

EXHIBIT A

**RECORDING REQUESTED BY:
PLACER TITLE CO.**

Recording Requested by
and Return to:

City Clerk
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677



PLACER, County Recorder

JIM MCCAULEY

DOC- 2006-0048283

Acct 2-PLACER TITLE

Thursday, MAY 04, 2006 12:04:32

NOC \$0.00

Ttl Pd \$0.00

Nbr-0001478694

rec/CC/1-15

GRANT OF OPEN SPACE AND CONSERVATION EASEMENT WITH COVENANTS (RIPARIAN AREA AND CREEK PROTECTION) (Croftwood Subdivision)

1. Alleghany Properties LLC, a Delaware Limited Liability Company ("Grantor"), hereby grants to the City of Rocklin, a municipal corporation, ("Grantee"), a perpetual open space and conservation easement, in that certain real property situated in the City of Rocklin, County of Placer, State of California, as shown and described in Exhibit I, attached hereto and incorporated by reference herein ("Open Space Property"). This open space easement is given pursuant to Chapter 6.6 (commencing with section 51070) of Part 1, Division 1, Title 5 of the California Government Code.

2. Grantor and Grantee recognize that the Open Space Property has significant value and that this value will add to the public's enjoyment of and awareness for the need to preserve these amenities while living in an urbanized area. The purpose of this open space easement is to keep the Open Space Property in a condition that preserves its significant topographical features to as much of an extent as reasonably possible for the enjoyment and benefit of the public. In order that the Open Space Property be so kept, Grantor shall not:

a. Place, erect, construct, or maintain any improvement on the Open Space Property, including but not limited to fencing, except four inch by four inch (4" X 4") redwood posts marking the boundaries of the Open Space Property.

b. Cut, remove or otherwise disturb trees, shrubs, or other natural growth found on the Open Space Property, except as may be required for fire prevention and flood control protection (pursuant to the appropriate California Department of Fish and Game permit), erosion control, thinning, or elimination of diseased growth, or similar preventative measures in a manner compatible with the purposes of this easement. Grantor shall not plant any trees, shrubs, or other vegetation upon the Open Space Property, except as provided for in paragraph 3.c. of this easement;

c. Enter upon the surface to mine, extract or otherwise remove any archaeological or natural resource found or located in the Open Space Property, or excavate, grade, remove or otherwise disturb any existing sand, soil, rock, gravel or other material found or located in the Open Space Property;

d. Use any portion of the Open Space Property as a dump site, parking lot, storage area or any other use which is inconsistent with the stated purposes, terms, conditions, restrictions and covenants of this easement, or the findings of the City Council of the City of Rocklin relative to the Open Space Property pursuant to Government Code section 51080;

e. Operate or permit the operation on the Open Space Property of any motor driven or powered vehicle, except as may be required for fire prevention and flood control and protection, elimination of diseased growth or similar preventive measures; and

f. Permit any advertising of any kind to be located on any portion of the Open Space Property.

3. Grantor hereby reserves to itself, its successors in interest and assigns, the right to use the Open Space Property in any manner which is consistent with the purposes and terms of this easement and with existing zoning and other laws, rules and regulations of the State of California and the City of Rocklin. The rights so reserved include, but are not limited to the following:

a. The right to maintain all existing landscaping and terrain in its present condition;

b. The right to exclude members of the public from trespassing upon the Open Space Property;

c. The right to cover the site with soil and landscaping subject to the prior approval of the Rocklin Community Development Director, who shall require Grantor to utilize grading, fill and planting methods compatible with preserving the Open Space Property in its natural state; and

d. The right to install underground drainage, utility, and similar lines and facilities, subject to prior approval of the City of Rocklin's Community Development Director, who shall require Grantor to conduct the work in a manner which minimizes disturbance to the topographic features of the open space property and to restore and revegetate the open space property to its natural state to the Director's satisfaction.

4. Grantor hereby grants Grantee, its successors and assigns, the right, but not the obligation, to enter the Open Space Property during the term of this easement for the purposes of removing anything or prohibiting any activity which is contrary to the stated purposes, terms, conditions, restrictions or covenants contained in this easement, or which will or may destroy the unique physical characteristics of the Open Space Property.

5. Grantor hereby waives for himself, his successors in interest and assigns, all reimbursement or compensation for any improvements located within the Open Space Property which may be damaged or destroyed by Grantee, its agents or employees, in carrying out any of the rights granted by this easement. In addition to the rights granted elsewhere herein, such rights include the right, but not the obligation, to make inspections of the Open Space Property and to maintain the Open Space Property for fire and flood prevention, fire fighting, flood abatement and rodent and/or pest extermination.

6. The granting of this easement and its acceptance by the City of Rocklin does not authorize and is not intended to authorize the public to use any portion of the Open Space Property.

7. The sole purpose of this easement is to restrict the uses to which the Grantor may put the Open Space Property thereby preserving its topographic features.

8. This easement shall not be abandoned, and the terms hereof shall not be amended or rescinded as to any portion of the Open Space Property without the prior written consent of Grantee and full compliance with sections 51093 and 51094 of the Government Code.


9. Each of the terms and provisions contained herein is a covenant intended for the benefit of the public and constitutes an enforceable restriction pursuant to the provisions of section 8 Article XIII of the California Constitution and Chapter 6.6 (commencing with section 51070) of Part 1, Division 1, Title 5 of the Government Code, and shall be binding on the heirs, successors in interest and assigns of the Grantor, and each and all of them, and shall run with the land. Each of the stated purposes, terms, conditions, restrictions, and covenants may be specifically enforced or enjoined by proceedings in the Superior Court of the State of California.

10. In any legal proceeding between the Grantor and Grantee to enforce any of the rights or obligations of the parties herein or any of the terms contained herein the prevailing party shall be entitled to recover reasonable attorneys' fees, including those incurred on appeal, if any.

DATED: 3/20/06

GRANTOR:

Alleghany Properties LLC,
a Delaware Limited Liability Company
(Name of Grantor)

By: 
(Signature)

David J. Bugatto
(Type Name)

President & CEO
(Type Title)

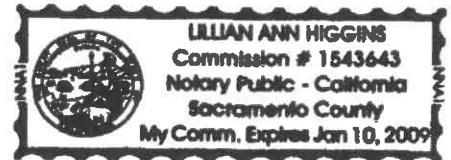
State of California)
County of Placer)

On this 20 day of March, 2006, before me
Lillian Ann Higgins, a Notary Public
(Notary Name and Title)
personally appeared David J. Bugatto

_____ personally
known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

My Commission Expires: 1-10-09

Lillian Ann Higgins
Notary Public in and for said county and state
Sacramento



(SEAL)

State of California)
County of Placer)

On this _____ day of _____, 20____, before me

(Notary Name and Title)

personally appeared _____

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

My Commission Expires: _____

Notary Public in and for said county and state

(SEAL)

EXHIBIT I

(Legal Description and/or Map of Boundaries of Open Space Easement)



March 17, 2006

Exhibit I

Area 'A'

All of the tract of land shown and designated as Open Space Lot A on the plat of Croftwood Subdivision Phase I filed in Book BB of Maps at Page 5, Placer County Records, located in Section 16, Township 11 North, Range 7 East, M.D.M., City of Rocklin, Placer County, California.

Beginning at the Northwest corner of the above described Lot A; thence from the point of beginning along the boundary of said Lot A the following eighteen (18) consecutive courses and distances:

- 1) North 87°39'13" East for a distance of 427.57 feet;
- 2) South 35°43'55" West for a distance of 68.26 feet;
- 3) South 49°26'35" West for a distance of 233.73 feet;
- 4) South 27°27'37" West for a distance of 167.51 feet;
- 5) South 35°25'38" East for a distance of 134.55 feet;
- 6) North 60°34'15" West for a distance of 95.07 feet;
- 7) South 54°00'16" West for a distance of 241.90 feet;
- 8) South 42°02'02" West for a distance of 93.43 feet;
- 9) South 31°03'04" West for a distance of 85.55 feet;
- 10) South 02°28'08" East for a distance of 35.29 feet
- 11) South 87°31'52" West for a distance of 28.13 feet
- 12) North 55°45'54" West for a distance of 1.71 feet
- 13) along the arc of a non-tangent curve to the right having a radius of 475.00 feet, a central angle of 02°33'34", a length of 21.22 feet and a chord bearing North 53°52'39" West for a distance of 21.22 feet
- 14) North 52°35'52" West for a distance of 154.10 feet
- 15) North 29°06'21" East for a distance of 384.23 feet;
- 16) North 00°25'44" East for a distance of 107.63 feet;
- 17) North 65°20'44" East for a distance of 122.20 feet; and
- 18) North 19°42'02" East for a distance of 128.94 feet to the point of beginning.

Containing 4.99 acres, more or less.

Area 'B'

All of the tract of land shown and designated as Open Space Lot B and a portion of the plat of tract of land shown and designated as Lot E on the plat of Croftwood Subdivision Phase I filed in Book BB of Maps at Page 5, Placer County Records, located in Section 16, Township 11 North, Range 7 East, M.D.M., City of Rocklin, Placer County, California.

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to Reso No. 2006-118

1 of 3

We take your position precisely.

Beginning at the Northwestern corner of the above described Lot E, and from said point a one and one-half inch diameter capped iron pipe stamped for the South quarter corner of Section 16 bears South 00°22'29" West along the Westerly line of said lot E for a distance of 814.92 feet; thence from the point of beginning along the Northerly line of said Lot E and the boundary line of the above destination Lot B the following (11) consecutive courses and distances:

- 1) North 87°56'30" East for a distance of 431.98 feet;
 - 2) North 64°51'47" East for a distance of 345.93 feet;
 - 3) North 00°58'57" East for a distance of 99.32 feet;
 - 4) North 03°39'44" West for a distance of 326.81 feet;
 - 5) North 29°06'21" East for a distance of 1.98 feet;
 - 6) South 52°35'52" East for a distance of 146.80 feet
 - 7) along the arc of a tangent curve to the left having a radius of 525.00 feet, a central angle of 02°31'08", a length of 23.08 feet, and a chord bearing South 53°51'26" East for a distance of 23.08 feet;
 - 8) South 29°59'41" East for a distance of 53.01 feet;
 - 9) South 03°07'42" West for a distance of 148.66 feet;
 - 10) South 13°59'52" West for a distance of 84.50 feet; and
 - 11) South 02°20'01" West for a distance of 172.42 feet to the Southeasterly corner of said Lot B;
- thence along the Northerly line of said Lot E the following four (4) consecutive courses and distances:

- 1) South 80°25'31" East for a distance of 129.18 feet;
- 2) North 89°30'04" East for a distance of 68.47 feet;
- 3) South 04°46'51" East for a distance of 146.19 feet; and
- 4) South 67°34'32" East for a distance of 185.32 feet; to an angle point in said Northerly line of Lot E; thence leaving said Northerly line the following seventeen (17) consecutive courses and distances:

- 1) along the arc of a non-tangent curve to the left having a radius of 318.00 feet, a central angle of 10°00'32", a length of 55.55 feet and a chord bearing South 25°31'31" West for a distance of 55.48 feet;
- 2) South 20°31'15" West for a distance of 121.19 feet;
- 3) along the arc of a tangent curve to the right having a radius of 282.00 feet, a central angle of 41°26'32", a length of 203.97 feet, and a chord bearing South 41°14'31" West for a distance of 199.55 feet;
- 4) North 39°43'22" West for a distance of 78.07 feet;
- 5) North 53°43'31" West for a distance of 195.89 feet;
- 6) North 41°54'09" West for a distance of 69.80 feet;
- 7) South 78°15'41" West for a distance of 195.88 feet;
- 8) South 18°32'09" West for a distance of 62.37 feet;
- 9) South 25°24'19" East for a distance of 198.66 feet;
- 10) South 13°19'57" East for a distance of 49.03 feet;
- 11) South 02°38'29" West for a distance of 149.25 feet;
- 12) South 82°36'46" West for a distance of 68.40 feet;
- 13) along the arc of a tangent curve to the right having a radius of 340.00 feet, a central angle of 05°00'00", a length of 29.67 feet, and a chord bearing South 85°06'46" West for a distance of 29.66 feet;
- 14) South 87°36'46" West for a distance of 176.94 feet;
- 15) North 30°02'40" West for a distance of 157.70 feet;
- 16) North 59°28'46" West for a distance of 183.43 feet; and

17) North $89^{\circ}37'31''$ West for a distance of 150.30 feet to a point on the Westerly line of Lot E, thence North $00^{\circ}22'29''$ East for a distance of 548.03 feet to the point of beginning.

Containing 16.55 acres, more or less.

Area 'C'

All of the tract of land shown and designated as Lot E on the plat of Croftwood Subdivision Phase I filed in Book BB of Maps at Page 5, Placer County Records, located in Section 16, Township 11 North, Range 7 East, M.D.M., City of Rocklin, Placer County, California.

Beginning at a point on the Southerly line of the above described Lot E, and from said point a one and one-half inch diameter capped iron pipe tagged 'LS 3563' marking the South quarter corner of Section 16 bears South $87^{\circ}36'46''$ West along said Southerly line for a distance of 1030.98 feet; thence leaving said Southerly line the following nine (9) consecutive courses and distances:

- 1) North $02^{\circ}23'14''$ West for a distance of 180.57 feet;
- 2) North $33^{\circ}39'08''$ West for a distance of 70.80 feet;
- 3) along the arc of a non-tangent curve to the left having a radius of 318.00 feet, a central angle of $35^{\circ}49'37''$, a length of 198.84 feet and a chord bearing North $38^{\circ}26'04''$ East for a distance of 195.62 feet;
- 4) North $20^{\circ}31'15''$ East for a distance of 121.19 feet;
- 5) along the arc of a tangent curve to the right having a radius of 282.00 feet, a central angle of $25^{\circ}50'36''$, a length of 127.20 feet and a chord bearing North $33^{\circ}26'33''$ East for a distance of 126.12 feet;
- 6) North $46^{\circ}21'51''$ East for a distance of 10.82 feet;
- 7) South $43^{\circ}38'09''$ East for a distance of 404.50 feet;
- 8) South $28^{\circ}13'04''$ East for a distance of 74.19 feet; and
- 9) South $14^{\circ}22'35''$ East for a distance of 244.58 feet to a point on said Southerly line of Lot

E; thence South $87^{\circ}36'46''$ West along said Southerly line for a distance of 570.10 feet to the point of beginning.

Containing 5.39 acres, more or less.



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to Reso. No. 2006-118

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PARCEL 'A'
8 PM 21

POB

N87°39'13"E 427.57

N19°42'02"E
128.94

N65°20'44"E
122.20

N00°25'44"E
107.63

N29°06'21"E
384.23

PARCEL 2
25 PM 21

LOT 25

S35°43'55"W
68.26

LOT 24

S49°26'35"W
233.73

LOT 23

S27°27'37"W
167.51

LOT 21

S35°25'38"E
134.55

LOT 20

S54°00'16"W
241.90

LOT 19

S42°02'02"W
93.43

LOT 18

S02°28'08"E
35.29

LOT 17

S02°28'08"E
35.29

LOT 16

S42°02'02"W
93.43

LOT 15

S54°00'16"W
241.90

LOT 14

S42°02'02"W
93.43

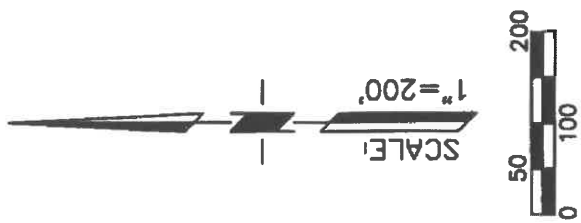
LOT 13

S02°28'08"E
35.29

LOT 12

S02°28'08"E
35.29

OPEN SPACE EASEMENT
AREA=4.99±AC



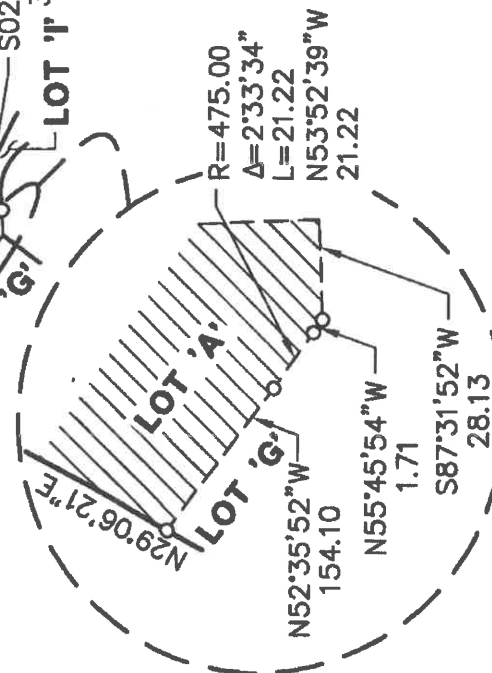
LINE TABULATION

NO.	BEARING	DIST.
L1	N60°34'15"W	95.07
L2	S31°03'04"W	85.55

EXHIBIT 'I' OPEN SPACE EASEMENT AREA 'A'

POR. SEC. 16, T.11 N., R.07 E., M.D.M.
CITY OF ROCKLIN, CALIFORNIA
SCALE: 1"=200' MARCH 17, 2006

ANDREGG
GEOMATICS
www.andregg.com
800-400-7072





3.17.06

OPEN SPACE EASEMENT
AREA=16.55±AC

PARCEL 2
25 PM 21

S 1/4 COR SEC 16
1-1/2" CAPPED
IRON PIPE STAMPED LS 3563

SEE SHEET 2 FOR
TABULATIONS

N29°06'21"E
1.98

PARCEL 3
25 PM 21

LOT 14

'A' MAPS 30

LOT 13

'A' MAPS 30



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to Reso. No. 2006-118

814.92
500'22'29"W
N00'22'29"E
548.03

POB

N87°56'30"E 431.98

N64°51'47"E 345.93

L13

N03°39'44"W 326.81

L7

C1

LOT 'G'

LOT 'H'

LOT 51

LOT 50

LOT 49

LOT 48

LOT 47

LOT 'C'

LOT 'E'

LOT 'F'

LOT 'G'

LOT 'H'

LOT 'I'

LOT 'J'

LOT 'K'

LOT 'L'

LOT 'M'

LOT 'N'

LOT 'O'

LOT 'P'

LOT 'Q'

LOT 'R'

LOT 'S'

LOT 'T'

LOT 'U'

LOT 'V'

LOT 'W'

LOT 'X'

LOT 'Y'

LOT 'Z'

LOT 'AA'

LOT 'AB'

LOT 'AC'

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LOT 'IY'

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LOT 'JA'

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LOT 'JI'

LOT 'JJ'

LOT 'JK'

LOT 'JL'

LOT 'JM'

LOT 'JN'

LOT 'JO'

LOT 'JP'

LOT 'JQ'

LOT 'JR'

LOT 'JS'

LOT 'JT'

LOT 'JU'

LOT 'JV'

LOT 'JW'

LOT 'JX'

CURVE TABULATION

NO.	RADIUS	DELTA	LENGTH	BEARING	DIST.
C1	525.00	2°31'08"	23.08	S53°51'26"E	23.08
C2	318.00	10°00'32"	55.55	S25°31'31"W	55.48
C3	282.00	41°26'32"	203.97	N41°14'31"E	199.55
C4	340.00	5°00'00"	29.67	N85°06'46"E	29.66

LINE TABULATION

NO.	BEARING	DIST.
L1	S52°35'52"E	146.80
L2	N29°59'41"W	53.01
L3	S80°25'31"E	129.18
L4	S20°31'15"W	121.19
L5	S39°43'22"E	78.07
L6	N41°54'09"W	69.80
L7	N18°32'09"E	62.37
L8	S13°19'57"E	49.03
L9	S82°36'46"W	68.40
L10	S87°36'46"W	176.94
L11	S59°28'46"E	183.43
L12	N89°37'31"W	150.30
L13	N00°58'57"E	99.32

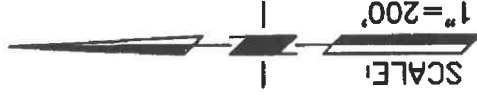


EXHIBIT 'I' OPEN SPACE EASEMENT AREA 'B'

POR. SEC. 16, T.11 N., R.07 E., M.D.M.
CITY OF ROCKLIN, CALIFORNIA
SCALE: 1"=200' MARCH 17, 2006

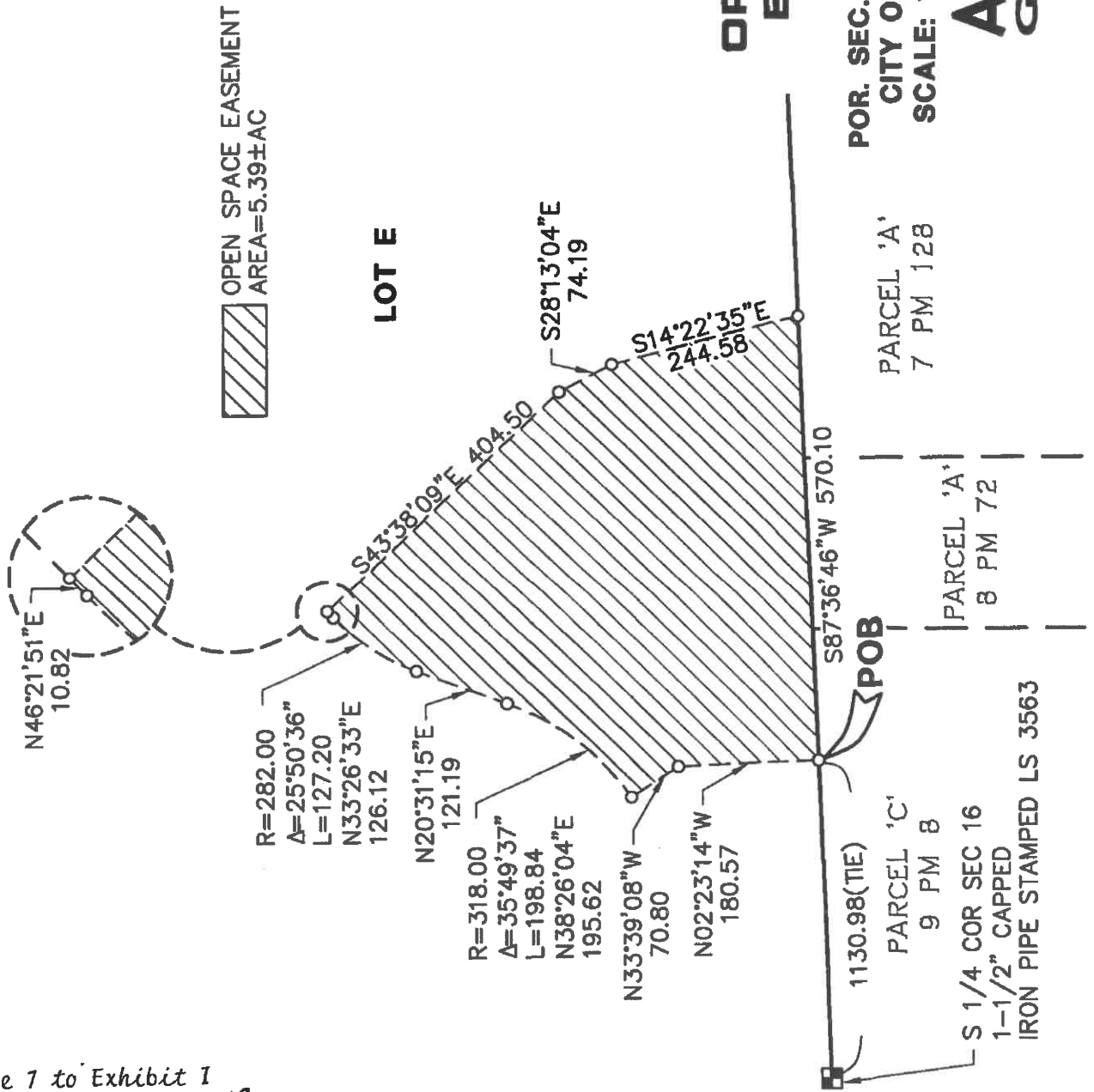
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EXHIBIT 'I' OPEN SPACE EASEMENT AREA 'C'

POR. SEC. 16, T.11 N., R.07 E., M.D.M.
CITY OF ROCKLIN, CALIFORNIA
SCALE: 1"=200' MARCH 17, 2006

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RESOLUTION NO. 2006-118

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ROCKLIN ACCEPTING GRANT OF OPEN
SPACE AND CONSERVATION EASEMENT
RIPARIAN AREA AND CREEK PROTECTION
(Croftwood Subdivision)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds as follows:

A. Approval of the tentative subdivision map for Croftwood Subdivision (SD 88-05) was conditioned on, among other things, dedication of open space and conservation easements over portions of the real property included in the tentative map, which real property is shown and described in Exhibit A attached hereto and by this reference incorporated herein;

B. The subdivider wishes to file for record a final subdivision map for Croftwood Subdivision and wishes to satisfy the above described condition by offering to grant to the City of Rocklin an open space and conservation easement with covenants in the form attached hereto as Exhibit A;

C. Preservation of the land as open space is consistent with the Rocklin General Plan; and

D. The preservation of land as open space is in the best interest of the City of Rocklin in that

1. The land is essentially unimproved, and if retained in its natural state, it has scenic value to the public and is valuable as a watershed and wildlife preserve;

2. The land, if retained as open space, will add to the amenities of living in the neighboring urbanized areas;

3. The instrument conveying the open space conservation easement to the City of Rocklin contains appropriate covenants to ensure that the public interest will be served in these ways.

Section 2. The City Council of the City of Rocklin accepts the grant of open space and conservation easement with covenants in the form attached as Exhibit A and by this reference incorporated herein.

Section 3. The City Clerk is directed to record the easement in the office of the Placer County Recorder when fully executed and notarized.

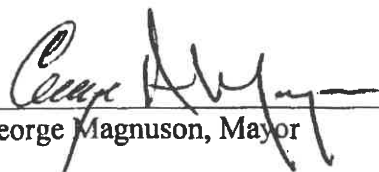
PASSED AND ADOPTED this 11th day of April, 2006, by the following roll call vote:

AYES: Councilmembers: Hill, Storey, Lund, Yorde, Magnuson

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None

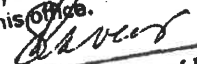

George Magnuson, Mayor

ATTEST:



City Clerk

The foregoing instrument is a
correct copy of the original document
on file in this office.

Attest: 

City Clerk, City of Rocklin

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09/13/01