

RESOLUTION NO. 89-26

RESOLUTION STATING THE INTENT TO AND ORDERING THE FORMATION OF A DISTRICT TO LEVY AND COLLECT ASSESSMENTS FOR CERTAIN IMPROVEMENTS AND MAINTENANCE PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 WITHIN THE SOUTHEAST ROSEVILLE SPECIFIC PLAN AREA TO BE KNOWN AS THE "JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT" AND WAIVING THE REQUIREMENT FOR NOTICE, HEARING AND AN ENGINEER'S REPORT

WHEREAS, the City of Roseville and Southfork Partnership have entered into a Second Amended and Restated Development Agreement for the Development known as the Southfork Property within the Southeast Roseville Specific Plan Area (the "Development Agreement"); and

WHEREAS, section 3.C.7 of the Development Agreement requires the formation of a Landscaping and Lighting Assessment District pursuant to the provisions of section 22500 et seq. of the Streets and Highways Code for the maintenance of certain improvements; and

WHEREAS, Southfork Partnership, Deer Valley, and Johnson Ranch Racquet Club Venture, the property owners of the property proposed for inclusion in the district, have waived any objections to the formation of the district, have waived notice, public hearing and an engineer's report for the formation of the district, and have waived any objection to assessments imposed pursuant to the district not in excess of those assessments specified in, and not otherwise inconsistent with, the provisions of section 3.C.7 of the Development Agreement and have agreed to bear all costs of district formation;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF ROSEVILLE DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby declares its intent to order the formation of a district within the Southeast Roseville Specific Plan Area and to levy and collect assessments within the district pursuant to the Landscaping and Lighting Act of 1972.

Section 2. The district shall be known and is hereby designated as the "Johnson Ranch Landscaping and Lighting District" ("the District"). The District shall have three zones which shall be known as and are hereby designated as Zones A, B, and C ("the Zones"). All of the property within the District and the Zones is currently owned by the Southfork Partnership, Deer Valley and Johnson Ranch Racquet Club Venture. The territory to be contained within the District and the Zones shall be as follows:

Zone A: that property designated as Parcels 8A, 8B, 24, 27, 28, 29 and 32 on the schematic development plan

I L E D
FEB 23 1989

CITY OF ROSEVILLE
BY _____

for the Southeast Roseville Specific Plan, as more particularly described on Exhibits A and B, attached hereto and incorporated herein.

Zone B: that property designated as Parcels 41 through 47, inclusive, 54 and 55 on the schematic development plan for the Southeast Roseville Specific Plan as more particularly described on Exhibits A and B, attached hereto and incorporated herein.

Zone C: that property designated as Parcels 7E, 8A, 8B, 21, 29 and 30 on the schematic development plan for the Southeast Roseville Specific Plan, as more particularly described on Exhibits A and B, attached hereto and incorporated herein.

The boundaries of the District, and the properties within each zone, are more particularly described on Exhibits A and B attached hereto and by this reference incorporated herein.

Section 3. The purpose of the District is to levy and collect annual assessments for the continual maintenance of certain landscaping, open space, floodway and stream courses to serve and benefit the District as more particularly described in Section 4 of this Resolution.

Section 4. The improvements to be maintained by each zone within the District and the allocation of the costs of such maintenance between the City and the properties within each Zone shall be as follows:

Zone A: Zone A shall maintain the property designated as parcels 71, 73 and 73B on the schematic development plan for the Southeast Roseville Specific Plan and improvements thereon. In accordance with section 3.C.7 of the Development Agreement, the City shall pay not less than thirty percent (30%) of the cost of such maintenance. The remaining cost of such maintenance shall be assessed upon the properties within Zone A.

Zone B: Zone B shall maintain the property designated as parcels 74 and 75 on the schematic development plan for the Southeast Roseville Specific Plan and improvements thereon. In accordance with section 3.C.7 of the Development Agreement, the City shall pay not less than thirty percent (30%) of the cost of such maintenance. The remaining cost of such maintenance shall be assessed upon the properties within Zone B.

Zone C: Zone C shall maintain the property, designated as parcels 70 and 72 on the schematic development plan for the Southeast Roseville Specific Plan and improvements thereon. In accordance with section 3.C.7 of the Development Agreement, the cost of such

maintenance shall be assessed in full upon the properties within Zone C so long as parcels 70 and 72 are not open to the general public.

Section 5. The aggregate amount of each assessment, including both the amount contributed by the City and the amount assessed on the properties, shall not be less than the amount required for such maintenance pursuant to the budget guidelines of the Department of Real Estate of the State of California for the maintenance of open space for the Open Space/Floodway parcels within each Zone, as such guidelines currently exist or may hereafter be amended.

Section 6. Pursuant to section 22608.1 of the Streets and Highway Code, the City Council hereby orders the properties described above formed into a Landscape and Lighting Assessment District to be known as the "Johnson Ranch Landscaping and Lighting District", without notice, hearing, and the filing of an engineer's report. The District shall be comprised of the Zones described above and shall maintain the properties and improvements described above. The District and Zones shall include all of the properties shown and more particularly described on Exhibits A and B attached hereto.

PASSED AND ADOPTED this 15th day of February, 1989, by the following roll call vote:

AYES COUNCILMEMBERS: Tom Chambliss, Phil Ozenick, John M. Byouk,
Mel Hamel, Bill Santucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None


MAYOR

ATTEST:


City Clerk



MORTON & PI LO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

JOB NO. 670018

PROJECT SOUTHE [ROSEVILLE SPECIFIC PLAN
DESCRIPTION PARCELS 7E & 7O

DATE APRIL 1988 BY B.L.

- ① N07°27'19"W ~ 45.04'
- ② N63°26'06"W ~ 31.30'
- ③ N46°51'09"W ~ 40.09'
- ④ N49°49'75"E ~ 71.89'
- ⑤ N49°49'75"E ~ 12.99'

1" = 200'

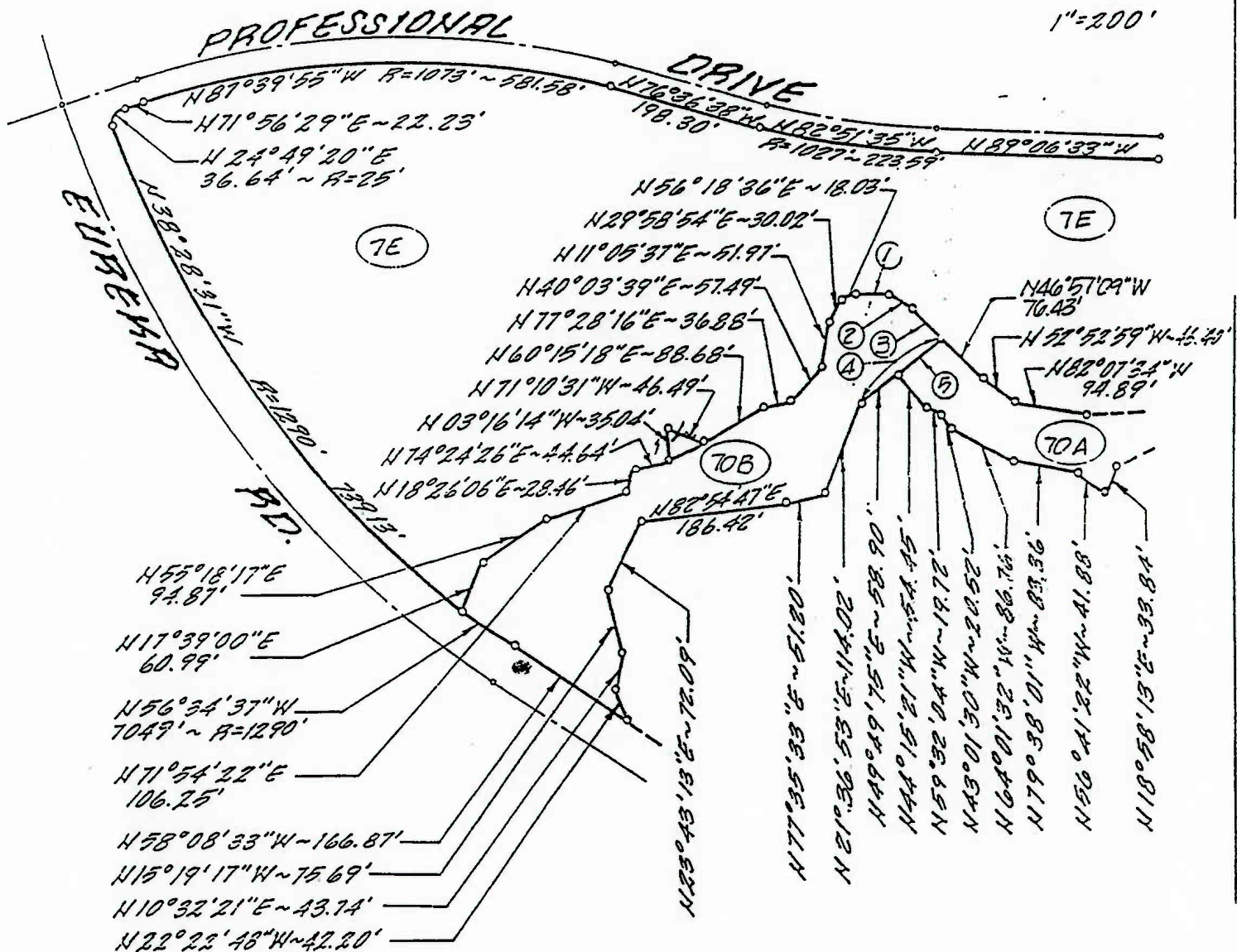


Exhibit A
Page 1

MORTON & PITALO, INC

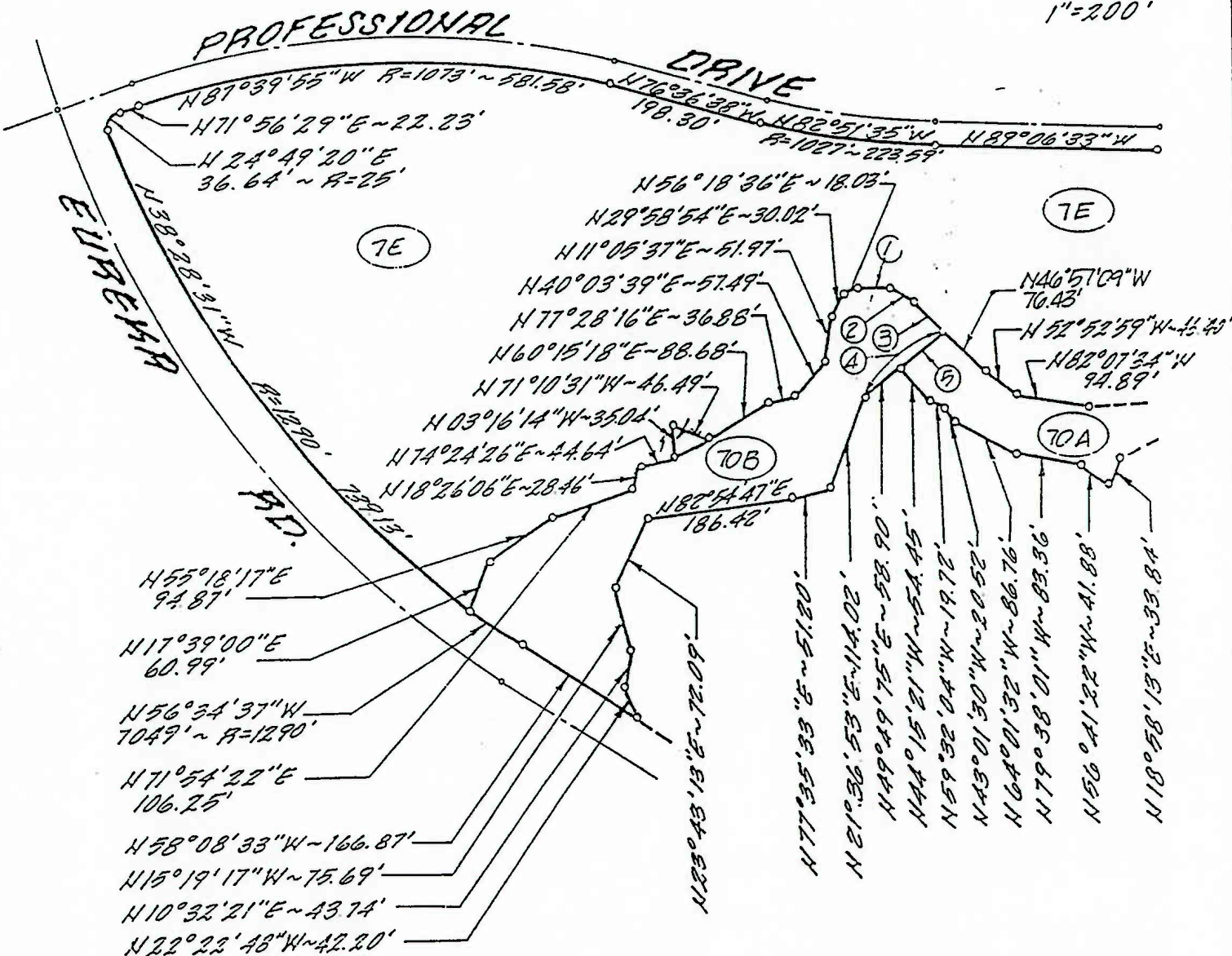
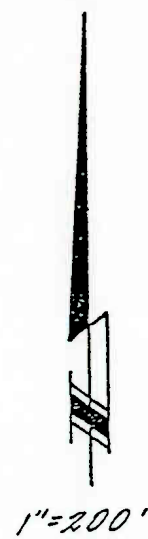
CIVIL ENGINEERING
PLANNING SURVEYING

PROJECT SOUTHEAST ROSE LLE SPECIFIC PLAN

DESCRIPTION PARCELS 7E & 7O

DATE APRIL 1988 BY B.L.

- ① N67°27'19"W ~ 45.04'
- ② N63°26'06"W ~ 31.30'
- ③ N46°57'09"W ~ 48.09'
- ④ N49°49'75"E ~ 71.89'
- ⑤ N49°49'75"E ~ 12.99'





- ① N17°52'43"E~32.57'
- ② N26°00'12"W~45.62'
- ③ N83°01'08"E~49.37'
- ④ N22°22'48"E~18.38'
- ⑤ N65°22'35"E~26.40'
- ⑥ N01°58'30"E~29.02'
- ⑦ N34°04'38"E~41.05'
- ⑧ N78°51'26"E~67.27'
- ⑨ N52°07'30"E~11.40'
- ⑩ N36°15'14"W~18.40'
- ⑪ N81°24'55"W~53.60'
- ⑫ N12°48'15"W~45.12'
- ⑬ N36°25'51"W~52.20'
- ⑭ N66°02'15"E~49.24'
- ⑮ N85°45'19"E~27.07'
- ⑯ N59°02'10"E~69.97'
- ⑰ N30°57'50"E~46.65'
- ⑱ N10°40'11"E~70.21'
- ⑲ N05°11'40"W~33.14'
- ⑳ N43°12'36"W~45.28'
- ㉑ N83°09'26"E~50.36'
- ㉒ N39°47'21"E~58.53'
- ㉓ N72°08'59"E~61.98'
- ㉔ N42°52'44"E~19.10'

- ㉕ N78°24'28"W~39.81'
- ㉖ N30°31'47"E~45.28'
- ㉗ N19°58'59"E~46.82'
- ㉘ N05°42'20"W~23.78'
- ㉙ N60°07'46"E~46.86'
- ㉚ N76°33'05"E~47.30'
- ㉛ N21°15'02"W~38.63'
- ㉜ N72°16'36"W~101.83'
- ㉝ N38°39'35"W~19.21'

- ㉞ N73°08'30"W~34.48'
- ㉟ N20°17'51"E~77.83'
- ㊱ N06°00'32"W~19.10'
- ㊲ N30°57'50"E~17.49'
- ㊳ N70°58'28"E~30.68'

- N46°02'30"E~38.90'
- N27°04'19"E~50.54'
- N88°51'15"W~50.01'
- N59°32'04"W~19.72'
- N50°31'39"E~22.02'
- N81°36'38"E~106.47'

- N65°38'15"E~58.18'
- N87°04'45"E~98.15'
- N79°41'43"W~89.44'
- N84°52'58"W~67.27'

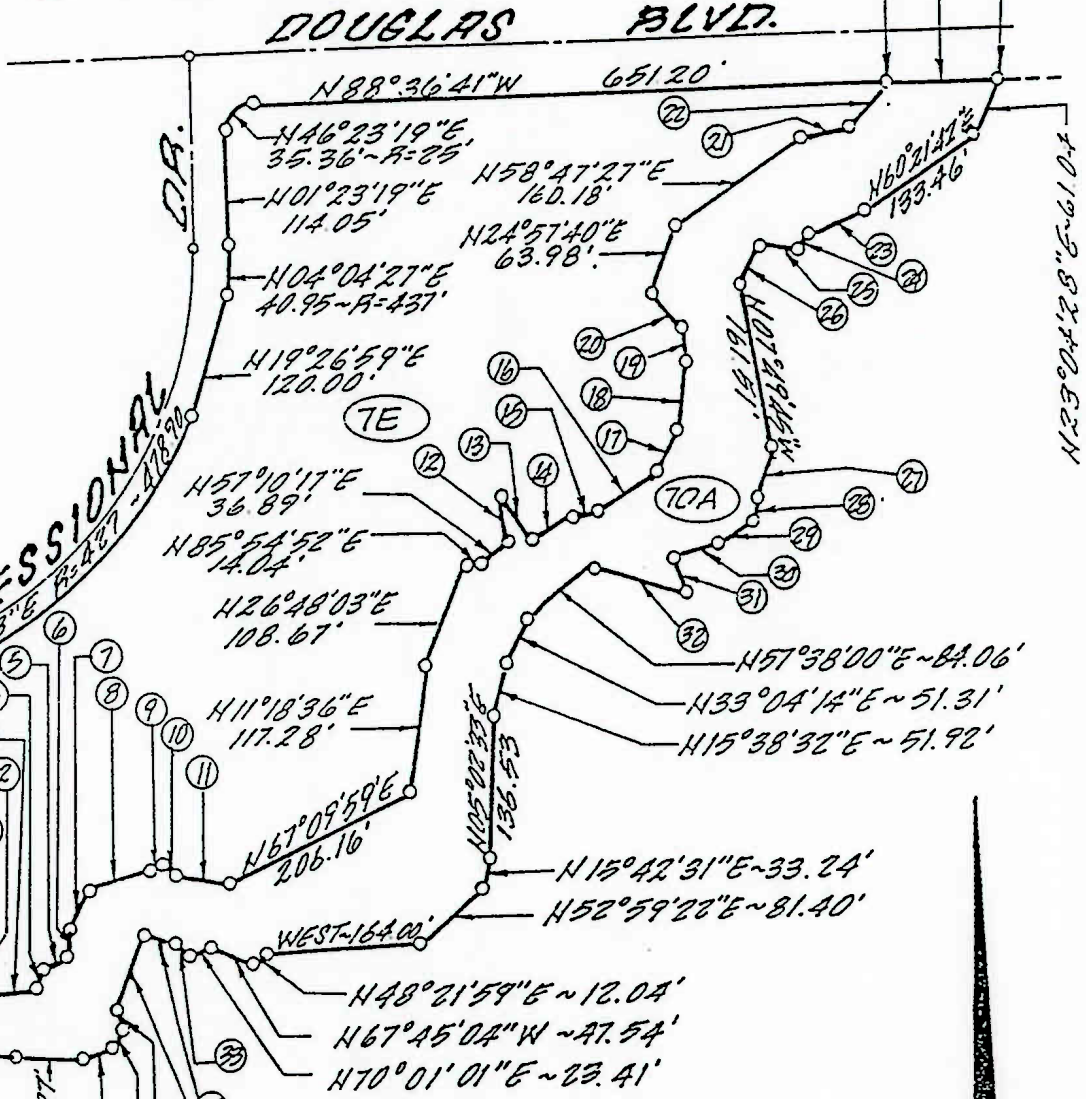


Exhibit A
Page 2



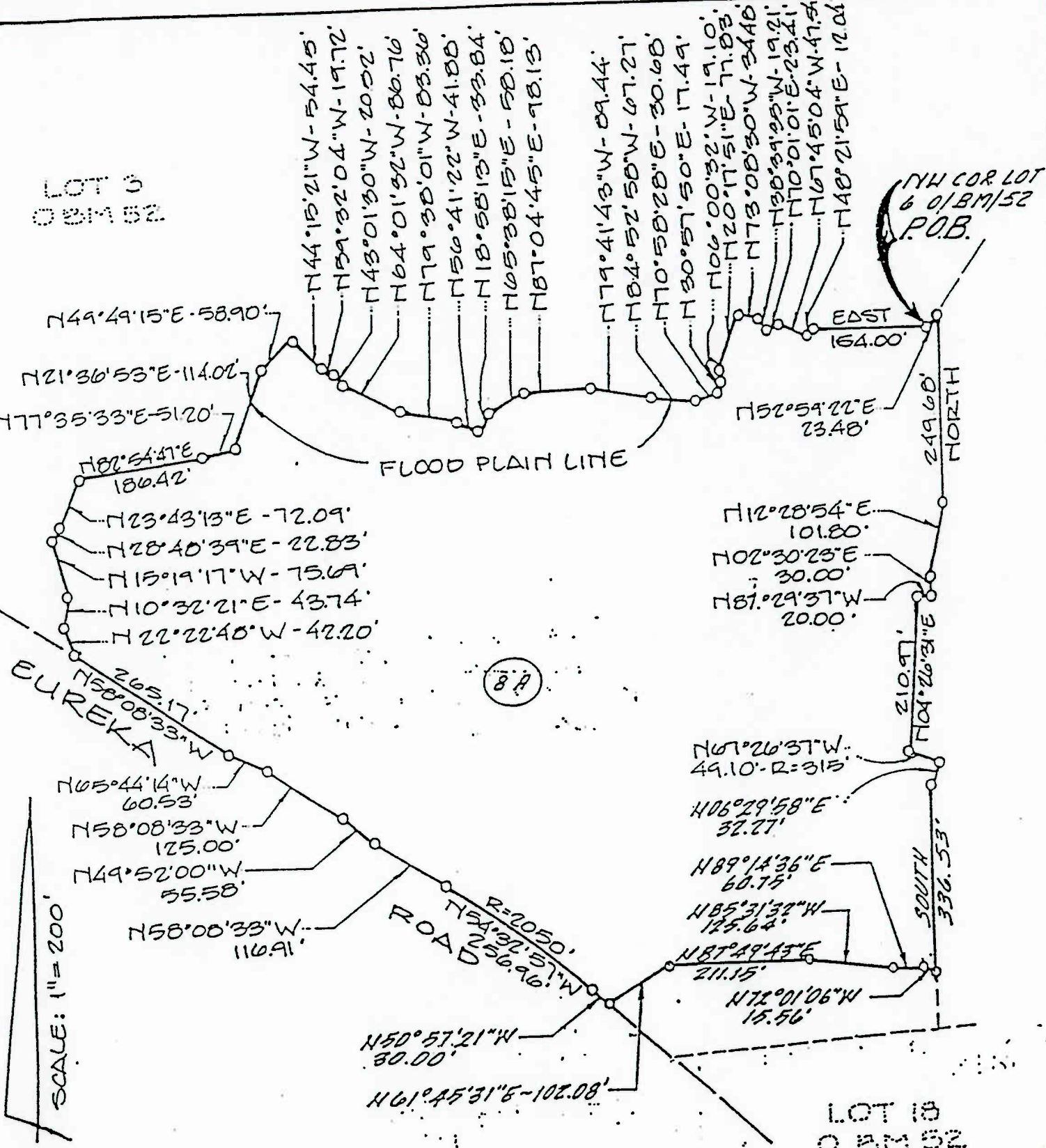
MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

PROJECT SOUTHEAST ROSEY "E" SPECIFIC PLAN
DESCRIPTION PARCEL 8. H
DATE APRIL, 1988 BY T.H.

LOT 3
O 2M 52

NW COR LOT
6 O 18M 52
P.O.B.



SCALE: 1" = 200'

LOT 18
O 2M 52

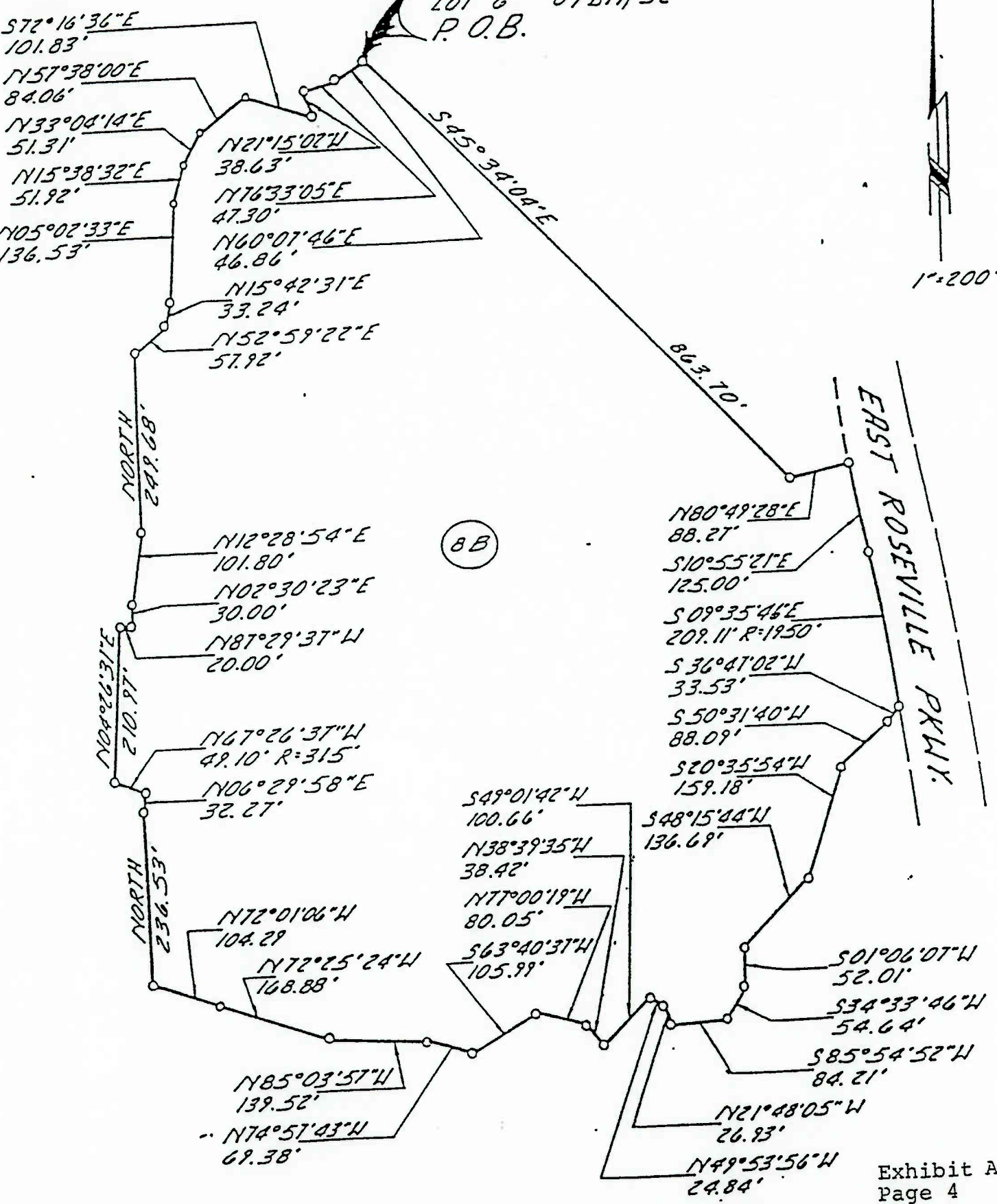
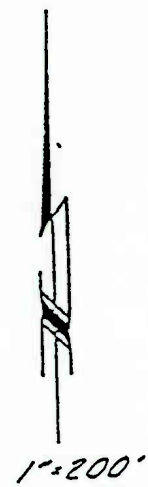


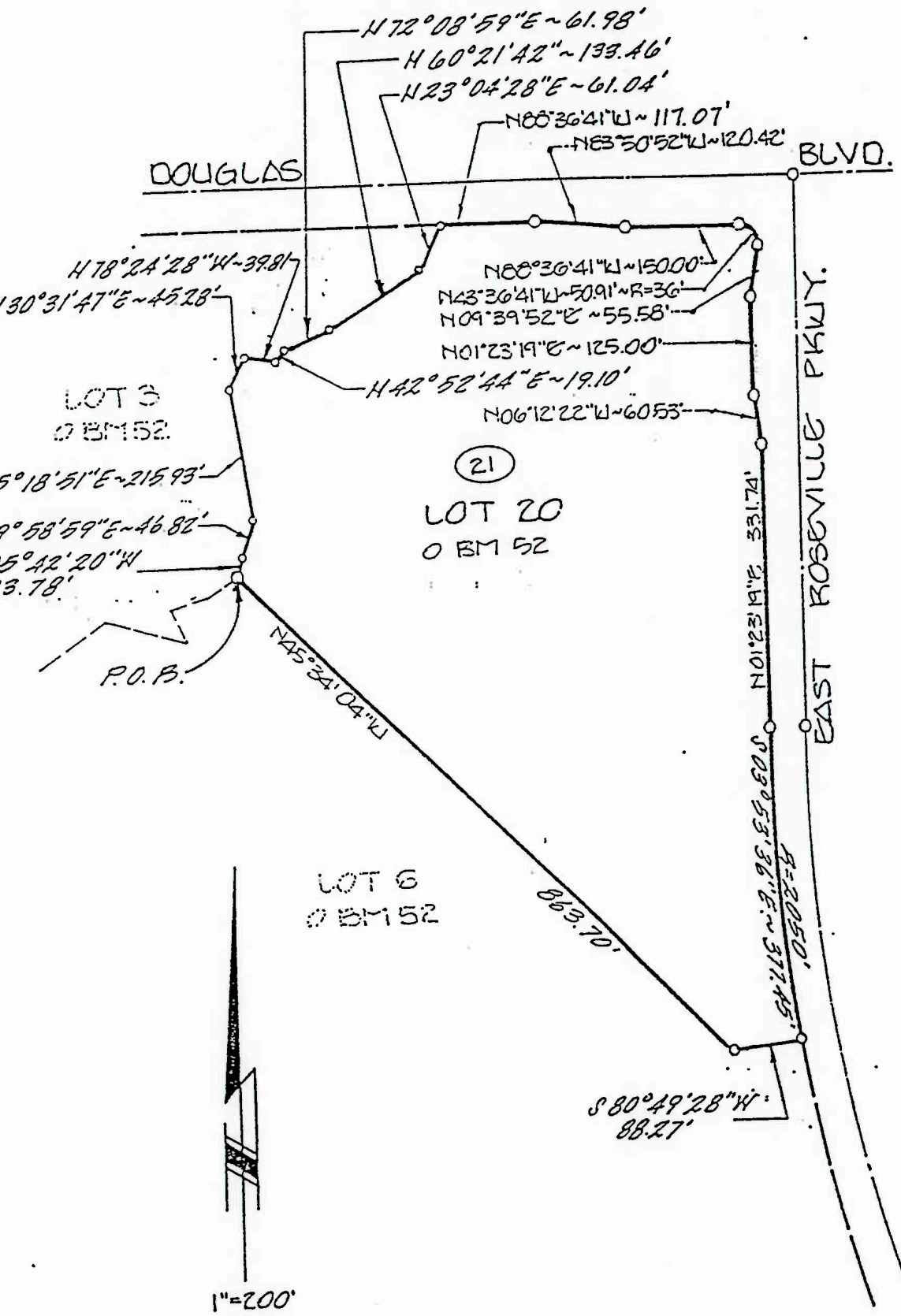
MORTON & PITALO, INC.

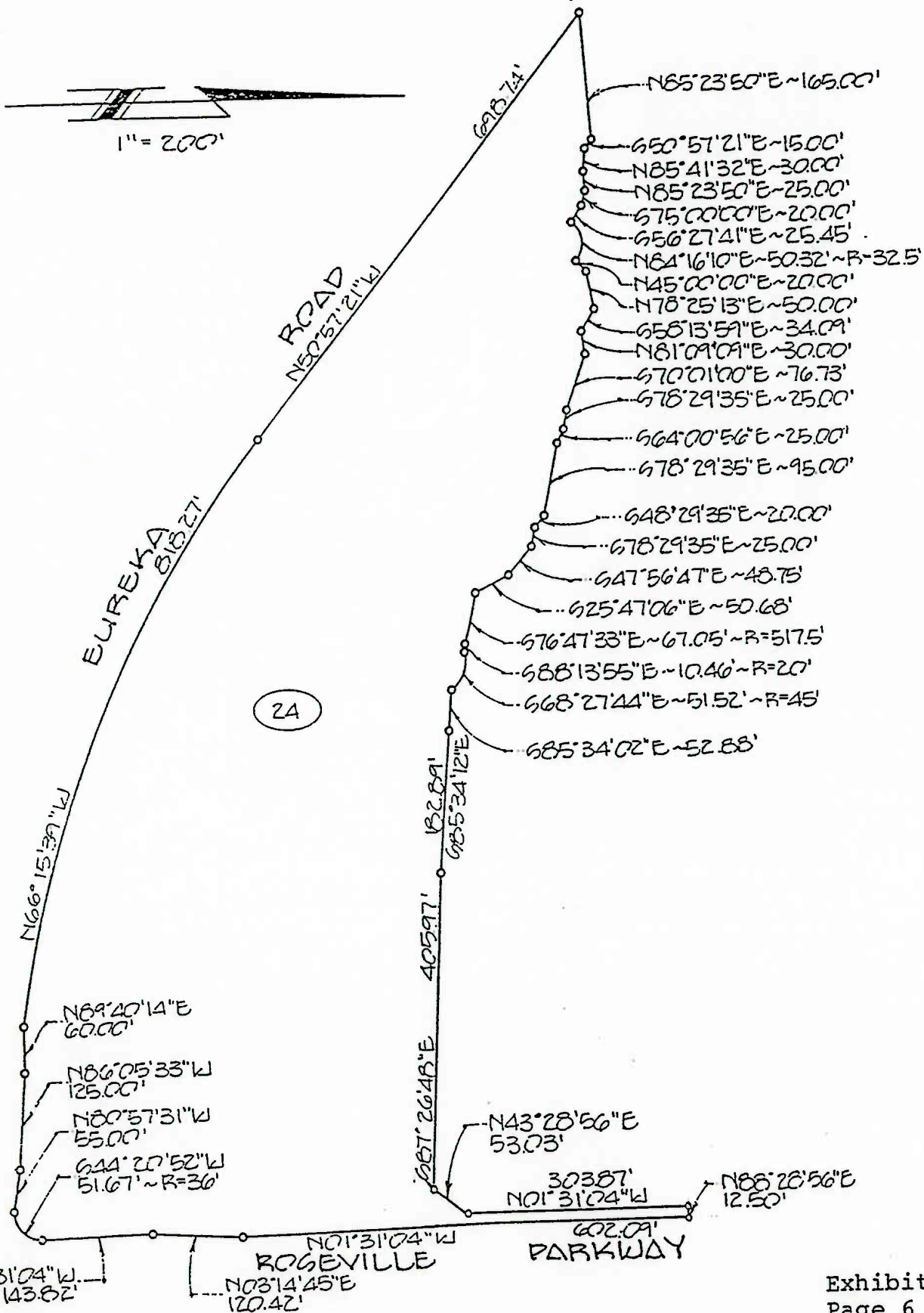
CIVIL ENGINEERING
PLANNING SURVEYING

PROJECT SOUTHEAST ROSEVILLE SPECIFIC PLAN
DESCRIPTION PARCEL 8 B
DATE APRIL, 1988 BY FH

MOST NORTHERLY CORNER
LOT 6 018M/52
P.O.B.









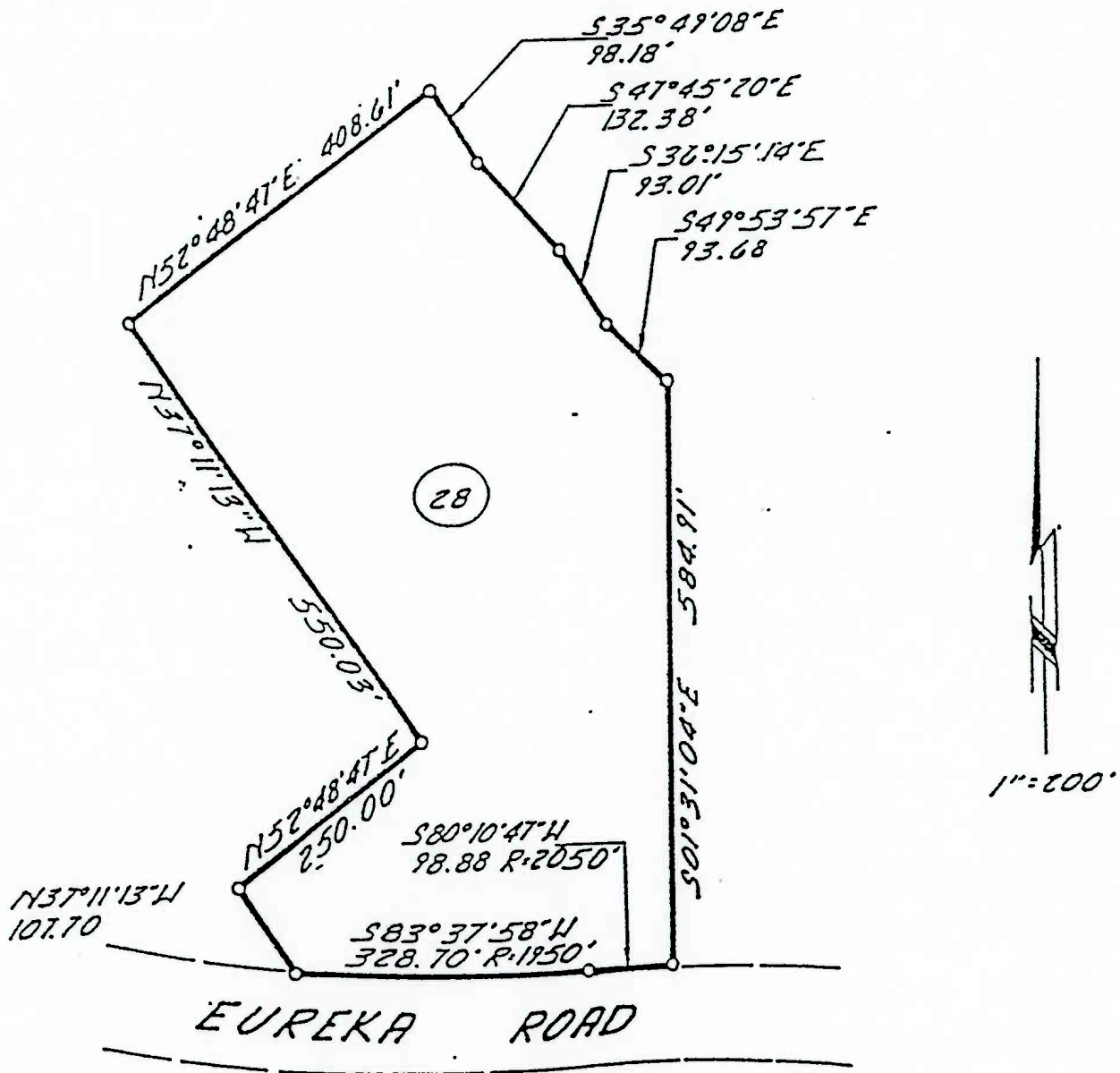
MORTON & PITALO, INC

CIVIL ENGINEERING
PLANNING SURVEYING

PROJECT SOUTHEAST ROSVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 28

DATE APRIL, 1988 BY TH



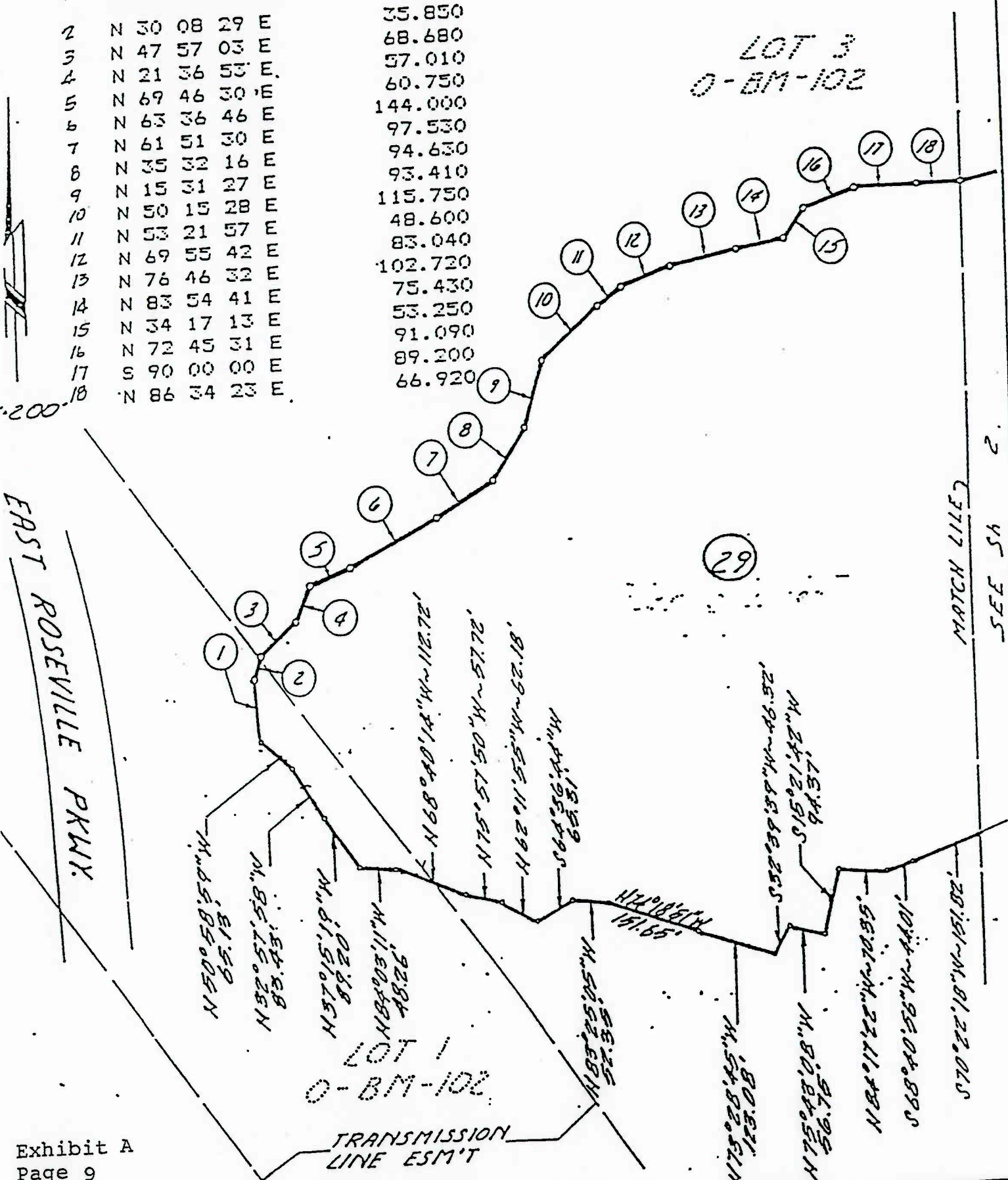
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2	N	30 08 29 E	35.850
3	N	47 57 03 E	68.680
4	N	21 36 53 E	57.010
5	N	69 46 30 E	60.750
6	N	63 36 46 E	144.000
7	N	61 51 30 E	97.530
8	N	35 32 16 E	94.630
9	N	15 31 27 E	93.410
10	N	50 15 28 E	115.750
11	N	53 21 57 E	48.600
12	N	69 55 42 E	83.040
13	N	76 46 32 E	102.720
14	N	83 54 41 E	75.430
15	N	34 17 13 E	53.250
16	N	72 45 31 E	91.090
17	S	90 00 00 E	89.200
18	N	86 34 23 E	66.920

LOT 3
O-BM-102

EAST ROSEVILLE PKWY.

LOT 2
45 33 S
E 717 N 121 W

200'



LOT 1
O-BM-102

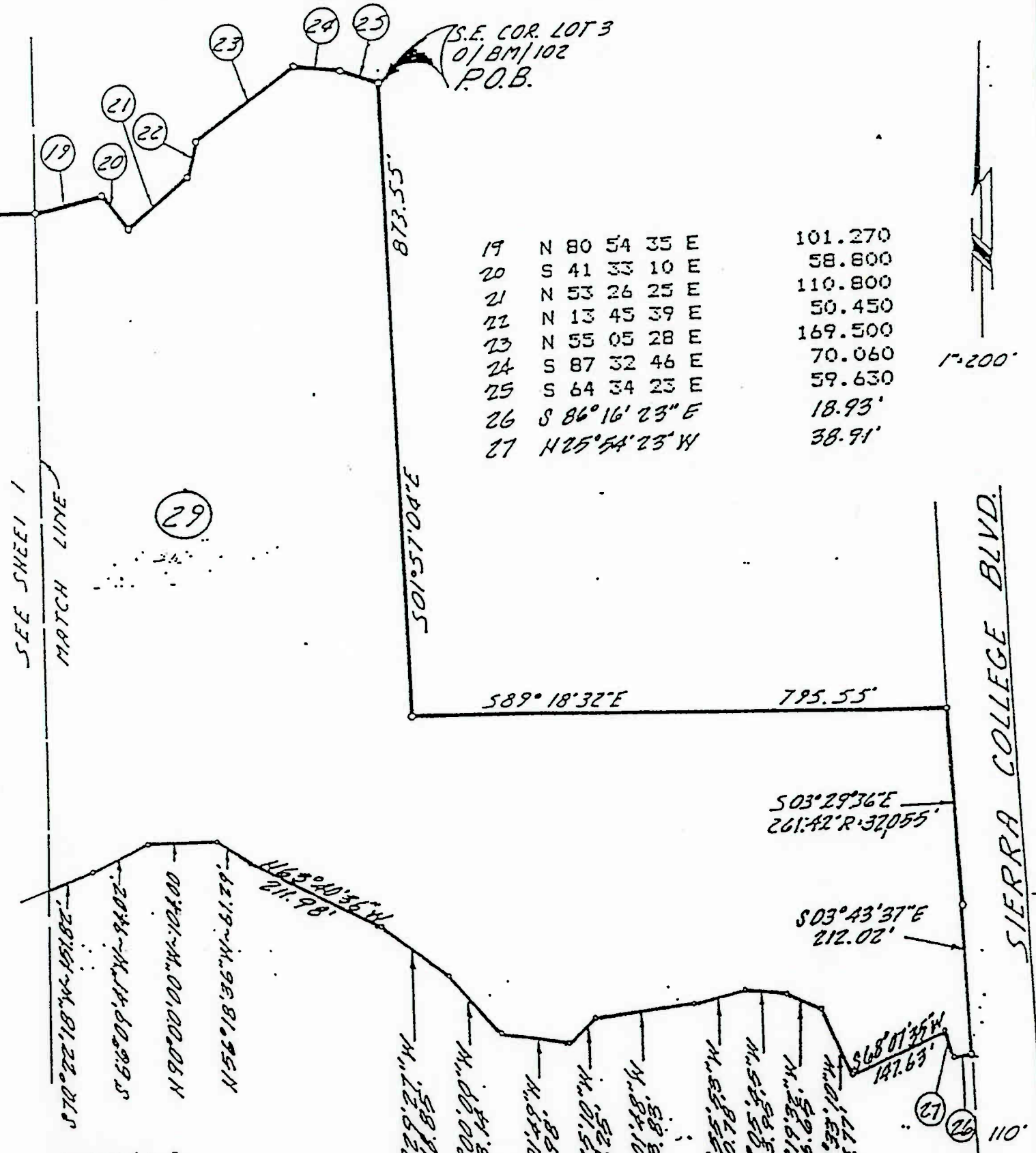
TRANSMISSION
LINE ESM'T



PROJECT SOUTHEAST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 29

DATE OCT. 1987 BY TH / DJ



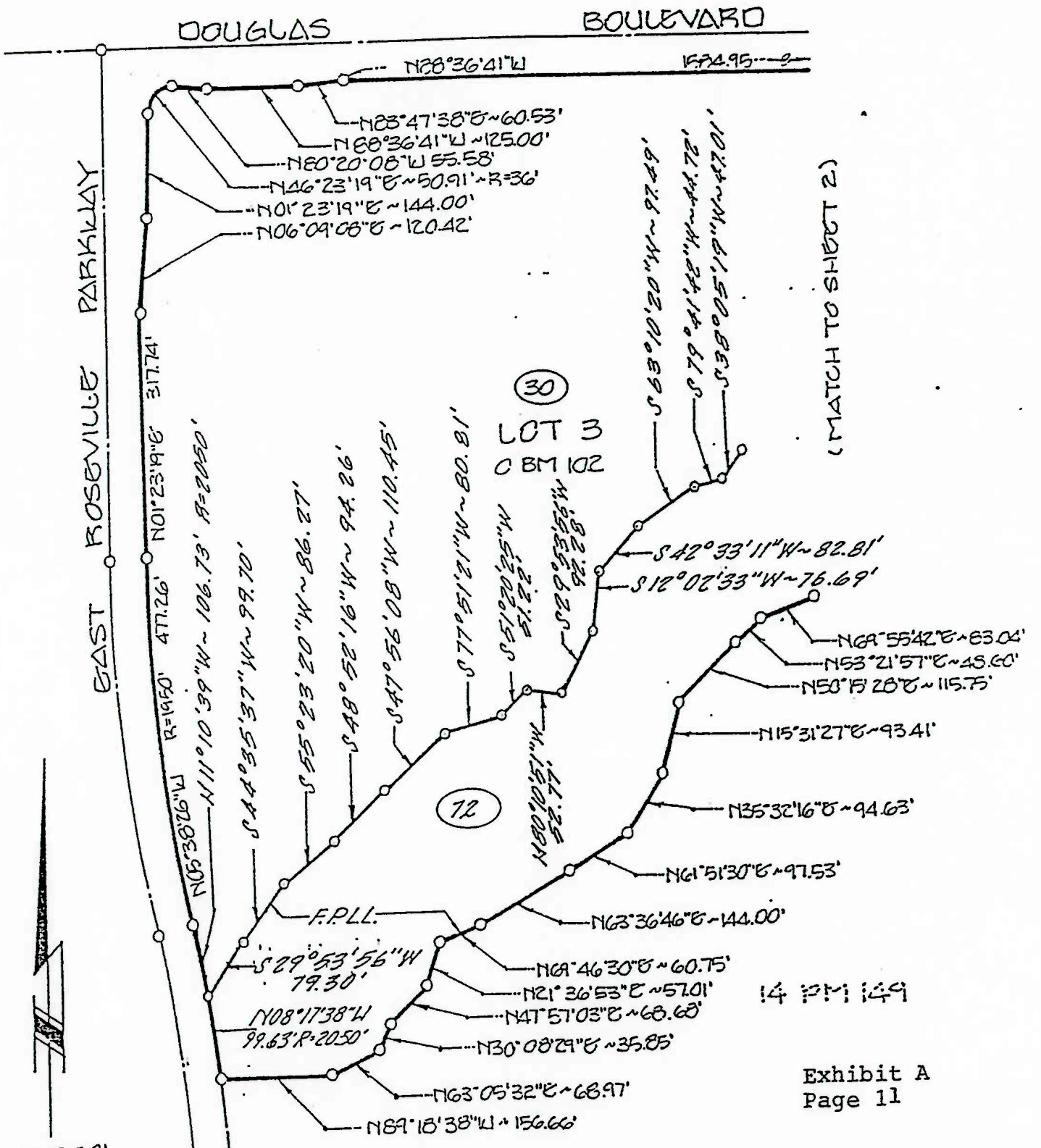
MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

PROJECT SOUTHEAST ROSVILLE SPECIFIC PLAN

DESCRIPTION PARCELS 30 & 72

DATE SEPT. 17, 1987 BY _____



JOB NO 870018

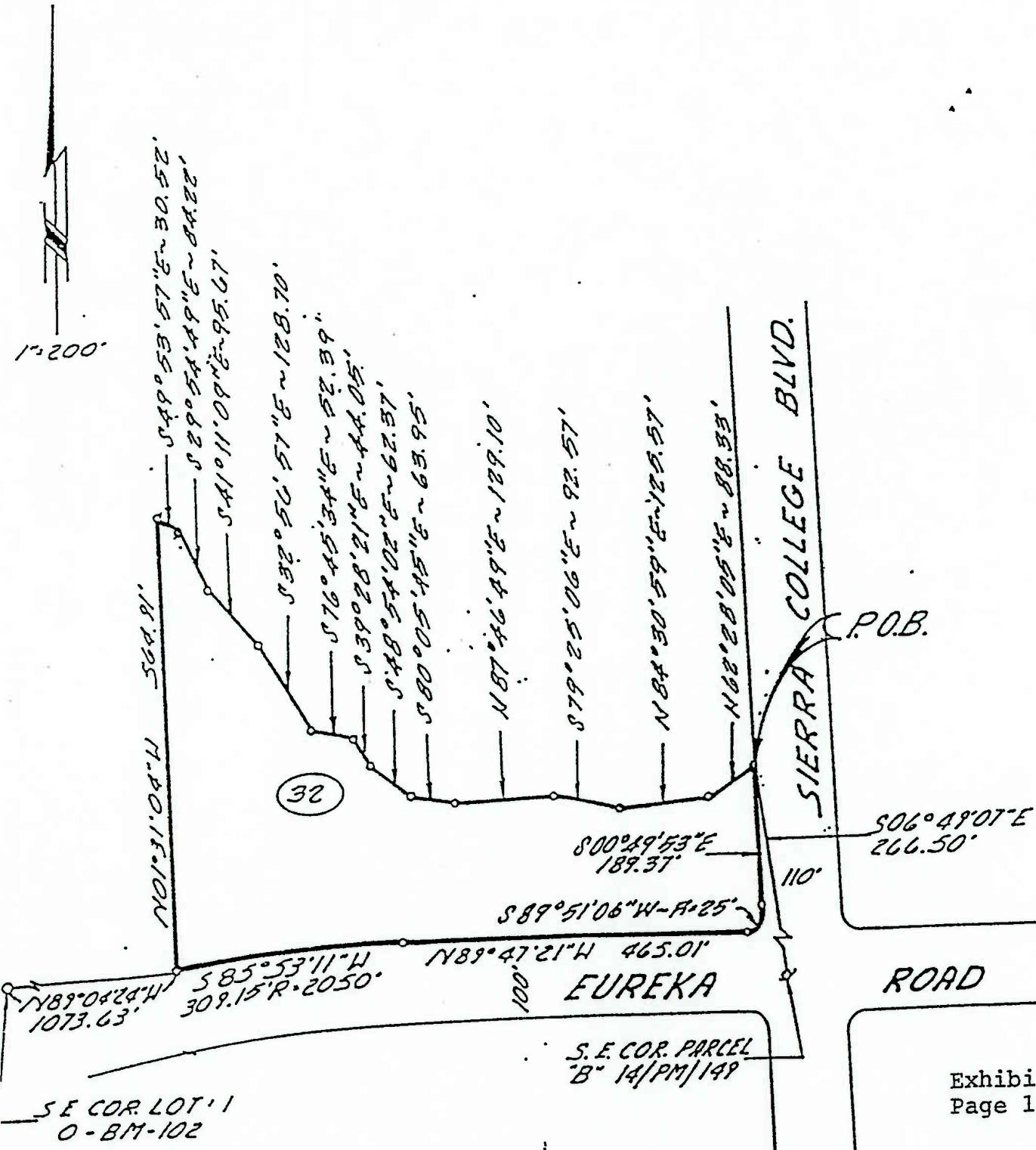
MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

PROJECT SOUTHEAST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 32

DATE OCT. 1987 BY T.H. DJ





MORTON & PITALO, INC.

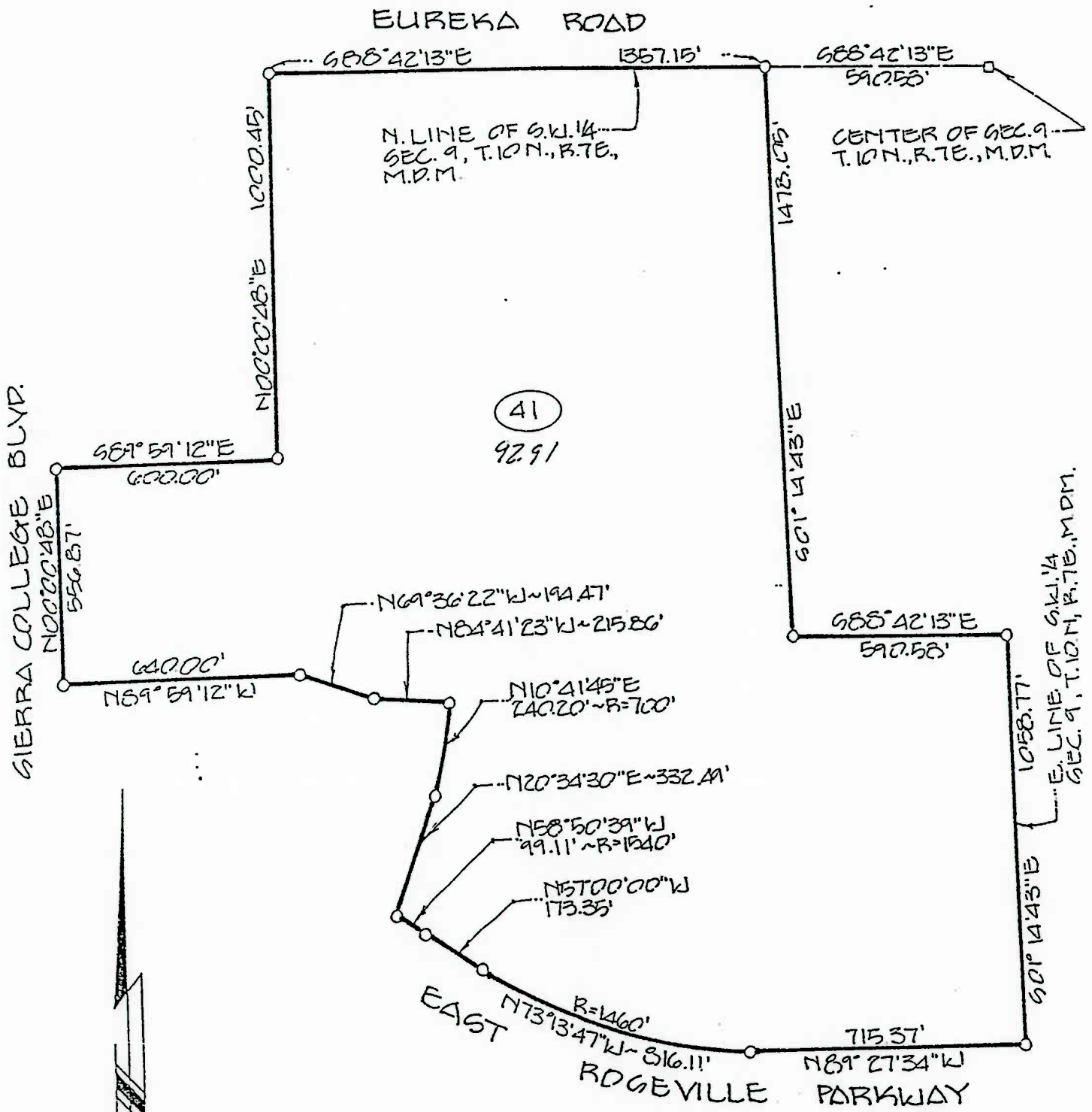
CIVIL ENGINEERING
PLANNING SURVEYING

78 NO 850032

PROJECT SOUTHEAST HOGEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 41

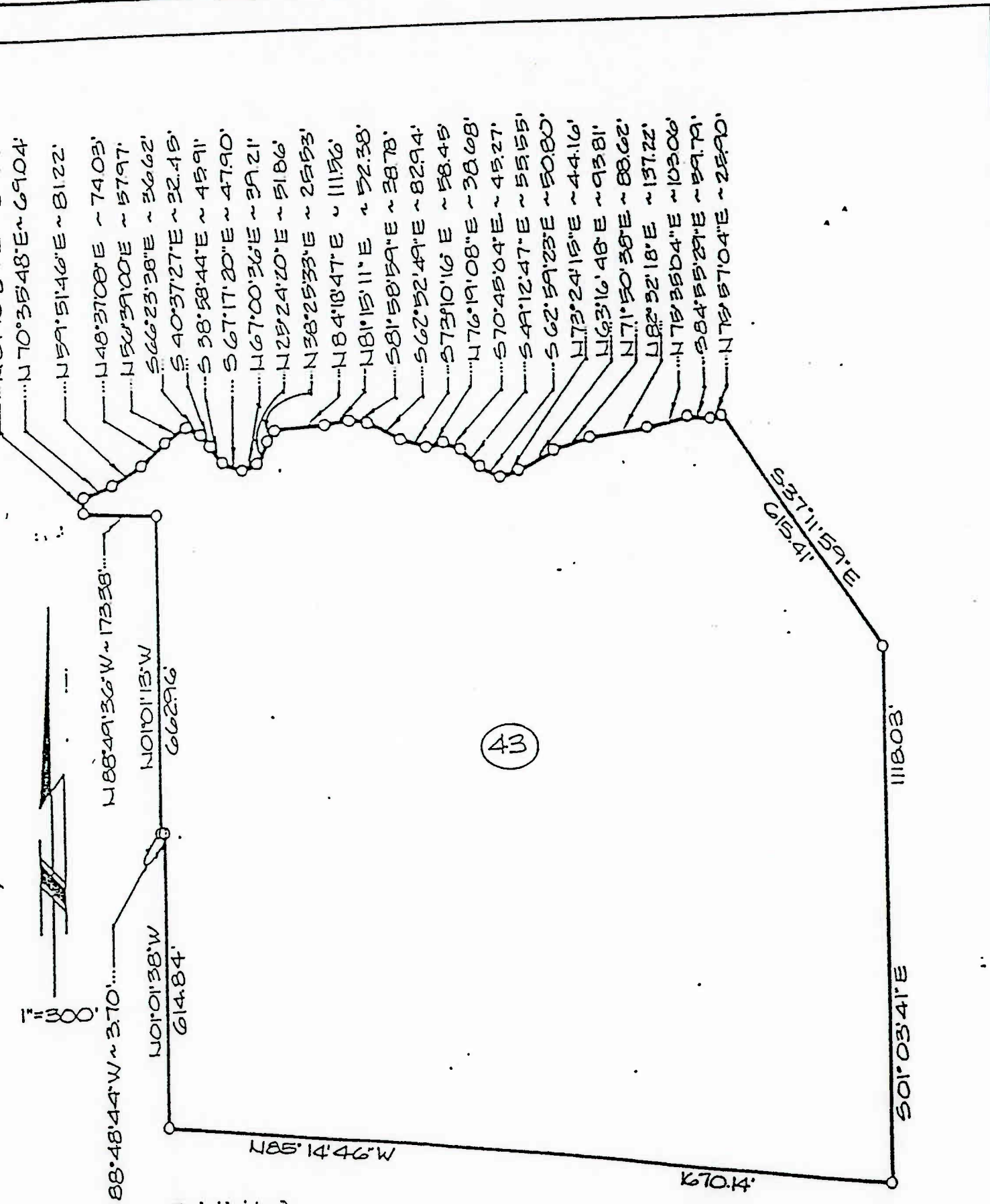
DATE 5-16-88 BY _____



1"=400'

MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

PROJECT SOUTHEAST ROSEVILLE SPECIFIC PLAN
 DESCRIPTION PARCEL 43
 DATE APRIL 1988 BY _____



43

MORTON & PITALO, INC.

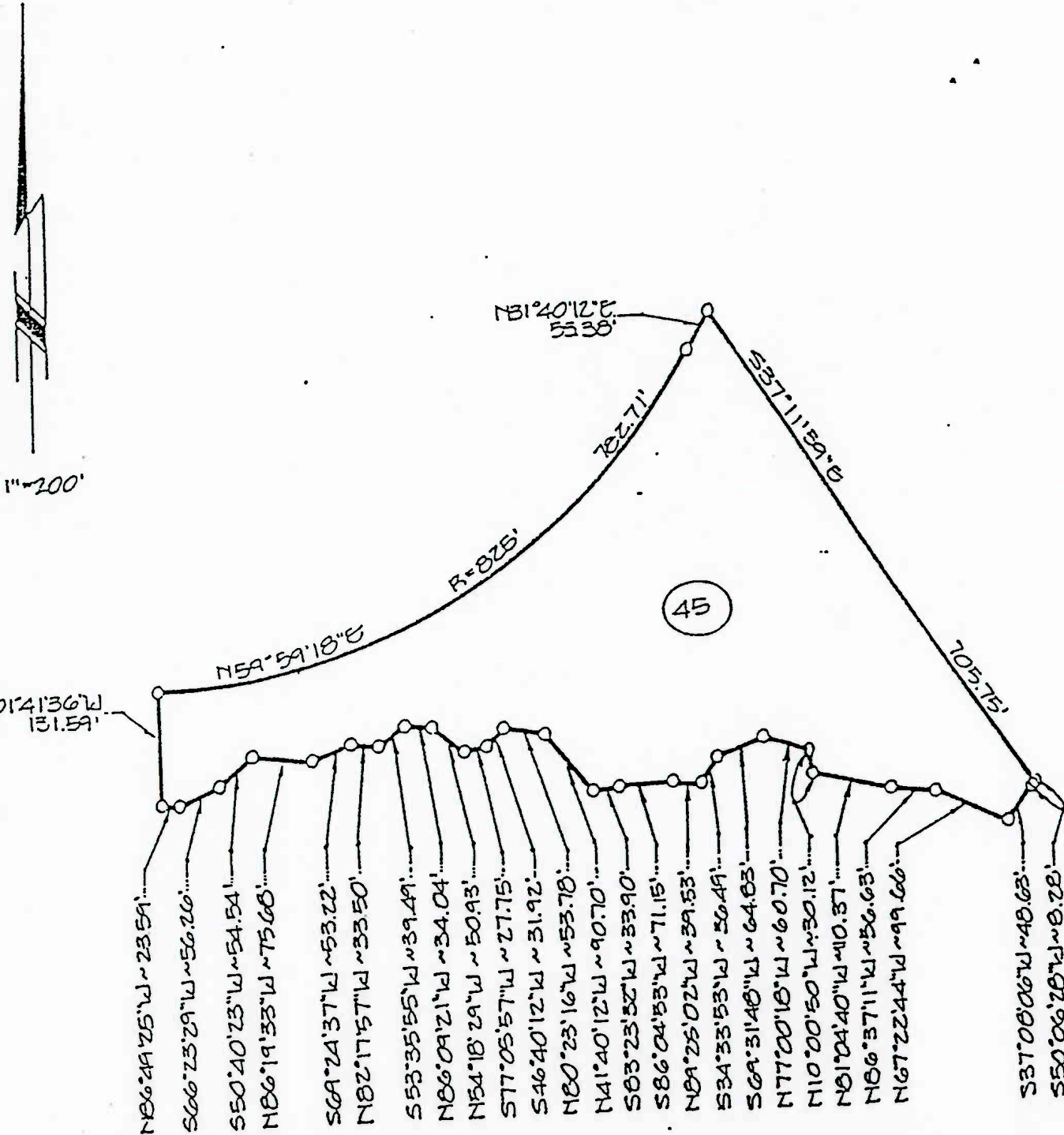
CIVIL ENGINEERING
PLANNING SURVEYING

JOB NO. 870018

PROJECT SOUTHEAST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 45

DATE APRIL 1988 BY _____



JOB NO 870018

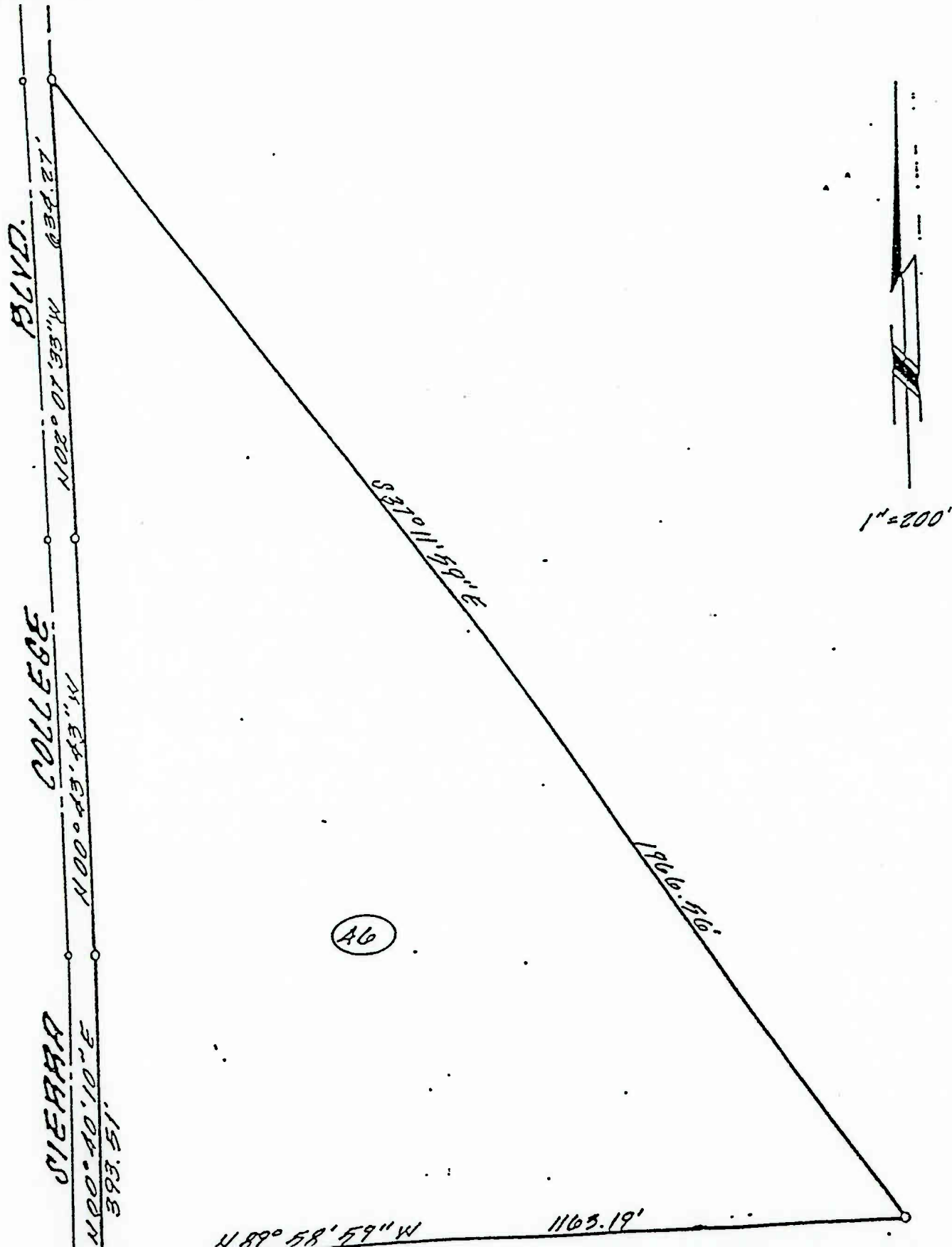
MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

PROJECT SOUTH ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 46

DATE APRIL 1988 BY P.L.



MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

JOB NO. 870018

PROJECT SOUTHEAST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 47

DATE APRIL 1988 BY P.L.

$N00^{\circ}40'10''E \sim 133.65'$

$S89^{\circ}58'58''E$

1163.19'

47

$N89^{\circ}58'59''W$

1299.50'

$N00^{\circ}36'25''E$
 $R=199.58' \sim 43.25'$

$S87^{\circ}22'11''E$
111.69'

1"=100'

JOB NO 870018

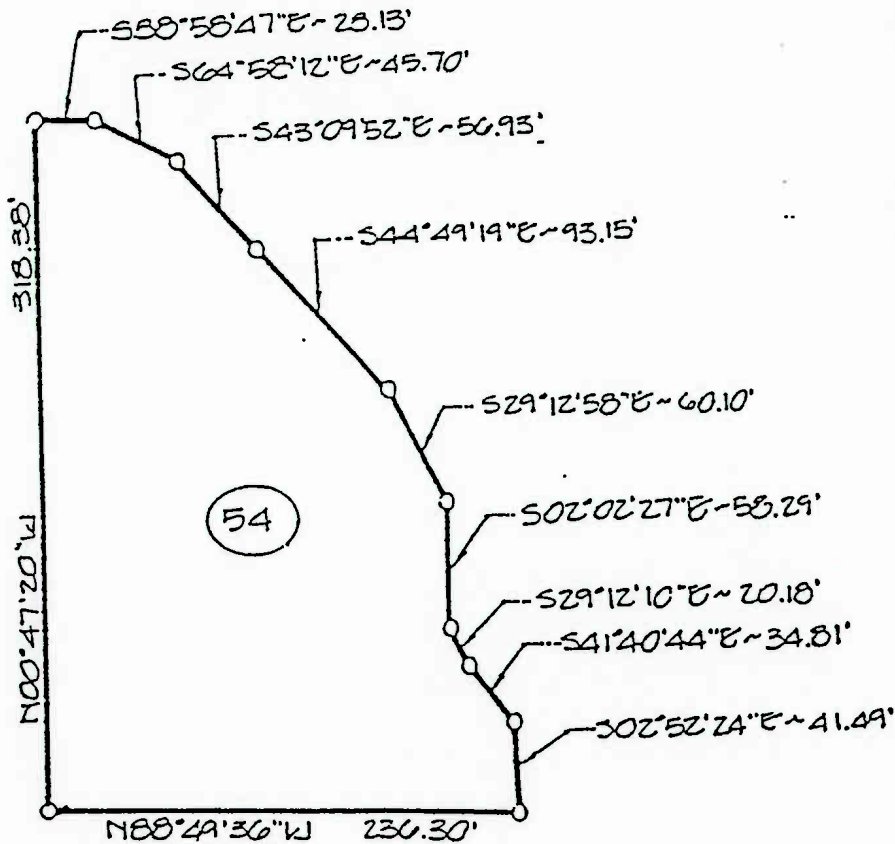
MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

PROJECT SOUTHEAST ROSEVILLE SPECIFIC PLAN

DESCRIPTION PARCEL 54

DATE APRIL 1988 BY _____



MORTON & PITALO, IN.

CIVIL ENGINEERING
PLANNING SURVEYING

PROJECT SOUTH ROGEEVILLE / SPECIFIC PLAN

DESCRIPTION PARCEL 55

DATE SEPT 1988

BY _____

EAST

POINT OF BEGINNING

ROGEEVILLE

PARKWAY

N29°31'32"E
136.57'

S17°13'10"E

R=1400'

507.76'

S67°47'02"E ~ 110.85'

S69°59'12"E ~ 14.21'

S62°38'43"E ~ 19.96'

S59°05'
S137°11'59"W

S13°20'46"W

S29°47'41"W
4000'

55

Q.W. COR., SEC. 9
T. 10 N., R. 7 E., M.D.M.

179.14' ~ R=175'
S60°34'51"W

S52°23'43"W ~ R=225' ~ 283.02'

593.78'



1"=100'

March 24, 1988
85-0032



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

SOUTHEAST ROSEVILLE SPECIFIC PLAN

PARCEL 7E

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

A portion of Parcel E, as said parcel is shown and so designated on that certain Parcel Map filed in Book 22 of Parcel Maps, Page 120, Official Records of said County, more particularly described as follows:

BEGINNING at the intersection of the North line of said Parcel E and the Northwesterly Flood Plain Limit Line as said line is shown and so designated on said Parcel Map; thence, along said Flood Plain Limit Line the following fifty-three (53) courses: (1) South 39°47'21" West 58.53 feet; (2) South 83°09'26" West 50.36 feet; (3) South 58°47'27" West 160.18 feet; (4) South 24°57'40" West 63.98 feet; (5) South 43°12'36" East 45.28 feet; (6) South 05°11'40" East 33.14 feet; (7) South 10°40'11" West 70.21 feet; (8) South 30°57'50" West 46.65 feet; (9) South 59°02'10" West 69.97 feet; (10) South 85°45'19" West 27.07 feet; (11) South 66°02'15" West 49.24 feet; (12) North 36°25'51" West 52.20 feet; (13) South 12°48'15" East 45.12 feet; (14) South 57°10'17" West 36.89 feet; (15) South 85°54'52" West 14.04 feet; (16) South 26°48'03" West 108.67 feet; (17) South 11°18'36" West 417.28 feet; (18) South 67°09'59" West 206.16 feet; (19) North 81°24'59" West 53.60 feet; (20) North 36°15'14" West 18.60 feet; (21) South 52°07'30" West 11.40 feet; (22) South 78°51'26" West 67.27 feet; (23) South 34°04'38" West 41.05 feet; (24) South 01°58'30" West 29.02 feet; (25) South 65°22'35" West 26.40 feet; (26) South 22°22'48" West 18.38 feet; (27) South 83°01'08" West 49.37 feet; (28) North 26°00'12" West 45.62 feet; (29) North 17°52'43" East 32.57 feet; (30) South 46°02'30" West 38.90 feet; (31) South 27°04'19" West 50.54 feet; (32) North 88°51'15" West 50.01 feet; (33) North 59°32'04" West 19.72 feet; (34) South 50°31'39" West 22.02 feet; (35) South 84°36'38" West 106.47 feet; (36) North 82°07'34" West 94.89 feet; (37) North 52°52'59" West 46.40 feet; (38) North 46°57'09" West 124.52 feet; (39) North 63°26'06" West 31.30 feet; (40) North 87°27'19" West 45.04 feet; (41) South 56°18'36" West 18.03 feet; (42) South 29°58'54" West 30.02 feet; (43) South 11°05'37" West 51.97 feet; (44) South 40°03'39" West 57.49 feet; (45) South 77°28'16" West 36.88 feet; (46) South 60°15'18" West 88.68 feet; (47) North 71°10'31" West 46.49 feet; (48) South 03°16'14" East 35.06 feet; (49) South 74°24'26" West 44.64 feet; (50) South 18°26'06" West 28.46 feet; (51) South 71°54'22" West 106.25 feet; (52) South 55°18'17" West 94.87 feet; and (53) South 17°39'00" West 60.99 feet to a point on the Westerly line of said Parcel E; thence, along said Westerly and Northerly lines of said Parcel E, the following thirteen (13) courses: (1) along the arc of a curve to the right, concave Northwesterly, having a radius of 1290.00 feet and being subtended by a chord bearing North 38°28'31" West 739.13 feet; (2) along the arc of a curve to the right, concave Southeasterly, having a radius of 25.00 feet and being subtended by a chord bearing North 24°49'20" East 36.64 feet; (3) North 71°56'29" East

22.23 feet; (4) along the arc of a curve to the right, concave Southerly, having a radius of 1073.00 feet and being subtended by a chord bearing South 87°39'55" East 581.58 feet; (5) South 76°36'38" East 198.30 feet; (6) along the arc of a curve to the left, concave Northerly, having a radius of 1027.00 feet and being subtended by a chord bearing South 82°51'35" East 223.59 feet; (7) South 89°06'33" East 383.58 feet; (8) along the arc of a curve to the left, concave Northwesterly, having a radius of 427.00 feet and being subtended by a chord bearing North 56°46'53" East 478.90 feet; (9) North 19°26'59" East 120.00 feet; (10) along the arc of a curve to the left, concave Westerly, having a radius of 437.00 feet and being subtended by a chord bearing North 04°04'27" East 40.95 feet; (11) North 01°23'19" East 114.05 feet; (12) along the arc of a curve to the right, concave Southeasterly, having a radius of 25.00 feet and being subtended by a chord bearing North 46°23'19" East 35.36 feet; and (13) South 88°36'41" East 651.20 feet to the point of beginning.

April 13, 1988



SOUTHEAST ROSEVILLE SPECIFIC PLAN

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

Parcel 8A

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

A portion of Lots 4 and 6, as said lots are shown and so designated on that certain Plat entitled "Johnson Ranch, Phases II & III - S.E.R.S.P.-1" filed in Book 0 of Maps, at Page 52, Official Records of said County, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 6; thence, along the North line of said Lot 6 North 52°59'22" East 23.48 feet; thence, South 249.86 feet; thence, South 12°28'54" West 101.80 feet; thence, South 02°30'23" West 30.00 feet; thence, North 87°29'37" West 20.00 feet; thence, South 04°26'31" West 210.97 feet; thence, along the arc of a curve to the right, concave Southwesterly, having a radius of 315.00 feet and being subtended by a chord bearing South 67°26'37" East 49.10 feet; thence, South 06°29'58" West 32.27 feet; thence, South 236.53 feet to a point on the Flood Plain Limit Line and so designated on said Plat of "Johnson Ranch"; thence, along said line the following five (5) courses: (1) North 72°01'06" West 15.56 feet; (2) South 89°14'36" West 60.75 feet; (3) North 85°31'32" West 125.64 feet; (4) South 87°49'43" West 211.15 feet; and (5) South 61°45'31" West 102.08 feet to a point on the Southwesterly line of said Lot 4; thence, along the Southwesterly, Westerly and Northerly lines of said Lot 4 the following thirty-seven (37) courses: (1) North 50°57'21" West 30.00 feet; (2) along the arc of a curve to the left, concave Southwesterly, having a radius of 2050.00 feet and being subtended by a chord bearing North 54°32'57" West 256.96 feet; (3) North 58°08'33" West 116.91 feet; (4) North 49°52'00" West 55.58 feet; (5) North 58°08'33" West 125.00 feet; (6) North 65°44'14" West 60.53 feet; (7) North 58°08'33" West 265.17 feet; (8) North 22°22'48" West 42.20 feet; (9) North 10°32'21" East 43.74 feet; (10) North 15°19'17" West 75.69 feet; (11) North 28°48'39" East 22.83 feet; (12) North 23°43'13" East 72.09 feet; (13) North 82°54'47" East 186.42 feet; (14) North 77°35'33" East 51.20 feet; (15) North 21°36'53" East 114.02 feet; (16) North 49°49'15" East 58.90 feet; (17) South 44°15'21" East 54.45 feet; (18) South 59°32'04" East 19.72 feet; (19) South 43°01'30" East 20.52 feet; (20) South 64°01'32" East 86.76 feet; (21) South 79°38'01" East 83.36 feet; (22) South 56°41'22" East 41.88 feet; (23) North 18°58'13" East 33.84 feet; (24) North 65°38'15" East 58.18 feet; (25) North 87°04'45" East 98.13 feet; (26) South 79°41'43" East 89.44 feet; (27) South 84°52'58" East 67.27 feet; (28) North 70°58'28" East 30.68 feet; (29) North 30°57'50" East 17.49 feet; (30) North 06°00'32" West 19.10 feet; (31) North 20°17'51" East 77.83 feet; (32) South 73°08'30" East 34.48 feet; (33) South 38°39'35" East 19.21 feet; (34) North 70°01'01" East 23.41 feet; (35) South 67°45'04" East 47.54 feet; (36) North 48°21'59" East 12.04 feet (37) East 164.00 feet to the point of beginning.

April 13, 1988



SOUTHEAST ROSEVILLE SPECIFIC PLAN

Parcel 88

MORTON & PITALO, INC.

Civil Engineering, Planning, Surveying

1430 Alhambra Blvd., Suite 200

Sacramento, Ca. 95816

916/454-9600

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

A portion of Lots 6 and 20 as said lots are shown and so designated on that certain Plat entitled "Johnson Ranch, Phases II & III - S.E.R.S.P.-1" filed in Book 0 of Maps, at Page 52, Official Records of said County, more particularly described as follows:

BEGINNING at the most Northerly corner of said Lot 6; thence, along the Northwesterly line of said Lot 6 South 45°34'04" East 863.70 feet; thence, North 80°49'28" East 88.27 feet to a point on the East line of said Lot 20; thence, along said East line and the East line of said Lot 6 and along the arc of a curve to the left, concave Easterly, having a radius of 2050.00 feet and being subtended by a chord bearing South 10°55'21" East 125.00 feet; and along the arc of a curve to the right, concave Westerly, having a radius of 1950.00 feet and being subtended by a chord bearing South 09°35'46" East 209.11 feet to a point on the Flood Plain Limit Line as shown and so designated on said Plat of "Johnson Ranch"; thence, along said line the following seventeen (17) courses: (1) South 36°47'02" West 33.53 feet; (2) South 50°31'40" West 88.09 feet; (3) South 20°35'54" West 159.18 feet; (4) South 48°15'44" West 136.69 feet; (5) South 01°06'07" West 52.01 feet; (6) South 34°33'40" West 54.64 feet; (7) South 85°54'52" West 84.21 feet; (8) North 21°48'05" West 26.93 feet; (9) North 49°53'56" West 24.84 feet; (10) South 49°01'42" West 100.66 feet; (11) North 38°39'35" West 38.42 feet; (12) North 77°00'19" West 80.05 feet; (13) South 63°40'37" West 105.99 feet; (14) North 74°57'43" West 69.38 feet; (15) North 85°03'57" West 139.52 feet; (16) North 72°25'24" West 168.88 feet; and (17) North 72°01'06" West 104.29 feet; thence, North 236.53 feet; thence, North 06°29'58" East 32.77 feet; thence, along the arc of a curve to the left, concave Southwesterly, having a radius of 315.00 feet and being subtended by a chord bearing North 67°26'37" West 49.10 feet; thence, North 04°26'31" East 210.97 feet; thence, South 87°29'37" East 20.00 feet; thence, North 02°30'23" East 30.00 feet; thence, North 12°28'54" East 101.80 feet; thence, North 249.68 feet to a point on the Northwesterly line of said Lot 6; thence, along said Northwesterly line the following ten (10) courses: (1) North 52°59'22" East 81.40 feet; (2) North 15°42'31" East 33.24 feet; (3) North 05°02'33" East 136.53 feet; (4) North 15°38'32" East 51.92 feet; (5) North 33°04'14" East 51.31 feet; (6) North 57°38'00" East 84.06 feet; (7) South 72°16'36" East 101.83 feet; (8) North 21°15'02" West 38.63 feet; (9) North 76°33'05" East 47.30 feet and (10) North 60°07'46" East 46.86 feet to the point of beginning.

Exhibit B

Page 4



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

April 13, 1988

SOUTHEAST ROSEVILLE SPECIFIC PLAN

Parcel 21

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

A portion of Lot 20 as said lot is shown and so designated on that certain Plat entitled "Johnson Ranch", Phases II & III - S.E.R.S.P.-1" filed in Book 0 of Maps, at Page 52, Official Records of said County, more particularly described as follows:

BEGINNING at the intersection of the Southwesterly line of said Lot 20 and the Flood Plain Limit Line shown and so designated on said map of "Johnson Ranch"; thence, along said Flood Plain Limit Line the following nine (9) courses: (1) North 05°42'20" West 23.78 feet; (2) North 19°58'59" East 46.82 feet; (3) North 07°49'45" West 161.51 feet; (4) North 30°31'47" East 45.28 feet; (5) South 78°24'28" East 39.81 feet; (6) North 42°52'44" East 19.10 feet; (7) North 72°08'59" East 61.98 feet; (8) North 60°21'42" East 133.46 feet; and (9) North 23°04'28" East 61.04 feet to a point on the North line of said Lot 20; thence, along the North and East line of said Lot 20 the following nine (9) courses: (1) South 88°36'41" East 188.31 feet; (2) South 83°50'52" East 120.42 feet; (3) South 88°36'41" East 150.00 feet; (4) along the arc of a curve to the right, concave Southwesterly, having a radius of 36.00 feet and being subtended by a chord bearing South 43°36'41" East 50.91 feet; (5) South 09°39'52" West 55.58 feet; (6) South 01°23'19" West 125.00 feet; (7) South 06°12'22" East 60.53 feet; (8) South 01°23'19" West 331.74 feet and (9) along the arc of a curve to the left, concave Easterly, having a radius of 2050.00 feet and being subtended by a chord bearing South 03°53'36" East 377.45 feet; thence, South 80°49'28" West 88.27 feet to a point on the Southwesterly line of said Lot 20; thence, along said Southwesterly line of Lot 20 North 45°34'04" West 863.70 feet to the point of beginning.

Exhibit B
Page 5

July 1, 1988



SOUTHEAST ROSEVILLE SPECIFIC PLAN

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

Parcel 24

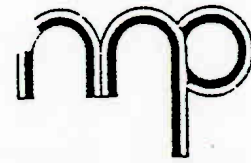
All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

A portion of Lots 18 and 19 as said lots are shown and so designated on that certain Plat entitled "Johnson Ranch, Phases II & III - S.E.R.S.P.-1" filed in Book 0 of Maps, at Page 52, Official Records of said County, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 18; thence, North $85^{\circ}23'50''$ East 165.00 feet; thence, South $50^{\circ}57'21''$ East 15.00 feet; thence, South $85^{\circ}41'32''$ East 30.00 feet; thence, North $85^{\circ}23'50''$ East 25.00 feet; thence, South $75^{\circ}00'00''$ East 20.00 feet; thence, South $56^{\circ}27'41''$ East 25.45 feet; thence, along the arc of a curve to the right, concave Southerly, having a radius of 32.50 feet and being subtended by a chord bearing North $84^{\circ}16'10''$ East 50.32 feet; thence, North $45^{\circ}00'00''$ East 20.00 feet; thence, North $78^{\circ}25'13''$ East 50.00 feet; thence, South $58^{\circ}13'59''$ East 34.09 feet; thence, North $81^{\circ}09'09''$ East 30.00 feet; thence, South $70^{\circ}01'00''$ East 76.73 feet; thence, South $78^{\circ}29'35''$ East 25.00 feet; thence, South $64^{\circ}00'56''$ East 20.00 feet; thence, South $78^{\circ}29'35''$ East 95.00 feet; thence, South $48^{\circ}29'35''$ East 20.00 feet; thence, South $78^{\circ}29'35''$ East 25.00 feet; thence, South $47^{\circ}56'47''$ East 48.75 feet; thence, South $25^{\circ}47'06''$ East 50.68 feet; thence, along the arc of a curve to the right, concave Southwesterly, having a radius of 517.50 feet and being subtended by a chord bearing South $76^{\circ}47'33''$ East 67.05 feet; thence, along the arc of a curve to the left, concave Northerly, having a radius of 20.00 feet and being subtended by a chord bearing South $88^{\circ}13'55''$ East 10.46 feet; thence, along the arc of a curve to the right, concave Southwesterly, having a radius of 45.00 feet and being subtended by a chord bearing South $68^{\circ}27'44''$ East 51.52 feet; thence, South $85^{\circ}34'02''$ East 52.86 feet; thence, South $85^{\circ}34'12''$ East 182.89 feet; thence, South $87^{\circ}26'48''$ East 405.97 feet; thence, North $43^{\circ}28'56''$ East 53.03 feet; thence, North $01^{\circ}31'04''$ West 303.87 feet; thence, North $88^{\circ}28'56''$ East 12.50 feet to a point on the East line of said Lot 19; thence, along the East and South lines of said Lot 19 and the Southwesterly line of said Lot 18 the following eight (8) courses: (1) South $01^{\circ}31'04''$ East 602.09 feet; (2) South $03^{\circ}14'45''$ West 120.42 feet and (3) South $01^{\circ}31'04''$ East 143.82 feet; (4) along the arc of a curve to the right, concave Northwesterly, having a radius of 36.00 feet and being subtended by a chord bearing South $44^{\circ}20'52''$ West 51.67 feet; (5) North $80^{\circ}57'31''$ West 55.00 feet; (6) along the arc of a curve to the right, concave Northerly, having a radius of 1542.00 feet and being subtended by a chord bearing North $86^{\circ}05'33''$ West 125.00 feet; (7) South $89^{\circ}40'14''$ West 60.00 feet; and (8) along the arc of a curve to the right, concave Northeasterly, having a radius of 1550.00 feet and being subtended by a chord bearing North $66^{\circ}15'39''$ West 818.27 feet and North $50^{\circ}57'21''$ West 698.74 feet to the point of beginning.

Exhibit B

Page 6



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

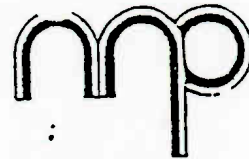
December 8, 1988
85-0032

DESCRIPTION

Parcel 27
Excepting the Flood Plain Area
Southeast Roseville Specific Plan

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

BEGINNING at the Southeast corner of said Lot 1; thence, along the Southerly and Westerly lines of said Lot 1 the following twelve (12) courses: (1) along the arc of a curve to the left, concave Southerly, having a radius of 2050.00 feet and being subtended by a chord bearing North 86°58'23" West 201.44 feet; (2) North 89°47'21" West 292.69 feet; (3) North 85°01'33" West 120.42 feet; (4) North 89°47'21" West 144.18 feet (5) along the arc of a curve to the right, concave Northeasterly, having a radius of 36.00 feet and being subtended by a chord bearing North 45°39'13" West 50.14 feet; (6) North 06°45'29" East 55.58 feet; (7) North 01°31'04" West 125.00 feet; (8) North 09°06'45" West 60.53 feet; (9) North 01°31'04" West 64.72 feet; (10) North 88°28'56" East 362.46 feet; (11) North 37°11'12" West 621.61 feet and (12) North 01°31'04" West 32.00 feet to a point on the "Flood Plain Limit Line" so designated on said plat; thence, along said Flood Plain Limit Line, the following eleven (11) courses: (1) North 77°08'15" East 69.76 feet; (2) South 72°00'46" East 80.96 feet; (3) North 68°57'45" East 41.79 feet; (4) North 46°42'05" East 71.45 feet; (5) South 05°45'05" East 139.70 feet; (6) South 51°57'11" East 175.24 feet; (7) South 75°29'20" East 87.80 feet; (8) North 69°16'28" East 79.12 feet; (9) North 45°00'00" East 49.50 feet; (10) North 78°01'26" East 67.47 feet and (11) South 52°42'27" East 189.80 feet to a point on the East line of said Lot 1; thence, along said East line South 01°31'04" East 646.92 feet to the point of beginning.



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

March 24, 1988
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN

PARCEL 28

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

A portion of Parcel B as said parcel is shown and so designated on that certain Parcel Map filed in Book 14 of Parcel Maps, Page 149, Official Records of said County, and a portion of Parcel D as said parcel is shown and so designated on that certain Parcel Map filed in Book 5 of Parcel Maps, Page 77, Official Records of said County, more particularly described as follows:

BEGINNING at a point from which the Southeast corner of said Parcel B bears North 88°55'13" East 1251.67 feet; thence, from said point of beginning, North 37°11'13" West 107.70 feet; thence, North 52°48'47" East 250.00 feet; thence, North 37°11'13" West 550.03 feet; thence, North 52°48'47" East 408.61 feet; thence, South 35°44'08" East 98.18 feet; thence, South 47°45'20" East 132.38 feet; thence, South 36°15'14" East 93.01 feet; thence, South 49°53'57" East 93.68 feet; thence, South 01°31'04" East 564.91 feet; thence, along the arc of a curve to the left, concave Southerly, having a radius of 2050.00 feet and being subtended by a chord bearing South 80°10'47" West 98.88 feet; thence, along the arc of a curve to the right, concave Northerly, having a radius of 1950.00 feet and being subtended by a chord bearing South 83°37'58" West 328.70 feet to the point of beginning.

Exhibit B
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March 25, 1988
85-0032

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

SOUTHEAST ROSEVILLE SPECIFIC PLAN

PARCEL 29

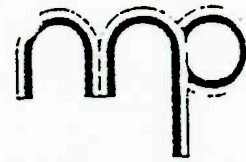
All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

A portion of Parcel B, as said Parcel is shown and so designated on that certain Parcel Map filed in book 14 of Parcel Maps, at Page 149 Official Records of said County, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 3, as said lot is shown and so designated on that certain Plat entitled "Johnson Ranch, Phase III-S.E.R.S.P" filed in Book 0 of Maps, at Page 102 Official Records of said County; thence, South 01°57'04" East 873.55 feet; thence, South 89°18'32" East 797.64 feet; thence, along the arc of a curve to the left, concave Easterly, having a radius of 32,055.00 feet and being subtended by a chord bearing South 03°29'36" East 261.42 feet; thence, South 03°43'37" East 212.02 feet; thence, South 86°16'23" West 18.93 feet; thence, North 25°54'23" West 38.91 feet; thence, South 68°07'35" West 147.63 feet; thence, North 27°33'10" West 103.77 feet; thence, North 69°19'32" West 56.65 feet; thence, North 80°05'45" West 63.95 feet; thence, South 74°55'53" West 80.78 feet; thence, South 84°01'48" West 153.83 feet; thence, South 47°25'10" West 50.25 feet; thence, North 82°01'49" West 100.98 feet; thence, North 45°00'00" West 113.14 feet; thence, North 51°29'27" West 118.85 feet; thence, North 63°40'36" West 211.98 feet; thence, North 56°18'36" West 61.29 feet; thence, North 90°00'00" West 104.00 feet; thence, South 66°09'41" West 94.02 feet; thence, South 70°22'18" West 151.82 feet; thence, South 68°40'56" West 44.01 feet; thence, North 84°17'22" West 70.35 feet; thence, South 15°21'42" West 94.37 feet; thence, North 75°43'08" West 56.75 feet; thence, South 32°39'39" West 46.32 feet; thence, North 73°28'45" West 123.08 feet; thence, North 74°18'51" West 151.65 feet; thence, North 83°25'05" West 52.35 feet; thence, South 64°36'44" West 65.31 feet; thence, North 62°11'55" West 62.18 feet; thence, North 75°57'50" West 57.72 feet; thence, North 68°40'14" West 112.72 feet; thence, North 84°03'11" West 48.26 feet; thence, North 37°15'19" West 89.20 feet; thence, North 32°57'58" West 83.43 feet; thence, North 50°58'59" West 65.13 feet; thence, North 00°35'48" East 96.01 feet; thence, North 30°08'29" East 35.85 feet; thence, North 00°35'48" East 96.01 feet; thence, North 30°08'29" East 35.85 feet to a point on the Southeasterly line of said Lot 3; thence, along said Southeasterly line the following twenty-three (23) courses: (1) North 47°57'03" East 68.68 feet; (2) North 21°36'53" East 57.01 feet; (3) North 69°46'30" East 60.75 feet; (4) North 63°36'46" East 144.00 feet; (5) North 61°51'30" East 97.35 feet; (6) North 35°32'16" East 94.63 feet; (7) North 15°31'27" East 93.41 feet; (8) North 50°15'28" East 115.75 feet; (9) North 53°21'57" East 48.60 feet; (10) North 69°55'42" East 83.04 feet; (11) North 76°46'32" East 102.72 feet; (12) North 83°54'41" East 75.43 feet; (13) North 34°17'13" East 53.25 feet; (14) North 72°45'31" East 91.09 feet; (15) North 90°00'00" East 89.20 feet; (16) North 86°34'23" East 66.92 feet; (17) North 80°54'35" East 101.27 feet; (18) South 41°33'10" East 58.80 feet; (19) North 53°26'25" East 110.80 feet; (20) North 13°45'39" East 50.45 feet; (21) North 55°05'28" East 169.50 feet; (22) South 87°32'46" East 70.06 feet; and (23) South 64°34'23" East 59.63 feet to the point of beginning

Exhibit B

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

March 17, 1988

SOUTHEAST ROSEVILLE SPECIFIC PLAN

PARCEL 30

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

A portion of Lot 3, as said lot is shown and so designated on that certain Plat entitled "Johnson Ranch, Phase III - S.E.R.S.P." filed in Book 0 of Maps, at page 102, Official Records of said County, more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 3; thence, along the East line of said Lot 3 South $01^{\circ}57'04''$ East 263.09 feet to the intersection with the Flood Plain Limit Line so designated on said map; thence, along said Flood Plain Limit Line the following twenty-five (25) courses: (1) South $84^{\circ}36'38''$ West 161.91 feet; (2) South $81^{\circ}27'03''$ West 154.72 feet; (3) South $56^{\circ}11'31''$ West 134.79 feet; (4) South $79^{\circ}50'45''$ West 68.07 feet; (5) South $46^{\circ}54'33''$ West 42.45 feet; (6) North $61^{\circ}06'34''$ West 84.86 feet; (7) South $63^{\circ}17'05''$ West 51.16 feet; (8) South $83^{\circ}33'02''$ West 115.73 feet; (9) North $83^{\circ}35'21''$ West 179.12 feet; (10) South $19^{\circ}21'32''$ West 78.43 feet; (11) South $78^{\circ}49'34''$ West 82.57 feet; (12) South $38^{\circ}05'19''$ West 47.01 feet; (13) South $79^{\circ}41'42''$ West 44.72 feet; (14) South $63^{\circ}10'20''$ West 97.49 feet; (15) South $42^{\circ}33'11''$ West 82.81 feet; (16) South $12^{\circ}02'33''$ West 76.69 feet; (17) South $29^{\circ}53'56''$ West 92.28 feet; (18) North $80^{\circ}10'51''$ West 52.77 feet; (19) South $51^{\circ}20'25''$ West 51.22 feet; (20) South $77^{\circ}51'21''$ West 80.81 feet; (21) South $47^{\circ}56'08''$ West 110.45 feet; (22) South $48^{\circ}52'16''$ West 94.26 feet; (23) South $55^{\circ}23'20''$ West 86.27 feet; (24) South $44^{\circ}35'37''$ West 99.70 feet; and (25) South $29^{\circ}53'56''$ West 79.30 feet to a point on the West line of said Lot 3; thence, along the Westerly and Northerly lines of said Lot 3, the following ten (10) courses: (1) along the arc of a curve to the left, concave Westerly, having a radius of 2050.00 feet and being subtended by a chord bearing North $11^{\circ}10'39''$ West 106.73 feet; (2) along the arc of a curve to the right, concave Easterly, having a radius of 1950.00 feet and being subtended by a chord bearing North $05^{\circ}38'26''$ West 477.26 feet; (3) North $01^{\circ}23'19''$ East 317.74 feet; (4) North $06^{\circ}09'08''$ East 120.42 feet; (5) North $01^{\circ}23'19''$ East 144.00 feet; (6) along the arc of a curve to the right, concave Southeasterly, having a radius of 36.00 feet and being subtended by a chord bearing North $46^{\circ}23'17''$ East 50.91 feet; (7) South $80^{\circ}20'08''$ East 55.58 feet; (8) South $88^{\circ}36'41''$ East 125.00 feet; (9) North $88^{\circ}47'38''$ East 60.53 feet and (10) South $88^{\circ}36'41''$ East 1584.95 feet to the point of beginning.



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

March 25, 1988
85-0032

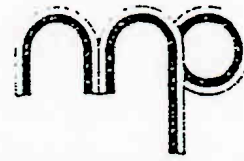
SOUTHEAST ROSEVILLE SPECIFIC PLAN

Parcel 32

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

A portion of Parcel B, as said parcel is shown and so designated on that certain Parcel Map filed in Book 14 of Parcel Maps, at Page 149 official Records of said County, more particularly described as follows:

BEGINNING at a point from which the Southeast corner of said Parcel B bears South 06°49'07" East 266.50 feet; thence, South 00°49'53" East 189.37 feet; thence, along the arc of a curve to the right, concave Northwesterly, having a radius of 25.00 feet and being subtended by a chord bearing South 45°01'34" West 35.46 feet; thence, North 89°47'21" West 465.01 feet; thence, along the arc of a curve to the left, concave Southerly, having a radius of 2050.00 feet and being subtended by a chord bearing South 85°53'11" West 309.15 feet; thence, North 01°31'04" West 564.91 feet; thence, South 49°53'57" East 30.52 feet; thence, South 29°54'49" East 84.22 feet; thence, South 41°11'09" East 95.67 feet; thence, South 32°56'57" East 128.70 feet; thence, South 76°45'34" East 52.39 feet; thence, South 39°28'21" East 44.05 feet; thence, South 48°54'02" East 62.37 feet; thence, South 80°05'45" East 63.95 feet; thence, North 87°46'49" East 129.10 feet; thence, South 79°25'06" East 92.57 feet; thence, North 84°30'59" East 125.57 feet; thence, North 62°28'05" East 88.33 feet to the point of beginning.



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916/454-9600

May 18, 1988

SOUTHEAST ROSEVILLE SPECIFIC PLAN
Parcel 41

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

A portion of Section 16, Township 10 North, Range 7 East, M.D.M., more particularly described as follows:

BEGINNING at a point on the North line of said Southwest quarter, from which the Northeast corner thereof bears South $88^{\circ}42'13''$ East 590.58 feet; thence, from said point of beginning South $01^{\circ}14'43''$ East 1478.05 feet; thence, South $88^{\circ}42'13''$ East 590.58 feet to a point on the East line of said Southwest quarter; thence, along said East line South $01^{\circ}14'43''$ East 1058.77 feet; thence, North $89^{\circ}27'34''$ West 715.37 feet; thence, along the arc of a curve to the right, concave Northeasterly, having a radius of 1460.00 feet and being subtended by a chord bearing North $73^{\circ}13'47''$ West 816.11 feet; thence, North $57^{\circ}00'00''$ West 173.35 feet; thence, along the arc of a curve to the left, concave Southwesterly, having a radius of 1540.00 feet and being subtended by a chord bearing North $58^{\circ}50'39''$ West 99.11 feet; thence, North $20^{\circ}34'30''$ East 332.49 feet; thence, along the arc of a curve to the left, concave Northwesterly, having a radius of 700.00 feet and being subtended by a chord bearing North $10^{\circ}41'45''$ East 240.20 feet; thence, North $84^{\circ}41'23''$ West 215.86 feet; thence, North $69^{\circ}36'22''$ West 194.47 feet; thence, North $89^{\circ}59'12''$ West 640.00 feet; thence, North $00^{\circ}00'48''$ East 556.87 feet; thence, South $89^{\circ}59'12''$ East 600.00 feet; thence, North $00^{\circ}00'48''$ East 1000.45 feet to a point on the North line of said Southwest quarter; thence, along said North line South $88^{\circ}42'13''$ East 1357.15 feet to the point of beginning; containing 92.91 acres, more or less.



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916/454-9600

September 7, 1988

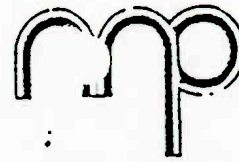
SOUTHEAST ROSEVILLE SPECIFIC PLAN

Parcel 42

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

A portion of Section 16, Township 10 North, Range 7 East, M.D.M., more particularly described as follows:

BEGINNING at a point from which the Northeast corner of said Section 16 bears South 81°39'32" West 493.40 feet; thence, along the arc of a curve to the right, concave Southeasterly, having a radius of 225.00 feet and being subtended by a chord bearing North 52°23'43" East 283.02 feet; thence, along the arc of a curve to the left, concave Northwesterly, having a radius of 175.00 feet and being subtended by a chord bearing North 60°34'51" East 179.14 feet; thence, North 29°47'41" East 40.00 feet; thence, along the arc of a curve to the right, concave Southwesterly, having a radius of 1460.00 feet and being subtended by a chord bearing South 58°36'10" East 81.67 feet; thence, South 57°00'00" East 173.35 feet; thence, along the arc of a curve to the left, concave Northeasterly, having a radius of 1540.00 feet and being subtended by a chord bearing South 73°13'47" East 860.83 feet; thence, South 89°27'34" East 717.87 feet to a point on the East line of the West half of said Section 16; thence, along said East line, South 01°03'41" East 2814.62 feet; thence, North 37°14'09" West 3654.38 feet to the point of beginning.



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April 18, 1988

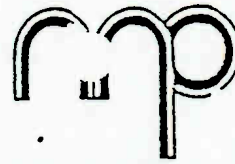
SOUTHEAST ROSEVILLE SPECIFIC PLAN

Parcel 43

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

A portion of Section 16, Township 10 North, Range 7 East, M.D.M., more particularly described as follows:

BEGINNING at the intersection of the East line of the West half of said Section and the line common to Sacramento and Placer Counties; thence, along said County line North $85^{\circ}14'36''$ West 1670.14 feet; thence, North $01^{\circ}01'38''$ West 614.84 feet; thence, North $88^{\circ}48'44''$ West 3.70 feet; thence, North $01^{\circ}01'13''$ West 662.96 feet; thence, North $88^{\circ}49'36''$ West 173.38 feet; thence, North $01^{\circ}10'24''$ East 34.49 feet; thence, North $70^{\circ}35'48''$ East 69.04 feet; thence, North $59^{\circ}51'46''$ East 81.22 feet; thence, North $48^{\circ}37'08''$ East 74.03 feet; thence, North $56^{\circ}39'00''$ East 57.97 feet; thence, South $66^{\circ}23'38''$ East 36.62 feet; thence, South $40^{\circ}37'27''$ East 32.45 feet; thence, South $38^{\circ}58'44''$ East 45.91 feet; thence, South $67^{\circ}17'20''$ East 47.90 feet; thence, North $67^{\circ}00'36''$ East 39.21 feet; thence, North $25^{\circ}24'20''$ East 51.86 feet; thence, North $38^{\circ}25'33''$ East 25.53 feet; thence, North $84^{\circ}18'47''$ East 111.56 feet; thence, North $81^{\circ}15'11''$ East 52.38 feet; thence, South $81^{\circ}58'59''$ East 38.78 feet; thence, South $62^{\circ}52'49''$ East 82.94 feet; thence, South $73^{\circ}10'16''$ East 58.45 feet; thence, North $76^{\circ}19'08''$ East 38.68 feet; thence, South $70^{\circ}45'04''$ East 45.27 feet; thence, South $49^{\circ}12'47''$ East 55.55 feet; South $62^{\circ}59'23''$ East 50.80 feet; North $73^{\circ}24'15''$ East 44.16 feet; thence, North $63^{\circ}16'48''$ East 93.81 feet; North $71^{\circ}50'38''$ East 88.62 feet; North $82^{\circ}32'18''$ East 137.22 feet; thence, North $75^{\circ}35'04''$ East 103.06 feet; thence, South $84^{\circ}55'29''$ East 59.79 feet; thence, North $75^{\circ}57'04''$ East 25.90 feet; thence, South $37^{\circ}11'59''$ East 615.41 feet to a point on said East line of the West half of said Section 16; thence, along said East line South $01^{\circ}03'41''$ East 1118.03 feet to the point of beginning.



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916/454-9600

April 18, 1988

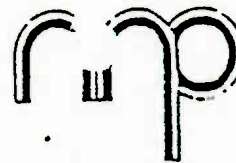
SOUTHEAST ROSEVILLE SPECIFIC PLAN

Parcel 44

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

A portion of Section 16, Township 10 North, Range 7 East, M.D.M., more particularly described as follows:

BEGINNING at a point from which the West quarter corner of said Section 16 bears North $78^{\circ}31'57''$ West 161.94 feet; thence, South $89^{\circ}58'59''$ East 41.41 feet; thence, along the arc of a curve to the right, concave Southerly, having a radius of 1475.00 feet and being subtended by a chord bearing South $86^{\circ}12'53''$ East 193.88 feet; thence, South $82^{\circ}26'47''$ East 452.67 feet; thence, along the arc of a curve to the left, concave Northerly, having a radius of 825.00 feet and being subtended by a chord bearing South $87^{\circ}04'12''$ East 133.00 feet; thence, South $01^{\circ}41'36''$ East 133.59 feet; thence, North $86^{\circ}49'25''$ West 30.23 feet; thence, North $64^{\circ}49'10''$ West 49.09 feet; thence, South $80^{\circ}13'17''$ West 30.91 feet; thence, South $27^{\circ}19'25''$ West 40.98 feet; thence, South $08^{\circ}14'52''$ West 64.28 feet; thence, South $32^{\circ}10'27''$ West 34.04 feet; thence, South $54^{\circ}27'58''$ West 116.48 feet; thence, South $83^{\circ}30'47''$ West 65.18 feet; thence, South $50^{\circ}57'39''$ West 70.07 feet; thence, South $79^{\circ}16'14''$ West 46.59 feet; thence, North $47^{\circ}52'24''$ West 32.20 feet; thence, North $58^{\circ}42'58''$ West 59.64 feet; thence, North $35^{\circ}45'16''$ West 36.98 feet; thence, North $06^{\circ}55'55''$ East 33.84 feet; thence, North $47^{\circ}26'55''$ West 35.72 feet; thence, North $85^{\circ}19'17''$ West 74.39 feet; thence, North $45^{\circ}41'17''$ West 92.01 feet; thence, North $00^{\circ}51'49''$ West 2.39 feet; thence, North $30^{\circ}00'14''$ West 194.68 feet; thence, North $42^{\circ}15'19''$ West 47.09 feet; thence, North $31^{\circ}24'41''$ West 41.63 feet to the point of beginning.



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April 18, 1988

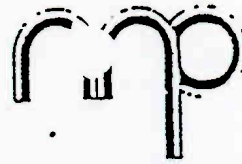
SOUTHEAST ROSEVILLE SPECIFIC PLAN

Parcel 45

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

A portion of Section 16, Township 10 North, Range 7 East, M.D.M., more particularly described as follows:

BEGINNING at a point from which the West quarter corner of said Section 16 bears North 83°29'17" West 981.47 feet; thence, along the arc of a curve to the left, concave Northwesterly, having a radius of 825.00 feet and being subtended by a chord bearing North 59°59'18" East 782.71 feet; thence, North 31°40'12" East 55.38 feet; thence, South 37°11'59" East 705.75 feet; thence, South 50°06'28" West 8.28 feet; thence, South 37°08'06" West 48.63 feet; thence, North 67°22'44" West 99.66 feet; thence, North 86°37'11" West 56.63 feet; thence, North 81°04'40" West 110.37 feet; thence, South 81°04'40" East 110.37 feet; thence, North 81°04'40" West 110.37 feet; thence, North 10°00'50" West 30.12 feet; thence, North 76°00'18" West 60.70 feet; thence, South 69°31'48" West 64.83 feet; thence, South 34°33'53" West 36.49 feet; thence, North 89°25'02" West 39.53 feet; thence, South 86°04'53" West 71.15 feet; thence, South 83°23'32" West 33.90 feet; thence, North 41°40'12" West 90.70 feet; thence, North 80°23'16" West 53.78 feet; thence, South 46°40'12" West 31.92 feet; thence, South 77°05'57" West 27.75 feet; thence, North 54°18'29" West 50.93 feet; thence, North 86°09'21" West 34.04 feet; thence, South 53°35'55" West 39.49 feet; thence, North 82°17'57" West 33.50 feet; thence, South 69°24'37" West 53.22 feet; thence, North 86°19'33" West 75.68 feet; thence, South 50°40'23" West 54.54 feet; thence, South 66°23'29" West 56.26 feet; thence, North 86°49'25" West 23.59 feet; thence, North 01°41'36" West 133.59 feet to the point of beginning.



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April 18, 1988

SOUTHEAST ROSEVILLE SPECIFIC PLAN

Parcel 46

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

A portion of Section 16, Township 10 North, Range 7 East, M.D.M., more particularly described as follows:

BEGINNING at a point from which the Northwest corner of said Section 16 bears North 23°16'41" West 126.24 feet; thence, South 37°11'59" East 1966.56 feet; thence, North 89°58'59" West 1163.19 feet; thence, North 00°40'10" East 393.51 feet; thence, along the arc of a curve to the left, concave Westerly, having a radius of 11042.00 feet and being subtended by a chord bearing North 00°43'43" West 538.81 feet; thence, North 02°07'33" West 634.27 feet to the point of beginning.



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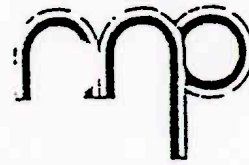
April 19, 1988

SOUTHEAST ROSEVILLE SPECIFIC PLAN
Parcel 47

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

A portion of Section 16, Township 10 North, Range 7 East, M.D.M., more particularly described as follows:

BEGINNING at a point from which the West quarter corner of said Section 16 bears South 02°41'17" West 784.04 feet; thence, along the arc of a curve to the right, concave Easterly, having a radius of 19,958.00 feet and being subtended by a chord bearing North 00°36'25" East 43.24 feet; thence, North 00°40'10" East 133.65 feet; thence, South 89°58'59" East 1163.19 feet; thence, South 37°11'59" East 222.11 feet; thence, North 89°58'59" West 1299.50 feet to the point of beginning.



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916/454-9600

April 18, 1988

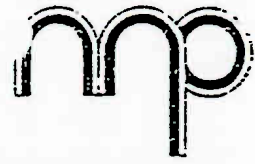
SOUTHEAST ROSEVILLE SPECIFIC PLAN

Parcel 54

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

A portion of Section 16, Township 10 North, Range 7 East, M.D.M., more particularly described as follows:

BEGINNING at a point from which the west quarter corner of said Section 16 bears North $04^{\circ}25'10''$ West 665.39 feet; thence, North $00^{\circ}47'20''$ West 318.38 feet; thence, South $88^{\circ}58'47''$ East 28.13 feet; thence, South $64^{\circ}58'12''$ East 45.70 feet; thence, South $43^{\circ}09'52''$ East 56.93 feet; thence, South $44^{\circ}49'19''$ East 93.15 feet; thence, South $29^{\circ}12'58''$ East 60.10 feet; thence, South $02^{\circ}02'27''$ East 58.29 feet; thence, South $29^{\circ}12'10''$ East 20.18 feet; thence, South $41^{\circ}40'44''$ East 34.81 feet; thence, South $02^{\circ}52'24''$ East 41.49 feet; thence; North $88^{\circ}49'36''$ West 236.30 feet to the point of beginning.



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916/454-9600

August 31, 1988
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN
Parcel 55

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

Parcel 55

A portion of Sections 9 and 16, Township 10 North, Range 7 East, M.D.M., more particularly described as follows:

BEGINNING at a point from which the Southwest corner of said Section 9 bears South $13^{\circ}20'46''$ West 559.65 feet; thence, from said point of beginning, South $82^{\circ}38'43''$ East 19.96 feet; thence, South $89^{\circ}59'12''$ East 14.21 feet; thence, South $87^{\circ}47'02''$ East 110.85 feet; thence, North $89^{\circ}31'38''$ East 136.57 feet; thence, along the arc of a curve to the right, concave Southwesterly, having a radius of 1460.00 feet and being subtended by a chord bearing South $70^{\circ}13'10''$ East 507.75 feet; thence, South $29^{\circ}47'41''$ West 40.00 feet; thence, along the arc of a curve to the right, concave Northwesterly, having a radius of 175.00 feet and being subtended by a chord bearing South $60^{\circ}34'51''$ West 179.14 feet; thence, along the arc of a curve to the right, concave Southeasterly, having a radius of 225.00 feet and being subtended by a chord bearing South $52^{\circ}23'43''$ West 283.02 feet; thence, North $37^{\circ}11'59''$ West 593.78 feet to the point of beginning.