

After Recording Return To:
City Clerk
CITY OF ROSEVILLE
316 Vernon Street
Roseville, CA 95678

31979
OFFICIAL RECORDS
REQUESTED BY
City of Roseville
AUG 23 1 33 PM '85
Southfork Partnership
1000

AMENDMENT OF DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF ROSEVILLE AND
SOUTHFORK PARTNERSHIP RELATIVE TO
THE DEVELOPMENT KNOWN AS JOHNSON RANCH

GAY TROMBLEY
PLACER CO RECORDER

31979

NO FEE REQUIRED

THAT CERTAIN DEVELOPMENT AGREEMENT entered into on
April 5, 1985, is hereby amended this 24th day of July,
1985, as follows:

Section 2.A is amended to read as follows:

Section 2. DEVELOPMENT OF THE PROPERTY.

A. The permitted uses of said property, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, and location of public improvements, and other terms and conditions of development applicable to said property shall be set forth in this Agreement, the Southeast Roseville Specific Plan and the Schematic Development Plan attached hereto as Exhibits B and C; provided, however, that the size, configuration, height and location of the buildings shown on the Schematic Development Plan and the size and shape of particular parcels of the subject property shown on the Schematic Development Plan are illustrative only and are, therefore, subject to change as provided in Section 1.F.

BK 2854 PG 458

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CITY OF ROSEVILLE
BY *[Signature]* 15 0000

City is bound with respect to the uses permitted under this Agreement only insofar as this Agreement so provides or as otherwise set forth in law or ordinance.

City agrees that land use is granted and grants herewith to the property subject to this Agreement as follows: 106.6 acres, more or less, of Business and Professional land uses, 1 acre of commercial land uses and 2,108 dwelling units for residential use, all as set forth on Exhibits B and C, attached hereto and incorporated herein by reference. The square footage of structures constructed on land allocated to Business and Professional Use shall not exceed 40% nor be less than 30% of the square footage of the parcel upon which the structure is constructed if such structure is a single story. The square footage of each floor of such structure shall not exceed 35% nor be less than 28% of the land area if such structure is two or more stories. For the purposes of the preceding calculations, a parcel shall not be deemed to include areas designated as Open Space/Floodway areas as set forth in the Southeast Roseville Specific Plan and Exhibit C hereto.

Exhibits B and C provide for residential development of a total of 1,468 additional units, beyond those allocated in the 1977 General Plan, at a density of 5-22 dwelling units per acre.

BK2854 PG487

Approved this 24th day of July, 1985, by the City Council of the City of Roseville.

CITY OF ROSEVILLE

By: Frederick L. Bennett 8/16/85
City Manager

SOUTHFORK PARTNERSHIP,
a General Partnership

by COKER-EWING COMPANY,
a General Partnership,
a General Partner

APPROVED AS TO FORM:

Michael J. ...
City Attorney

by COKER DEVELOPMENT, INC.,
a California Corporation,
a General Partner

By: Robert B. Coker
Robert B. Coker, Jr.
President

ATTEST:

Pauline S. ...
City Clerk

by EWING DEVELOPMENT, INC.,
a California Corporation,
a General Partner

By: Harry W. Ewing
Harry W. Ewing
President

by HOME CAPITAL CORPORATION
a California Corporation,
a General Partner

By: [Signature]
Title: VICE PRESIDENT

By: Margaret C. ...
Title: ASST. SECRETARY

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State of CALIFORNIA
County of PLACER } SS.

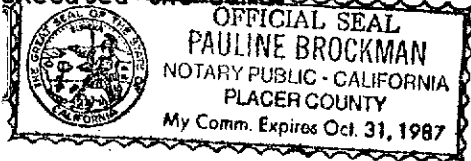
On this the 16th day of August 1985, before me,

PAULINE BROCKMAN

the undersigned Notary Public, personally appeared

Frederick R. J. Barnett

known to me to be Acting 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.

Pauline Brockman

Notary's Signature

0902 0000 0015 0012

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Revised

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING THE DEVELOPMENT AGREEMENT FOR JOHNSON RANCH AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 2.A of the Development Agreement by and between Southfork Partnership and the City of Roseville, relating to Johnson Ranch, adopted on March 6, 1985, by Ordinance no. 1847 is amended to read as shown on Exhibit A, attached hereto and by this reference incorporated herein, and the City Manager is authorized to execute the amendment on behalf of the City of Roseville.

SECTION 2. The Development Agreement as amended is consistent with the General Plan of the City of Roseville and with the Southeast Roseville Specific Plan.

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the amendment of the development agreement for Johnson Ranch and makes the following findings:

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

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SECTION 4. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 5. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it was adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 24th day of July, 1985, by the following vote on roll call:

AYES COUNCILMEMBERS: Richard Roccucci, June Wanish, John M. Byouk, Harry Crabb, Jr.

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Martha Riley

[Handwritten Signature]

Mayor

ATTEST:

[Handwritten Signature]

Deputy City Clerk

6031 '01
The foregoing instrument is correct and is
the original on file in this office.
ATTEST *[Handwritten Signature]*
City Clerk of the City of Reno, California

DEPUTY CLERK

BK 2 054 PG 4 65

CAT. NO. NN00636
TO 21954 CA (1-83)

TICOR TITLE INSURANCE

(Corporation as a Partner of a Partnership)

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.

On 7.3.85 before me, the undersigned, a Notary Public in and for said State, personally appeared Lesli J. Williamson personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Vice President, and Margaret C. Gilman

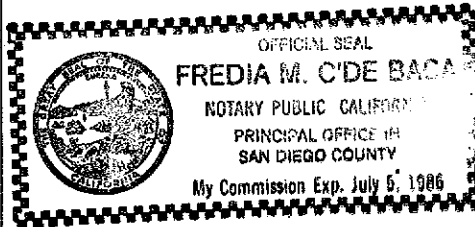
_____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Assistant Secretary of Home Capital Corporation

the corporation that executed the within instrument on behalf of Southfork Partnership

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

WITNESS my hand and official seal.

Signature Fredia M. C'De Baca



(This area for official notarial seal)

↑ STAPLE HERE ↓

BK 2854 PG 463