

RESOLUTION STATING THE INTENT TO FORM AND ORDERING THE FORMATION OF A DISTRICT TO LEVY AND COLLECT ASSESSMENTS FOR MAINTENANCE AND MITIGATION MONITORING WITHIN THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN AREA PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND TO BE KNOWN AS THE "NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT" AND WAIVING THE REQUIREMENTS FOR NOTICE, HEARING AND AN ENGINEER'S REPORT

WHEREAS, Roseville Properties Investment Partners Ltd., a Texas limited partnership; C.D. Communities I, a California limited partnership; 333 Mavrias Properties Company, a general partnership; Roseville 150 Center, a joint venture; and John Mourier Construction Co., Inc., a California corporation each entered into a development agreement with the City of Roseville (collectively, the "Development Agreements") for the development of property within the North Central Roseville Specific Plan Area; and

WHEREAS, Section 3.G.1 of the Development Agreements requires the formation of a Landscaping and Lighting District pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Sections 22500 et seq.) (the "Act"), for maintenance and mitigation monitoring within the North Central Roseville Specific Plan Area; and

WHEREAS, pursuant to Section 22608.1 of the Act, all owners of the real property proposed for inclusion in the Landscaping and Lighting District have consented to the formation of such a District to finance the maintenance and mitigation monitoring obligations described in Section 3.G.2 of the Development Agreements and have waived notice, public hearing, and the filing of an engineer's report otherwise required by the Act for the formation of the District; and

WHEREAS, it is in the interest of the City of Roseville to form such a Landscaping and Lighting District; and

WHEREAS, the real property to be included in the Landscaping and Lighting District will be benefited by such formation and the maintenance and mitigation monitoring thereunder;

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

Section 1. The City Council hereby declares its intent to order the formation of a Landscaping and Lighting District within the North Central Roseville Specific Plan Area, as shown on the boundary map attached hereto as Exhibit "A" and incorporated herein by reference, and as more particularly shown on the North Central Roseville Specific Plan Landscaping and Lighting District Map on file with the City Clerk for the City of Roseville (the "NCRSP LLD Map"), to levy and collect assessments pursuant to the Act.

Section 2. The Landscaping and Lighting District shall be known and is hereby designated as the "North Central Roseville Specific Plan Landscaping and Lighting District" (the "District"). The District shall have two zones which shall be known as and are hereby designated as Zones A and B (the "Zones"). The territory to be contained within the District and the Zones shall be as follows:

Zone A: all that property designated as Parcels 1 through 50, inclusive, on the NCRSP LLD Map and Exhibit "A" attached hereto.

Zone B: all that property designated as Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 23, 24, 25, 26, 27, 29, 30, 31, 33, 34, 37, 38, 39, 40, 41, 42, 43, 46, 47, 48, 49, 50 on the NCRSP LLD Map and Exhibit "A" attached hereto.

The District shall not include any property owned by the City of Roseville or the Roseville City School District and no assessment shall be levied upon such publicly owned property. The City Council for the City of Roseville may from time to time create new zones provided such action is taken in conformity with the Development Agreements and Sections 22500 et seq. of the Streets and Highways Code.

Section 3. The purpose of the District is to levy and collect annual assessments for the maintenance of certain areas and improvements within the North Central Roseville Specific Plan Area and the monitoring and annual review of certain mitigation measures, as more fully described in Section 3.G.2 of the Development Agreements and in Exhibit "B" attached hereto and incorporated herein by reference.

Section 4. The parcels comprising Zone A shall be assessed the costs of maintenance, monitoring and review as described in Sections 3.G.2.a through 3.G.2.h, inclusive, of the Development Agreements (and in Exhibit B attached hereto), except that the Zone A assessments shall not include that portion of the costs of maintaining the park and wetland preserves pursuant to Section

3.G.2.e of the Development Agreements (and Paragraph 5 of Exhibit B) to the extent that such costs arise out of compliance with the 404 Permit dated July 13, 1989 and issued by the U.S. Army Corps of Engineers for the parcels comprising Zone B (the "Zone B--404 Permit").

Section 5. The parcels comprising Zone B shall be assessed that portion of the costs of maintaining the park and wetland preserves that arises out of compliance with the Zone B--404 Permit as described in Section 3.G.2.e of the Development Agreements.

Section 6. All costs shall be assessed in accordance with the following formula:

Each parcel or lot shall be assessed a share of the maintenance, monitoring and review costs based upon the number of Equivalent Dwelling Units assigned to that parcel or lot as a percentage of the total number of Equivalent Dwelling Units assigned to all parcels and lots upon which the particular costs are being assessed. Equivalent Dwelling Units ("E.D.U.s") shall be assigned as follows:

- A. Each single family detached residential unit shall be assigned an E.D.U. factor of 1.0. (Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 as shown on Exhibit A.)
- B. Each multi-family residential unit shall be assigned an E.D.U. factor of 0.6. (Parcels 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 49 and 50 as shown on Exhibit A.)
- C. Each non-residential parcel shall be assigned an E.D.U. factor of 7.0 units per acre (Parcels 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 as shown on Exhibit A); provided that Parcel 37 as shown on Exhibit A shall be assigned an E.D.U. factor of 0.0 units per acre until such time as a use permit is granted for such parcel.

Pending subdivision or issuance of use permits for residential parcels, assessments shall be based on the number and type of residential units approved for such parcels in the North Central Roseville Specific Plan as that plan reads at the time of the meeting where the annual assessment is levied. An initial allocation of assessment reflecting the standards set forth in this Section 6 is attached hereto as Exhibit C and incorporated herein by this reference.

The City Council at its annual meeting to levy assessments conducted in accordance with Sections 22620-22631 of the California

Streets and Highways Code may assign other E.D.U. factors to parcels with uses not hereinbefore specified.

Section 7. Pursuant to Section 22608.1 of the Act, the City Council hereby orders the properties described above formed into a Landscaping and Lighting District to be known as the "North Central Roseville Specific Plan Landscaping and Lighting District", without notice, hearing, or the filing of an engineer's report. The District shall be comprised of the Zones described above and shall undertake the maintenance, monitoring and review functions described above. The District shall include all of the properties more particularly shown on the North Central Roseville Specific Plan Landscaping and Lighting District Map on file with the City Clerk.

PASSED AND ADOPTED this 7th day of November, 19 90, by the following roll call vote:

AYES COUNCILMEMBERS: Bill Santucci, Harry Crabb, Jr., John Byouk
Mel Hamel, Pauline Roccutti

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

ATTEST:

Helene Franca
CITY CLERK

Pauline Roccutti
MAYOR

North Central Roseville Specific Plan Landscaping and Lighting District

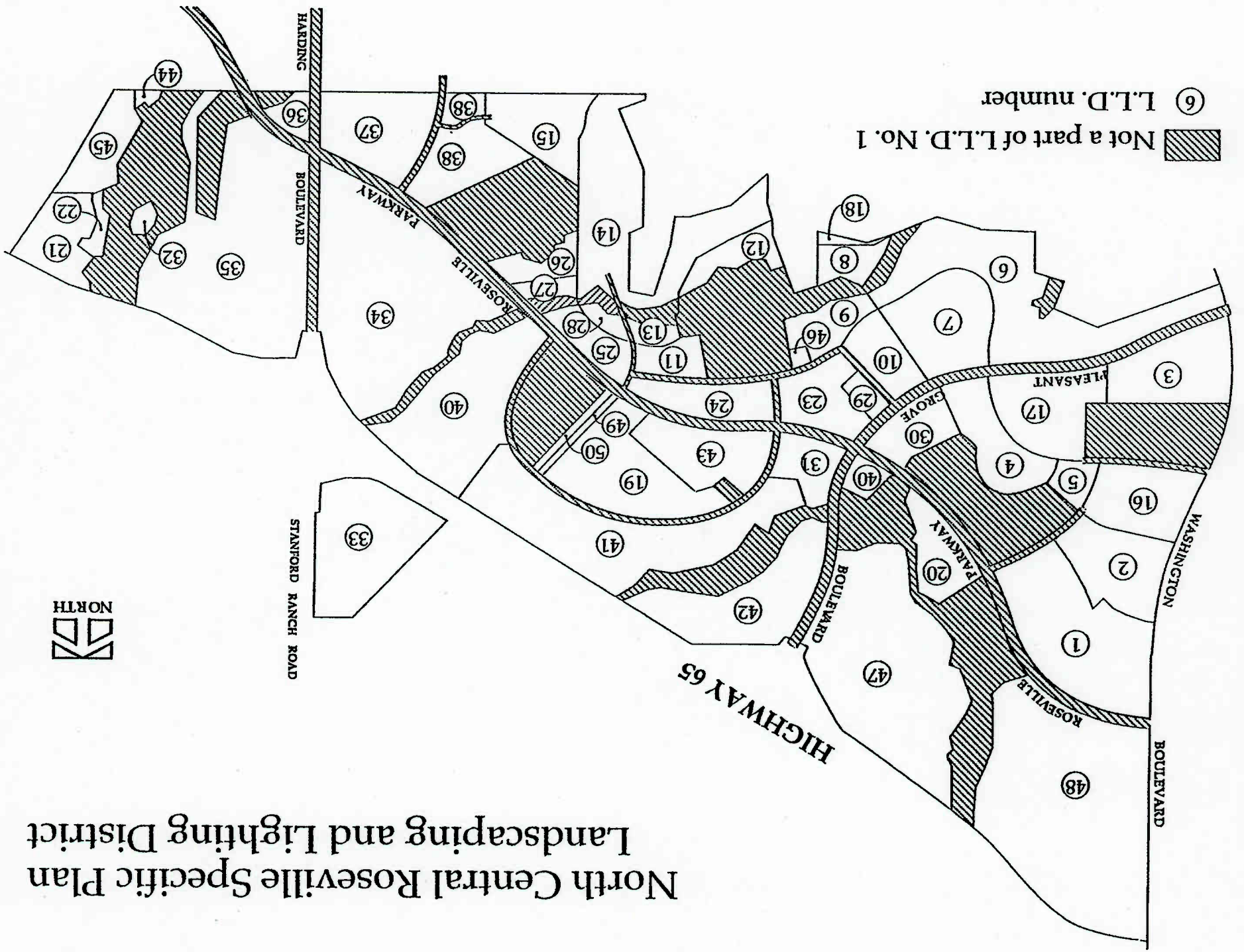


Exhibit B

NCRSP LANDSCAPING AND LIGHTING DISTRICT
OBLIGATIONS

The North Central Roseville Specific Plan Landscaping and Lighting District (the "NCRSP L&LD" or "DISTRICT") shall:

1. Provide a mechanism for the perpetual maintenance of approximately 65.0 acres, more or less, of scenic corridor (including medians and sound walls) contiguous to and on both sides of the Roseville Parkway and of Pleasant Grove Boulevard and of Harding Boulevard and of the east side of Washington Boulevard and along various other roadways, all as described in the North Central Roseville Specific Plan as such Plan provides on 10/5/90 [insert the effective date of the Development Agreements] (the "NCRSP");
2. Maintain the trees in the setback strips established between the curb and sidewalk along the local and residential collector streets, as such streets are defined in Sections 5.1.2 and 5.1.3 of the NCRSP, and to perform autumn leaf cleanup;
3. Maintain all public pedestrian or bicycle pathways which connect single-family residential parcels to the Roseville Parkway, Pleasant Grove Boulevard or Washington Boulevard and to all park sites, to the extent that such pathways are not within or adjacent to public streets;
4. Maintain all pedestrian and bicycle pathways within the wetland preserve and setback area (including the easement area created to accommodate such pathways) and the landscape easement area along the southern boundary of Parcel 9 as designated on the Land Use Map incorporated as Figure 2-4 in the NCRSP (the "NCRSP Land Use Map"), a copy of which is incorporated herein as Page 3 of this Exhibit C;
5. Maintain the park preserve and wetland preserve areas designated as Parcels 80, 81A, 81B, 82, 83, 84, 85, 86, 87, 90, 91, 93 (if and when such Parcel 93 is conveyed to the City), 95 and 96 (if and when such Parcels 95 and 96 are ultimately required by the U.S. Army Corps of Engineers and/or the City to be preserved as wetlands); provided, however, that costs arising out of compliance with the 404 Permit dated July 13, 1989 and issued by the U.S. Army Corps of Engineers shall be assessed exclusively upon the property included in Zone B and not upon any other parcels within the District;

6. Maintain the detention basins designated as Parcels 49, 101 and 87 on the NCRSP Land Use Map;

7. Maintain turf and landscaping on Parcels 50A, 50B, 50C, 50D, 51, 52, 53 and 57 as designated on the NCRSP Land Use Map, to the extent that the cost thereof does not exceed, annually, TWO HUNDRED THOUSAND DOLLARS (\$200,000). This amount shall be increased annually, commencing on the effective date of this Agreement by the same percent as the increase in the Cost of Living All-Cities Index as issued by the United States Department of Labor using the week in which January 1, 1990 falls as base 100.

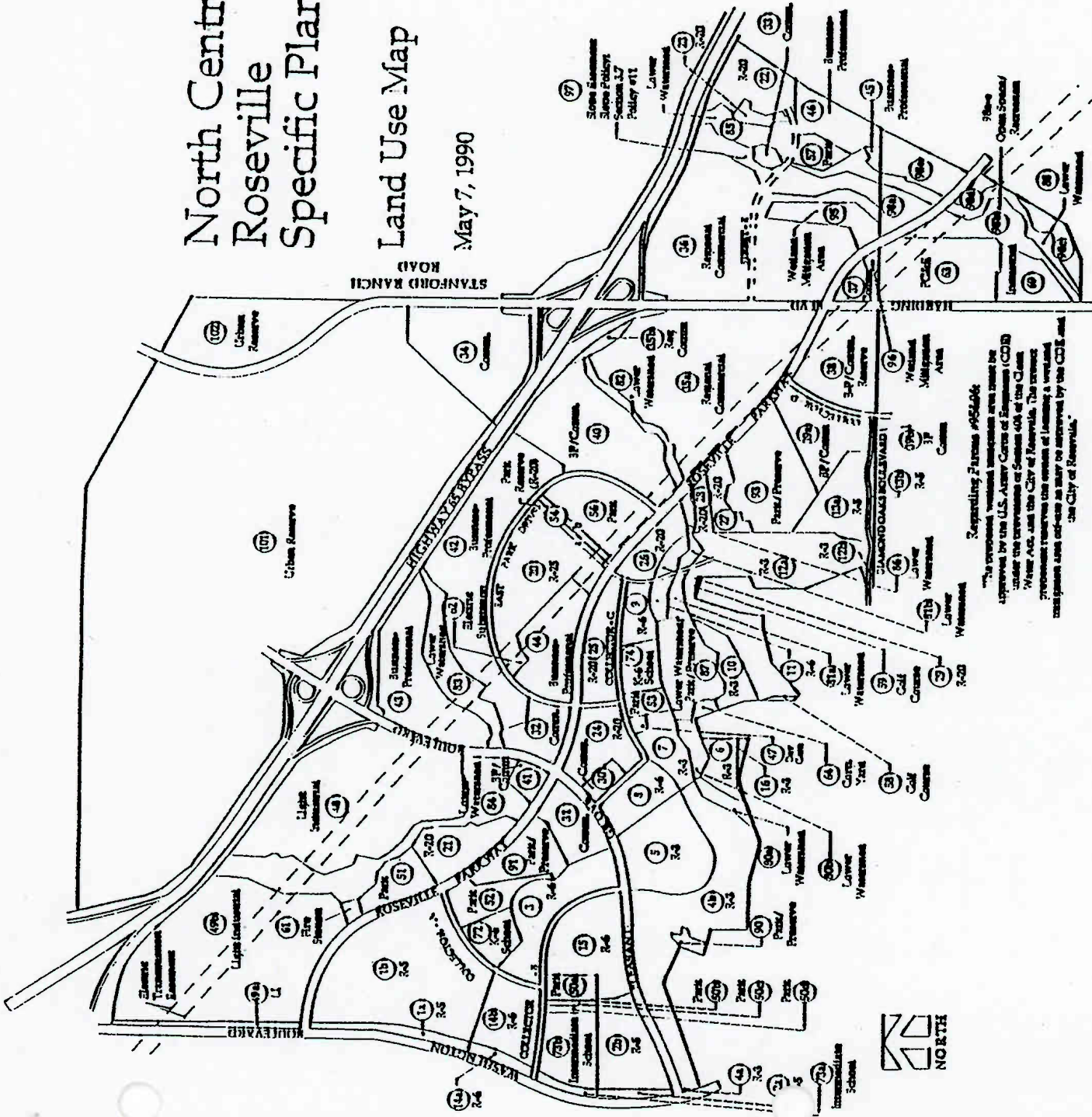
8. Conduct, manage and finance the mitigation monitoring, and the annual review thereof, as required pursuant to Section 8 and Appendix A of the NCRSP.

9. Maintain those landscaping improvements to the Highway 65 right-of-way and the Harding Interchange the costs of which are to be financed by the North Central Roseville Community Facilities District No. 1, such maintenance obligations to terminate upon acceptance of the improvements by the California Department of Transportation or other state entity as appropriate.

North Central Roseville Specific Plan

Land Use Map

May 7, 1990



Residential Medium-Density (RM) - 100
 Residential Single-Family (RS) - 100
 Commercial (C) - 100
 Industrial (I) - 100
 Open Space (OS) - 100
 Community Center (CC) - 100
 Office (O) - 100
 Professional (P) - 100
 Retail (R) - 100
 Warehouse (W) - 100
 Light Industrial (LI) - 100
 Medium Industrial (MI) - 100
 Heavy Industrial (HI) - 100
 Public Use (PU) - 100
 Park (P) - 100
 School (S) - 100
 Community Center (CC) - 100
 Office (O) - 100
 Professional (P) - 100
 Retail (R) - 100
 Warehouse (W) - 100
 Light Industrial (LI) - 100
 Medium Industrial (MI) - 100
 Heavy Industrial (HI) - 100
 Public Use (PU) - 100
 Park (P) - 100
 School (S) - 100

Exhibit C
Initial Allocation of Assessment
 North Central Roseville Specific Plan
 Lighting and Landscape District
 Zone A

L&L District Parcel (1)	NCRSP Parcel # (2)	Land Use	Acres	Units	EDUs Per Unit of Acre (3)	Total EDUs	% of Total Obligation
1	1A	R-5		237	1.0	237	2.97%
2	1B	R-5		108	1.0	108	1.35%
3	2	R-5		120	1.0	120	1.50%
4	3A	R-6		132	1.0	132	1.65%
5	3B	R-3		25	1.0	25	0.31%
6	4	R-3		169	1.0	169	2.12%
7	5	R-3		82	1.0	82	1.03%
8	6	R-3		21	1.0	21	0.26%
9	7	R-3		25	1.0	25	0.31%
10	8	R-6		80	1.0	80	1.00%
11	9	R-6		38	1.0	38	0.48%
12	10	R-4		20	1.0	20	0.25%
13	11	R-6		20	1.0	20	0.25%
14	12A	R-3		165	1.0	165	2.07%
15	13A & B	R-5		90	1.0	90	1.13%
16	14	R-6		120	1.0	120	1.50%
17	15	R-6		154	1.0	154	1.93%
18	16	R-3		3	1.0	3	0.04%
19	20	R-25		832	0.6	499	6.26%
20	21	R-20		304	0.6	182	2.29%
21	22	R-20		340	0.6	204	2.56%
22	23	R-20		92	0.6	55	0.69%
23	24	R-20		343	0.6	206	2.58%
24	25	R-20		320	0.6	192	2.41%
25	26	R-20		223	0.6	134	1.68%
26	27	R-20		174	0.6	104	1.31%
27	28	R-20		72	0.6	43	0.54%
28	29	R-20		50	0.6	30	0.38%
29	30	Neighborhood Commercial	3.97		7.0	28	0.35%
30	31	Community Commercial	13.96		7.0	98	1.22%
31	32	Community Commercial	12.40		7.0	87	1.09%
32	33	Commercial	2.55		7.0	18	0.22%
33	34	Highway Commercial	41.47		7.0	290	3.64%
34	35	Regional Commercial	94.19		7.0	659	8.26%
35	36	Regional Commercial	94.03		7.0	658	8.25%
36	37	Commercial	5.27		7.0	37	0.46%
37	38	Commercial Reserve	29.54		0.0	0	0.00%
38	39A & B	Business-Park/Commercial	22.31		7.0	156	1.96%
39	40	Business-Park/Commercial	50.03		7.0	350	4.39%
40	41	Business-Park/Commercial	3.48		7.0	24	0.31%
41	42	Business-Park	59.41		7.0	416	5.21%
42	43	Business-Park	36.65		7.0	257	3.22%
43	44	Business-Park	20.44		7.0	143	1.79%
44	45	Business-Park	1.05		7.0	7	0.09%
45	46	Business-Park	12.83		7.0	90	1.13%
46	47	Daycare Center	1.09		7.0	8	0.10%
47	48	Light Industrial	88.23		7.0	618	7.74%
48	49	Light Industrial	107.02	22	7.0	749	9.39%
49	54A	Park/Reserve (R-20)		22	0.6	13	0.17%
50	54B	Park/Reserve (R-20)		22	0.6	13	0.17%
Totals			699.92	4,403		7,978	100.00%

(1) From the North Central Roseville CFD No. 1 Boundary Map.
 (2) From the June 1990 tentative map prepared by Morton & Pittalo and the NCRSP.
 (3) Residential land uses are per unit; commercial are per acre.

Exhibit C
Initial Allocation of Assessme.
North Central Roseville Specific Plan
Lighting and Landscape District
Zone B

L&L District Parcel (1)	NCRSP Parcel # (2)	Land Use	Acres	Units	EDUs Per Unit or Acre (3)	Total EDUs	% of Total Obligation
1	1A	R-5		237	1.0	237	3.59%
2	1B	R-5		108	1.0	108	1.64%
3	2	R-5		120	1.0	120	1.82%
4	3A	R-6		132	1.0	132	2.00%
5	3B	R-3		25	1.0	25	0.38%
6	4	R-3		169	1.0	169	2.56%
7	5	R-3		82	1.0	82	1.24%
8	6	R-3		21	1.0	21	0.32%
9	7	R-3		25	1.0	25	0.38%
10	8	R-6		80	1.0	80	1.21%
11	9	R-6		38	1.0	38	0.58%
12	10	R-4		20	1.0	20	0.30%
16	14	R-6		120	1.0	120	1.82%
17	15	R-6		154	1.0	154	2.33%
18	16	R-3		3	1.0	3	0.05%
19	20	R-25		832	0.6	499	7.56%
20	21	R-20		304	0.6	182	2.76%
23	24	R-20		343	0.6	206	3.12%
24	25	R-20		320	0.6	192	2.91%
25	26	R-20		223	0.6	134	2.03%
26	27	R-20		174	0.6	104	1.58%
27	28	R-20		72	0.6	43	0.65%
29	30	Neighborhood Commercial	3.97			43	0.65%
30	31	Community Commercial	13.96			28	0.42%
31	32	Community Commercial	12.40			98	1.48%
33	34	Highway Commercial	41.47			87	1.31%
34	35	Regional Commercial	94.19			290	4.40%
37	38	Commercial Reserve	29.54			659	9.98%
38	39A & B	Business-Park/Commercial	22.31			0	0.00%
39	40	Business-Park/Commercial	50.03			156	2.36%
40	41	Business-Park/Commercial	3.48			350	5.30%
41	42	Business-Park	59.41			24	0.37%
42	43	Business-Park	36.65			416	6.30%
43	44	Business-Park	20.44			257	3.89%
46	47	Daycare Center	1.09			143	2.17%
47	48	Light Industrial	88.23			8	0.12%
48	49	Light Industrial	107.02			618	9.35%
49	54A	Park/Reserve (R-20)		22	7.0	749	11.34%
50	54B	Park/Reserve (R-20)		22	7.0	13	0.20%
		Totals	584.19	3,646		6,604	100.00%

(1) From the North Central Roseville CFD No. 1 Boundary Map.
(2) From the June 1990 tentative map prepared by Morton & Pitalo and the NCRSP.
(3) Residential land uses are per unit; commercial are per acre.