After Recording Return To: City Clerk CITY OF ROSEVILLE 316 Vernon Street Roseville, CA 95678 OFFICIAL RECORDS REQUESTED BY STOCKED BY STO

AMENDMENT OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SOUTHFORK PARTNERSHIP RELATIVE TO THE DEVELOPMENT KNOWN AS CENTRAL LAND PLACER CO RECORDER!

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THAT CERTAIN DEVELOPMENT AGREEMENT entered into on April 5, 1985, is hereby amended this $24 \, \text{th}$ 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.

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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: 10.0 acres of commercial land uses and 511 dwelling units for residential use, all as set forth on Exhibits B and C, attached hereto and incorporated herein by reference.

Exhibits B and C provide for residential development of a total of 511 additional units, beyond those allocated in the 1977 General Plan, at a density of 4-16 dwelling units per acre.

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

CITY OF ROSEVILLE

By feedow h ferny 8/16/84-

SOUTHFORK PARTNERSHIP, a General Partnership

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

APPROVED AS TO FORM:

8015E

City Attorney

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

ву:

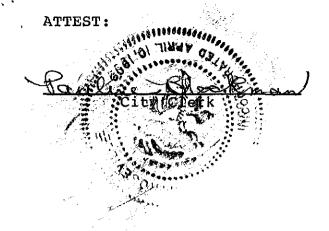
Robert B. (

President

-AND-

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by EWING DEVELOPMENT, INC., a California Corporation

a General Partner

Ву:

Harry W. Ewing

President

by HOME CAPITAL CORPORATION a California Corporation,

a General Partner

By: Title://

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By: ///

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING THE DEVELOPMENT AGREEMENT FOR CENTRAL LAND 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 Central Land, adopted on March 6, 1985, by Ordinance No. 1848 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 Central Land 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;
 - 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;
 - 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.
- 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:

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Martha Riley

ATTEST: