

BY: T. Ward - Tina Ward

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF PLACER

SEP 11 2012

JAKE CHATTERS
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By K. Hobbs, Deputy

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12 **SUPERIOR COURT FOR THE STATE OF CALIFORNIA**
13 **FOR THE COUNTY OF PLACER**

14 PLACER LAND TRUST, a California
15 nonprofit benefit corporation,

16 Plaintiff,

17 vs.

18 PL ROSEVILLE, LLC, a California limited
19 liability company, et al.,

20 Defendants.

CASE NO. S-CV-0027639

~~[PROPOSED]~~ JUDGMENT FOR
DECLARATORY RELIEF

[UNLIMITED CIVIL CASE]

Action Filed: April 13, 2011

21 AND RELATED CROSS-ACTIONS

22 Pursuant to the Stipulation and Order for Entry of Judgment executed by Plaintiff Placer Land
23 Trust, Defendant and Cross-Complainant PL Roseville, LLC, and Cross-Complainant and Cross-
24 Cross-Defendant Pulte Home Corporation, which has been approved by the Honorable Richard L.
25 Gilbert, the court appointed judicial referee in this action, the Court hereby orders Judgment for
26 Declaratory Relief as follows:

27 IT IS ORDERED, ADJUDGED, AND DECREED that each of the 306 age-restricted lots
28 described on Exhibit A attached hereto and incorporated herein by this reference (the "Covered
ARU's is bound by the terms of that certain Notice of Conveyance Fee And First Amended and
Restated Community Benefit Conveyance Fee Agreement, recorded in the Official Records of Placer
County as Instrument No. 2005-0091542 (the "Conveyance Fee Agreement") as subsequently

ORIGINAL

1 amended. Without excluding any other obligations, homeowners of the Covered ARU's shall be
2 subject to the obligations of an "Owner," as that term is defined in the Conveyance Fee Agreement,
3 as subsequently amended, including the obligation to pay PLT or its successor a 0.5% re-sale fee, on
4 the terms and conditions set forth in the Conveyance Fee Agreement", as subsequently amended, for
5 the period of time specified in the Conveyance Fee Agreement (*i.e.*, twenty (20) years following the
6 date of the initial sale each of the Covered ARU's by Pulte or its successor in interest).

7 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the 398 age-restricted lots
8 described on Exhibit B attached hereto and incorporated herein by this reference (the "Exempt
9 ARU's") are and will be permanently exempt from the 0.5% re-sale fee described in the Conveyance
10 Fee Agreement, as subsequently amended.

11 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that there shall be no
12 prevailing party in this action, and that all parties shall bear all of their own attorneys' fees and costs
13 incurred in connection with this action.

14 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that this judgment constitutes
15 the full and final judgment of this Court as to all claims raised by all parties in this action, and that
16 after entry of this judgment, which is hereby ordered, this judgment shall be recorded in the Official
17 Records of Placer County.

18 IT IS SO ORDERED AND ADJUDGED.

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21 Dated: SEP 17 2012

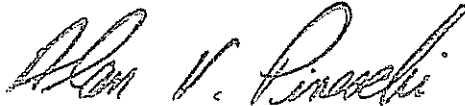

22 Judge of the Superior Court Alan Pineschi
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EXHIBIT "A"
Legal Description of the "306 Covered ARU's"

All of that certain real property located in the City of Roseville, County of Placer, more particularly described as follows:

Lots 179, 221, 222, 223, 224, 225, 226, 227, 228, 229, 249, 250, 251, and 252, of that certain Final Map entitled "Westpark Village 1, Phase 2", filed for record on January 26, 2006 in Book "AA" of Maps, Page 94, Official Records of Placer County Records.

Lots 166, 173, 174, 175, 176, 177, 178, 180, 181, 182, 230, 231, 247, 248, 253, 254, 255, 256, 257, 258, 259, 268, of that certain Final Map entitled "Westpark Village 1, Phase 4", filed for record on May 19, 2006 in Book "BB" of Maps, Page 10, Official Records of Placer County Records.

Lots 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 293, 294, 295, 296, 297, 298, 299, and 300 of that certain Final Map entitled "Westpark Village 2, Phase 1A", filed for record on June 21, 2007 in Book "BB" of Maps, Page 73, Official Records of Placer County Records.

Lots 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 164, 167, 177, 179, 244, 245, 248, 249, 250, 251, 253, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 290, and 292 of that certain Final Map entitled "Westpark Village 2, Phase 1B", filed for record on June 21, 2007 in Book "BB" of Maps, Page 74, Official Records of Placer County Records.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, and 140 of that certain Final Map entitled "Westpark Village 2, Phase 2", filed for record on June 21, 2007 in Book "BB" of Maps, Page 75, Official Records of Placer County Records.

EXHIBIT "B"
Legal Description of the "398 Exempt ARU's"

All of that certain real property located in the City of Roseville, County of Placer, more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, and 160 of that certain Final Map entitled "Westpark Village 1, Phase 1", filed for record on January 26, 2006 in Book "AA" of Maps, Page 93, Official Records of Placer County Records.

Lots 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, and 404 of that certain Final Map entitled "Westpark Village 1, Phase 3", filed for record on January 26, 2006 in Book "AA" of Maps, Page 95, Official Records of Placer County Records.

Lots 161, 162, 163, 164, 165, 167, 168, 169, 170, 171, 172, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 260, 261, 262, 263, 264, 265, 266, 267, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, of that certain Final Map entitled "Westpark Village 1, Phase 4", filed for record on May 19, 2006 in Book "BB" of Maps, Page 10, Official Records of Placer County Records.

Lots 161, 162, 163, 165, 166, 168, 169, 170, 171, 172, 173, 174, 175, 176, 178, 246, 247, 252, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 289, and 291 of that certain Final Map entitled "Westpark Village 2, Phase 1B", filed for record on June 21, 2007 in Book "BB" of Maps, Page 74, Official Records of Placer County Records.

1 PROOF OF SERVICE

2 STATE OF CALIFORNIA

3 COUNTY OF VENTURA

4 I am employed in the County of Ventura, State of California. I am over the age of 18 and
5 not a party to the within action. My business address is 4590 E. Thousand Oaks Blvd , Suite 100,
6 Westlake Village, CA 91362. On July 31, 2012, I served the document described
7 **[PROPOSED] JUDGMENT FOR DECLARATORY RELIEF** as on the parties herein in this
8 action by placing the original thereof enclosed in a sealed envelope, addressed as follows:

9 Lawrence E. Skidmore, Esq.
10 Kellie A. Gruenefeldt, Esq.,
11 Aronowitz & Skidmore, Inc
12 200 Auburn Folsom Road, Suite 305
13 Auburn, CA 95603
14 *lskidmore@asilaw.org*
15 *kgruenefeldt@asilaw.org*

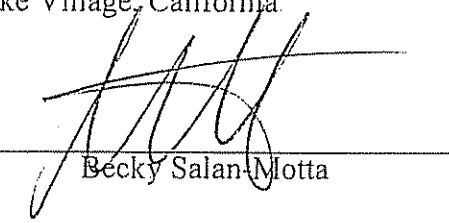
16 X **BY MAIL:** As follows: I am "readily familiar" with the firm's practice of collection and
17 processing correspondence for mailing. Under that practice, it would be deposited with U.S. postal
18 service on that same day with postage thereon fully prepaid at Westlake Village, California in the
19 ordinary course of business. I am aware that on motion of the party served, service is presumed
20 invalid if postal cancellation date or postage meter date is more than one day after day of deposit
21 for mailing in affidavit.

22 **BY FEDERAL EXPRESS PRIORITY OVERNIGHT DELIVERY:** I caused such
23 envelope to be placed in a box or other facility regularly maintained by the express service carrier
24 or delivered to an authorized courier or driver authorized by the express service carrier to receive
25 documents, in an envelope or package designated by the express service carrier with delivery fees
26 paid or provided for.

27 **BY ELECTRONIC MAIL:** As follows: I caused such document to be served via
28 e-mail by transmitting a true copy to the e-mail addresses listed under each addressee above.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on July 31, 2012, at Westlake Village, California.


Becky Salan-Motta