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**NINTH AMENDMENT OF DEVELOPMENT AGREEMENT  
BY AND BETWEEN  
THE CITY OF ROSEVILLE AND MOURIER INVESTMENTS, LLC  
AS ASSIGNEE OF VC ROSEVILLE, LLC  
RELATIVE TO THE WEST ROSEVILLE SPECIFIC PLAN**

This Ninth Amendment of Development Agreement (“Ninth Amendment”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the CITY OF ROSEVILLE, a municipal corporation (“City”) and Mourier Investments, LLC, a California limited liability company (“Landowner”) pursuant to Sections 65864 through 65869.5 of the Government Code of California.

**RECITALS**

A. Landowner's first predecessor in interest, 1600 Placer Investors, LP ("1600 Placer") and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on February 23, 2004, and recorded on May 28, 2004, in the Official Records of Placer County as Document No. 2004-0069488, which Development Agreement 1600 Placer assigned to PL Roseville, LP ("PL Roseville") pursuant to that certain Assignment and Assumption Agreement of Development Agreement Relative to the West Roseville Specific Plan dated as of March 21, 2005, and recorded March 21, 2005, as Document No. 2005-0032912 in the Official Records of Placer County, California. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. City and 1600 Placer entered into the Development Agreement relative to development within a portion of the West Roseville Specific Plan Area ("Specific Plan", "WRSP" or "Plan Area"), as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property").

C. Certain terms of settlement agreements arising out of two lawsuits regarding the WRSP (Catalano v. Roseville and Defenders of Wildlife v. Norton) imposed additional conditions on the WRSP that require implementation through amendment of the Development Agreement.

D. On April 17, 2006, City and PL Roseville entered into the First Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County, California on April 20, 2006, as Document No. 2006-0042921.

E. On March 18, 2009, City and PL Roseville entered into the Second Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County, California on May 5, 2009, as Document No. 2009-0037209.

F. On January 5, 2011, City and West Roseville, LLC (“West Roseville”) entered into the Third Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County on April 5, 2012, as Document No. 2012-0030092.

G. On July 17, 2013, City, West Roseville and KB Home Sacramento, Inc., and Meritage Homes of California, Inc., PL Roseville’s assignees on a portion of Phase 3 of the Property, entered into the Fourth Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County on August 20, 2013, as Document No. 2013-0082173-00.

H. On August 7, 2013, City and West Roseville entered into the Fifth Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County on August 20, 2013, as Document No. 2013-0082447-00.

I. On December 17, 2014, City and KB Home Sacramento, Inc., PL Roseville's assignee on a portion of Phase 3 of the Property, entered into the Sixth Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County on December 22, 2014, as Document No. 2014-0091940-00.

J. On May 4, 2016, City and West Roseville entered into the Seventh Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County on May 11, 2016, as Document No. 2016- 0035987-00.

K. On October 20, 2017, City and VC Roseville entered into the Eighth Amendment to the Development Agreement, which amendment was recorded in the Official Records of Placer County on October 20, 2017, as Document No. 2017- 0082175-00.

L. \_\_\_\_\_ assigned a portion of its interest in the Property to Landowner pursuant to that certain Assignment and Assumption Agreement Relative to the West Roseville Specific Plan Development Agreement dated as of \_\_\_\_\_, 20\_\_, and recorded \_\_\_\_\_, 20\_\_, as Document No. \_\_\_\_-\_\_\_\_-\_\_, in the Official Records of Placer County, California.

M. This Ninth Amendment to the Development Agreement (the "Ninth Amendment") affects certain portions of the Property (the "Ninth Amendment Property"), as described in Exhibit "A" and Exhibit "B" attached to this Ninth Amendment, and shall run with the land described in Exhibits "A" and "B" hereto. Landowner and City intend for this Ninth Amendment to document certain land use designation changes and unit transfers within the Plan Area.

N. This Ninth Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The summary table of Section 2.2 ("Vested Entitlements") of the Development Agreement is hereby amended as follows:

Low Density Residential	2,662 units on 595.9 Net Acres
Low Density Residential (age restricted)	704 units on 146.9 Net Acres
Medium Density Residential	0 units on 0 Net Acres
High Density Residential	420 units on 20.1 Net Acres
Community Commercial	3.6 Net Acres
General Industrial	32.9 Net Acres
Light Industrial	55.2 Net Acres
Open Space	350.8 Net Acres
Open Space (paseo)	7.7 Net Acres
Schools	38.7 Net Acres
Treatment Plant Expansion	15.0 Net Acres
Water Tank Sites	5.4 Net Acres
Well Sites	0.6 Net Acres
Other Public (right-of-way)	138.5 Net Acres
<u>Village Center</u>	
High Density Residential	386 units on 21.8 Net Acres
Medium Density Residential	387 units on 46.1 Net Acres
Community Commercial	40 units on 14.5 Net Acres
Park	13.8 Net Acres
Church	10.8 Net Acres
Other Public (right-of-way)	13.1 Net Acres

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Ninth Amendment is consistent with the General Plan and the West Roseville Specific Plan.

3. AMENDMENT LIMITED TO NINTH AMENDMENT PROPERTY. This Ninth Amendment is limited to and applies only to development of the Ninth Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the West Roseville Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This Ninth Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the Ninth Amendment Property, the Development Agreement remains in full force and effect.

5. FORM OF AMENDMENT. This Ninth Amendment is executed in two duplicate originals, each of which is deemed to be an original.

**IN WITNESS WHEREOF**, the City of Roseville, a municipal corporation, has authorized the execution of this Ninth Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. \_\_\_\_\_, adopted by the Council of the City of Roseville on the \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF ROSEVILLE,  
a municipal corporation

MOURIER INVESTMENTS, LLC, a  
California limited liability company

By: \_\_\_\_\_  
Dominick Casey  
City Manager

By: \_\_\_\_\_  
John L. Mourier, III  
Managing Member

ATTEST:

By: \_\_\_\_\_  
Sonia Orozco  
City Clerk

APPROVED AS TO FORM;

By: \_\_\_\_\_  
Robert R. Schmitt  
City Attorney

APPROVED AS TO SUBSTANCE:

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

Mike Isom

Development Services Director

**EXHIBIT A**

**LEGAL DESCRIPTION OF NINTH AMENDMENT PROPERTY**

All that real property situate in the City of Roseville, County of Placer, State of California located in Section 25, Township 11 North, Range 5 East, M.D.M. and being all of Lot 15 as said Lot is shown on that Large Lot Subdivision Map entitled "Westpark~Phase 1", filed for record in the office of the Recorder of said County on October 21, 2004 in Book 'AA' of Maps, at Page 4, Official Records of Placer County.

**EXHIBIT B**

**DEPICTION OF NINTH AMENDMENT PROPERTY**

