels B & C, as said parcels are shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the Westerly line of Foothills Boulevard which bears the following two (2) courses from the Southeasterly corner of said Parcel C:

(1) along the Southerly line of said Parcel C South  $89^{\circ}27'10''$  West 120.00 feet and (2) along the Westerly line of said Foothills Boulevard North  $00^{\circ}27'45''$  West 1309.36 feet;

- thence, South  $00^{\circ}27'45''$  East 119.11 feet;
- thence, South  $79^{\circ}38'51''$  West 74.06 feet;
- thence, North  $69^{\circ}54'11''$  West 103.14 feet;
- thence, North  $48^{\circ}15'33''$  West 34.15 feet;
- thence, North  $72^{\circ}19'29''$  West 38.68 feet;
- thence, South  $75^{\circ}09'27''$  West 57.28 feet;
- thence, South  $31^{\circ}27'18''$  West 34.10 feet;
- thence, South  $56^{\circ}31'20''$  West 34.23 feet;
- thence, North  $69^{\circ}36'21''$  West 122.42 feet;
- thence, North  $57^{\circ}06'52''$  West 101.46 feet;
- thence, North  $42^{\circ}45'03''$  West 136.80 feet;
- thence, North  $33^{\circ}26'30''$  West 274.34 feet;
- thence, North  $16^{\circ}36'58''$  West 55.16 feet;
- thence, North  $37^{\circ}39'55''$  West 70.14 feet;

BK 3732 PG 458

thence, North 39<sup>0</sup>29'20" West 128.71 feet;  
thence, North 27<sup>0</sup>39'54" West 50.08 feet;  
thence, North 48<sup>0</sup>10'12" West 91.71 feet;  
thence, North 30<sup>0</sup>23'47" West 50.40 feet;  
thence, Northeasterly along the arc of a non-tangent curve to the right,  
concave to the Southeast, having a radius of 1992.00 feet and being subtended  
by a chord bearing North 63<sup>0</sup>33'33" East 274.83 feet;  
thence, South 22<sup>0</sup>29'06" East 55.44 feet;  
thence, South 01<sup>0</sup>46'22" West 91.58 feet;  
thence, South 08<sup>0</sup>40'29" East 78.74 feet;  
thence, South 32<sup>0</sup>32'03" East 68.23 feet;  
thence, South 19<sup>0</sup>07'17" East 158.26 feet;  
thence, South 36<sup>0</sup>41'52" East 98.52 feet;  
thence, South 30<sup>0</sup>05'33" East 55.38 feet;  
thence, South 40<sup>0</sup>25'48" East 56.38 feet;  
thence, South 51<sup>0</sup>27'02" East 71.16 feet;  
thence, South 81<sup>0</sup>26'21" East 81.63 feet;  
thence, South 61<sup>0</sup>35'19" East 134.14 feet;  
thence, North 71<sup>0</sup>57'28" East 56.25 feet;  
thence, North 47<sup>0</sup>03'22" East 130.16 feet;  
thence, South 67<sup>0</sup>31'17" East 58.34 feet;  
thence, South 31<sup>0</sup>15'33" East 172.01 feet to the point of beginning;  
containing 5.228 acres, more or less.

BK3732 Pg459



# Northwest Roseville Specific Plan

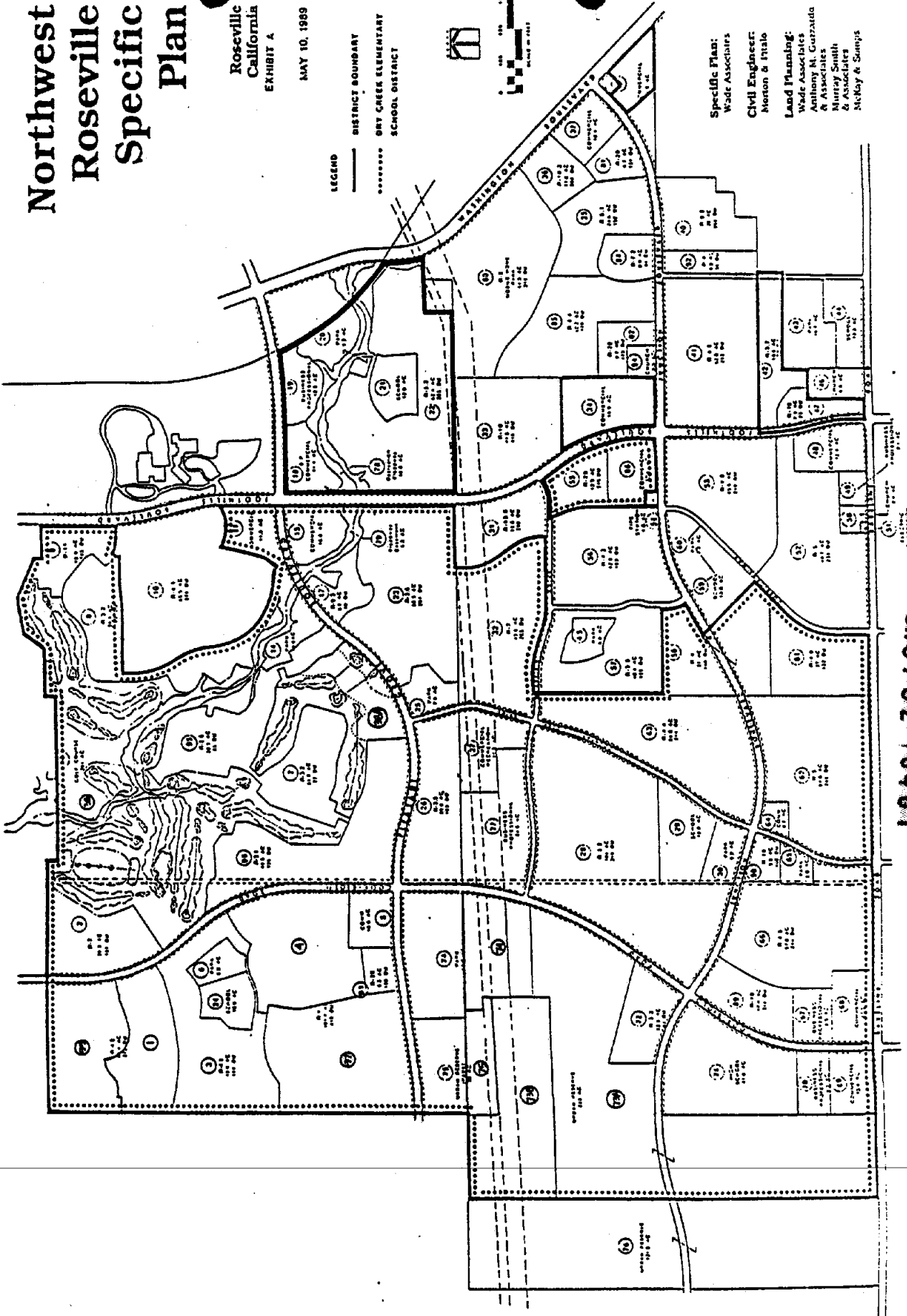
Roseville  
California  
EXHIBIT A

MAY 10, 1989

LEGEND  
 — DISTRICT BOUNDARY  
 ..... DRY CREEK ELEMENTARY  
 SCHOOL DISTRICT



Specific Plan:  
 Wade Associates  
 Civil Engineers:  
 Morton & Iralo  
 Land Planning:  
 Wade Associates  
 Anthony M. Guzzardo  
 & Associates  
 Murray Smith  
 & Associates  
 McKay & Sumpis



BK3732 Pg401

EXHIBIT "B"

EXHIBIT "C"

AFFORDABLE HOUSING PARCELS (SAMMIS)

MIDDLE INCOME HOUSING (SINGLE FAMILY)

<u>PARCEL</u>	<u>TOTAL UNITS</u>	<u>AFFORDABLE UNITS</u>	<u>PERCENT</u>
1	132	10	7.6%
2	181	33	18.2%
4	165	10	6.1%
97	237	45	19.0%
99	140	<u>10</u>	7.1%
TOTAL		108	

LOW-INCOME HOUSING (MULTI-FAMILY)

<u>PARCEL</u>	<u>TOTAL UNITS</u>	<u>AFFORDABLE UNITS</u>	<u>PERCENT</u>
17 (Seniors)	90	90	100.0%
91	121	<u>20</u>	16.5%
TOTAL		110	

BK3792 Pg462

EXHIBIT "D"

APPRAISAL PROVISIONS

A party invoking this appraisal provision (hereafter referred to as the "initiating party") shall notify the other party (hereafter referred to as the "responding party") in writing of the request for appraisal. The notice shall state the name and address of the appraiser proposed to be used by the parties for such valuation. Within fifteen (15) days after receiving this notice, the responding party may give written notice to the initiating party of the name and address of an appraiser selected by the responding party. If the responding party fails to give this notice within said fifteen (15) days, then the appraiser selected by the initiating party shall serve as the sole appraiser of the valuation, and the appraisal shall be performed within ninety (90) days thereafter.

If two (2) appraisers are conducting the appraisal and they are unable to agree on such valuation within ninety (90) days of their selection, then they shall select a third appraiser and notify each party in writing of the name and address of the third appraiser. If the two appraisers fail to agree on a third appraiser within one hundred twenty (120) days of their selection, then on the written request of either party, the presiding judge of the Placer County Superior Court shall appoint a third appraiser. The third appraiser shall conduct his appraisal within ninety (90) days of such appointment and, if he agrees with either of the first two appraisers, such agreed amount shall serve as the value of the property, otherwise, the appraisal that is neither the highest nor the lowest shall serve as such value.

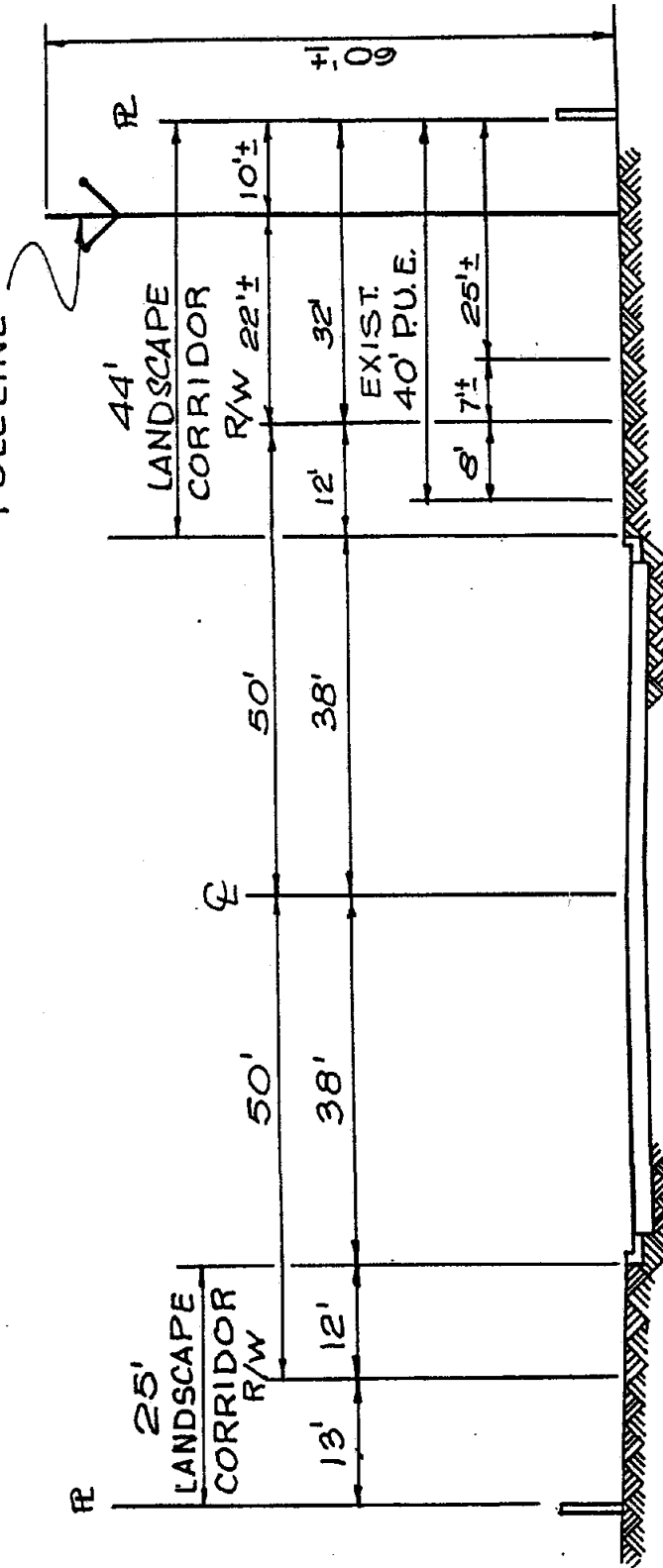
The costs of the parties' respective appraisers shall be borne by the party retaining same, provided if a third appraiser is required pursuant to the above, the costs of all appraisers shall be paid by the non-prevailing party. For purposes hereof, the "non-prevailing party" shall be the party whose selected appraiser's valuation was the furthest from the final appraisal determined pursuant to these provisions. Each appraiser shall be a member in good standing of the American Institute of Appraisers (M.A.I.).

BK3792 PG463



**ADDITIONAL ANCHOR EASEMENTS  
WILL BE NECESSARY AT  
THE TIME OF FINAL DESIGN**

EXIST.  
60 KV  
POLELINE



**TYPICAL SECTION**

60 KV POLELINE @ COOK RIOLO ROAD

**WOODCREEK OAKS**

**VILLAGE #1(PORTION) & #6**

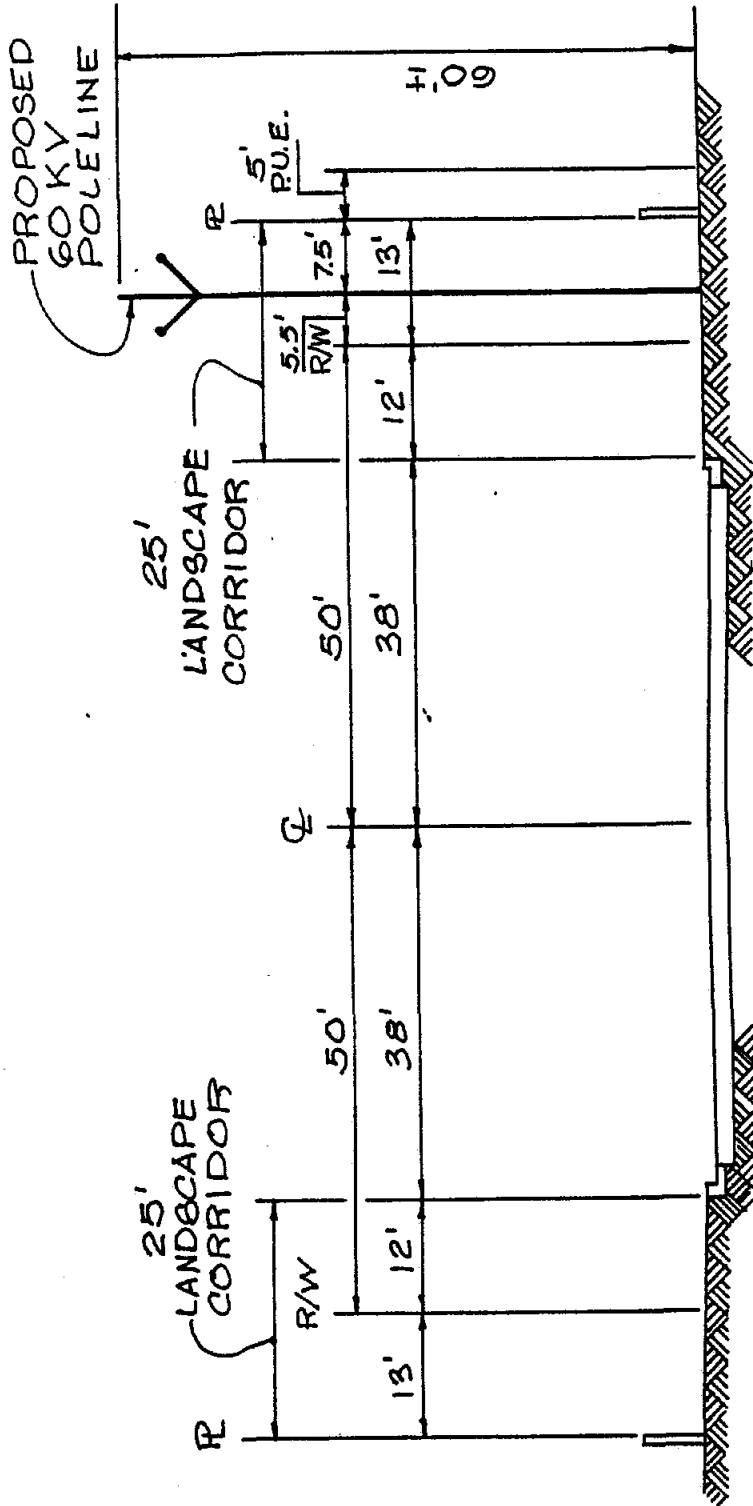
EXIST. SEWER  
FORCE MAIN.

SCALE: 1" = 20'-0"

BK 3732 PG 465

89003E

ADDITIONAL ANCHOR EASEMENTS  
 WILL BE NECESSARY AT  
 THE TIME OF FINAL DESIGN



**TYPICAL SECTION**

60 KV POLELINE @ COOK RIOLO ROAD

**WOODCREEK OAKS**

**VILLAGE # 1 (PORTION) & # 12**

SCALE: 1" = 20'-0"

BK3732 PG466

EXHIBIT "E-1"



July 25, 1989  
88-0237

MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9500  
Fax: 916/454-0120

DESCRIPTION

ELECTRICAL RECEIVING STATION SITE

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Section 31, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the Southerly line of that certain U.S.A. Right-of-Way acquired by Judgment recorded in Book 612, at Page 534, Official Records of Placer County; located South  $00^{\circ}27'50''$  East along the Westerly line of said Section 31; 862.45 feet to the Southerly line of said U.S.A. Right-of-Way and North  $87^{\circ}01'33''$  East, along said Southerly line, 50.05 feet from the Northwesterly corner of said Section 31; thence, from said point of beginning, along said Southerly line of the U.S.A. Right-of-Way North  $87^{\circ}01'33''$  East 640.61 feet; thence, parallel with said Westerly line of Section 31, South  $00^{\circ}27'50''$  East 828.26 feet; thence, South  $89^{\circ}32'10''$  West 640.00 feet to a point 50.00 feet Easterly of said Westerly line of Section 31; thence, along a line 50.00 feet Easterly of and parallel with said Westerly line of Section 31 North  $00^{\circ}27'50''$  West 800.00 feet to the point of beginning

BK3732 PG467

EXHIBIT "E-1"



July 20, 1989  
88-0237

MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

ELECTRICAL EASEMENT

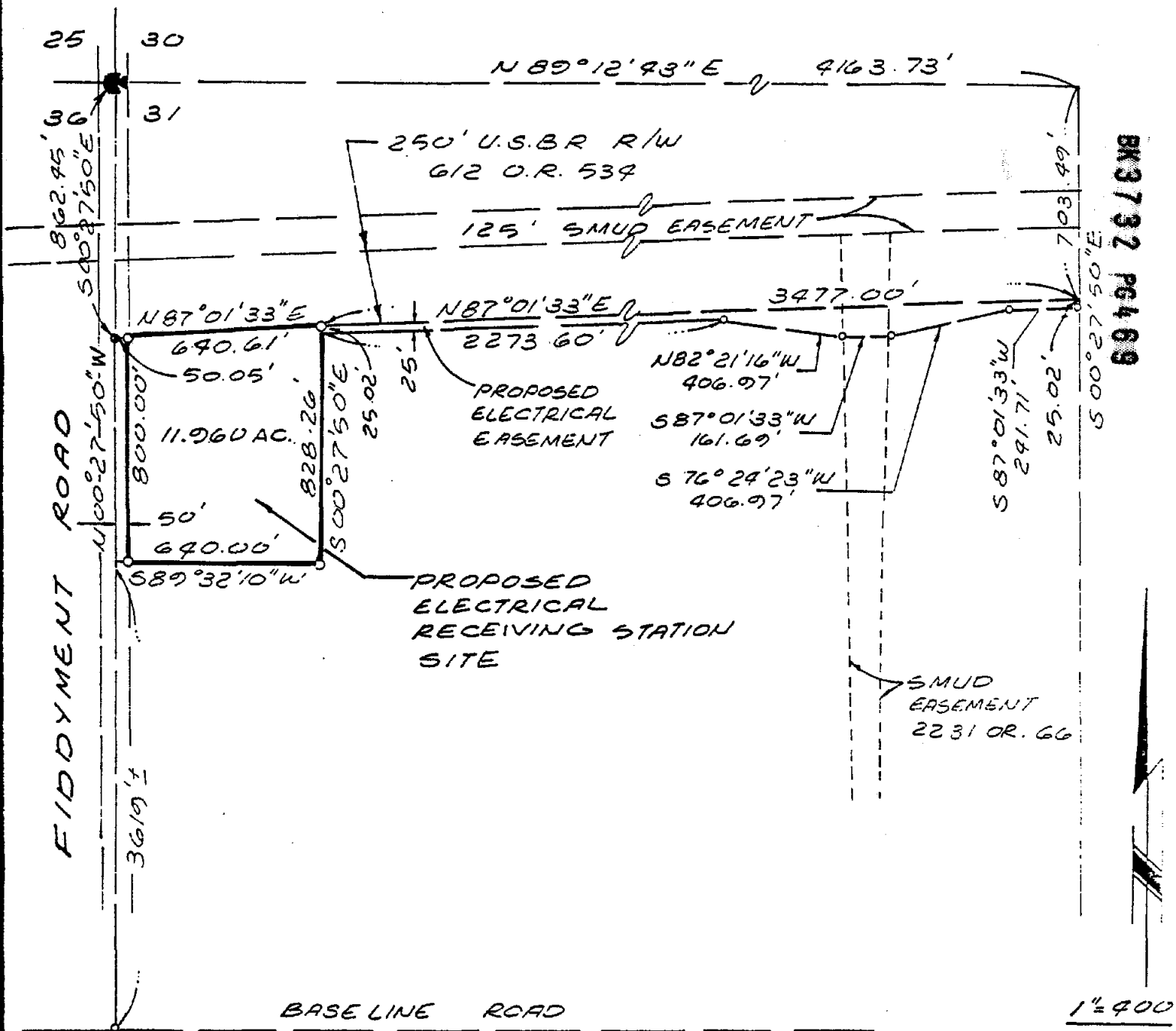
All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Section 31, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at point on the Southerly line of that certain U.S.A. Right-of-Way acquired by Judgment recorded in Book 612, at Page 534, Official Records of Placer County, located South  $00^{\circ}27'50''$  East, along the Westerly line of said Section 31, 862.45 feet to the Southerly line of said U.S.A. Right-of-Way and North  $87^{\circ}01'33''$  East, along said Southerly line, 690.66 feet from the Northwesterly corner of said Section 31; thence, from said point of beginning, along said Southerly line of the U.S.A. Right-of-Way, North  $87^{\circ}01'33''$  East 3477.00 feet to a point on the Easterly line of Parcel 4 described in the deed to Sammis Roseville Associates, a California General Partnership, recorded in Book 3277, at Page 83, Official Records of Placer County; thence, along said Easterly line; South  $00^{\circ}27'50''$  East 25.02 feet; thence, along a line 25.00 feet Southerly of and parallel with said Southerly line of the U.S.A. Right-of-Way, South  $87^{\circ}01'33''$  West 241.71 feet; thence, South  $76^{\circ}24'33''$  West 406.97 feet; thence, South  $87^{\circ}01'33''$  West 161.69 feet; thence, North  $82^{\circ}21'16''$  West 406.97 feet; thence, along a line 25.00 feet Southerly of and parallel with said Southerly line of the U.S.A. Right-of-Way, South  $87^{\circ}01'33''$  West 2273.60 feet; thence, North  $00^{\circ}27'50''$  West 25.02 feet to the point of beginning.

BK3732 PG468

# EXHIBIT "E-1"



BR3732 PG489



**MORTON & PITALO, INC.**

CIVIL ENGINEERING · PLANNING · SURVEYING

ELECTRICAL RECEIVING STATION SITE

PROJECT

SAMMIS PROPERTY 0003 015

DATE

JULY, 1989

JOB NO.

880237

BY, L.G.

SHEET OF

ONE ONE

EXHIBIT "F"

SEWER

Sewer facilities to be constructed as part of the Northwest Roseville Specific Plan facilities include sewer trunk lines and appurtenances in Junction Boulevard, Country Club Drive, Cook Riolo Road and Pleasant Grove Boulevard. Additional sewer facilities will be provided within the planned golf course area as well as a new lift station, designated as Lift Station No. 4, and its sewer force main constructed to the improvements to be included in existing Lift Station No. 3, located adjacent and immediately east of Cook Riolo Road. These improvements are more specifically described as follows:

The sewer facilities in Junction Boulevard shall be constructed as a 12-inch sewer main from Country Club Drive west 1,260 + feet and as a 15-inch main a length of approximately 1,040 + feet westerly to Cook Riolo Road. From Cook Riolo Road westerly to Lift Station No. 4, approximately 2,800 + feet of 18-inch sewer will be constructed parallel to Junction Boulevard. Sewer facilities in Country Club Drive will consist of approximately 330 + feet of 10-inch sewer south of Junction Boulevard. Approximately 820 + feet of 10-inch sewer line will be constructed north of Junction Boulevard followed by approximately 300 + feet of 8-inch and 300 + feet of 6-inch sewer main. Country Club Drive will contain approximately 350 + feet of 8-inch sewer south from its intersection with Wakefield Drive approximately 950 + feet of 8-inch sewer will be constructed north of the intersection of Wakefield Drive. Sewer facilities in Cook Riolo Road shall consist of approximately 780 + feet of 10-inch sewer main constructed between Baseline Road and Junction Boulevard together with approximately 1,700 + feet of 12-inch sewer main. North of Junction Boulevard, approximately 450 + feet of 15-inch sewer main and 820 + feet of 8-inch sewer main will be constructed.

Also to be constructed within the road right-of-way of Cook Riolo Road, in the vicinity of Lift Station No. 3, will be 240 + feet of 8-inch sewer line south of the lift station and approximately 1,390 + feet of 10-inch sewer main will be constructed north of Lift Station No. 3 to its intersection with Pleasant Grove Boulevard. At the intersection of Pleasant Grove Boulevard, approximately 570 + feet of 8-inch sewer shall be constructed northerly along Cook Riolo Road together with 350 + feet of 6-inch sewer. Pleasant Grove Boulevard will also have sewer facilities consisting of approximately 1,550 + feet of 10-inch sewer line constructed easterly from Lift Station No. 4 along the westerly boundary. Approximately 1,000 + feet of 8-inch sewer main will be constructed west of the intersection with Cook Riolo Road.

BK3732 PG470

EXHIBIT "F"

Additional sewer facilities will be constructed within the proposed golf course site. Sewer Line 5A on the golf course will consist of approximately 770 + feet of 6-inch sewer line and 1,890 + feet of 8-inch sewer line will be constructed from north of the golf course boundary with Pleasant Grove Boulevard to approximately the mid point of the golf course. Sewer line No. 5D/5A would be constructed through the golf course from Cook Riolo Road to its intersection with the existing 15-inch sewer main in the South Branch of Pleasant Grove Creek. This would consist of approximately 1500 + feet of 10-inch and approximately 1,370 + feet of 12-inch sewer.

Lift Station No. 4 will be constructed along the westerly boundary of section 32 south of Pleasant Grove Boulevard. It will have a pumping capacity of approximately 3.6 million gallons per day and will pump sewage through an 18-inch force main whose length is approximately 3,100 + feet to the existing lift station No. 3. Lift station no. 3 will be upgraded from its existing pumping capacity to a new pump capacity of approximately 6.5 million gallons per day.

BK3732 PG471

EXHIBIT "G"

WATER

Water facilities will be constructed within the road rights-of-way for the Northwest Roseville Specific Plan, and will consist of 12 and 30-inch water mains to be constructed in Junction Boulevard, Country Club Drive, Cook Riolo Road, Wakefield Drive, Baseline Road and Pleasant Grove Boulevard, which will consist of approximately 6,700 + feet of 12-inch water main in Junction Boulevard, approximately 6450 + feet of 12-inch water main and appurtenances in Country Club Drive, approximately 11,350 + feet of 12-inch water main and appurtenances within Cook Riolo Road, approximately 9,600 + feet of 30-inch water main to be constructed in Pleasant Grove Boulevard and approximately 315 + feet of 12-inch line to be constructed in Wakefield Drive. Approximately 4,400 feet of 12-inch line will be constructed in Baseline Road from Cook Riolo Road easterly.

OFF-SITE WATER FACILITIES TO SERVE THE NORTHWEST ROSEVILLE SPECIFIC PLAN WILL CONSIST OF APPROXIMATELY 13,000+ FEET OF 24-INCH WATER MAIN AND ALL APPURTENANCES. THIS OFF-SITE WATER MAIN WILL CROSS THE NORTH CENTRAL ROSEVILLE PLAN AREA.

BK3732 PG472

EXHIBIT "H"

DRAINAGE FACILITIES

Drainage facilities to be constructed within the Northwest Roseville Specific Plan will include drainage conduit within specific road rights-of-way, as well as drainage culvert crossings, together with concrete box culverts and associated inlets.

To be constructed in Junction Boulevard from its point of beginning at the westerly boundary of Silverado Oaks Unit No. 4 to Country Club Drive approximately 1,050 + feet of 54-inch storm drain and approximately 450 + feet of 60-inch storm drain are to be constructed within the right-of-way. West of Country Club Drive to Cook Riolo Road there will be constructed dual 60-inch storm drains of a distance of approximately 810 + feet, approximately 450 + feet of 72-inch drain facilities plus approximately 900 + feet of 84-inch storm drain pipe. West of Cook Riolo Road and Northerly of the road right-of-way of Junction Boulevard, a channel with a bottom width of approximately 20 feet will be constructed westerly of Cook Riolo Road to an outfall in Kaseberg Creek, a distance of approximately 2,200 + feet. Drainage improvements on Country Club Drive will consist of improvements between Baseline Road and Junction Boulevard of approximately 940 + feet of 18-inch storm drain, and 400 + feet of 60-inch storm drain. North of Junction Boulevard, approximately 450 + feet of 48-inch storm drain, 300 + feet of 36-inch storm drain and 600 + feet of 24-inch storm drain will be constructed within the road right-of-way of Country Club Drive. Also within Country Club Drive, approximately 400 + feet of 18-inch storm drain and 345 + feet of 30-inch storm drain will be constructed south of its intersection with Wakefield Drive. North of the intersection, two 7 x 10 concrete box culverts are to be constructed. North of Wakefield Drive approximately 160 + feet of 48-inch line and 400 + feet of 18-inch line will be constructed. South of its intersection with Pleasant Grove Boulevard approximately 230 + feet of 18-inch line will be constructed in Country Club Drive. Drainage facilities to be provided within Cook Riolo Road shall consist of approximately 500 + feet of 36-inch storm drain, 800 + feet of 42-inch storm drain and 600 + of 48-inch storm drain and 300 + feet of 60-inch drain to be constructed between Baseline Road and Junction Boulevard. North of Junction Boulevard approximately 400 + feet of 60-inch and 350 + feet of 84-inch line will be constructed. At the Cook Riolo Road intersection with the main drainage channel just north of Junction Boulevard, there will also be constructed a concrete multi-span box culvert together with approximately 400 + feet of 24-inch and 500 + feet of 18-inch storm drain. South of the channel near the north section line of Section 32 there will be constructed about 360 + feet of 24-inch and 450 + feet of 42-inch storm drain. North of this channel to Pleasant Grove Boulevard will be constructed approximately 1,260 + feet of 36-inch storm drain. North of Cook Riolo Road's intersection with Pleasant Grove Boulevard, there will be approximately 430 + feet of 36-inch and 450 + feet of 24-inch drain constructed.

BK3732 PG473

**EXHIBIT "H"**

Also to be constructed within Cook Riolo Road west of the golf course near the north boundary will be 400 + feet of 12-inch and 1,000 + feet of 15-inch storm drain. Storm drain facilities to be provided in Pleasant Grove Boulevard will consist of approximately 610 + feet of 30-inch storm drain and 900 + of 18-inch storm drain at the west boundary. Approximately 490 + feet of 12-inch storm drain constructed just west of the intersection of Pleasant Grove at Cook Riolo Road. West of Country Club Drive intersection there will be approximately 600 + feet of 24-inch, 430 + feet of 30-inch storm drain and 150 + feet of 48-inch storm drain. East of Country Club Drive there will be approximately 370 + feet of 30-inch storm drain constructed. Also, at Pleasant Groves crossing of the South Branch of Pleasant Grove Creek, there will be constructed a multi-span concrete box culvert structure.

BK3732 PG474

EXHIBIT "I"

STREETS

Public Streets to be constructed within the Northwest Roseville Specific Plan boundaries will include roadway facilities for Junction Boulevard, Country Club Drive, Cook Riolo Road, Pleasant Grove Boulevard, Baseline Road and Wakefield Drive. Underground primary electric facilities and street lights are included with roadway improvements.

Junction Boulevard will be constructed westerly from its terminus at Silverado Oaks Unit No. 4 to approximately 1,100 ± feet west of the west section line of Section 32. These facilities plan to be constructed as a 4-lane facility with curb and gutter; total length approximately 6,700 ± feet. Pavement widths will consist of 66 feet of pavement curb and gutter within an 84 foot right-of-way westerly from Silverado Oaks Unit No. 4 to Country Club Drive. From Country Club Drive westerly to the boundary, the pavement width will be 70 feet plus curb and gutter together with a 100-foot right-of-way. Country Club Drive will be constructed within a 60-foot right-of-way with pavement width of 42 feet together with vertical curb and gutter for 6,400 ± feet from its intersection with Baseline Road to its proposed intersection with Pleasant Grove Boulevard. Cook Riolo Road will be extended from Baseline Road to approximately the north section line of Section 29. Two lanes of a 4-lane facility will be constructed along with curb and gutter for approximately 11,300 ± feet. Pavement width will be approximately 36 feet within a proposed 100-foot right-of-way. Pleasant Grove Boulevard will be constructed both easterly and westerly of its present alignment at Foothills Boulevard, and more specifically will be constructed from the west boundary of Section 29 easterly to the Southern Pacific Railroad tracks right-of-way.

Improvements will include curb and gutter and 4 lanes of a 6-lane facility from Cook Riolo road easterly to the Southern Pacific Railroad boundary, a distance of approximately 6,600 ± feet. Also, 2 lanes of a 4-lane facility, a length of approximately 2,900 ± feet will be constructed west of Cook Riolo road to the section line boundary. The 4-lane facility consists of 60 feet of pavement within the proposed 100 foot of right-of-way for the ultimate 6-lane street section, west of Cook Riolo Road, two lanes of 4 lanes will be constructed and will consist of 36 feet of pavement within a proposed 100-foot right-of-way.

Wakefield Drive will also be extended from its westerly terminus at the boundary of Silverado Oaks Unit No. 3 and it will be constructed approximately 315 feet westerly to its intersection with Country Club Drive. Improvements will include a 2-lane facility with curb and gutter, with a pavement width of approximately 42 feet within a road right-of-way of 60 feet. Baseline Road widening will include 27 feet of pavement to provide two additional lanes. Vertical curb and gutter will also be constructed along the 4,400 ± feet of street easterly from Cook Riolo Road.

BK 3732 PG 475

Re: Development Agreement (Draft Dated August 2, 1989)

We, the undersigned, have reviewed the above Development Agreement by and between the CITY OF ROSEVILLE and SAMMIS ROSEVILLE ASSOCIATES, and consent to its recordation against the subject, property defined therein.

THE CENTENNIAL GROUP, INC.,  
a Delaware corporation

Dated: August 9, 1989

By:

Name:

Its:

*Michael C. Burroughs*  
*Michael C. Burroughs*  
*Assistant Vice President*

BK 3732 PG 476

STATE OF CALIFORNIA )  
 )  
COUNTY OF SACRAMENTO )

SS.

On August 9, 1989 before me the undersigned personally appeared MICHAEL C. BRUMBAUGH known to me to be the Assistant Vice President of THE CENTENNIAL GROUP, INC., a Delaware corporation, 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 same, pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

*Lori L. Cake*




BK3732 PG477

CONSENT

We, the undersigned, have reviewed the above Development Agreement By and Between the City of Roseville and Sammis Roseville Associates Relative to the Northwest Roseville Specific Plan and hereby consent to its recordation against the subject property defined therein.

SAN JACINTO SAVINGS ASSOCIATION

By:   
Its: A. E. MAGILL III,  
VICE PRESIDENT

BK3732 Pg478



ORDINANCE NO.2251

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
ADDING SUBSECTION 423 TO SECTION 3.01A OF ARTICLE  
3 OF ORDINANCE NO. 802, THE ZONING ORDINANCE OF THE  
CITY OF ROSEVILLE, REZONING THE SAMMIS ROSEVILLE  
ASSOCIATES PROPERTY LOCATED IN THE NORTHWEST  
ROSEVILLE SPECIFIC PLAN, CITY OF ROSEVILLE

Pursuant to the recommendation of the Planning Commission at its public hearing on June 26, 1989, as provided by City Ordinance and section 65854, et seq. of the Government Code,

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Subsection 423 is hereby added to section 3.01A of Article 3 of Ordinance No. 802, the Zoning Ordinance of the City of Roseville, rezoning the Sammis Roseville Associates property located in the Northwest Roseville Specific Plan, City of Roseville, which is zoned as indicated, to be rezoned as follows:

- Parcel 1: 68.028± acres from Agricultural to PD, Planned Development for 272 Single-Family dwelling units.
- Parcel 2: 28.639± acres from Agricultural to PD, Planned Development for 181 Single-Family dwelling units.
- Parcel 3: 48.883± acres from Agricultural to PD, Planned Development for 189 Single-Family dwelling units.
- Parcel 4: 103.019± acres from Agricultural to PD, Planned Development for 418 Single-Family dwelling units.
- Parcel 5: 12.201± acres from Agricultural to PD, Planned Development for Commercial.
- Parcel 6: 5.056± acres from Agricultural to PD, Planned Development for Park.
- Parcel 7: 23.939± acres from Agricultural to PD, Planned Development for 77 Single-Family dwelling units.
- Parcel 9: 13.805± acres from PD-82 and 83, Residential at 10 dwelling units per acre and 5 dwelling units per acre to PD, Planned Development for 185 Multiple-Family dwelling units.
- Parcel 11: 11.624± acres from PD-83, Residential at 5 dwelling units per acre to PD, Planned Development for Commercial.
- Parcel 14: 20.807± acres from Agricultural and PD-83, Planned Development for Residential at 5 dwelling units per acre to PD, Planned Development for Park.
- Parcel 15: 12.306± acres from PD-83, Planned Development for Residential at 5 dwelling units per acre to PD, Planned Development for Commercial.

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

ATTEST:  
City Clerk of the City of Roseville, California

DEPUTY CLERK

0902 0000 0003 0170

BK3732 PG482

Parcel 17: 11.101± acres from Agricultural to PD, Planned Development for 90 Multiple-Family dwelling units.  
Parcel 23: 60.305± acres from Agricultural to PD, Planned Development for 204 Single-Family dwelling units.  
Parcel 24: 10.005± acres from Agricultural to PD, Planned Development for School.  
Parcel 25: 8.861± acres from Agricultural to PD, Planned Development for Park.  
Parcel 26: 34.707± acres from Agricultural to PD, Planned Development for 100 Single-Family dwelling units.  
Parcel 38: 203.647± acres from Agricultural, PD-82, Planned Development for Residential at 10 dwelling units per acre and PD-83, Planned Development for Residential at 5 dwelling units per acre to PD, Planned Development for Golf Course.  
Parcel 74: 29.402± acres from Agricultural to PD, Planned Development for Park.  
Parcel 75: 19.927± acres from Agricultural to PD, Planned Development for Urban Reserve/Park Reserve.  
Parcel 76: 132.885± acres from Agricultural to PD, Planned Development for Urban Reserve.  
Parcel 79: 5.228± acres from Agricultural and PD-83, Planned Development for Residential at 5 dwelling units per acre to PD, Planned Development for Recreation/Floodway.  
Parcel 91: 6.006± acres from Agricultural to PD, Planned Development for 121 Multiple-Family dwelling units.  
Parcel 95: 32.139± acres from Agricultural to PD, Planned Development for 85 Single-Family dwelling units.  
Parcel 96: 56.503± acres from Agricultural to PD, Planned Development for 156 Single-Family dwelling units.

The rezoned areas are shown on a map filed in the office of the City Clerk and the properties are more particularly described in Exhibits 1, 2, 3, 4, 5, 6, 7, 9, 11, 14, 15, 17, 23, 24, 25, 26, 38, 74, 75, 76, 79, 91, 95 and 96, attached hereto.

SECTION 2. This ordinance shall be effective at the expiration of 30 days from the date of its adoption.

SECTION 3. 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.

BK3732 PG483

PASSED AND ADOPTED by the Council of the City of Roseville  
this 6th day of September, 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

Bill Santucci  
MAYOR

ATTEST:

Helen Florence  
CITY CLERK

BK3732 PG484



July 24, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 1**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the Northwesterly corner of said Section 29;

thence, along said Northerly line North 89°46'25" East 1719.46 feet;

thence, South 00°26'42" East 435.21 feet;

thence, Southerly along the arc of a tangent curve to the left, concave to the East, having a radius of 2000.00 feet and being subtended by a chord bearing South 15°01'53" East 1007.37 feet;

thence, South 60°22'55" West 222.30 feet;

thence, South 69°01'38" West 131.59 feet;

thence, South 75°22'43" West 369.28 feet;

thence, South 83°01'17" West 518.01 feet;

thence, North 89°39'49" West 226.26 feet;

thence, North 80°53'25" West 407.38 feet;

thence, North 77°35'55" West 55.36 feet;

thence, South 89°41'18" West 105.00 feet to a point on said West line of Section 29;

thence, along said West line North 00°18'42" West 1637.30 feet; to the point of beginning;

containing 68.028 acres, more or less.

BK 3732 Pg 485



May 17, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 2**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the Southwesterly corner of Parcel A, as said parcel is shown and so designated on that certain Parcel Map filed in Book 15 of Parcel Maps at Page 139, Placer County Records;

thence, South 89°46'25" West 198.69 feet;

thence, North 83°40'37" West 141.06 feet;

thence, South 32°31'46" West 712.83 feet;

thence, South 16°59'00" East 445.60 feet;

thence, South 56°02'05" West 704.86 feet;

thence, Northerly along the arc of a non-tangent curve to the right, concave to the Northeast, having a radius of 2000.00 feet and being subtended by a chord bearing North 17°00'27" West 1140.24 feet;

thence, North 00°26'42" West 435.21 feet to a point on the Northerly line of said Section 29;

thence, along said Northerly line North 89°46'25" East 1512.57 feet to a point on the Westerly line of said Parcel A;

thence, along said Westerly line South 00°26'42" East 125.34 feet to the point of beginning;

containing 28.639 acres, more or less.

BK 3732 PG 488

EXHIBIT "3"



May 17, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 3**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the West line of said Section 29 which bears South 00°18'42" East 1637.29 feet from the Northwesterly corner of said Section 29;

thence, North 89°41'18" East 105.00 feet;

thence, South 77°35'55" East 55.36 feet;

thence, South 80°53'25" East 407.38 feet;

thence, South 89°39'49" East 226.26 feet;

thence, North 83°01'17" East 518.01 feet;

thence, North 75°22'43" East 369.28 feet;

thence, North 69°01'38" East 131.59 feet;

thence, North 60°22'55" East 222.30 feet;

thence, Southeasterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 2000.00 feet and being subtended by a chord bearing South 37°27'36" East 545.77 feet;

thence, Southeasterly along the arc of a reverse curve to the right, concave to the Southwest, having a radius of 2000.00 feet and being subtended by a chord bearing South 36°25'54" East 616.81 feet;

thence, South 62°26'20" West 410.35 feet;

thence, South 45°44'50" West 166.79 feet;

thence, Westerly along the arc of a non-tangent curve to the left, concave to the southwest, having a radius of 477.00 feet and being subtended by a chord bearing North 72°30'57" West 171.93 feet;

BK 3732 PG 487

thence, Northeasterly along the arc of a reverse curve to the left, concave to the Northwest, having a radius of 20.00 feet and being subtended by a chord bearing North 58°15'55" East 25.08 feet;

thence, Northeasterly along the arc of a reverse curve to the right, concave to the Southeast, having a radius of 225.00 feet and being subtended by a chord bearing North 37°03'56" East 136.34 feet;

thence, North 54°42'08" East 162.08 feet;

thence, North 35°17'52" West 195.00 feet;

thence, North 39°36'44" West 488.78 feet;

thence, South 42°56'59" West 19.48 feet;

thence, Westerly along the arc of a tangent curve to the right, concave to the Northwest, having a radius of 552.00 feet and being subtended by a chord bearing South 72°39'15" West 547.06 feet;

thence, North 77°38'30" West 78.19 feet;

thence, South 02°01'08" West 269.71 feet;

thence, South 46°44'19" West 155.72 feet;

thence, South 04°20'28" West 290.77 feet;

thence, South 81°18'41" East 232.28 feet;

thence, South 08°41'19" West 167.31 feet;

thence, North 81°18'41" West 229.15 feet;

thence, North 87°12'19" West 172.89 feet;

thence, South 87°34'17" West 119.71 feet;

thence, South 73°22'58" West 119.52 feet;

thence, South 60°08'02" West 289.58 feet;

thence, South 89°41'18" West 393.37 feet to a point on said West line of Section 29;

thence, along said West line North 00°18'42" West 1366.64 feet to the point of beginning;

containing 48.883 acres, more or less.

BK 3732 PG 488



July 26, 1989  
88-0237

MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 4

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the West line of said Section 29 which bears North 00°18'42" West 609.49 feet from the Southwesterly corner of said Section 29;

thence, from said point of beginning along said West line, North 00°18'42" West 1702.03 feet;

thence, North 89°41'18" East 393.37 feet;

thence, North 60°08'02" East 289.58 feet;

thence, North 73°22'58" East 119.52 feet;

thence, North 87°34'17" East 119.71 feet;

thence, South 87°12'19" East 172.89 feet;

thence, South 81°18'41" East 229.15 feet;

thence, North 08°41'19" East 167.31 feet;

thence, South 81°18'41" East 30.80 feet;

thence, Easterly along the arc of a tangent curve to the left, concave to the North, having a radius of 673.00 feet and being subtended by a chord bearing North 80°46'29" East 414.01 feet;

thence, Easterly along the arc of a reverse curve to the right, concave to the South, having a radius of 477.00 feet and being subtended by a chord bearing South 89°38'10" East 440.55 feet;

thence, North 45°44'50" East 166.79 feet;

thence, North 62°26'20" East 410.35 feet;

BK 3732 PG 489

thence, Southerly along the arc of a non-tangent curve to the right, concave to the West, having a radius of 2000.00 feet and being subtended by a chord bearing South 13°54'18" East 944.38 feet;

thence, South 00°14'56" East 520.13 feet;

thence, South 89°45'04" West 785.20 feet;

thence, South 00°14'56" East 206.66 feet;

thence, South 82°00'00" West 588.39 feet;

thence, South 08°00'00" East 469.68 feet;

thence, South 82°00'00" West 1155.74 feet;

thence, Westerly along the arc of a tangent curve to the right, concave to the North, having a radius of 2000.00 feet and being subtended by a chord bearing South 85°50'28" West 267.96 feet;

thence, South 89°40'56" West 172.61 feet to the point of beginning;

containing 103.019 acres, more or less.

BK3732 PG490



May 17, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 5**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears the following two (2) courses from the Southwesterly corner of said Section 29; (1) along the Westerly line of said Section 29 North 00°18'42" West 1532.94 feet and (2) North 89°41'18" East 2105.80 feet;

thence, North 89°45'04" East 785.20 feet;

thence, South 00°14'56" East 675.88 feet;

thence, South 89°45'04" West 546.77 feet;

thence, Westerly along the arc of a tangent curve to the left, concave to the South, having a radius of 3000.00 feet and being subtended by a chord bearing South 87°28'19" West 238.63 feet;

thence, North 00°14'56" West 685.37 feet;

containing 12.201 acres, more or less.

BK 3782 PG 491



May 16, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 6**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears South  $41^{\circ}07'15''$  East 2590.22 feet from the Northwest corner of said Section 29;

thence, Northeasterly along the arc of a non-tangent curve to the left, concave to the Southeast, having a radius of 552.00 feet and being subtended by a chord bearing North  $51^{\circ}34'57''$  East 165.71 feet;

thence, North  $42^{\circ}56'59''$  East 19.48 feet;

thence, South  $39^{\circ}36'44''$  East 488.78 feet;

thence, South  $35^{\circ}17'52''$  East 195.00 feet;

thence, South  $54^{\circ}42'08''$  West 162.08 feet;

thence, Southwesterly along the arc of a tangent curve to the left, concave to the Southeast, having a radius of 225.00 feet and being subtended by a chord bearing South  $37^{\circ}03'56''$  West 136.34 feet;

thence, Southwesterly along the arc of a reverse curve to the right, concave to the Northwest, having a radius of 20.00 feet and being subtended by a chord bearing South  $58^{\circ}15'55''$  West 25.08 feet;

thence, Westerly along the arc of a reverse curve to the left, concave to the South, having a radius of 477.00 feet and being subtended by a chord bearing South  $88^{\circ}07'49''$  West 148.77 feet;

thence, North  $15^{\circ}58'39''$  West 664.64 feet to the point of beginning;

containing 5.056 acres, more or less.

BK 3732 PG 492



May 17, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 7**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears North 48°14'28" East 2120.35 feet from the Southeasterly corner of said Section 29;

- thence, North 25°42'38" East 160.89 feet;
- thence, North 64°17'22" West 124.79 feet;
- thence, North 22°58'04" East 393.75 feet;
- thence, North 16°28'03" East 500.92 feet;
- thence, North 46°02'05" East 233.54 feet;
- thence, South 45°28'29" East 112.25 feet;
- thence, North 44°31'31" East 113.29 feet;
- thence, South 45°28'29" East 168.48 feet;
- thence, South 23°18'57" East 215.93 feet;
- thence, South 48°56'53" East 239.40 feet;
- thence, South 76°08'05" East 473.05 feet;
- thence, South 44°12'23" East 115.98 feet;
- thence, South 17°45'08" West 500.89 feet;
- thence, South 67°37'21" West 108.62 feet;
- thence, South 89°18'02" West 107.39 feet;
- thence, North 68°59'03" West 429.21 feet;

BK 3732 Pg 493

thence, North 85°28'29" West 232.11 feet;  
thence, North 67°33'35" West 215.53 feet;  
thence, South 21°21'33" West 115.14 feet;  
thence, North 71°49'57" West 122.12 feet;  
thence, South 25°42'38" West 230.45 feet;  
thence, North 84°02'31" West 57.38 feet to the point of beginning;  
containing 23.939 acres, more or less.

05 10 1994

BK3792 Pg494



May 17, 1989  
88-0237

MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 9**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel B, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 21 and 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the intersection of the Northerly line of said Parcel B and the Westerly line of Foothills Boulevard as shown on said Parcel Map;

thence, along said Westerly line the following two (2) courses:

(1) South 00°26'42" East 899.10 feet; and

(2) Southerly along the arc of a tangent curve to the left, concave to the East, having a radius of 2065.17 feet and being subtended by a chord bearing South 01°27'51" East 73.47 feet to a point on the Northerly line of Misty Wood Drive, a public Street as shown on the plat of Pleasant Grove Unit No. 2, filed in Book P of Maps, Page 35 Placer County Records;

thence, along said Northerly line the following three (3) courses:

(1) Southwesterly along the arc of a reverse curve to the right, concave to the Northwest, having a radius of 25.00 feet and being subtended by a chord bearing South 43°32'09" West 35.98 feet;

(2) South 89°33'18" West 188.12 feet; and

(3) Westerly along the arc of a tangent curve to the right, concave to the Northeast, having a radius of 273.00 feet and being subtended by a chord bearing North 74°51'29" West 146.71 feet;

thence, Northwesterly along the arc of a compound curve to the right, concave to the Northeast, having a radius of 223.00 feet and being subtended by a chord bearing North 51°13'56" West 62.37 feet;

thence, North 51°56'00" East 130.09 feet;

thence, North 27°15'05" West 230.52 feet;

thence, North 36°28'10" West 204.83 feet;

BK3792 PG495

thence, North 48°12'35" West 250.73 feet;  
thence, North 71°32'18" West 180.07 feet;  
thence, South 75°04'19" West 40.44 feet;  
thence, North 01°15'38" West 120.84 feet;  
thence, North 88°44'22" East 120.00 feet;  
thence, North 01°15'38" West 158.50 feet;  
thence, North 88°44'22" East 120.00 feet;  
thence, North 01°15'38" West 173.00 feet to a point on the Northerly line of  
said Parcel B;  
thence, along said Northerly line the following three (3) courses:  
(1) South 65°49'39" East 300.60 feet;  
(2) South 01°15'38" East 84.34 feet; and  
(3) North 88°44'22" East 410.00 feet to the point of beginning;  
containing 13.805 acres, more or less.

BK3732 Pg498

May 17, 1989  
88-0237



**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 11**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel B, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the most Easterly corner of Lot 78 as said lot is shown and so designated on the plat of Pleasant Grove Unit No. 1 filed in Book P of Maps, Page 21, Placer County Records; thence, from said point of beginning along the Westerly line of Foothills Boulevard, a public street as shown on said Parcel Map the following two (2) courses:

(1) Southerly along the arc of a non-tangent curve to the right, concave to the West, having a radius of 1935.17 feet and being subtended by a chord bearing South 02°48'09" East 158.00 feet; and

(2) South 00°27'45" East 636.36 feet;

thence, South 89°32'15" West 35.00 feet;

thence, Westerly along the arc of a tangent curve to the left, concave to the South, having a radius of 1992.00 feet and being subtended by a chord bearing South 80°16'08" West 641.69 feet;

thence, North 19°00'00" West 108.00 feet;

thence, Northwesterly along the arc of a tangent curve to the left, concave to the Southwest, having a radius of 200.00 feet and being subtended by a chord bearing North 36°26'39" West 119.91 feet to a point on the Southeasterly boundary line of said Pleasant Grove Unit No. 1;

thence, along said Southeasterly boundary line the following five (5) courses:

(1) North 36°06'42" East 141.25 feet;

(2) North 13°00'00" East 579.00 feet;

(3) South 74°45'23" East 217.40 feet;

(4) East a distance of 179.00 feet and

(5) North 62°20'14" East 179.22 feet to the point of beginning;

containing 11.624 acres, more or less.

BK 3732 PG 497



July 19, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 14**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Portions of Parcels B & C, as said parcels are shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 28 & 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the Southwesterly boundary line of Pleasant Grove Unit No. 1, which bears South  $36^{\circ}06'42''$  West 27.00 feet from the most Southerly corner of Lot 1 as shown on the plat of Pleasant Grove Unit No. 1, filed in Book P of Maps, Page 21, Placer County Records;

thence, Southeasterly along the arc of a non-tangent curve to the right, concave to the Southwest, having a radius of 200.00 feet and being subtended by a chord bearing South  $36^{\circ}26'39''$  East 119.91 feet;

thence, South  $19^{\circ}00'00''$  East 108.00 feet;

thence, Southwesterly along the arc of a non-tangent curve to the left, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing South  $57^{\circ}35'46''$  West 923.55 feet;

thence, North  $45^{\circ}48'29''$  West 80.00 feet;

thence, North  $45^{\circ}02'37''$  West 159.30 feet;

thence, North  $29^{\circ}02'39''$  West 182.33 feet;

thence, North  $49^{\circ}03'37''$  West 100.59 feet;

thence, North  $30^{\circ}03'27''$  West 99.45 feet;

thence, South  $68^{\circ}56'19''$  West 125.06 feet;

thence, North  $14^{\circ}15'18''$  West 186.00 feet;

thence, Northwesterly along the arc of a tangent curve to the left, concave to the Southwest, having a radius of 302.00 feet and being subtended by a chord bearing North  $30^{\circ}44'18''$  West 171.38 feet;

thence, North  $42^{\circ}46'42''$  East 112.88 feet;

thence, North 41<sup>0</sup>40'51" West 111.33 feet;

thence, North 79<sup>0</sup>23'52" West 418.46 feet;

thence, North 59<sup>0</sup>29'52" West 80.18 feet;

thence, North 32<sup>0</sup>36'45" West 106.51 feet;

thence, North 16<sup>0</sup>00'00" East 324.94 feet;

thence, North 74<sup>0</sup>00'00" West 125.01 feet;

thence, North 16<sup>0</sup>00'00" East 24.42 feet;

thence, Northerly along the arc of a tangent curve to the left, concave to the West, having a radius of 227.00 feet and being subtended by a chord bearing North 09<sup>0</sup>38'49" East 50.24 feet;

thence, South 79<sup>0</sup>20'05" East 134.51 feet;

thence, South 89<sup>0</sup>46'15" East 113.67 feet;

thence, South 66<sup>0</sup>49'02" East 157.25 feet;

thence, South 04<sup>0</sup>14'30" East 141.44 feet;

thence, South 32<sup>0</sup>34'47" East 88.14 feet;

thence, South 73<sup>0</sup>19'17" East 135.58 feet;

thence, South 03<sup>0</sup>05'39" West 115.00 feet;

thence, North 87<sup>0</sup>59'46" East 77.03 feet;

thence, North 56<sup>0</sup>57'55" East 54.99 feet;

thence, Southeasterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 45.00 feet and being subtended by a chord bearing South 48<sup>0</sup>26'18" East 23.91 feet;

thence, South 45<sup>0</sup>41'45" West 126.19 feet;

thence, South 53<sup>0</sup>07'50" East 39.00 feet;

thence, North 87<sup>0</sup>09'39" East 92.56 feet;

thence, South 84<sup>0</sup>23'40" East 85.80 feet;

BK 3792 PG 490

thence, South 63°21'59" East 175.91 feet;

thence, South 36°23'03" East 171.40 feet;

thence, South 29°03'00" East 100.36 feet;

thence, South 61°05'15" East 93.01 feet;

thence, North 68°44'29" East 83.54 feet;

thence, South 72°34'12" East 157.89 feet;

thence, North 14°49'54" East 112.00 feet to a point on the Southwesterly line of Misty Wood Drive, a public street as shown on said plat of Pleasant Grove Unit No. 1;

thence, along said Southwesterly line the following three (3) courses:

(1) Easterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 827.00 feet and being subtended by a chord bearing South 79°45'03" East 132.14 feet;

(2) South 84°20'00" East 150.45 feet; and

(3) Southeasterly along the arc of a tangent curve to the right, concave to the Southwest, having a radius of 173.00 feet and being subtended by a chord bearing South 69°06'39" East 90.85 feet;

thence, along said Southeasterly boundary line of Pleasant Grove Unit No. 1 North 36°06'42" East 27.00 feet to the point of beginning;

Containing 20.807 acres, more or less.

BK3732 PG500



May 17, 1989  
88-0237

MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 15**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel B, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the Westerly line of Foothills Boulevard, which bears the following two (2) courses from the Southwesterly corner of Parcel C.

(1) Along the Southerly line of said Parcel C South 89°27'10" West 120.00 feet; and

(2) Along said Westerly line North 00°27'45" West 1309.36 feet;

thence, North 31°15'33" West 172.01 feet;

thence, North 67°31'17" West 58.34 feet;

thence, South 47°03'22" West 130.16 feet;

thence, South 71°57'28" West 56.25 feet;

thence, North 61°35'19" West 134.14 feet;

thence, North 81°26'21" West 81.63 feet;

thence, North 51°27'02" West 71.16 feet;

thence, North 40°25'48" West 56.38 feet;

thence, North 30°05'33" West 55.38 feet;

thence, North 36°41'52" West 98.52 feet;

thence, North 19°07'17" West 158.26 feet;

thence, North 32°32'03" West 68.23 feet;

thence, North 08°40'29" West 78.74 feet;

BK3732 PG501

thence, North 01°46'22" East 91.58 feet;

thence, North 22°29'06" West 55.44 feet;

thence, Easterly along the arc of a non-tangent curve to the right, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing North 78°31'34" East 760.95 feet;

thence, North 89°32'15" East 35.00 feet to a point on said Westerly line of Foothills Boulevard;

thence, along said Westerly line South 00°27'45" East 932.74 feet to the point of beginning;

containing 12.306 acres, more or less.

BK 3732 PG 502



May 17, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 17**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears North 28°41'55" East 1777.88 feet from the Southwesterly corner of said Section 28;

thence, Northeasterly along the arc of a non-tangent curve to the right, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing North 49°55'06" East 670.24 feet;

thence, South 30°23'47" East 50.40 feet;

thence, South 48°10'12" East 91.71 feet;

thence, South 39°29'20" East 128.71 feet;

thence, South 37°39'55" East 70.14 feet;

thence, South 16°36'58" East 55.16 feet;

thence, South 33°26'30" East 274.34 feet;

thence, South 42°45'03" East 136.80 feet;

thence, South 57°06'52" East 101.46 feet;

thence, North 84°19'01" West 362.38 feet;

thence, South 81°18'48" West 118.17 feet;

thence, South 65°06'57" West 136.34 feet;

thence, South 24°45'59" East 140.00 feet;

thence, South 65°14'01" West 50.77 feet;

BK3732 PG508

thence, Northwesterly along the arc of a tangent curve to the right, concave to the Northeast, having a radius of 200.00 feet and being subtended by a chord bearing North  $65^{\circ}23'48''$  West 303.57 feet;

thence, North  $16^{\circ}01'37''$  West 175.84 feet;

thence, Northwesterly along the arc of a tangent curve to the left, concave to the Southwest, having a radius of 200.00 feet and being subtended by a chord bearing North  $32^{\circ}53'49''$  West 116.08 feet;

thence, North  $49^{\circ}46'00''$  West 161.74 feet to the point of beginning;

containing 11.101 acres, more or less.

BK 3732 PG 504



May 25, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 23**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the intersection of the South line of said Section 28 and the Westerly line of Foothills Boulevard as shown on said Parcel Map;

thence, along said South line of Section 28 South 89°27'10" West 2185.02 feet;

thence, North 06°13'49" West 238.25 feet;

thence, North 56°13'24" East 220.15 feet;

thence, North 11°04'34" West 243.52 feet;

thence, North 88°19'08" West 119.65 feet;

thence, North 21°21'18" West 244.69 feet;

thence, Northeasterly along the arc of a non-tangent curve to the left, concave to the Northwest, having a radius of 1860.00 feet and being subtended by a chord bearing North 46°53'32" East 819.26 feet;

thence, Northeasterly along the arc of a reverse curve to the right, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing North 37°12'06" East 210.71 feet;

thence, South 49°46'00" East 161.74 feet;

thence, Southeasterly along the arc of a tangent curve to the right, concave to the Southwest, having a radius of 200.00 feet and being subtended by a chord bearing South 32°53'49" East 116.08 feet;

thence, South 16°01'37" East 175.84 feet;

BK 3732 PG 505

thence, Southeasterly along the arc of a tangent curve to the left, concave to the Northeast, having a radius of 200.00 feet and being subtended by a chord bearing South 65°23'48" East 303.57 feet;

thence, North 65°14'01" East 50.77 feet;

thence, North 24°45'49" West 140.00 feet;

thence, North 65°06'57" East 136.34 feet;

thence, North 81°18'48" East 118.17 feet;

thence, South 84°19'01" East 362.38 feet;

thence, South 69°36'21" East 122.42 feet;

thence, North 56°31'20" East 34.23 feet;

thence, North 31°27'18" East 34.10 feet;

thence, North 75°09'27" East 57.28 feet;

thence, South 72°19'29" East 38.68 feet;

thence, South 48°15'33" East 34.15 feet;

thence, South 69°54'11" East 103.14 feet;

thence, North 79°38'51" East 74.06 feet to a point on the Westerly line of said Foothills Boulevard;

thence, along said Westerly line South 00°27'45" East 1190.25 feet to the point of beginning;

containing 60.305 acres, more or less.

BK3792 PG508



May 17, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 24**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears South 41°07'15" East 2590.22 feet from the Northwest corner of said Section 29;

thence, South 15°58'39" East 664.64 feet;

thence, Westerly along the arc of a non-tangent curve to the left, concave to the Southeast, having a radius of 477.00 feet and being subtended by a chord bearing South 71°00'36" West 135.23 feet;

thence, Westerly along the arc of a reverse curve to the right, concave to the North, having a radius of 673.00 feet and being subtended by a chord bearing South 80°46'29" West 414.01 feet;

thence, North 81°18'41" West 263.09 feet;

thence, North 04°20'28" East 290.77 feet;

thence, North 46°44'19" East 155.72 feet;

thence, North 02°01'08" East 269.71 feet;

thence, South 77°38'30" East 78.19 feet;

thence, Easterly along the arc of a tangent curve to the left, concave to the North, having a radius of 552.00 feet and being subtended by a chord bearing North 81°17'12" East 396.93 feet to the point of beginning;

containing 10.005 acres, more or less.

BK3732 PG507



May 17, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 25**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 28 and 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the Southeasterly corner of said Section 29;

thence, South  $89^{\circ}21'59''$  West 135.14 feet;

thence, North  $19^{\circ}26'17''$  West 672.31 feet;

thence, Northeasterly along the arc of a non-tangent curve to the left, concave to the Northwest, having a radius of 1860.00 feet and being subtended by a chord bearing North  $67^{\circ}44'53''$  East 526.28 feet;

thence, South  $21^{\circ}21'18''$  East 244.69 feet;

thence, South  $88^{\circ}19'08''$  East 119.65 feet;

thence, South  $11^{\circ}04'34''$  East 243.52 feet;

thence, South  $56^{\circ}13'24''$  West 220.15 feet;

thence, South  $06^{\circ}13'49''$  East 238.25 feet to a point on the Southerly line of said Section 29;

thence, along said Southerly line South  $89^{\circ}27'10''$  West 226.58 feet to the point of beginning;

containing 8.861 acres, more or less.

BK 3792 PG 508



May 17, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 26**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the South line of said Section 29 which bears South 89°21'59" West 135.14 feet from the Southeasterly corner of said Section 29;

thence, along said South line South 89°21'59" West 2274.88 feet;

thence, Northerly along the arc of a non-tangent curve to the left, concave to the West, having a radius of 4000.00 feet and being subtended by a chord bearing North 01°33'54" East 253.20 feet;

thence, North 00°14'56" West 586.94 feet;

thence, North 89°45'04" East 249.27 feet;

thence, Easterly along the arc of a tangent curve to the right, concave to the South, having a radius of 2000.00 feet and being subtended by a chord bearing South 80°00'28" East 711.17 feet;

thence, Easterly along the arc of a reverse curve to the left, concave to the North, having a radius of 1860.00 feet and being subtended by a chord bearing South 88°56'34" East 1098.55 feet;

thence, South 19°26'17" East 672.31 feet to the point of beginning;

containing 34.707 acres, more or less.

BK3732 PG509



July 18, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-5600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 38 & 38A**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

**PARCEL 38**

Portions of Parcels B & C, as said parcels are shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 21, 28, and 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the Northwesterly corner of said Section 28;

thence, along the Northerly line of said Parcel B the following five (5) courses:

- (1) North 88°44'22" East 596.15 feet;
- (2) North 36°33'27" East 317.26 feet;
- (3) North 79°01'45" East 370.00 feet;
- (4) South 86°59'18" East 129.81 feet;
- (5) South 65°49'39" East 209.40 feet;

thence, South 01°15'38" East 173.00 feet;

thence, South 88°44'22" West 120.00 feet;

thence, South 01°15'38" East 158.50 feet;

thence, South 88°44'22" West 120.00 feet;

thence, South 01°15'38" East 120.84 feet;

thence, South 75°04'19" West 104.85 feet;

thence, South 57°10'10" West 99.26 feet;

thence, South 47°38'58" West 174.63 feet;

thence, South 61°14'40" West 202.77 feet;

BK 3732 PG 510

thence, South 89°33'18" West 292.38 feet;  
thence, South 66°02'56" West 169.39 feet;  
thence, South 34°15'51" West 204.46 feet;  
thence, South 00°26'42" East 511.56 feet;  
thence, South 16°15'47" East 320.35 feet;  
thence, South 25°51'28" East 202.83 feet;  
thence, South 08°13'36" East 159.69 feet;  
thence, South 43°40'00" West 89.26 feet;  
thence, South 03°24'49" East 29.37 feet;  
thence, South 42°06'16" West 110.04 feet;  
thence, South 43°40'00" West 90.00 feet;  
thence, North 66°49'02" West 157.25 feet;  
thence, North 89°46'15" West 113.67 feet;  
thence, North 12°17'21" West 372.22 feet;  
thence, North 38°43'32" West 187.42 feet;  
thence, North 75°32'04" West 569.44 feet;  
thence, South 57°51'28" West 183.88 feet;  
thence, South 14°56'14" East 94.35 feet;  
thence, South 21°53'28" East 165.92 feet;  
thence, South 09°42'01" West 563.23 feet;  
thence, South 75°25'55" East 150.00 feet;  
thence, South 14°34'05" West 152.52 feet;

thence, Southwesterly along the arc of a tangent curve to the right, concave to the Northwest, having a radius of 273.00 feet and being subtended by a chord bearing South 29°32'48" West 141.12 feet;

BK 3732 PG 511

thence, South 44<sup>0</sup>31'31" West 140.84 feet;  
thence, North 45<sup>0</sup>28'29" West 112.25 feet;  
thence, South 46<sup>0</sup>02'05" West 233.54 feet;  
thence, South 16<sup>0</sup>28'03" West 500.92 feet;  
thence, South 22<sup>0</sup>58'04" West 393.75 feet;  
thence, South 64<sup>0</sup>17'22" East 124.79 feet;  
thence, South 25<sup>0</sup>42'38" West 160.89 feet;  
thence, North 61<sup>0</sup>09'45" West 322.98 feet;  
thence, North 00<sup>0</sup>14'56" West 599.07 feet;  
thence, North 32<sup>0</sup>23'00" East 280.00 feet;  
thence, North 22<sup>0</sup>05'43" East 370.08 feet;  
thence, North 03<sup>0</sup>28'08" East 115.00 feet;  
thence, North 77<sup>0</sup>04'46" West 154.84 feet;  
thence, North 03<sup>0</sup>25'47" West 152.12 feet;  
thence, North 59<sup>0</sup>05'04" West 176.60 feet;  
thence, South 87<sup>0</sup>35'38" West 393.24 feet;  
thence, North 44<sup>0</sup>38'06" West 140.12 feet;  
thence, North 82<sup>0</sup>41'03" West 90.14 feet;  
thence, North 79<sup>0</sup>50'51" West 138.85 feet;  
thence, South 56<sup>0</sup>17'37" West 176.52 feet;

thence, Northwesterly along the arc of a non-tangent curve to the left, concave to the Southwest, having a radius of 2000.00 feet and being subtended by a chord bearing North 39<sup>0</sup>30'15" West 404.07 feet;

thence, Northwesterly along the arc of a reverse curve to the right, concave to the Northeast, having a radius of 2000.00 feet and being subtended by a chord bearing North 39<sup>0</sup>26'10" West 408.81 feet;

BK3732 PG512

thence, North 56<sup>0</sup>02'05" East 704.86 feet;

thence, North 16<sup>0</sup>59'00" West 445.60 feet;

thence, North 32<sup>0</sup>31'46" East 712.83 feet;

thence, South 83<sup>0</sup>40'37" East 141.06 feet;

thence, North 89<sup>0</sup>46'25" East 198.69 feet; to an angle point in the Northerly line of said Parcel B;

thence, along the Northerly line of said parcels B and C the following two (2) courses:

(1) North 89<sup>0</sup>46'25" East 2045.25 feet;

(2) North 00<sup>0</sup>28'15" West 125.34 feet to the point of beginning

Containing 163.002 acres, more or less.

**PARCEL 38A**

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 28 and 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears South 17<sup>0</sup>59'07" West 2734.11 feet from the Northeasterly corner of said Section 29;

thence, South 57<sup>0</sup>32'27" East 184.61 feet;

thence, South 75<sup>0</sup>19'45" East 149.22 feet;

thence, South 60<sup>0</sup>01'54" East 133.90 feet;

thence, South 78<sup>0</sup>09'24" East 99.38 feet;

thence, South 68<sup>0</sup>07'47" East 257.44 feet;

thence, South 75<sup>0</sup>32'28" East 114.47 feet;

thence, South 87<sup>0</sup>46'01" East 160.37 feet;

thence, South 57<sup>0</sup>07'08" East 55.60 feet;

thence, South 31<sup>0</sup>05'04" East 64.64 feet;

BK 37 32 PG 5 1 8

thence, South 15<sup>0</sup>26'21" East 247.24 feet;  
thence, South 31<sup>0</sup>54'25" East 146.48 feet;  
thence, South 42<sup>0</sup>57'25" East 192.33 feet;  
thence, South 16<sup>0</sup>27'02" East 182.11 feet;  
thence, South 54<sup>0</sup>53'40" East 245.00 feet;  
thence, Southwesterly along the arc of a non-tangent curve to the left, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing South 34<sup>0</sup>38'15" West 32.53 feet;  
thence, Southwesterly along the arc of a reverse curve to the right, concave to the Northwest, having a radius of 1860.00 feet and being subtended by a chord bearing South 57<sup>0</sup>05'00" West 1448.35 feet;  
thence, North 05<sup>0</sup>11'28" West 584.94 feet;  
thence, North 86<sup>0</sup>37'54" West 471.84 feet;  
thence, North 79<sup>0</sup>49'06" West 238.87 feet;  
thence, North 57<sup>0</sup>21'41" West 144.93 feet;  
thence, North 65<sup>0</sup>15'54" West 169.58 feet;  
thence, North 25<sup>0</sup>42'38" East 230.45 feet;  
thence, South 71<sup>0</sup>49'57" East 122.12 feet;  
thence, North 21<sup>0</sup>21'33" East 115.14 feet;  
thence, South 67<sup>0</sup>33'35" East 215.53 feet;  
thence, South 85<sup>0</sup>28'29" East 232.11 feet;  
thence, South 68<sup>0</sup>59'03" East 429.21 feet;  
thence, North 89<sup>0</sup>18'02" East 107.39 feet;  
thence, North 67<sup>0</sup>37'21" East 108.62 feet;  
thence, North 17<sup>0</sup>45'08" East 500.89 feet;  
thence, North 44<sup>0</sup>12'33" West 115.98 feet;

BR3732 PGS 14

thence, North 76°08'05" West 473.05 feet;

thence, North 48°56'53" West 239.40 feet;

thence, North 23°18'57" West 215.93 feet;

thence, North 45°28'29" West 114.48 feet;

thence, North 44°31'31" East 27.56 feet;

thence, Northeasterly along the arc of a tangent curve to the left, concave to the Northwest, having a radius of 327.00 feet and being subtended by a chord bearing North 36°07'54" East 95.46 feet to the point of beginning;

Containing 40.657 acres, more or less.

BK3732 PG515



June 6, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
SAMMIS PROPERTY  
LOT 74**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the Southerly line of said Section 29 which bears North  $89^{\circ}21'59''$  East 1317.85 feet from the Southwesterly corner of said Section 29;

thence, North  $00^{\circ}14'56''$  West 738.70 feet;

thence, North  $82^{\circ}00'00''$  East 625.84 feet;

thence, Easterly along the arc of a tangent curve to the right, concave to the South, having a radius of 3000.00 feet and being subtended by a chord bearing North  $85^{\circ}52'32''$  East 405.54 feet;

thence, Southerly along the arc of a tangent curve to the right, concave to the West, having a radius of 4000.00 feet and being subtended by a chord bearing South  $01^{\circ}33'54''$  West 253.20 feet to a point on the Southerly line of said Section 29;

thence, along said Southerly line South  $89^{\circ}21'59''$  West 1563.52 feet to the point of beginning.

containing 29.402 acres, more or less.

BM 3732 PG 518



July 26, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
SAMMIS PROPERTY  
LOT 75**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at the Southwesterly corner of said Section 29;

thence, along the Westerly line of said Section 29 North  $00^{\circ}18'42''$  West 609.49 feet;

thence, North  $89^{\circ}40'56''$  East 172.61 feet;

thence, Easterly along the arc of a tangent curve to the left, concave to the North, having a radius of 2000.00 feet and being subtended by a chord bearing North  $85^{\circ}50'28''$  East 267.96 feet;

thence, North  $82^{\circ}00'00''$  East 886.64 feet;

thence, South  $00^{\circ}14'56''$  East 738.70 feet to a point on the Southerly line of said Section 29;

thence, along said Southerly line South  $89^{\circ}21'59''$  West 1317.85 feet to the point of beginning;

containing 19.927 acres, more or less.

BK3792 PG517



May 17, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 76**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Section 31, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the Southerly line of said Section 31 which bears South 89°19'28" West 1116.03 feet from the Southeasterly corner of said Section 31;

thence, along said Southerly line South 89°19'28" West 1095.00 feet;

thence, North 00°27'50" West 5287.37 feet to a point on the Northerly line of said Section 31;

thence, along said Northerly line North 89°12'43" East 1095.01 feet;

thence, South 00°27'50" East 5287.37 feet to the point of beginning;

containing 132.885 acres, more or less.

BK3792 PG519



April 11, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 79**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Portions of Parcels B & C, as said parcels are shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point on the Westerly line of Foothills Boulevard which bears the following two (2) courses from the Southeasterly corner of said Parcel C:  
(1) along the Southerly line of said Parcel C South 89°27'10" West 120.00 feet  
and (2) along the Westerly line of said Foothills Boulevard North 00°27'45" West 1309.36 feet;

- thence, South 00°27'45" East 119.11 feet;
- thence, South 79°38'51" West 74.06 feet;
- thence, North 69°54'11" West 103.14 feet;
- thence, North 48°15'33" West 34.15 feet;
- thence, North 72°19'29" West 38.68 feet;
- thence, South 75°09'27" West 57.28 feet;
- thence, South 31°27'18" West 34.10 feet;
- thence, South 56°31'20" West 34.23 feet;
- thence, North 69°36'21" West 122.42 feet;
- thence, North 57°06'52" West 101.46 feet;
- thence, North 42°45'03" West 136.80 feet;
- thence, North 33°26'30" West 274.34 feet;
- thence, North 16°36'58" West 55.16 feet;
- thence, North 37°39'55" West 70.14 feet;

BM 3732 PG 519

thence, North 39°29'20" West 128.71 feet;  
thence, North 27°39'54" West 50.08 feet;  
thence, North 48°10'12" West 91.71 feet;  
thence, North 30°23'47" West 50.40 feet;  
thence, Northeasterly along the arc of a non-tangent curve to the right,  
concave to the Southeast, having a radius of 1992.00 feet and being subtended  
by a chord bearing North 63°33'33" East 274.83 feet;  
thence, South 22°29'06" East 55.44 feet;  
thence, South 01°46'22" West 91.58 feet;  
thence, South 08°40'29" East 78.74 feet;  
thence, South 32°32'03" East 68.23 feet;  
thence, South 19°07'17" East 158.26 feet;  
thence, South 36°41'52" East 98.52 feet;  
thence, South 30°05'33" East 55.38 feet;  
thence, South 40°25'48" East 56.38 feet;  
thence, South 51°27'02" East 71.16 feet;  
thence, South 81°26'21" East 81.63 feet;  
thence, South 61°35'19" East 134.14 feet;  
thence, North 71°57'28" East 56.25 feet;  
thence, North 47°03'22" East 130.16 feet;  
thence, South 67°31'17" East 58.34 feet;  
thence, South 31°15'33" East 172.01 feet to the point of beginning;  
containing 5.228 acres, more or less.

BK3782 PG520

EXHIBIT "91"



May 16, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 91**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears the following two (2) courses from the Southwesterly corner of said Section 29; (1) along the West line of said Section 29 North 00°18'42" West 1247.56 feet and (2) North 89°41'18" East 1522.47 feet;

thence, North 82°00'00" East 588.39 feet;

thence, South 00°14'56" East 478.71 feet;

thence, Westerly along the arc of a non-tangent curve to the left, concave to the South, having a radius of 3000.00 feet and being subtended by a chord bearing South 83°35'47" West 167.14 feet;

thence, South 82°00'00" West 356.75 feet;

thence, North 08°00'00" West 469.68 feet to the point of beginning;

containing 6.006 acres, more or less.

BK 3732 PG 521



May 17, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 95**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being portions of Sections 28 and 29, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears North 27°42'16" East 1602.08 feet from the Southwesterly corner of said Section 28;

thence, North 54°53'40" West 245.00 feet;

thence, North 16°27'02" West 182.11 feet;

thence, North 42°57'25" West 192.33 feet;

thence, North 31°54'25" West 146.48 feet;

thence, North 15°56'21" West 247.24 feet;

thence, North 31°05'04" West 64.64 feet;

thence, North 57°07'08" West 55.60 feet;

thence, North 87°46'01" West 160.37 feet;

thence, North 75°32'28" West 114.47 feet;

thence, North 68°07'47" West 257.44 feet;

thence, North 78°09'24" West 99.38 feet;

thence, North 60°01'54" West 133.90 feet;

thence, North 75°19'45" West 149.22 feet;

thence, North 57°32'27" West 184.61 feet;

thence, Southwesterly along the arc of a non-tangent curve to the right, concave to the Northwest, having a radius of 327.00 feet and being subtended by a chord bearing South 36°07'54" West 95.46 feet;

BK 3732 PG 522

thence, South 44<sup>0</sup>31'31" West 27.56 feet;  
thence, North 45<sup>0</sup>28'29" West 54.00 feet;  
thence, North 44<sup>0</sup>31'31" East 27.56 feet;  
thence, Northeasterly along the arc of a tangent curve to the left, concave to the Northwest, having a radius of 273.00 feet and being subtended by a chord bearing North 29<sup>0</sup>32'48" East 141.12 feet;  
thence, North 14<sup>0</sup>34'05" East 152.52 feet;  
thence, North 75<sup>0</sup>25'55" West 150.00 feet;  
thence, North 09<sup>0</sup>42'01" East 563.23 feet;  
thence, North 21<sup>0</sup>53'28" West 165.92 feet;  
thence, North 14<sup>0</sup>56'14" West 94.35 feet;  
thence, North 57<sup>0</sup>51'28" East 183.88 feet;  
thence, South 75<sup>0</sup>32'04" East 569.44 feet;  
thence, South 38<sup>0</sup>43'32" East 187.42 feet;  
thence, South 12<sup>0</sup>17'21" East 372.22 feet;  
thence, North 79<sup>0</sup>20'05" West 134.51 feet;  
thence, Southerly along the arc of a non-tangent curve to the right, concave to the West, having a radius of 227.00 feet and being subtended by a chord bearing South 09<sup>0</sup>38'49" West 50.24 feet;  
thence, South 16<sup>0</sup>00'00" West 24.42 feet;  
thence, South 74<sup>0</sup>00'00" East 125.01 feet;  
thence, South 16<sup>0</sup>00'00" West 324.94 feet;  
thence, South 32<sup>0</sup>36'45" East 106.51 feet;  
thence, South 59<sup>0</sup>29'52" East 80.18 feet;  
thence, South 79<sup>0</sup>23'52" East 418.46 feet;  
thence, South 41<sup>0</sup>40'51" East 111.33 feet;  
thence, South 42<sup>0</sup>46'42" West 112.88 feet;

OK 3732 PGS 28

thence, Southeasterly along the arc of a non-tangent curve to the right, concave to the Southwest, having a radius of 302.00 feet and being subtended by a chord bearing South 30°44'18" East 171.38 feet;

thence, South 14°15'18" East 186.00 feet;

thence, North 68°56'19" East 125.06 feet;

thence, South 30°03'27" East 99.45 feet;

thence, South 49°03'37" East 100.59 feet;

thence, South 29°02'39" East 182.33 feet;

thence, South 45°02'37" East 159.30 feet;

thence, South 45°48'29" East 80.00 feet;

thence, Southwesterly along the arc of a non-tangent curve to the left, concave to the Southeast, having a radius of 1992.00 feet and being subtended by a chord bearing South 39°38'56" West 315.58 feet to the point of beginning;

containing 32.139 acres, more or less.

BK 3732 P6524



May 16, 1989  
88-0237

**MORTON & PITALO, INC.**  
Civil Engineering Planning . Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

DESCRIPTION

**NORTHWEST ROSEVILLE SPECIFIC PLAN  
PARCEL 96**

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

All that portion of Parcel C, as said parcel is shown and so designated on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 12, Placer County Records, being a portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows:

BEGINNING at a point which bears North 71°19'03" East 2539.30 feet from the Southeasterly corner of said Section 29;

thence, North 00°14'56" West 1196.00 feet;

thence, Northerly along the arc of a non-tangent curve to the left, concave to the Southwest, having a radius of 2000.00 feet and being subtended by a chord bearing North 16°58'40" West 1151.37 feet;

thence, North 56°17'37" East 176.52 feet;

thence, North 79°50'51" East 138.85 feet;

thence, South 82°41'03" East 90.14 feet;

thence, South 44°38'06" East 140.12 feet;

thence, North 87°35'38" East 393.24 feet;

thence, South 59°05'04" East 176.60 feet;

thence, South 03°25'47" East 152.12 feet;

thence, South 77°04'46" East 154.84 feet;

thence, South 03°28'08" West 115.00 feet;

thence, South 22°05'43" West 370.08 feet;

thence, South 32°23'00" West 280.00 feet;

thence, South 00°14'56" East 599.07 feet;

thence, South 61°09'45" East 322.98 feet;

BK 3732 PG 525

thence, South 84<sup>00</sup>'31" East 57.38 feet;

thence, South 65<sup>00</sup>'15'54" East 169.58 feet;

thence, South 57<sup>00</sup>'21'41" East 144.93 feet;

thence, South 79<sup>00</sup>'49'06" East 238.87 feet;

thence, South 86<sup>00</sup>'37'54" East 471.84 feet;

thence, South 05<sup>00</sup>'11'28" East 584.94 feet;

thence, Westerly along the arc of a non-tangent curve to the right, concave to the North, having a radius of 1860.00 feet and being subtended by a chord bearing North 84<sup>00</sup>'53'05" West 970.22 feet;

thence, Westerly along the arc of a reverse curve to the left, concave to the South, having a radius of 2000.00 feet and being subtended by a chord bearing North 80<sup>00</sup>'00'28" West 711.17 feet;

thence, South 89<sup>00</sup>'45'04" West 249.27 feet to the point of beginning;

containing 56.503 acres, more or less.

DN 37 32 PG 528

NWRSP Parcel 99  
Page 2

thence, South 89°41'18" West 232.00 feet to a point on said Westerly line of Section 29;

thence, along said Westerly line North 00°18'42" West 911.70 feet to the point of beginning;

containing 35.349 acres, more or less.

BK 3732 PG 527

56567

ORDINANCE NO. 2258

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
ADOPTING A DEVELOPMENT AGREEMENT WITH THE SAMMIS  
ROSEVILLE ASSOCIATES FOR A PORTION OF THE NORTHWEST  
ROSEVILLE SPECIFIC PLAN 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 Article 30 of Ordinance No. 802, 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 Development Agreement for a portion of the property within the Northwest Roseville Specific Plan Area.

SECTION 2. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Development Agreement for a portion of the property within the Northwest Roseville Specific Plan Area, known as the Sammis Roseville Associates property, and makes the following findings:

1. The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the City of Roseville General Plan and the Northwest Roseville Specific Plan;
2. The Development Agreement 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 Development Agreement is in conformity with public convenience, general welfare, and good land use practice;
4. The Development Agreement will not be detrimental to the health, safety and general welfare of residents in the City of Roseville;
5. The Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and
6. The development permitted by the Development Agreement will provide sufficient benefit to the City of Roseville to justify entering into the Development Agreement.

SECTION 3. The Development Agreement by and between Sammis Roseville Associates and the City of Roseville, relating to a portion of the Northwest Roseville Specific Plan Area 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 Development Agreement within 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 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 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.

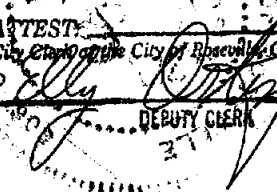
PASSED AND ADOPTED by the Council of the City of Roseville this 6th day of September, 1989, by the following vote on roll call:

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 instrument is a correct copy of the original on file in this office.  
ATTEST:  
City Clerk of the City of Roseville, California  
  
DEPUTY CLERK

BK3732 Pg481