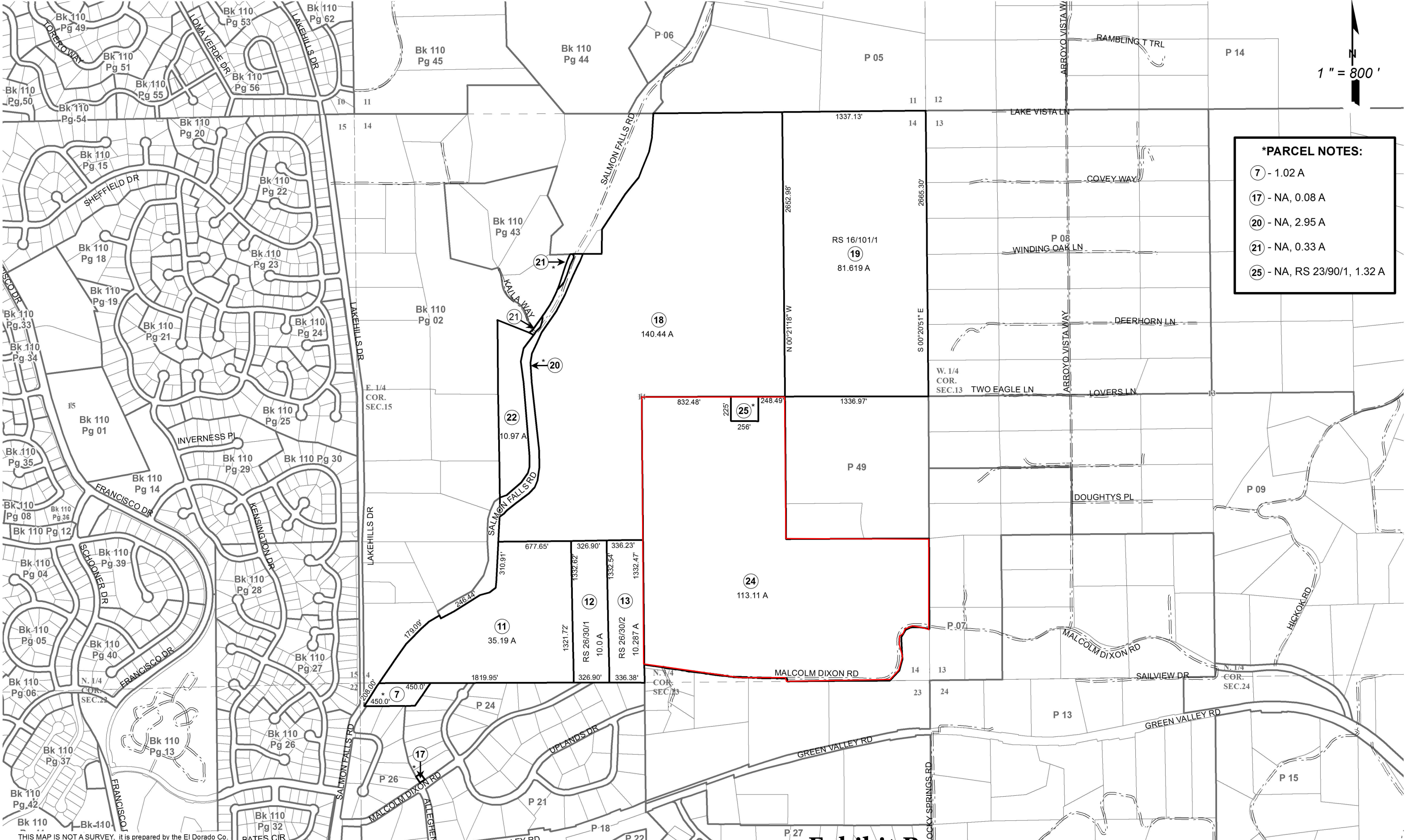
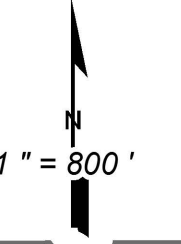


TM16-1528/Z16-0002/PD16-0001
 The Vineyards at El Dorado Hills
 Location Map

Exhibit A





***PARCEL NOTES:**

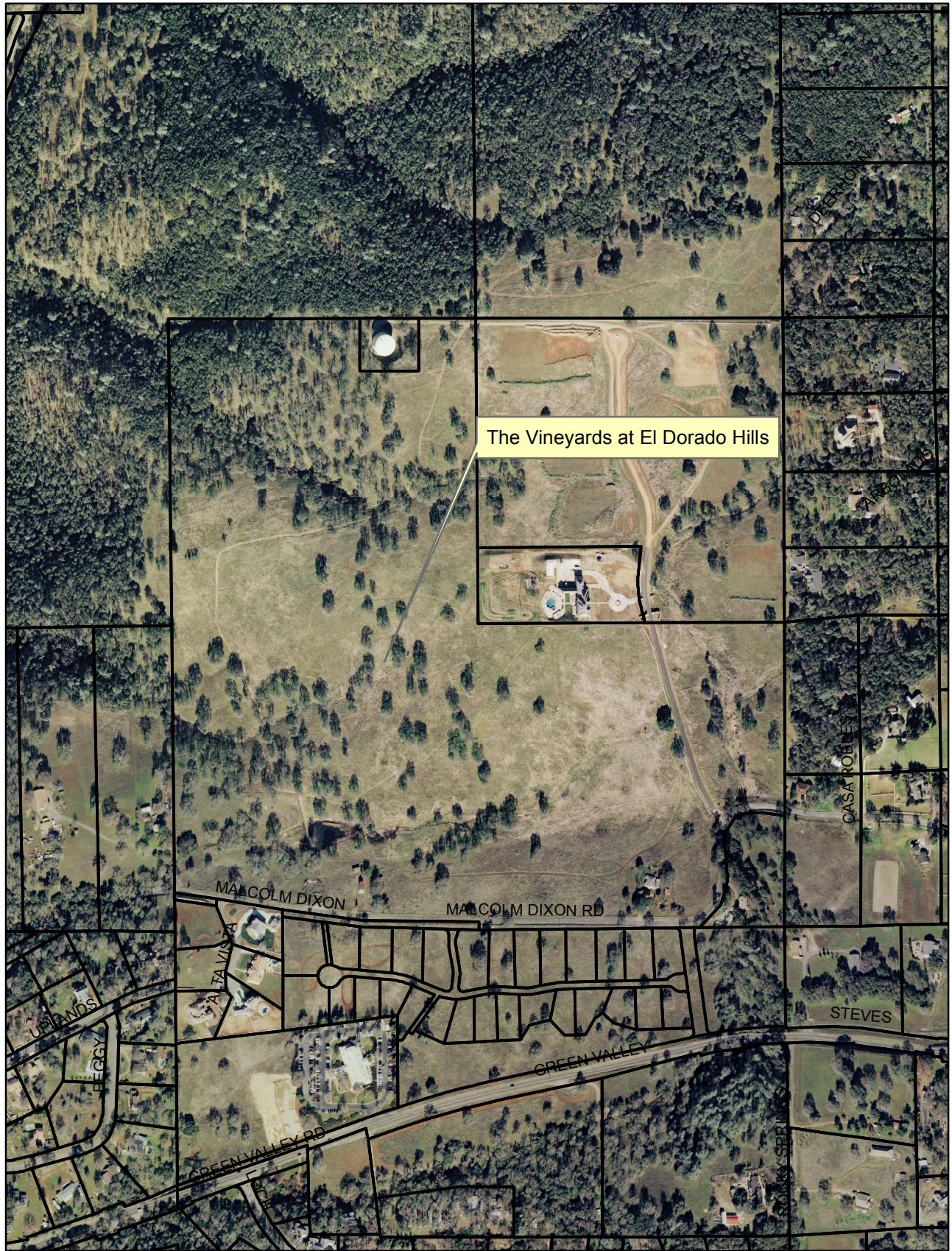
- ⑦ - 1.02 A
- ⑰ - NA, 0.08 A
- ⑳ - NA, 2.95 A
- ㉑ - NA, 0.33 A
- ㉕ - NA, RS 23/90/1, 1.32 A

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Exhibit B

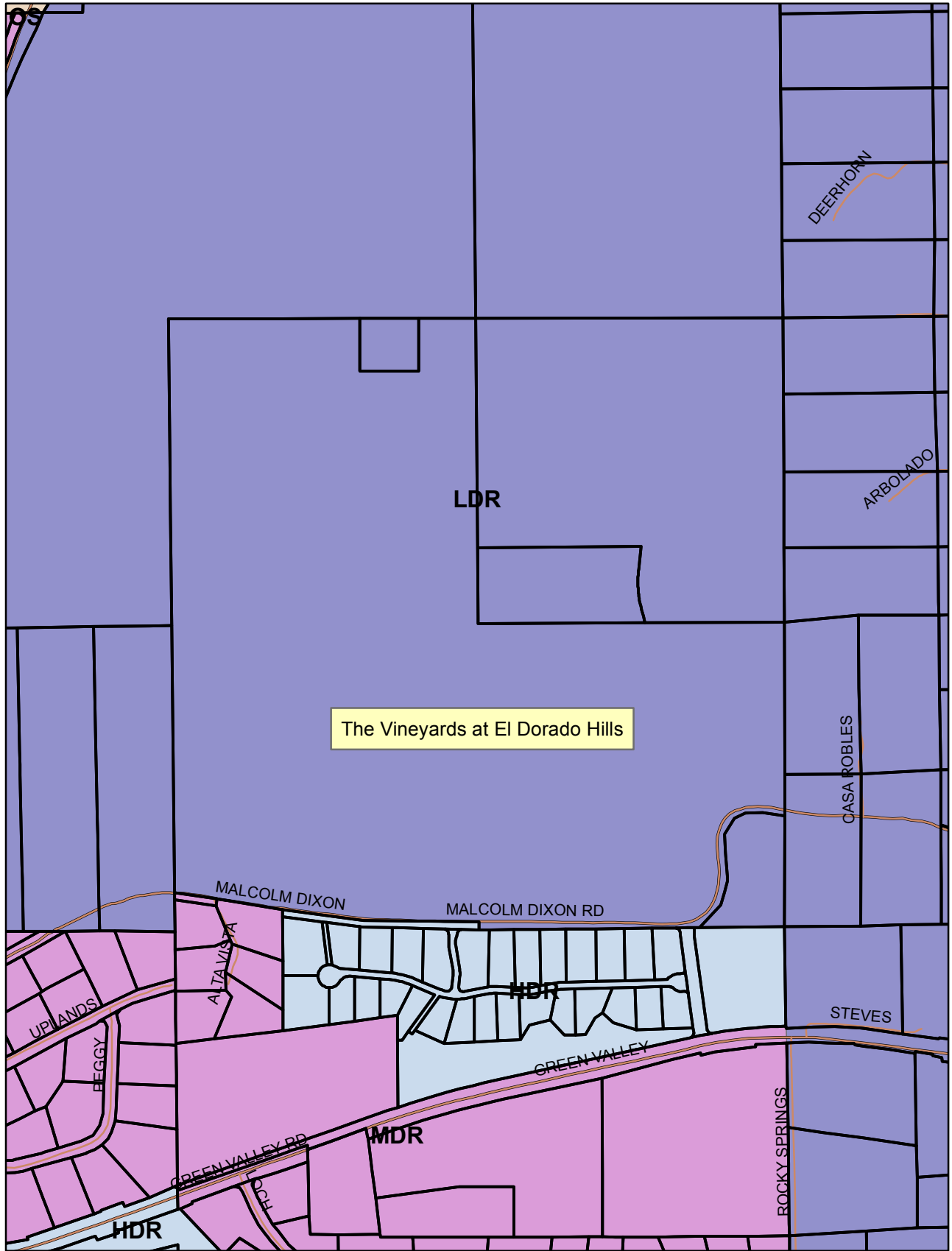
Rev. Aug 8, 2013



TM16-1528/Z16-0002/PD16-0001
The Vineyards at El Dorado Hills
Aerial Map
Exhibit C

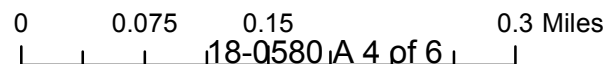


0 0.075 0.15 0.3 Miles
18-0580 A 3 of 6

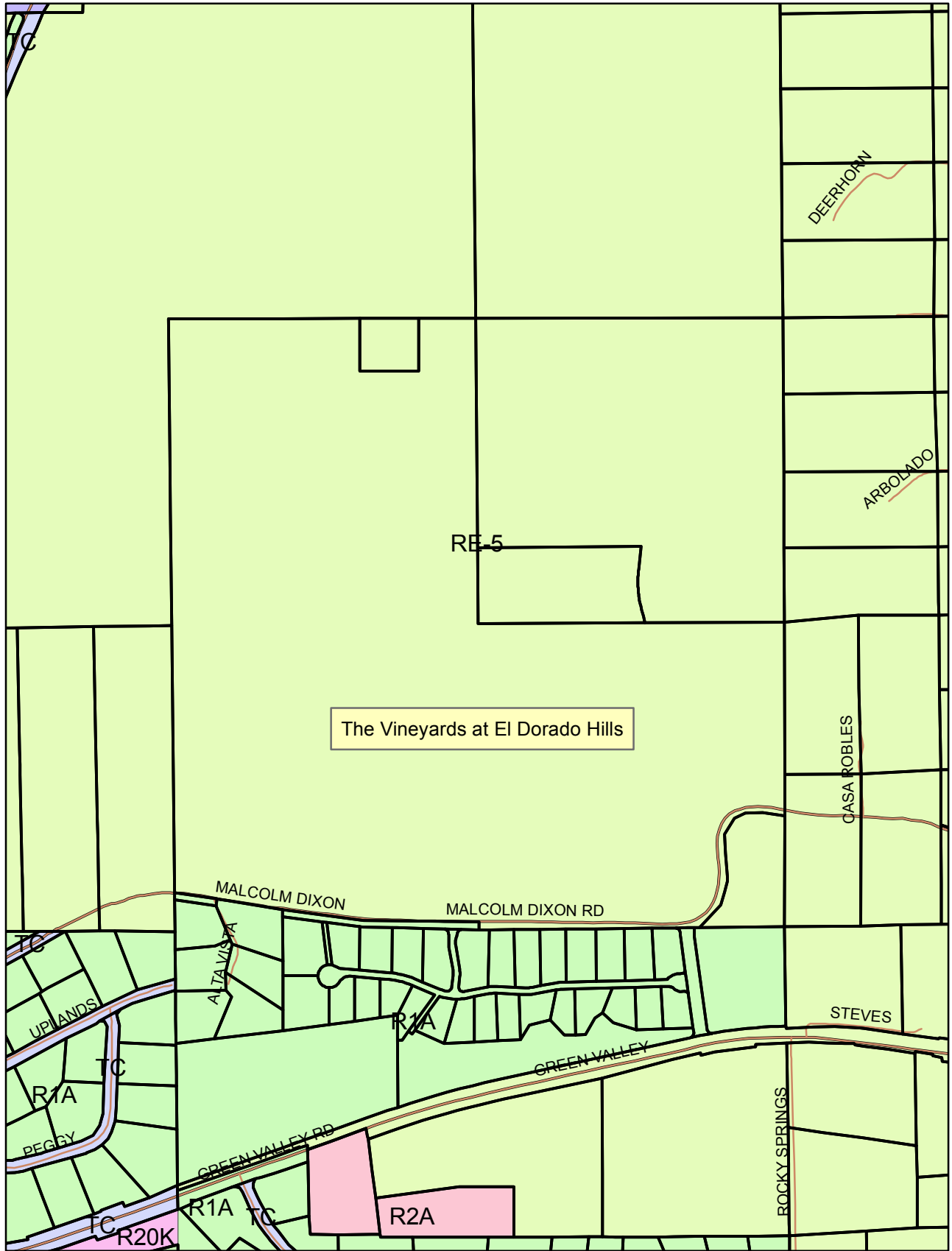


TM16-1528/Z16-0002/PD16-0001
 The Vineyards at El Dorado Hills
 Existing General Plan Land Use

Exhibit D

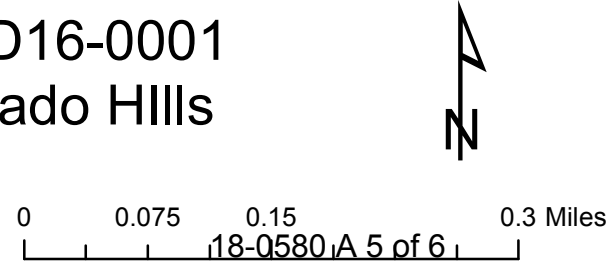


- HDR
- LDR
- MDR
- OS



- R1A
- R20K
- R2A
- RE-5
- RF-L
- TC

TM16-1528/Z16-0002/PD16-0001
 The Vineyards at El Dorado Hills
 Existing Zoning
 Exhibit E



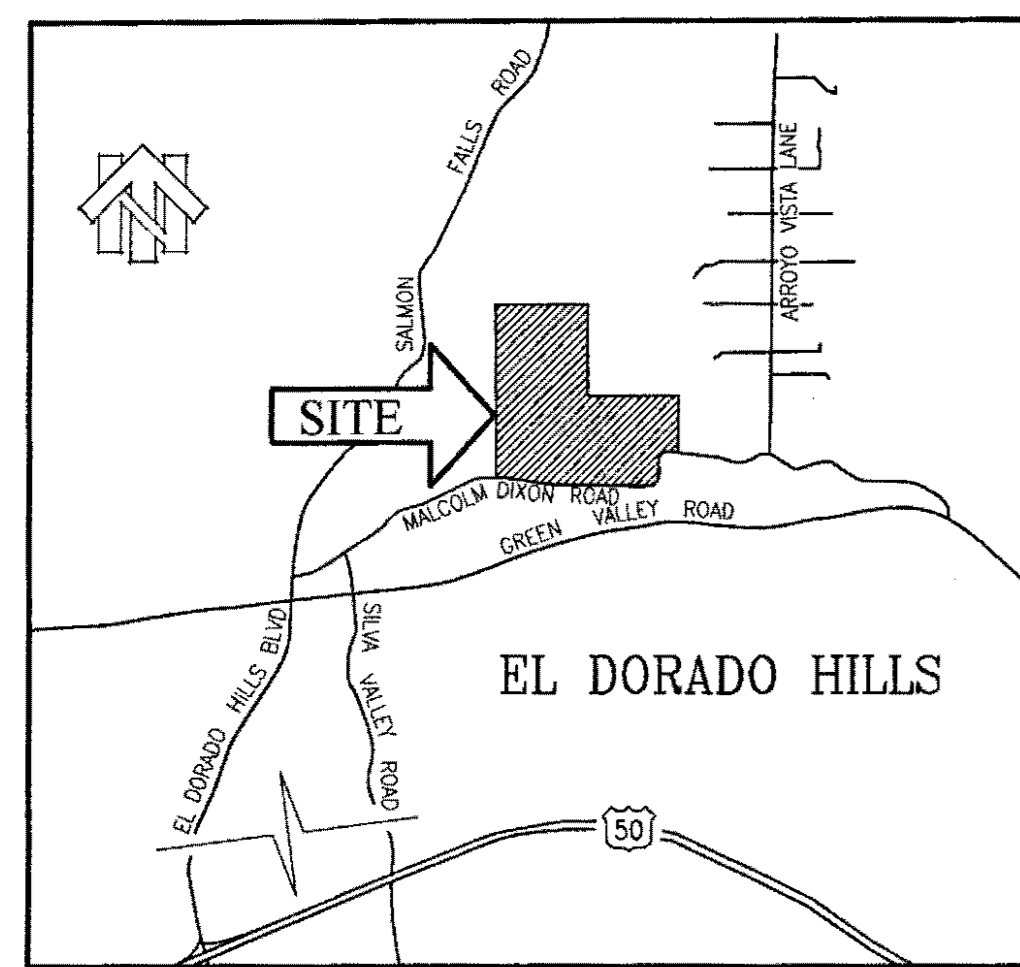
TENTATIVE SUBDIVISION MAP

VINEYARDS AT EL DORADO HILLS

COUNTY OF EL DORADO

MARCH, 2016

STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

OWNER OF RECORD

OMNI FINANCIAL A CA LLC
1260 41ST AVE STE 0
CAPITOLA, CA 95010

ENGINEER

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3233 Miner Circle, Rancho Cordova, CA 95742
T 916 838-0919 F 916 838-2479 www.cta.com

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FEET

SOURCE OF TOPOGRAPHY

(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

SECTION, TOWNSHIP, RANGE

SECTION 14, T.10N., R.8E., M.D.M.

ASSESSOR'S PARCELS

A.P.N. 126-100-24

EXISTING / PROP. ZONING

RE-5 / RE-5 PD

TOTAL AREA

114.030 ACRES

TOTAL NO. of LOTS

42 SINGLE FAMILY LOTS (INCLUDING ROADS)..... 42.23 AC
1 ROADWAY LOT 6.22 AC
5 OPEN SPACE LOTS 65.58 AC
TOTAL AREA 114.03 AC

MINIMUM LOT AREA

43,560 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

WATER - EL DORADO IRRIGATION DISTRICT
SEWER - ON SITE SEPTIC

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

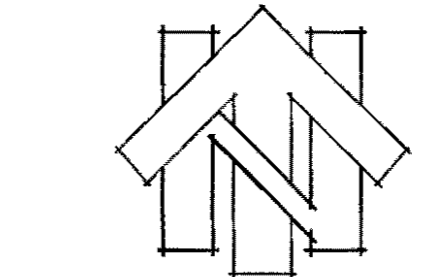
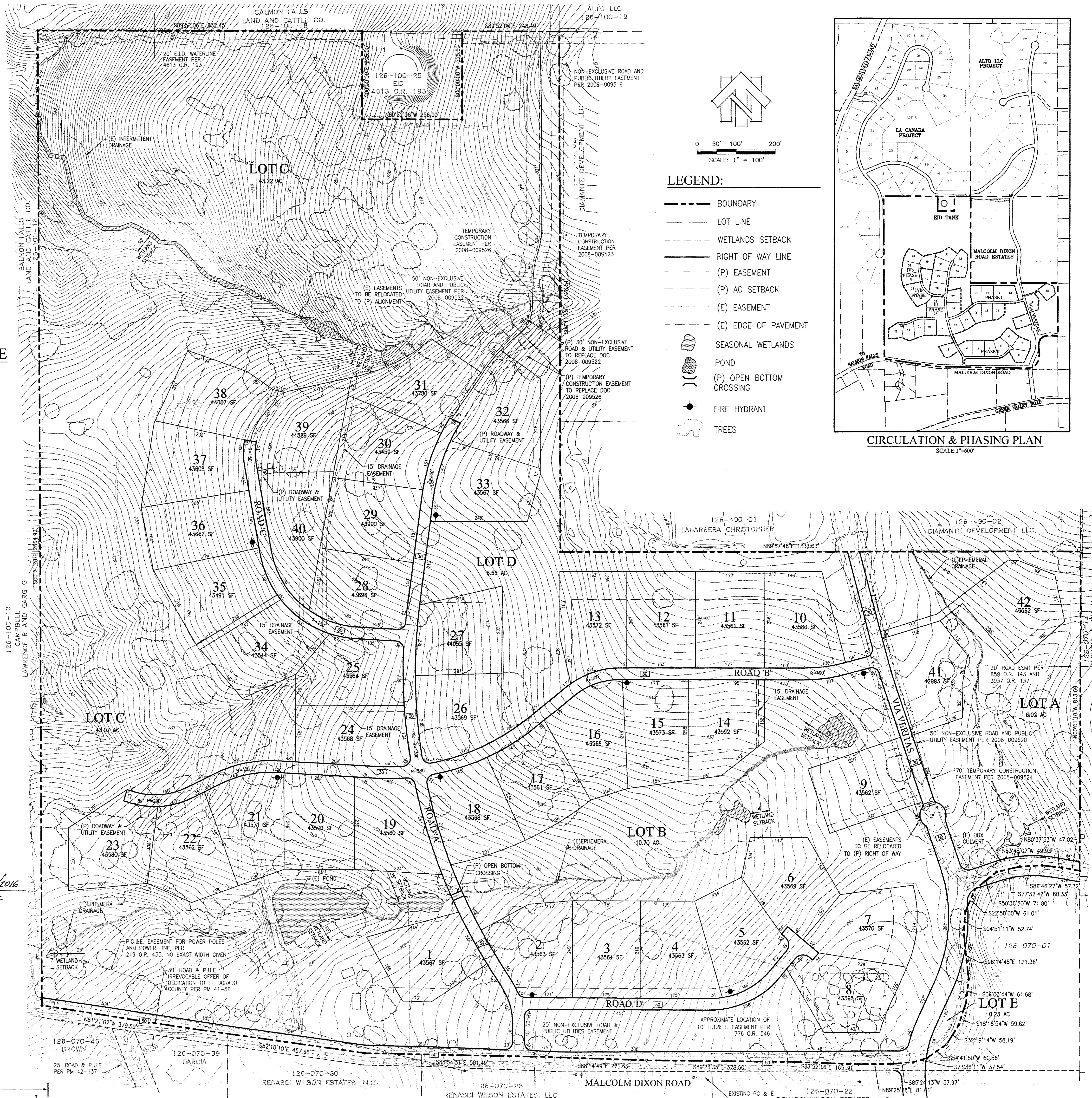
PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "VINEYARDS AT EL DORADO HILLS" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES FURNISHED BY THE COUNTY OF EL DORADO.

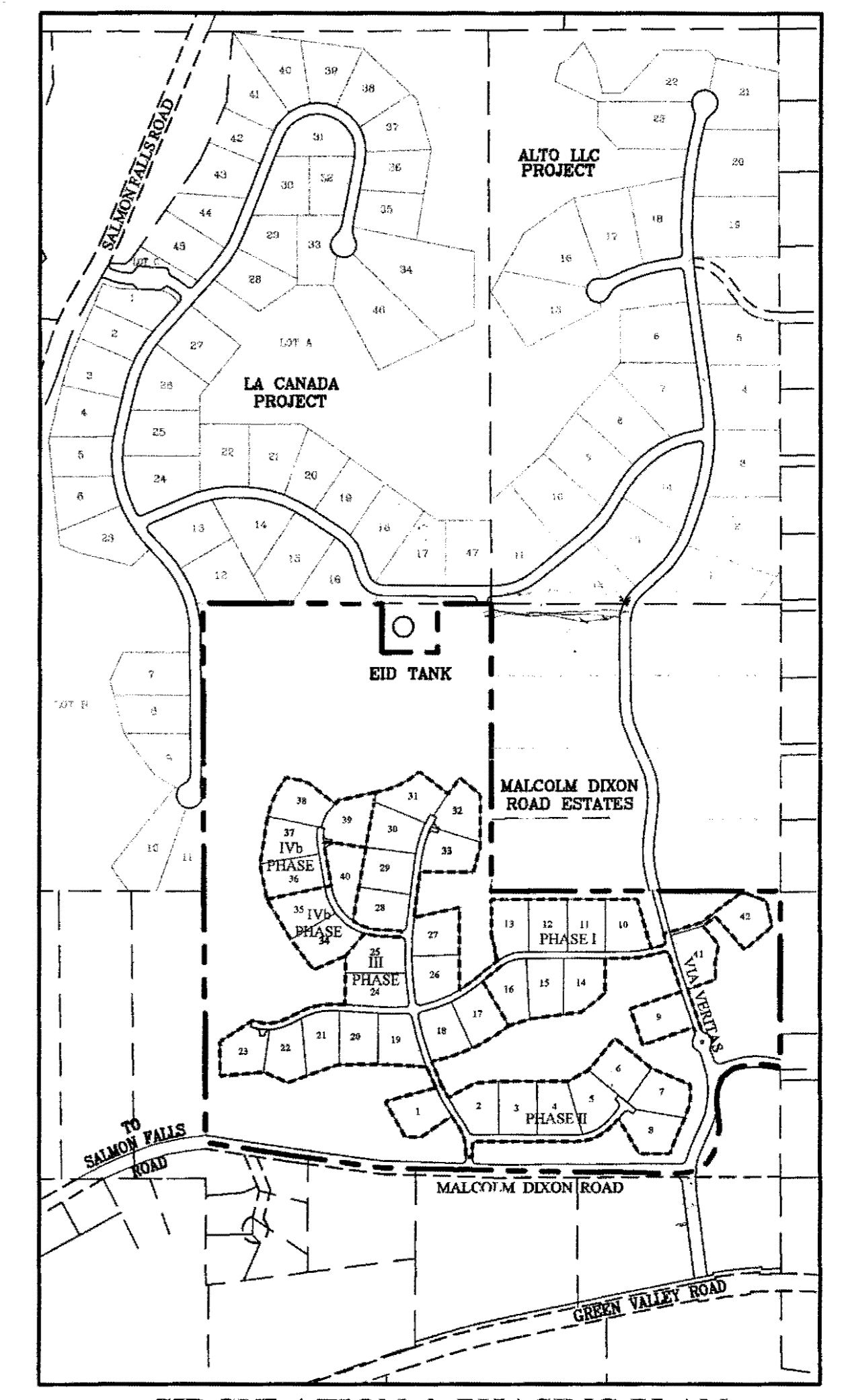
Olga Scorelli
OLGA SCORELLI P.E. 71204 DATE 3/1/16



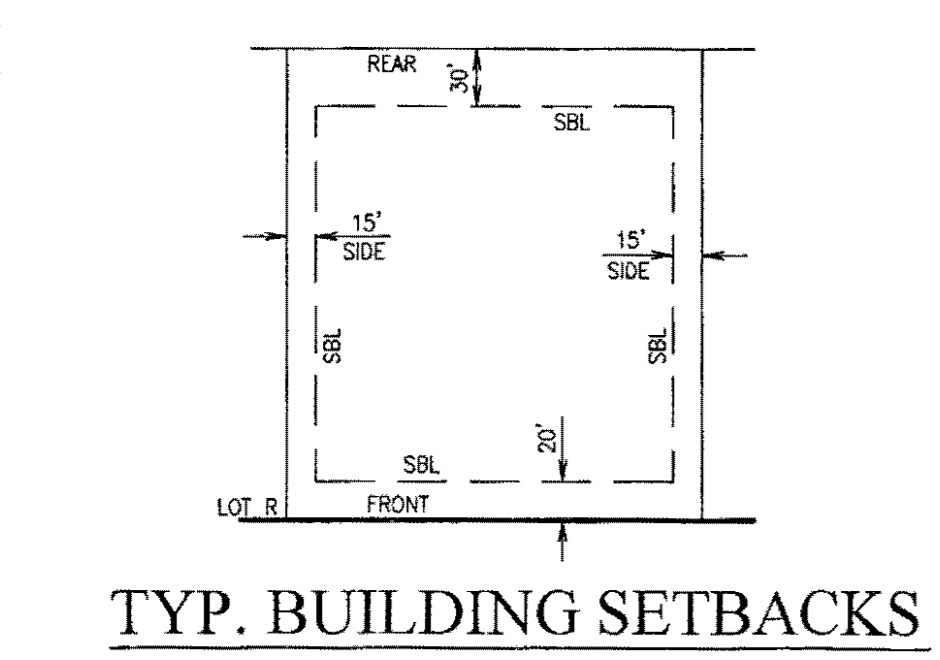
0 50' 100' 200'
SCALE: 1" = 100'

LEGEND:

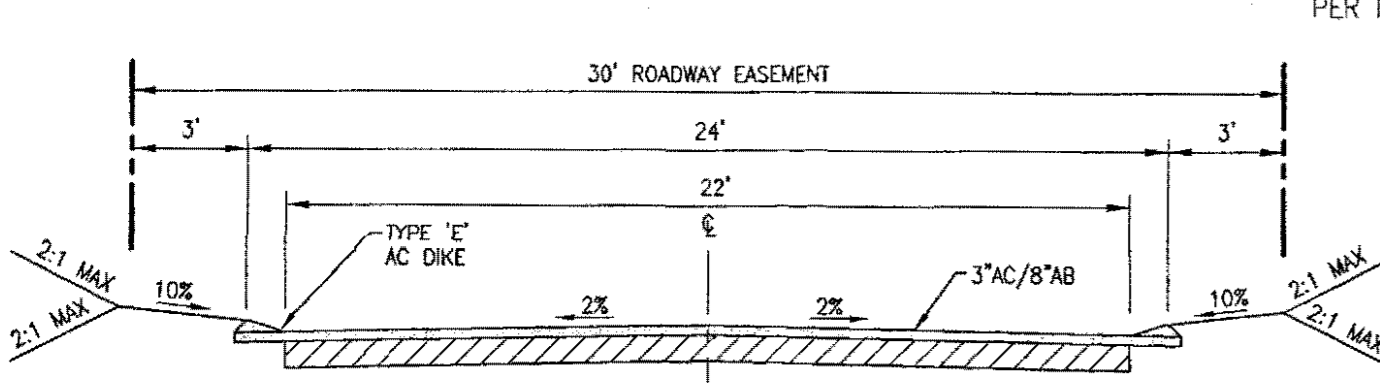
- BOUNDARY
- LOT LINE
- WETLANDS SETBACK
- RIGHT OF WAY LINE
- (P) EASEMENT
- (P) AG SETBACK
- (E) EASEMENT
- (E) EDGE OF PAVEMENT
- SEASONAL WETLANDS
- POND
- (P) OPEN BOTTOM CROSSING
- FIRE HYDRANT
- TREES



CIRCULATION & PHASING PLAN
SCALE: 1" = 600'



TYP. BUILDING SETBACKS
NOT TO SCALE



TYPICAL ROAD SECTION (101 C)
SCALE: 1" = 5'

Exhibit F

PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____