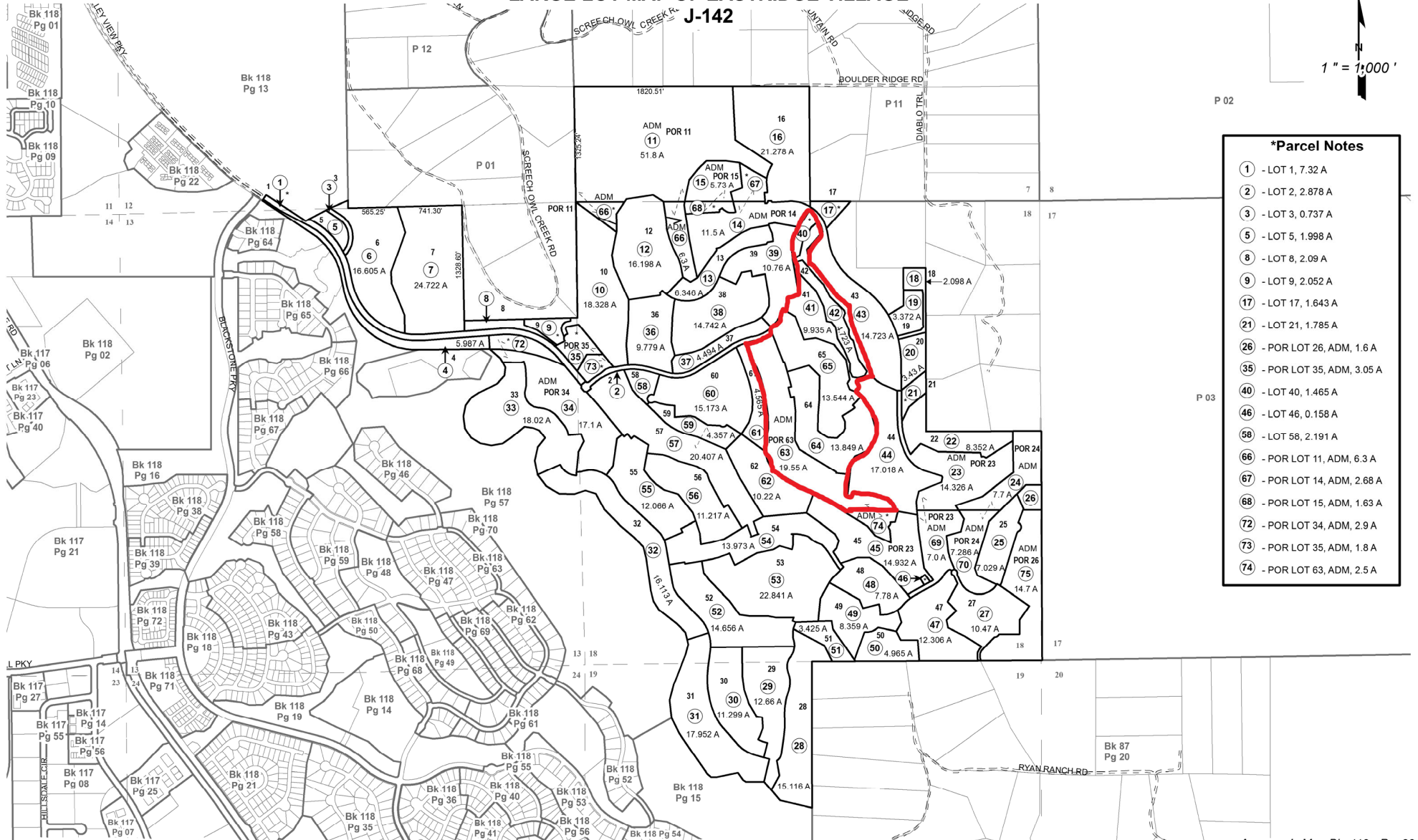


TM-F25-0002 East Ridge Village Unit 1
Exhibit A: Assessors Map

SECS. 12 & 13, T.9N., R.8E., & SECS. 7, 18 & 19, T.9N., R.9E., M.D.M.
LARGE LOT MAP OF EASTRIDGE VILLAGE

J-142



***Parcel Notes**

- ① - LOT 1, 7.32 A
- ② - LOT 2, 2.878 A
- ③ - LOT 3, 0.737 A
- ⑤ - LOT 5, 1.998 A
- ⑧ - LOT 8, 2.09 A
- ⑨ - LOT 9, 2.052 A
- ⑪ - LOT 11, 1.643 A
- ⑪ - LOT 17, 1.643 A
- ⑪ - LOT 21, 1.785 A
- ⑪ - POR LOT 26, ADM, 1.6 A
- ⑪ - POR LOT 35, ADM, 3.05 A
- ⑪ - LOT 40, 1.465 A
- ⑪ - LOT 46, 0.158 A
- ⑪ - LOT 58, 2.191 A
- ⑪ - POR LOT 11, ADM, 6.3 A
- ⑪ - POR LOT 14, ADM, 2.68 A
- ⑪ - POR LOT 15, ADM, 1.63 A
- ⑪ - POR LOT 34, ADM, 2.9 A
- ⑪ - POR LOT 35, ADM, 1.8 A
- ⑪ - POR LOT 63, ADM, 2.5 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

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

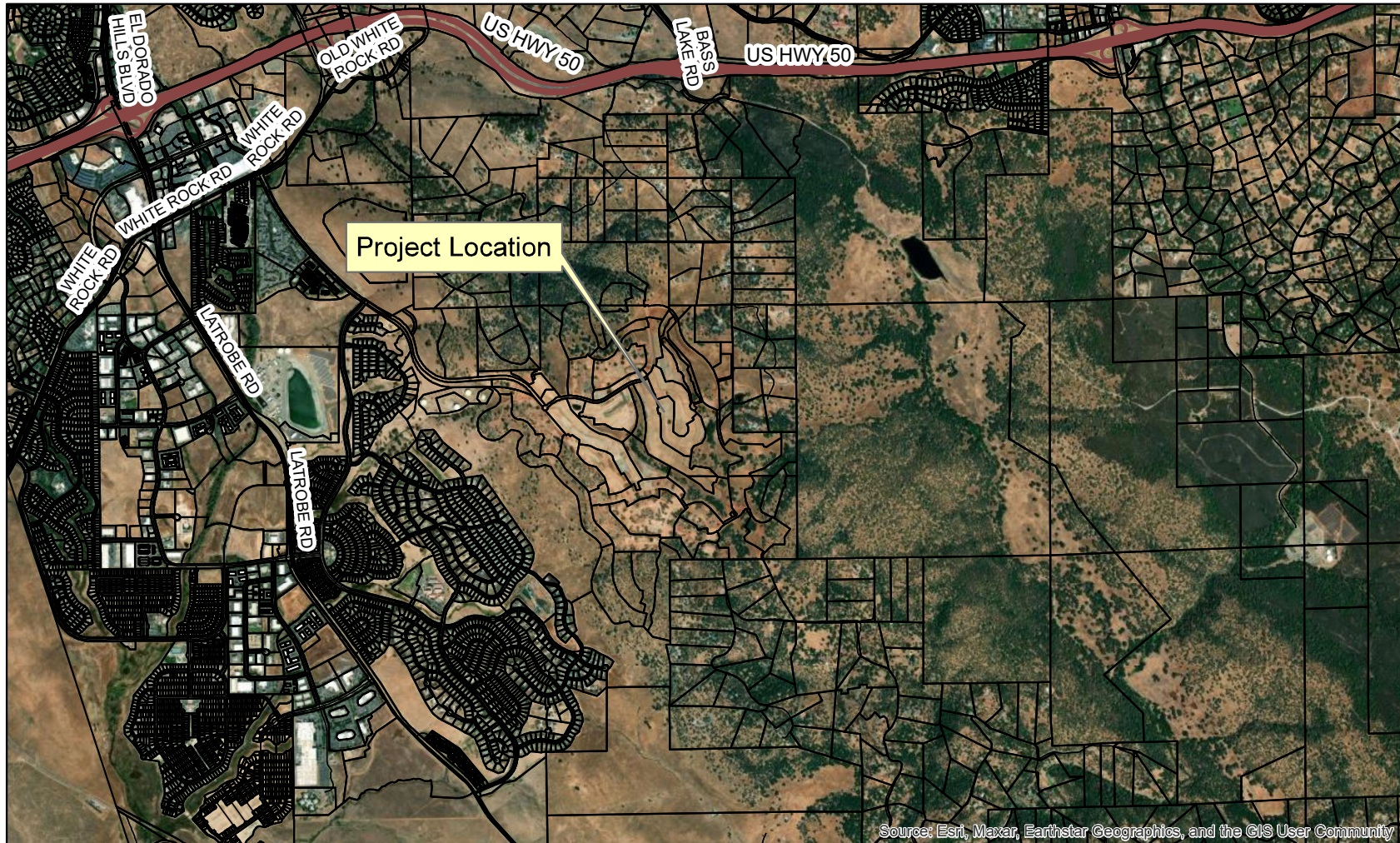
Rev4. DEC 18, 2015

Assessor's Map Bk. 119 - Pg. 39
County of El Dorado, CA

TM-F25-0002 East Ridge Village Unit 1

Exhibit B - Vicinity Map

(119-390-040, 119-390-041, 119-390-042, 119-390-063, 119-390-064)



0 2,000 4,000 8,000 Feet

Legend

Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created October 13, 2025

TM-F25-0002 East Ridge Village Unit 1
Exhibit C - Final Map for East Ridge Village Unit 1

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOTS R-1, R-2, R-3, R-4 AND R-5 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE, SUBJECT TO THE PROVISION THAT SAID STREETS AND OTHER PUBLIC WAYS, DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES, WHICH WILL PROVIDE SERVICES:

A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, TOGETHER WITH THE FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50') AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON AND LOTS L-32, L-33, & L-42 SHOWN HEREON. THE P.U.E.'S HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT 'R-1, R-2, R-3, R-4 & R-5' AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

C. SLOPE EASEMENTS CONTIGUOUS TO ALL STREETS EXTENDING FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL FOR ROAD SLOPE MAINTENANCE PURPOSES.

D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.

E. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

VALLEY VIEW IMPROVEMENT COMPANY, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

MILROSE PROPERTIES CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____
TITLE: _____

NAME: _____
TITLE: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

PRINCIPLE COUNTY OF BUSINESS _____
COMMISSION NO: _____
NAME _____ COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF VALLEY VIEW IMPROVEMENT COMPANY, LLC, IN JANUARY, 2024. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY DECEMBER, 2026 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

KEVIN A. HEENEY P.L.S. 5914

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____

BRIAN K. FRAZIER, P.L.S. 9190
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
JUSTIN C. CISNEROS, P.L.S. 9539
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, ADAM BANE, THE UNDERSIGNED, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE: _____

ADAM BANE, R.C.E. 61363
COUNTY ENGINEER
COUNTY OF EL DORADO, CALIFORNIA

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

PRINCIPLE COUNTY OF BUSINESS _____
COMMISSION NO: _____
NAME _____ COMMISSION EXPIRES: _____

PLAT OF
**EAST RIDGE VILLAGE
UNIT NO. 1**
LOTS 40, 41, 42, 44, 63, 64 & 65, AS SHOWN ON THE LARGE
LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142, LYING IN
SECTION 18, TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying
OCTOBER, 2025 SHEET 1 OF 13

PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE 11, 2015 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

KAREN L. GARNER, DIRECTOR,
PLANNING & BUILDING DEPARTMENT
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
PRINCIPAL PLANNER
PLANNING AND BUILDING DEPARTMENT
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, KAREN E. COLEMAN, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE: _____

KAREN E. COLEMAN
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION AND HEREBY REJECT THE OFFERS OF DEDICATION TO THE COUNTY OF EL DORADO OF THE STREET LOTS R-1, R-2, R-3, R-4 & R-5 AND DRAINAGE EASEMENTS AND FACILITIES SHOWN HEREON AND DID ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

DATE: _____

KIM DAWSON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025 AT _____, IN BOOK _____ OF
SUBDIVISION MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF
VALLEY VIEW IMPROVEMENT COMPANY, LLC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION MAP IS
GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY PLACER TITLE
COMPANY AND IS ON FILE IN THIS OFFICE.

BY: _____
JANELLE K. HORNE
COUNTY RECORDER-CLERK
COUNTY OF EL DORADO, CALIFORNIA

DEPUTY

BENEFICIARY'S STATEMENT

THE UNDERSIGNED AS BENEFICIARY UNDER DEED OF TRUST, RECORDED DECEMBER 27, 2023 AS INSTRUMENT NO. 2023-035860, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME _____
TITLE _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NAME _____ PRINCIPLE COUNTY OF BUSINESS _____
COMMISSION NO: _____
COMMISSION EXPIRES: _____

PLAT OF
**EAST RIDGE VILLAGE
UNIT NO. 1**
LOTS 40, 41, 42, 44, 63, 64 & 65, AS SHOWN ON THE LARGE
LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142, LYING IN
SECTION 18, TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta  Engineering & Surveying
OCTOBER, 2025 SHEET 2 OF 13

TM-F25-0002 East Ridge Village Unit 1
Exhibit C - Final Map for East Ridge Village Unit 1

BASIS OF BEARINGS

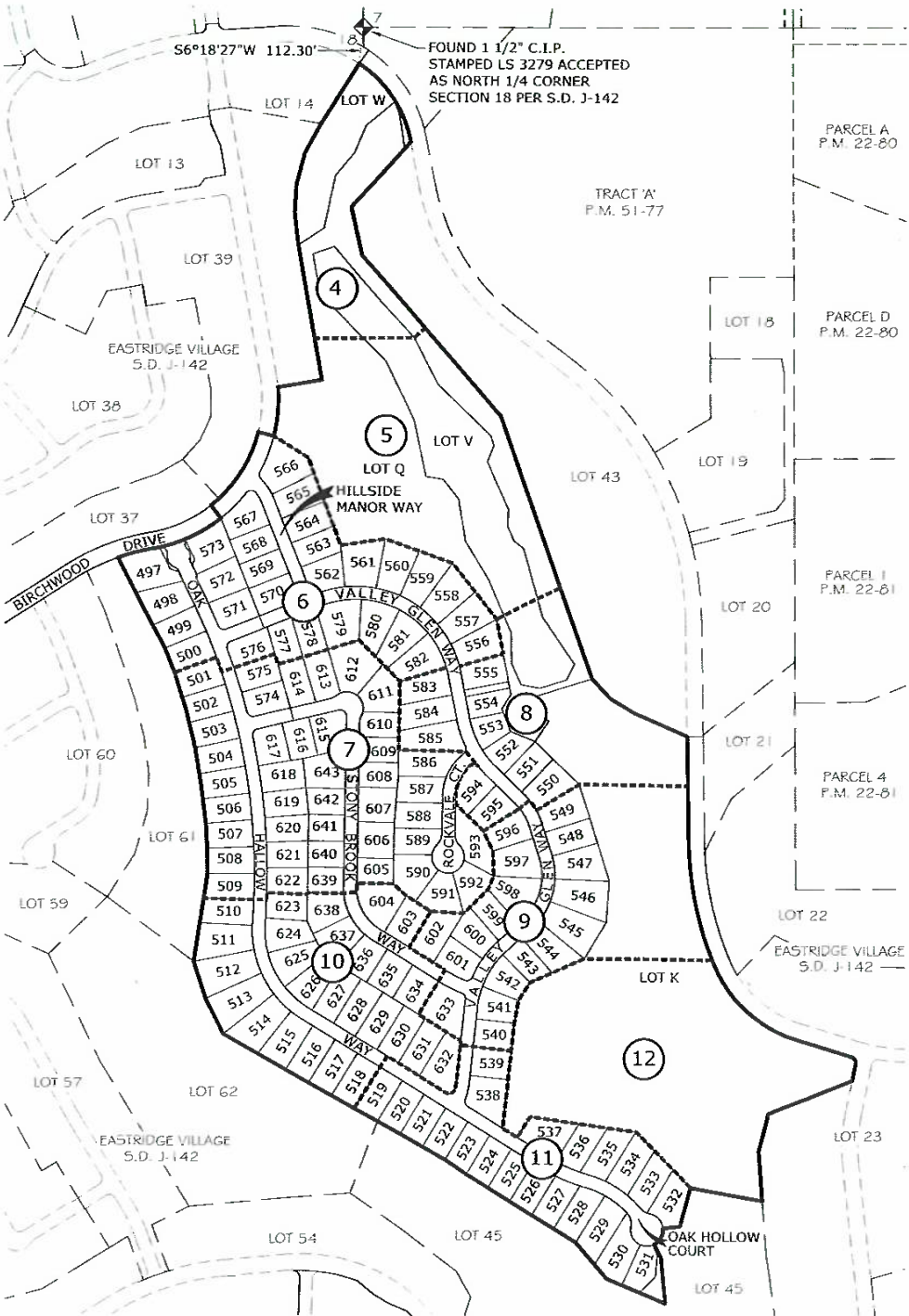
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK J OF MAPS, PAGE 142, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

REFERENCES

1. S.D. J-142 "LARGE LOT FINAL MAP EASTRIDGE VILLAGE"
2. P.M. 51.29

LEGEND

- ◆ FOUND QUARTER CORNER AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- ✱ FOUND 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 5914
- ✱ SET 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 5914
- ✱ SET 1 1/2" C.I.P. STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER, STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- (OA) OVERALL
- (R) RADIAL BEARING
- ④ SHEET INDEX NUMBER



PLAT OF
**EAST RIDGE VILLAGE
UNIT NO. 1**

LOTS 40, 41, 42, 44, 63, 64 & 65, AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142, LYING IN SECTION 18, TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

OCTOBER, 2025 SHEET 3 OF 13 SCALE: 1"= 300'

ABANDONMENT OF EASEMENTS

THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434 OF THE GOVERNMENT CODE:

1. THE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AS SHOWN WITHIN LOTS 63, 64 & 65 AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, FILED IN BOOK J OF SUBDIVISIONS, PAGE 142, OFFICIAL RECORDS OF EL DORADO COUNTY

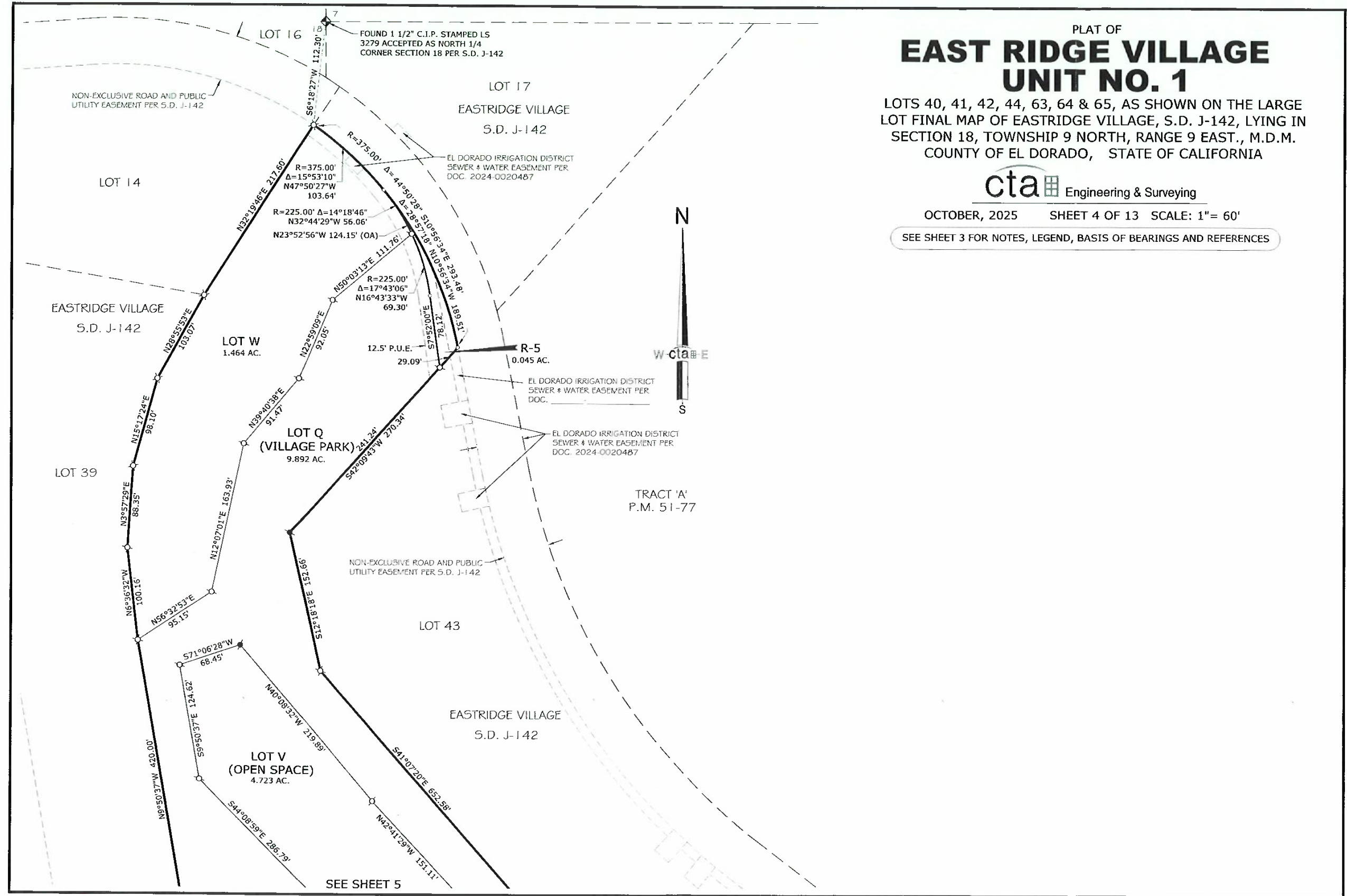
RESTRICTIVE COVENANT

ALL PARCELS WITHIN THE EASTRIDGE VILLAGE UNIT NO. 1 SUBDIVISION SHALL COMPLY FULLY WITH ALL PROVISIONS DESCRIBED IN THE EASTRIDGE WUI FIRE PROTECTION PLAN, AND ALL AMENDMENTS THERETO, AS DESCRIBED IN SECTIONS 1.59 AND 14.01(c), OF THE CCR'S FOR EASTRIDGE VILLAGE, ALONG WITH ALL FIRE SAFE REGULATIONS OF THE STATE OF CALIFORNIA, COUNTY OF EL DORADO AND THE EL DORADO HILLS COUNTY WATER DISTRICT. THE ENFORCEMENT OF THIS RESTRICTIVE COVENANT SHALL BE THE OBLIGATION OF THE APPROPRIATE OWNER'S ASSOCIATION AND SHALL NOT BE WAIVED OR MODIFIED WITHOUT APPROVAL OF THE RELEVANT GOVERNMENT AGENCIES WHO HAVE APPROVED THE FIRE SAFE PLAN.

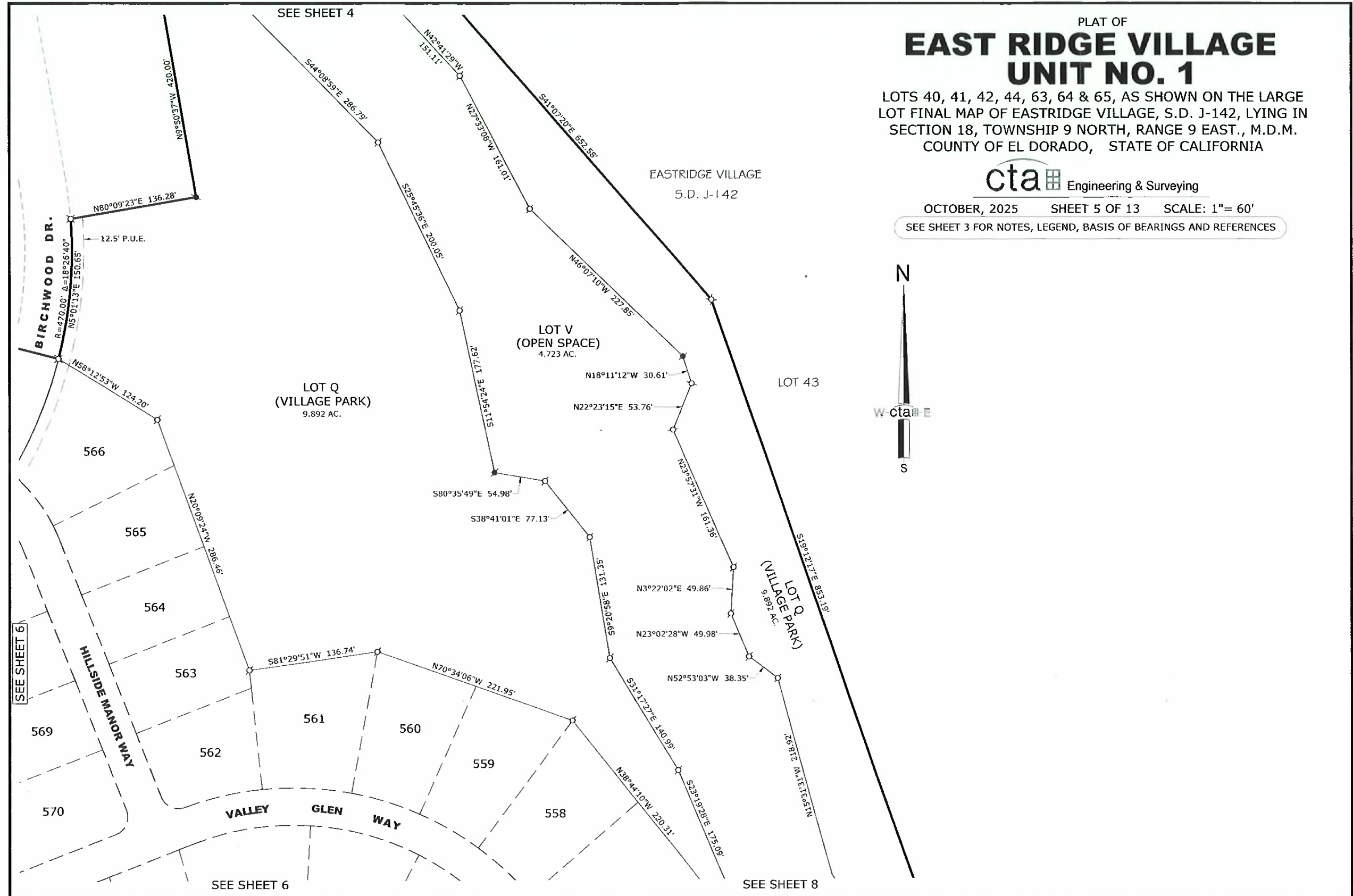
NOTES

1. THIS SUBDIVISION CONTAINS 82.642 ACRES GROSS, CONSISTING OF 147 RESIDENTIAL LOTS AND 13 LETTERED LOTS. AND IS CONSISTENT WITH THE TENTATIVE MAP TM14-1521 APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 6, 2015.
2. LOTS 'R-1, R-2, R-3, R-4 AND R-5' SHOWN HEREON ARE DESIGNATED AS A "PRIVATE STREET(S)" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
3. LOTS L-32, L-33, L-42 AND OS-1 SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
4. LOTS 'K', 'V' AND 'W' SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS OPEN SPACE. LOT 'Q' SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS A VILLAGE PARK.
5. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
6. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON HAVE A 7.50' RADIUS AT STREET INTERSECTIONS UNLESS NOTED OTHERWISE.

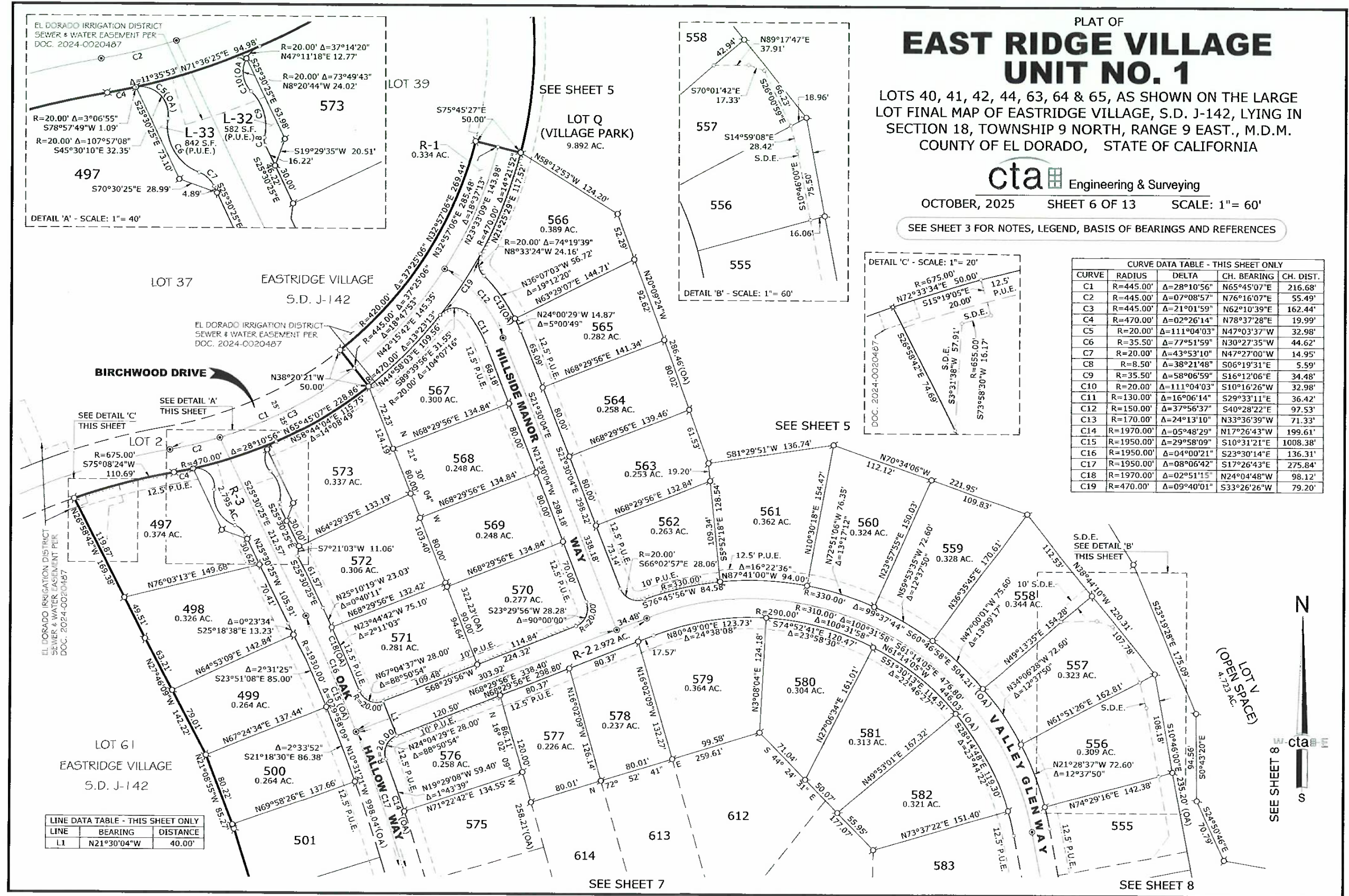
TM-F25-0002 East Ridge Village Unit 1
Exhibit C - Final Map for East Ridge Village Unit 1



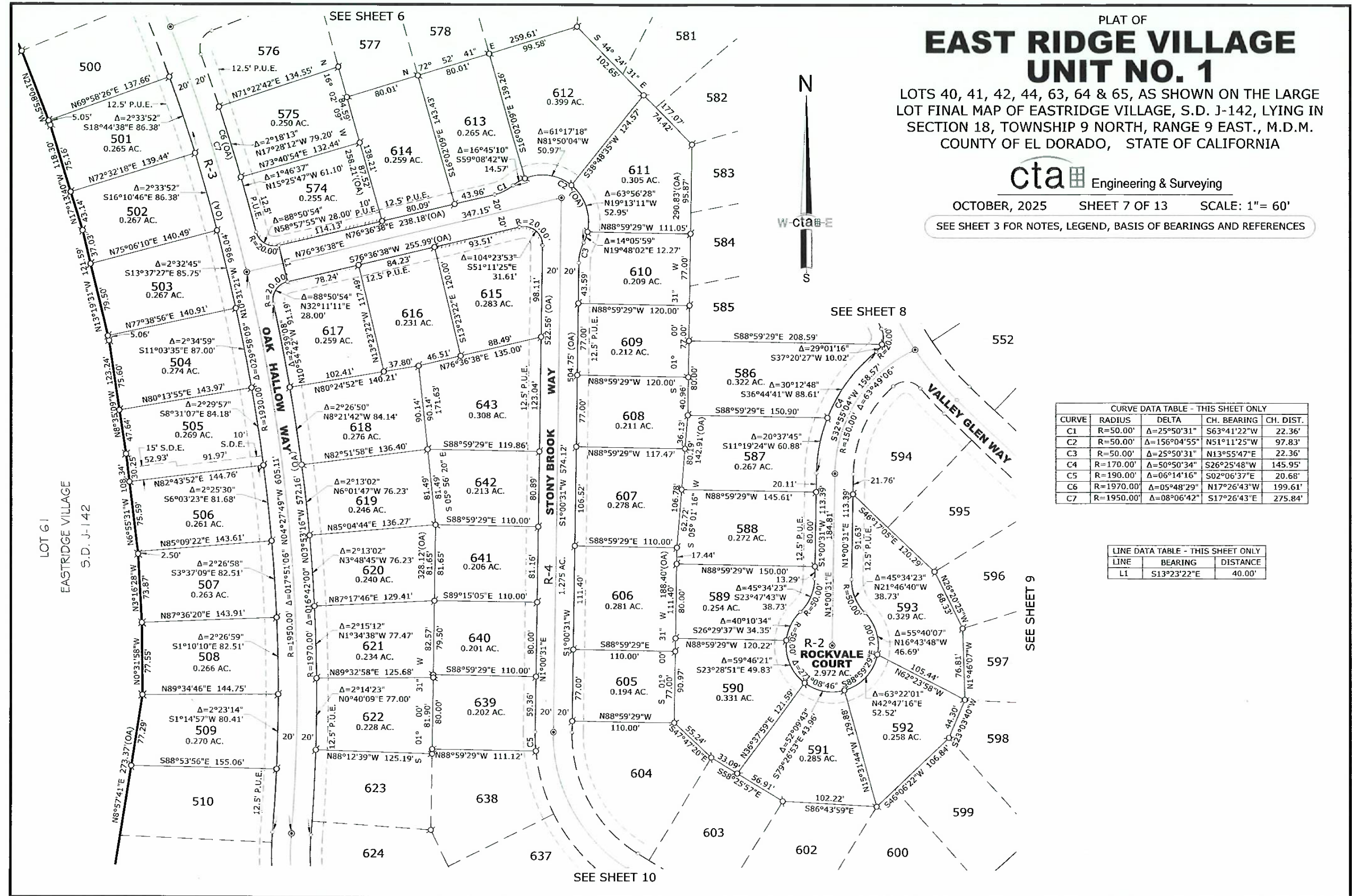
TM-F25-0002 East Ridge Village Unit 1
Exhibit C - Final Map for East Ridge Village Unit 1



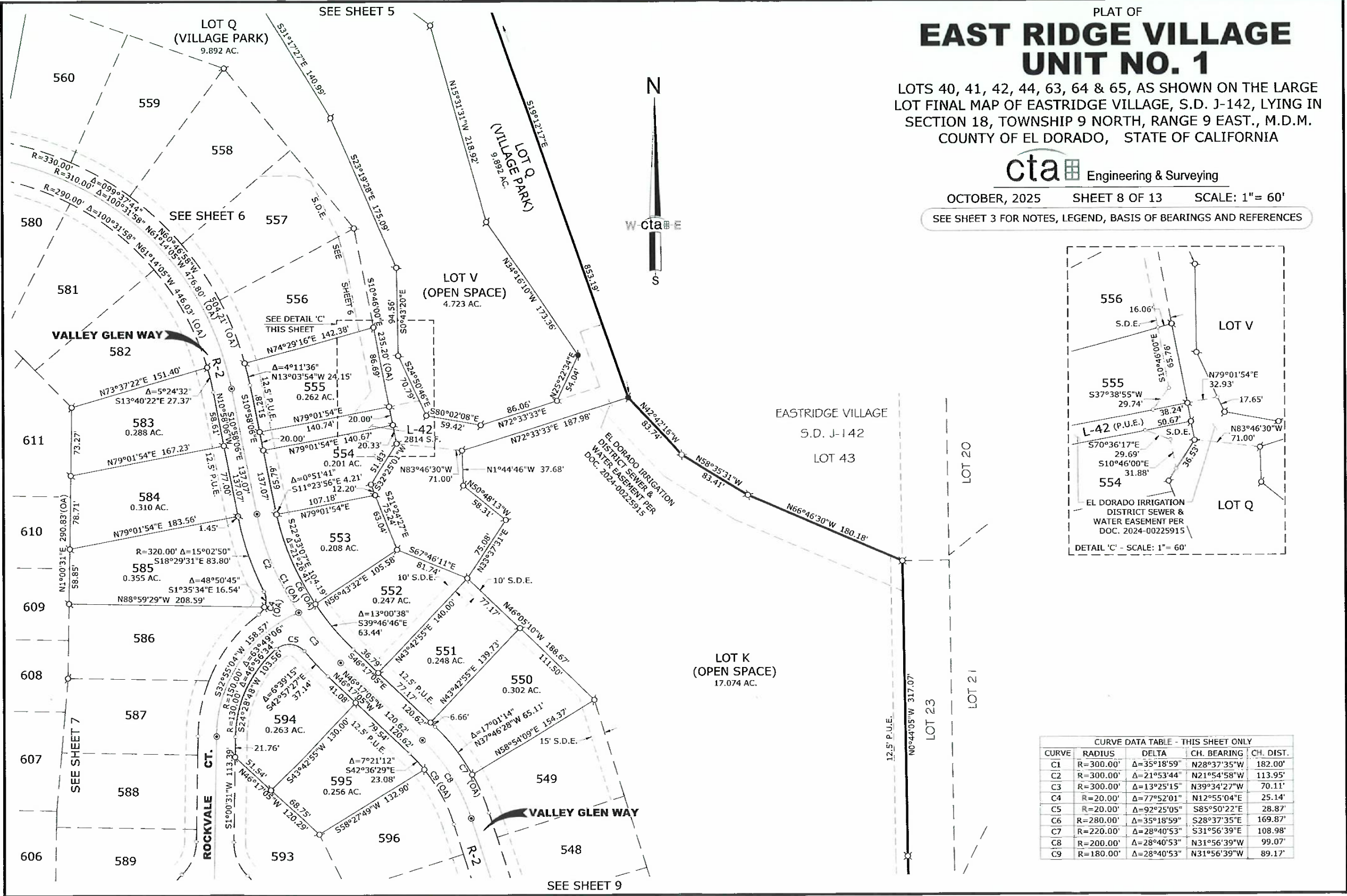
TM-F25-0002 East Ridge Village Unit 1
Exhibit C - Final Map for East Ridge Village Unit 1



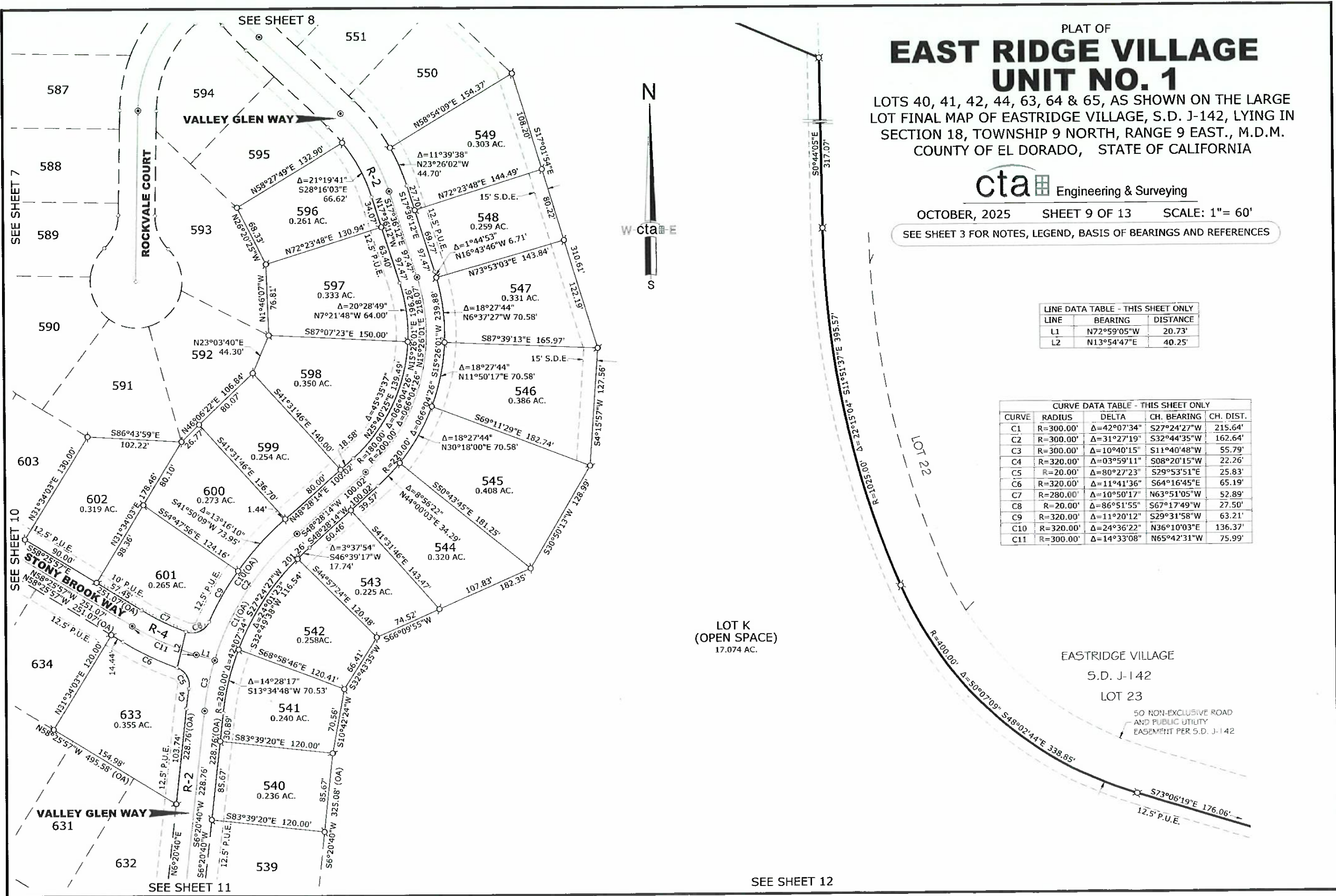
TM-F25-0002 East Ridge Village Unit 1
Exhibit C - Final Map for East Ridge Village Unit 1



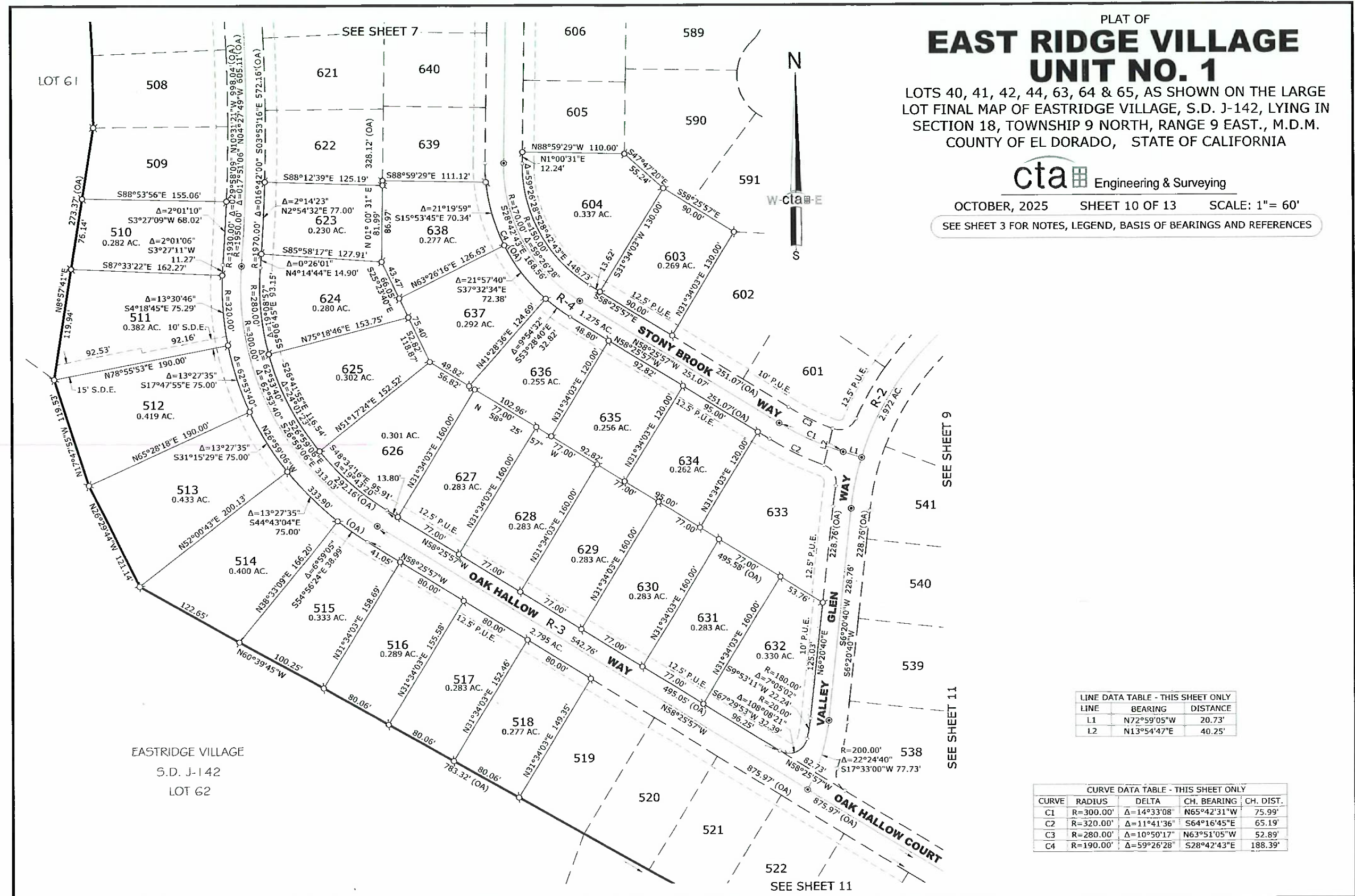
TM-F25-0002 East Ridge Village Unit 1
Exhibit C - Final Map for East Ridge Village Unit 1



TM-F25-0002 East Ridge Village Unit 1
Exhibit C - Final Map for East Ridge Village Unit 1



TM-F25-0002 East Ridge Village Unit 1
Exhibit C - Final Map for East Ridge Village Unit 1



PLAT OF EAST RIDGE VILLAGE UNIT NO. 1

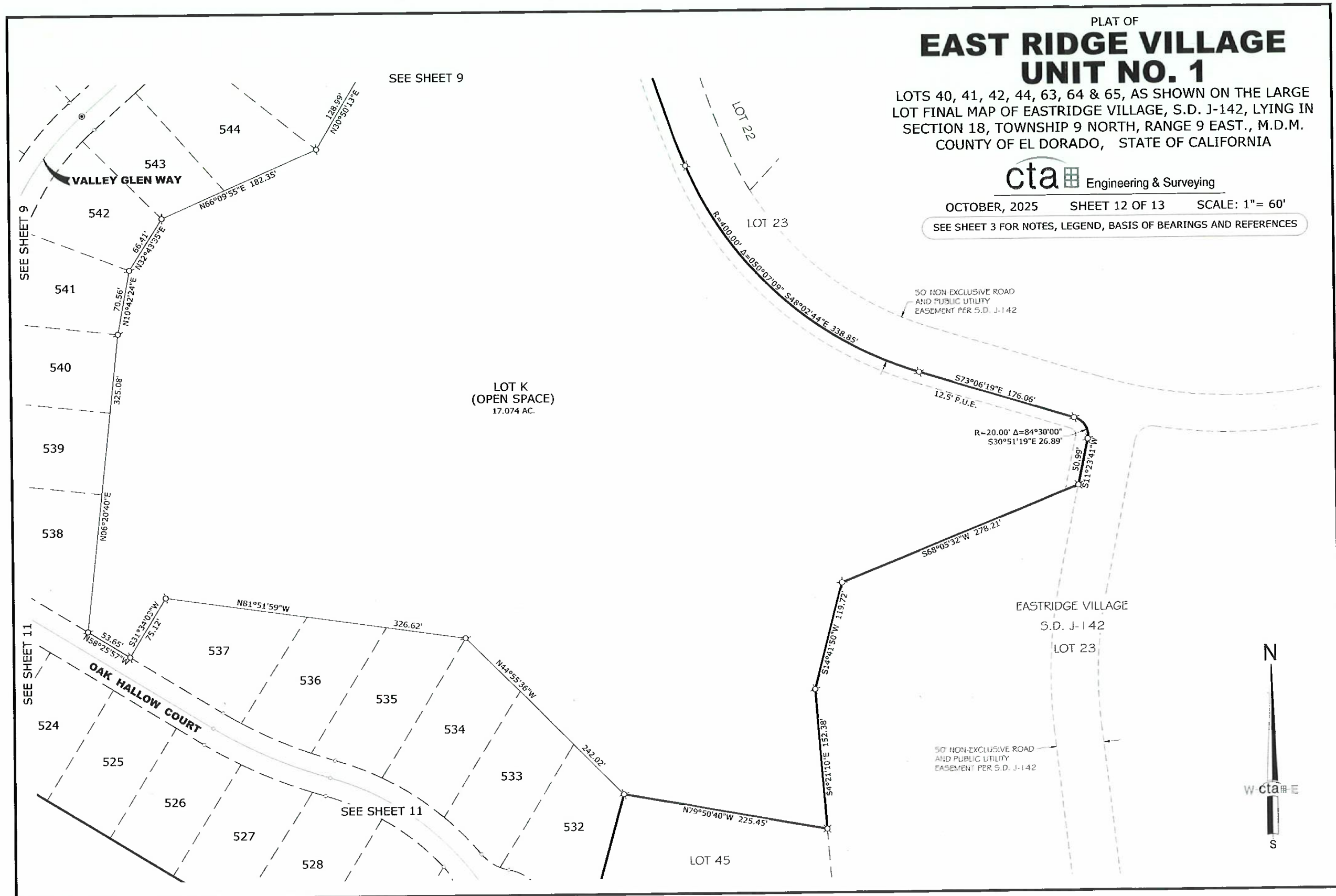
LOTS 40, 41, 42, 44, 63, 64 & 65, AS SHOWN ON THE LARGE
LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142, LYING IN
SECTION 18, TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

OCTOBER, 2025 SHEET 11 OF 13 SCALE: 1"= 60'

SEE SHEET 3 FOR NOTES, LEGEND, BASIS OF BEARINGS AND REFERENCES

CURVE DATA TABLE - THIS SHEET ONLY				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIS.
C1	R=480.0'	$\Delta=15^{\circ}33'19"$	S66°12'36"E	129.92'
C2	R=320.0'	$\Delta=34^{\circ}22'05"$	S56°48'13"E	189.08'
C3	R=50.00'	$\Delta=39^{\circ}44'35"$	S59°29'29"E	33.99'
C4	R=50.00'	$\Delta=53^{\circ}54'17"$	N15°59'16"W	45.32'
C5	R=280.0'	$\Delta=31^{\circ}02'51"$	N58°27'50"W	149.88'
C6	R=520.0'	$\Delta=15^{\circ}33'19"$	N66°12'36"W	140.74'
C7	R=50.00'	$\Delta=52^{\circ}38'45"$	S85°26'55"E	44.34'
C8	R=50.00'	$\Delta=05^{\circ}29'55"$	N65°02'45"E	4.80'



INFORMATION SHEET

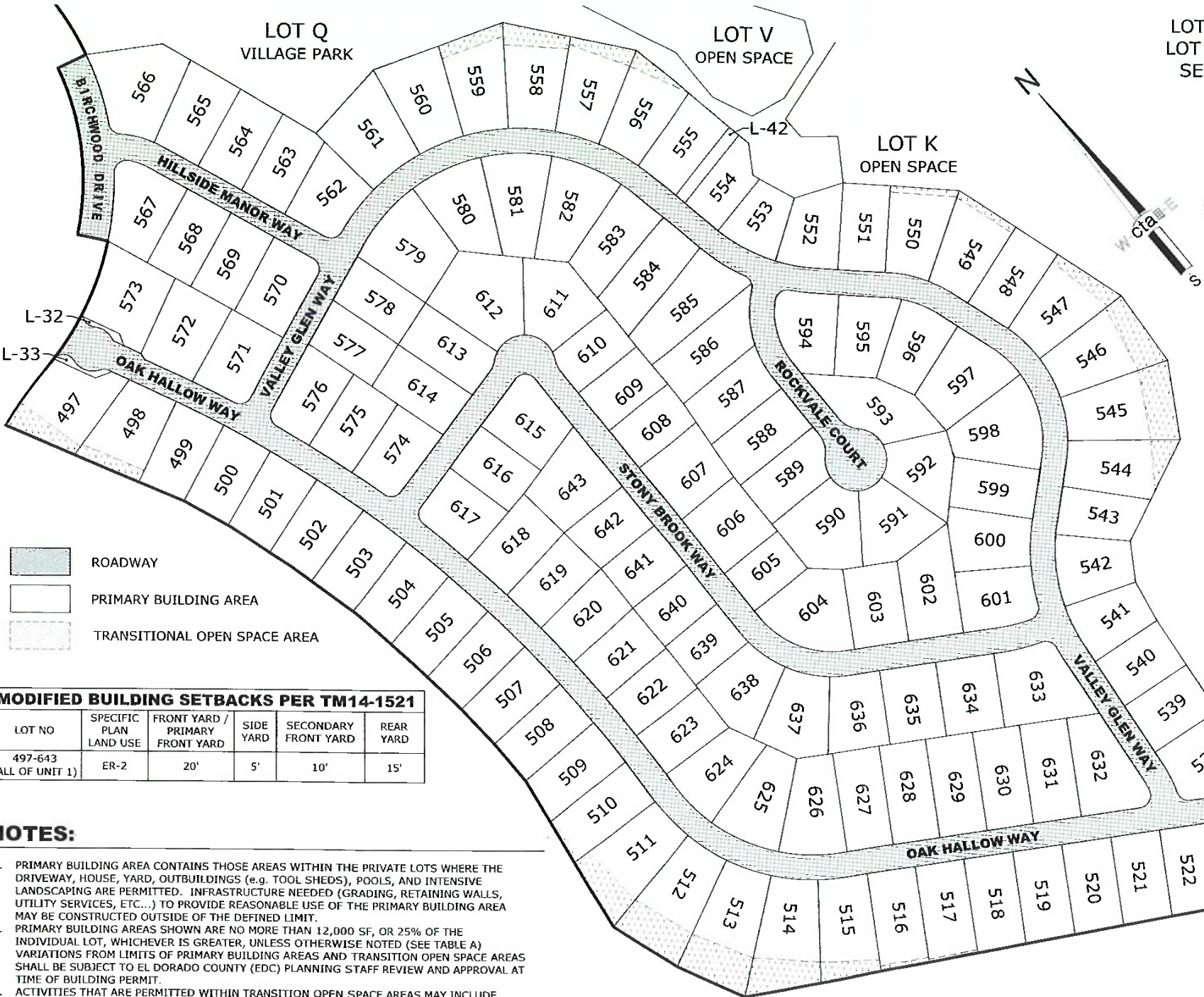
PLAT OF
EAST RIDGE VILLAGE
UNIT NO. 1

LOTS 40, 41, 42, 44, 63, 64 & 65, AS SHOWN ON THE LARGE
LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142, LYING IN
SECTION 18, TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

OCTOBER, 2025 SHEET 13 OF 13 SCALE: 1"= 120'

SEE SHEET 3 FOR NOTES, LEGEND, BASIS OF BEARINGS AND REFERENCES



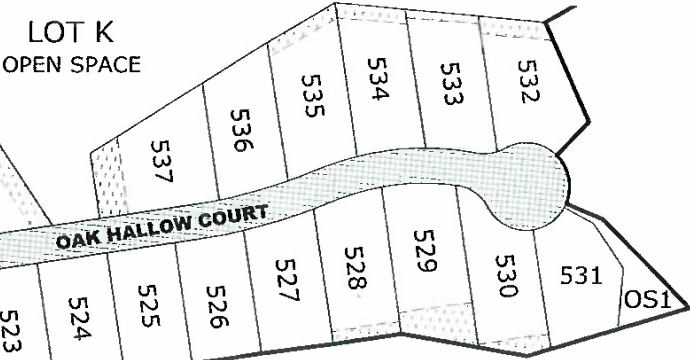
- ROADWAY
- PRIMARY BUILDING AREA
- TRANSITIONAL OPEN SPACE AREA

MODIFIED BUILDING SETBACKS PER TM14-1521					
LOT NO	SPECIFIC PLAN LAND USE	FRONT YARD / PRIMARY FRONT YARD	SIDE YARD	SECONDARY FRONT YARD	REAR YARD
497-643 (ALL OF UNIT 1)	ER-2	20'	5'	10'	15'

NOTES:

1. PRIMARY BUILDING AREA CONTAINS THOSE AREAS WITHIN THE PRIVATE LOTS WHERE THE DRIVEWAY, HOUSE, YARD, OUTBUILDINGS (e.g. TOOL SHEDS), POOLS, AND INTENSIVE LANDSCAPING ARE PERMITTED. INFRASTRUCTURE NEEDED (GRADING, RETAINING WALLS, UTILITY SERVICES, ETC...) TO PROVIDE REASONABLE USE OF THE PRIMARY BUILDING AREA MAY BE CONSTRUCTED OUTSIDE OF THE DEFINED LIMIT.
2. PRIMARY BUILDING AREAS SHOWN ARE NO MORE THAN 12,000 SF, OR 25% OF THE INDIVIDUAL LOT, WHICHEVER IS GREATER, UNLESS OTHERWISE NOTED (SEE TABLE A) VARIATIONS FROM LIMITS OF PRIMARY BUILDING AREAS AND TRANSITION OPEN SPACE AREAS SHALL BE SUBJECT TO EL DORADO COUNTY (EDC) PLANNING STAFF REVIEW AND APPROVAL AT TIME OF BUILDING PERMIT.
3. ACTIVITIES THAT ARE PERMITTED WITHIN TRANSITION OPEN SPACE AREAS MAY INCLUDE PLANTING AND PRUNING OF COMPATIBLE LANDSCAPE PLANTINGS, LIMITED IRRIGATION OUTSIDE THE DRIP LINES OF EXISTING OAKS, PATHS AND MINOR TEMPORARY IMPROVEMENTS SUCH AS BIRD BLINDS, BENCHES AND TABLES. THE LAND OWNER MAY OCCASIONALLY PRUNE TREES IN ORDER TO IMPROVE VIEWSHEDS FROM THEIR HOUSE AND TO CONTROL WILDLAND FIRE FUEL, BUT IT IS RECOMMENDED THAT NO MORE THAN 10% OF THE TREES (OR CANOPY AREA) BE PRUNED, EXCEPT AS REQUIRED BY THE FIRE SAFE PLAN.

TABLE A					
LOTS W/ PRIMARY BUILDING AREA EXCEPTIONS					
LOT NO.	PRIMARY BUILDING AREA	LOT NO.	PRIMARY BUILDING AREA	LOT NO.	PRIMARY BUILDING AREA
497	12,762 SF	583	12,524 SF	612	17,362 SF
560	14,129 SF	584	13,505 SF	615	12,316 SF
561	15,754 SF	585	15,454 SF	618	12,018 SF
565	12,287 SF	586	14,031 SF	624	12,180 SF
566	16,935 SF	590	14,424 SF	625	13,160 SF
567	13,083 SF	591	12,429 SF	626	13,120 SF
570	12,050 SF	593	14,321 SF	627-631	12,320 SF
571	12,261 SF	597	14,499 SF	632	14,357 SF
572	13,347 SF	598	15,241 SF	633	15,462 SF
573	14,681 SF	602	13,881 SF	637	12,737 SF
579	15,866 SF	604	14,696 SF	638	12,058 SF
580	13,250 SF	606	12,254 SF	643	13,407 SF
581	13,651 SF	607	12,115 SF		
582	14,000 SF	611	13,290 SF		
NOTE: UNLESS A SUBSEQUENT EXCEPTION(S) IS APPROVED, ALL REMAINING LOTS IN UNIT 1 SHALL ADHERE TO NOTE 2 (THIS SHEET).					



LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 1 OF 9 SCALE: NA

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS OF RECORD TITLE INTEREST HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

EL DORADO LAND VENTURES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

EAST RIDGE HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: HBT EAST RIDGE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: HBT EAST RIDGE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: _____
WILLIAM B. BUNCE
MANAGING MEMBER

BY: _____
WILLIAM B. BUNCE
MANAGING MEMBER

VALLEY VIEW REALTY INVESTMENTS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: HBT EAST RIDGE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: _____
WILLIAM B. BUNCE
MANAGING MEMBER

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF) SS

ON _____, BEFORE ME, _____, A NOTARY
PUBLIC,

PERSONALLY APPEARED WILLIAM B. BUNCE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY PUBLIC _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS: _____ COUNTY

BENEFICIARY'S STATEMENT

THE UNDERSIGNED AS BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 5, 2014, SERIES NO. 2014-4864, OFFICIAL RECORDS OF EL DORADO COUNTY, AND FIRST AMENDMENT RECORDED JUNE 23, 2015, SERIES NO. 2015-28468 HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

EAST RIDGE INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF) SS

ON _____, BEFORE ME, _____, A NOTARY
PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY PUBLIC _____

COMMISSION NO. _____

COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS: _____ COUNTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF EAST RIDGE HOLDINGS, LLC, ET AL. IN MAY, 2015. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

KEVIN A. HEBNEY LS 5514



NOTICE OF RESTRICTION

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. _____ AFFECTS LOTS 1-65, LIMITING DEVELOPMENT TO PHASING & FINANCING PURPOSES ONLY.

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____

BY: _____
RICHARD L. BRINER, L.S. 5084
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

PHILIP R. MOSBACHER, P.L.S. 7189
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COMMUNITY DEVELOPMENT AGENCY COUNTY ENGINEER'S STATEMENT

I, ANDREW S. GABER THE UNDERSIGNED, HEREBY STATE THAT THERE ARE NO IMPROVEMENTS REQUIRED AT THIS TIME, AND THAT THE ROADS SHOWN HEREON SHALL BE CONSTRUCTED WITH THE FILING OF EACH SUBSEQUENT FINAL MAP FOR THIS PROJECT.

DATE: _____

ANDREW S. GABER, RCE 45187
COUNTY ENGINEER
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION
COUNTY OF EL DORADO, CALIFORNIA

COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON 06-11-2015 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

ROGER TROUT
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, C.L. RAFFETY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE: _____

C.L. RAFFETY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION.

DATE: _____

JAMES S. MITRISIN
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

BY: _____

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, IN BOOK _____ OF MAPS,
AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF EASTRIDGE HOLDINGS, LLC, ET AL.

TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS

GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY

PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

WILLIAM E. SCHRATZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

TENTATIVE MAP TM14-1521 APPROVED 06-11-2015

EXISTING ASSESSOR'S PARCEL NO.'S 118-130-31, 47, 48, 49, 56, 57 & 58

EXHIBIT D

M:\11-2004-002\SURVEY\FINAL MAP\EASTRIDGE LARGE LOT FM.dwg, 10/26/2015 1:20:21 PM, hwy, 1:1

15-0660 2A 10 of 36
25-1820 E 16 of 37

LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 2 OF 9 SCALE: 1" = 1000'

REFERENCES

- | | |
|---------------|---------------|
| 1. PM 51-77 | 13. PM 19-39 |
| 2. PM 48-70 | 14. PM 29-142 |
| 3. PM 47-97 | 15. PM 10-117 |
| 4. PM 47-145 | 16. PM 10-100 |
| 5. SD 3-43 | 17. PM 17-92 |
| 6. SRS 17-45 | 18. PM 10-58 |
| 7. PM 22-80 | 19. PM 19-139 |
| 8. PM 22-81 | 20. PM 48-139 |
| 9. RS 9-118 | 21. SD 3-111 |
| 10. PM 31-28 | 22. RS 29-87 |
| 11. PM 10-66 | 23. RS 31-111 |
| 12. PM 19-116 | |

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 48 OF PARCEL MAPS, AT PAGE 70 AND IS BASED UPON MONUMENTS SHOWN AS FOUND HEREON.

LEGEND

- DIMENSION POINT
- ✱ FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- ⬢ FOUND SECTION CORNER AS NOTED
- ⬢ FOUND 1/4 CORNER AS NOTED
- ⬢ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- [] RECORD DATA REFERENCE
- OA OVERALL
- C.I.P. CAPPED IRON PIPE
- S.D. SUBDIVISION (BOOK-PAGE)
- P.M. PARCEL MAP (BOOK-PAGE)
- R.S. RECORD OF SURVEY (BOOK-PAGE)
- P.U.E. PUBLIC UTILITY EASEMENT

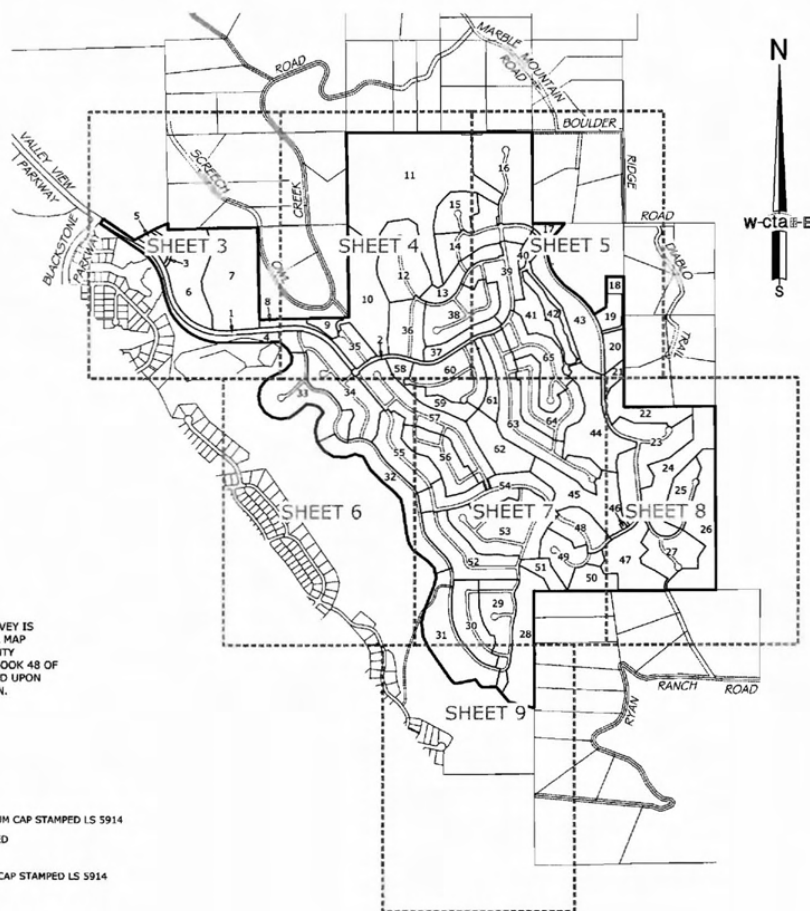
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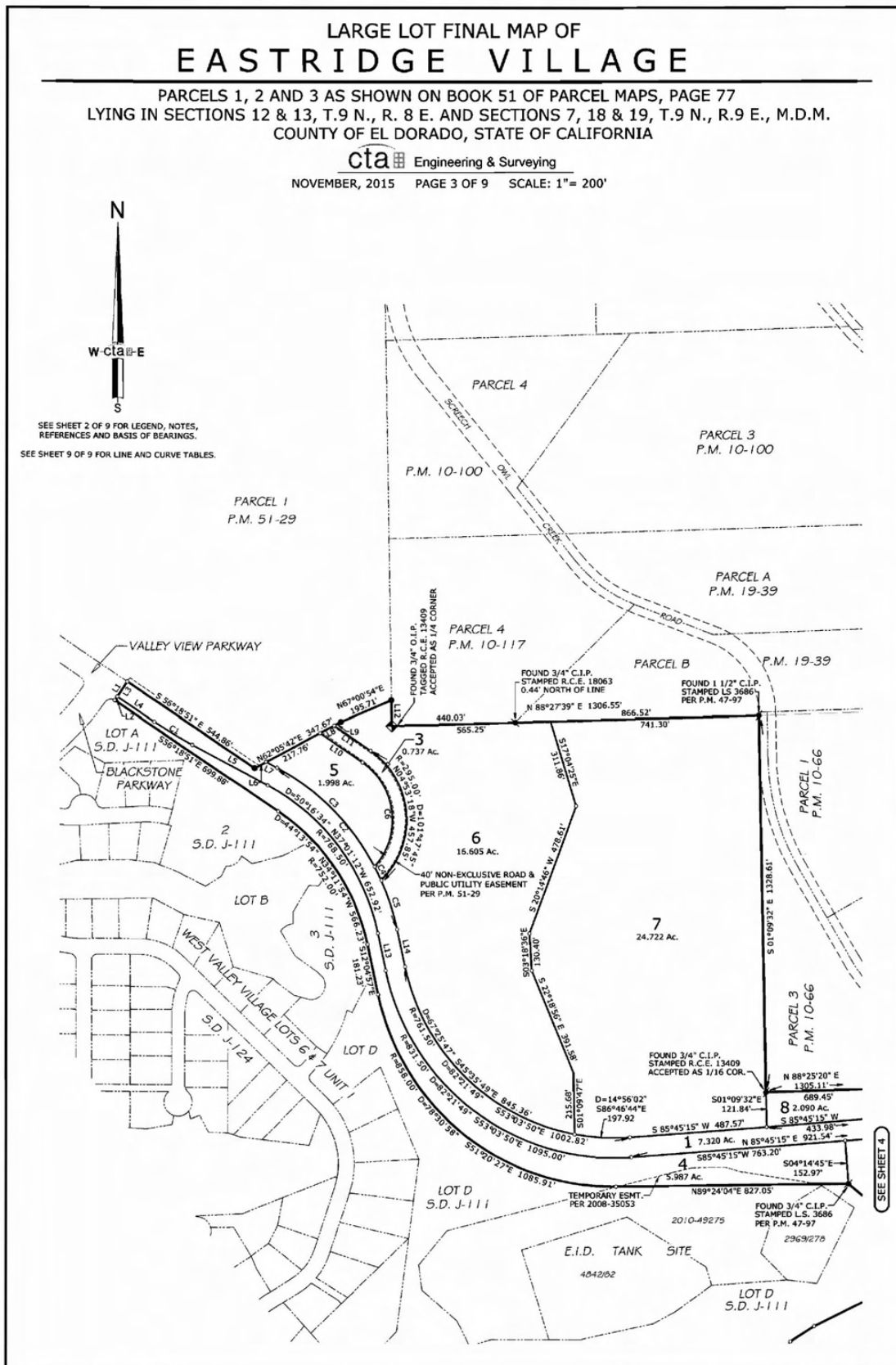
- ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
- THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 733.979 ACRES, CONSISTING OF 65 LARGE LOTS.
- THE STREETS SHOWN HEREON, INCLUDING LOTS 1 AND 2, ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AND ARE APPROXIMATE DELINEATIONS. THE EXACT ALIGNMENTS, LOCATIONS, CONSTRUCTION AND OFFERS WILL BE FORMALLY MADE WITH EACH SUBSEQUENT PHASE AND FINAL MAP.
- ALL LOTS SHOWN HEREON ARE CREATED FOR FINANCING PURPOSES ONLY.
- LOTS 4, 5, 6, 10, 11, 17, 21, 24, 40, 42, 44, 45, 47, 51, 59, 61 AND 62 ARE OPEN SPACE LOTS AND WILL BE INCLUDED WITH SUBSEQUENT PHASES AND FINAL MAPS.
- REFER TO DOC. NO. 2004-27111 FOR DECLARATION OF RESTRICTION REGARDING WETLAND PRESERVES
- REFER TO DOC. NO. 2004-27112 FOR DECLARATION OF RESTRICTION REGARDING ELDERBERRY AVOIDANCE.

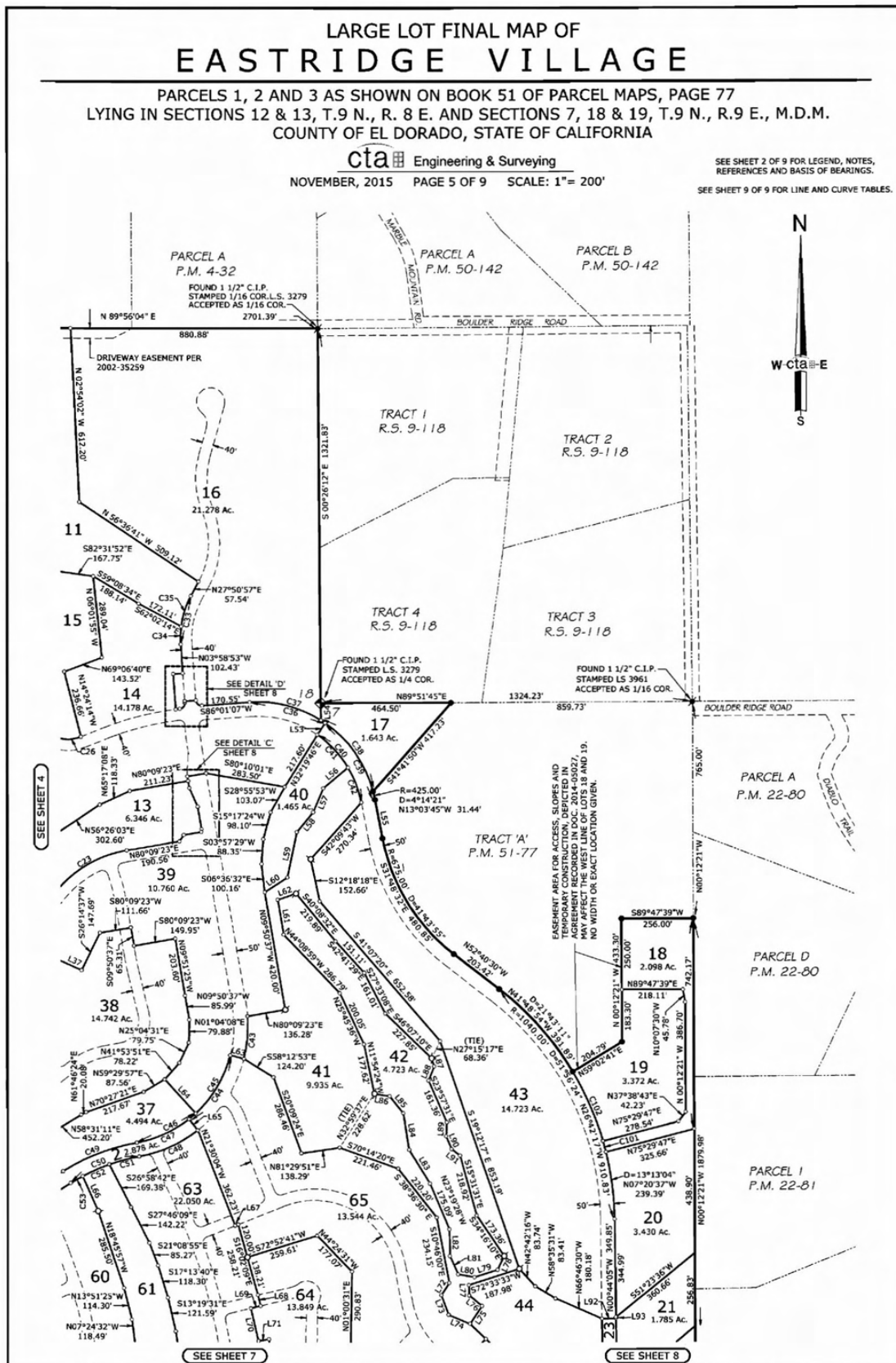
ABANDONMENT OF EASEMENTS

THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC STREETS AND/OR EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE:

- THE 96' ROAD AND UTILITY EASEMENT AS SHOWN ON THE PARCEL MAPS FILED IN BOOK 48 OF PARCEL MAPS, PAGE 70; BOOK 51 OF PARCEL MAPS, PAGE 29 AND BOOK 51 OF PARCEL MAPS, PAGE 77, LYING WITHIN THE BOUNDARIES OF THIS MAP.



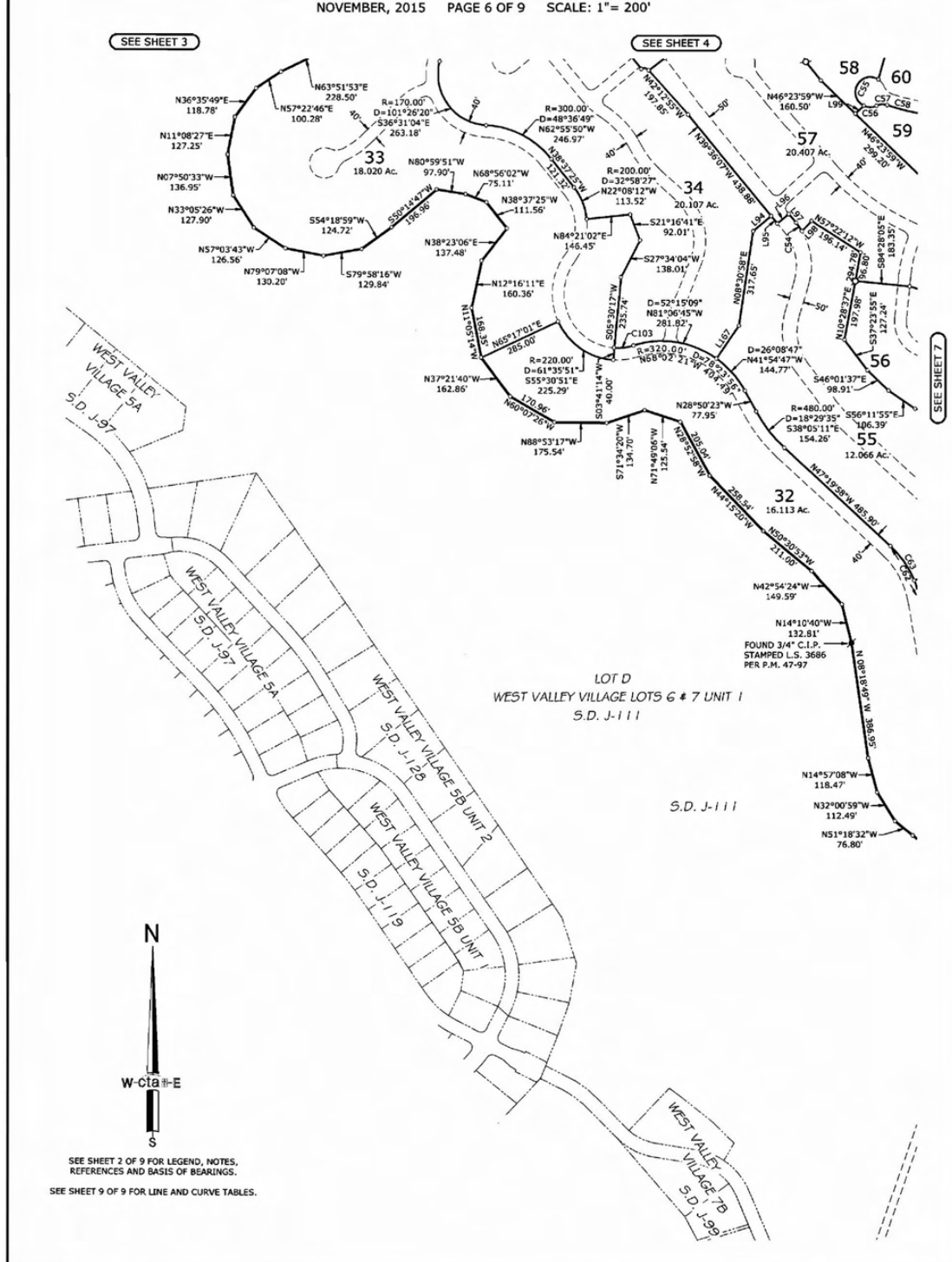


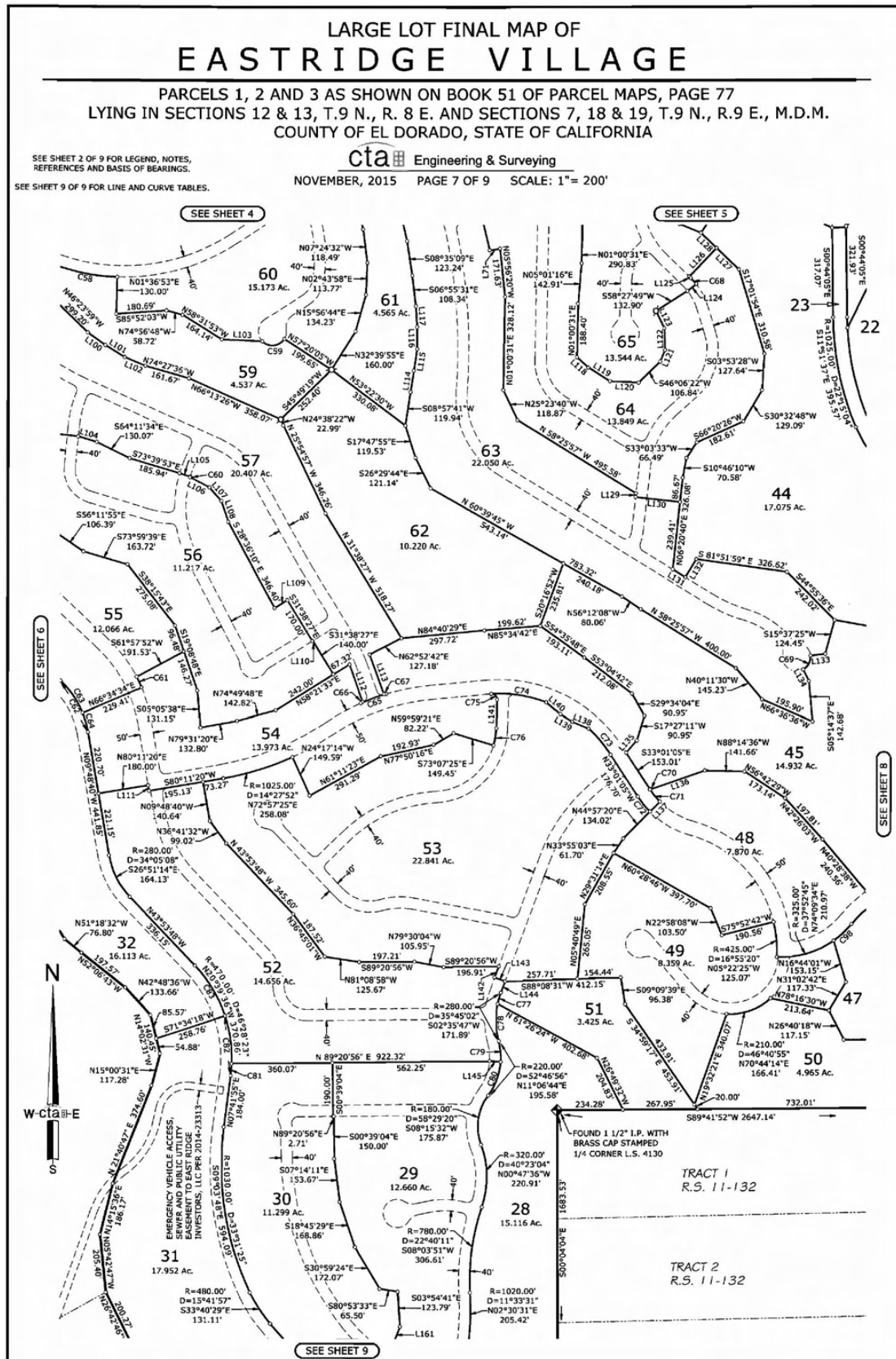


LARGE LOT FINAL MAP OF EAST RIDGE VILLAGE

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying
NOVEMBER, 2015 PAGE 6 OF 9 SCALE: 1"= 200'





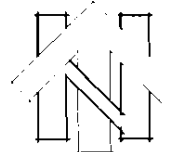
TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO

LOT & PLAN DETAIL - SHEET 2 OF 7

STATE OF CALIFORNIA

SEPTEMBER 2014
REVISED: MAY, 2015



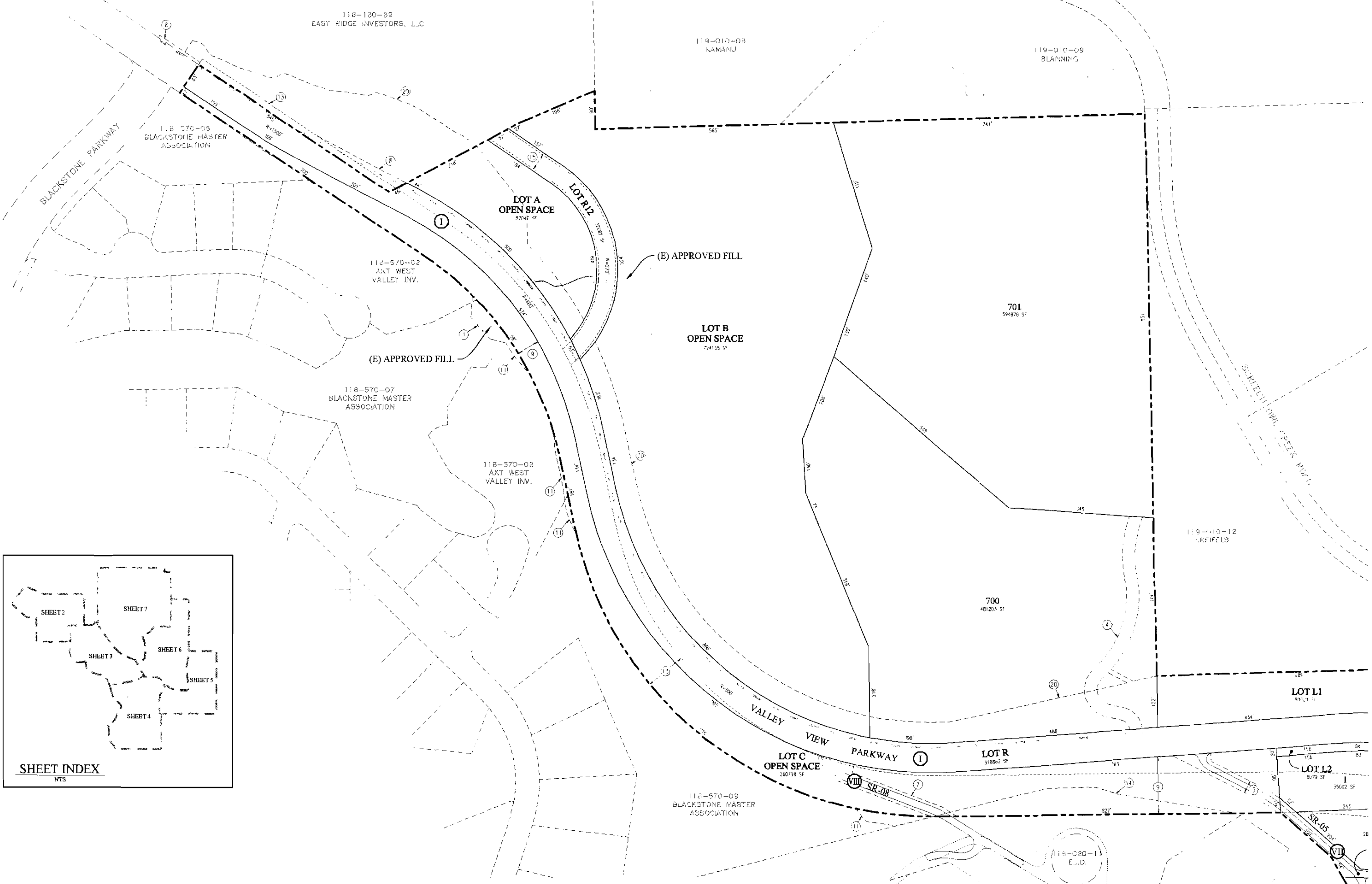
0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

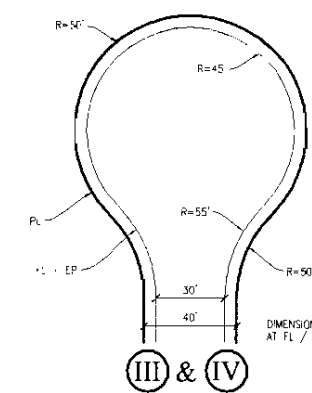
	JURISDICTIONAL WATERS		ROAD SECTION DESIGNATION SEE DETAIL MAP SHEET
	SIDEWALK LOCATION		PROPOSED GATE
			PROPOSED GATE - 1:1:1 DITCH

KEY NOTES:

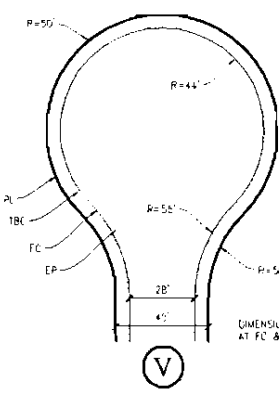
- PROPOSED SLOPE & DRAINAGE EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SEWER & WATER EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED ROAD & PUBLIC UTILITY EASEMENT
- PROPOSED LANDSCAPE EASEMENT
- PROPOSED SLOPE EASEMENT
- PROPOSED 10:1 ROAD & PUE
- PROPOSED 10:1 ROAD / UTILITY EASEMENT
- PROPOSED TEMPORARY EASEMENT
- PROPOSED 40' NON-EXCLUSIVE ROAD & PUE
- PROPOSED 20' SEWER & MULTI-USE TRAIL EASEMENT
- PROPOSED EMERGENCY VEHICLE ACCESS & PUE
- PROPOSED MULTI-USE TRAIL EASEMENT
- PROPOSED EMERGENCY VEHICLE ACCESS
- PROPOSED SLOPE, DRAINAGE & LANDSCAPE EASEMENT



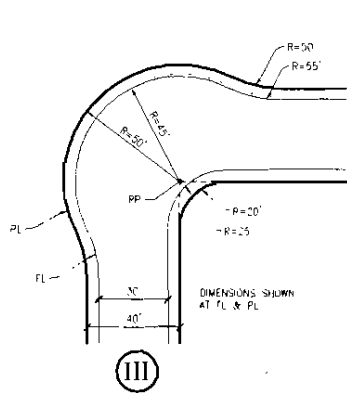
- NOTES:**
- 1) 12" PUBLIC UTILITY EASEMENT (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTS & MAY BE REDUCED TO 10' ALONG SECONDARY FRONT YARDS (CORNER LOTS)
 - 2) VERTICAL CURB & OUTER TO BE USED ADJACENT TO LANDSCAPE LOTS, OPEN SPACE, PARK SPACES, & THROUGH LOTS



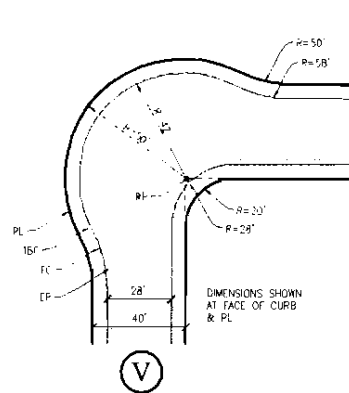
TYPICAL CUL-DE-SAC
LOCAL ROAD - TYPE 2A & 2B
SCALE: 1" = 40'



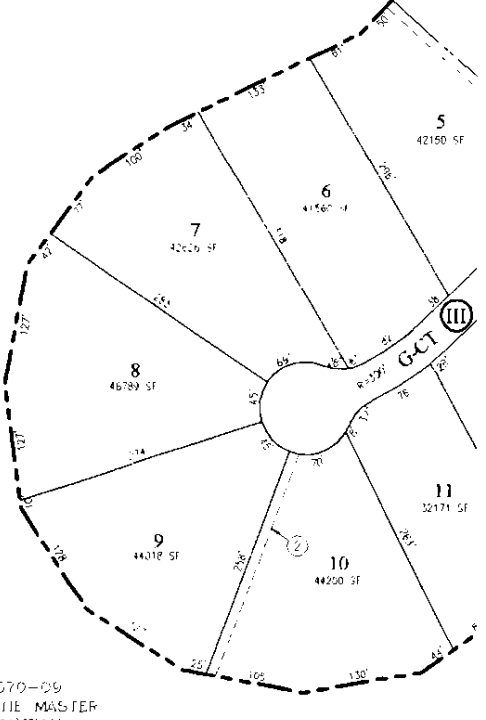
TYPICAL CUL-DE-SAC
LOCAL ROAD - TYPE 1
SCALE: 1" = 40'



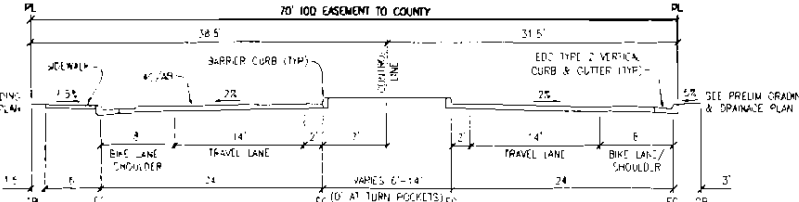
TYPICAL KNUCKLE
LOCAL ROAD - TYPE 2A
SCALE: 1" = 40'



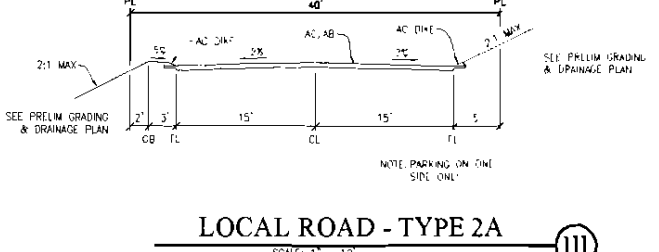
TYPICAL KNUCKLE
LOCAL ROAD - TYPE 1
SCALE: 1" = 40'



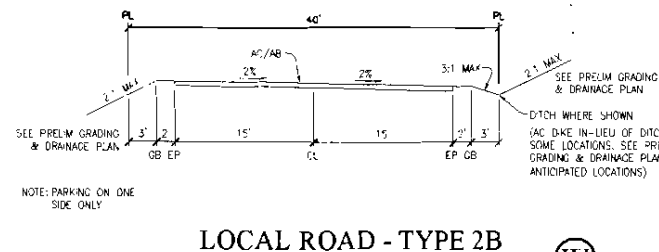
118-270-09
BLACKSTONE MASTER ASSOCIATION



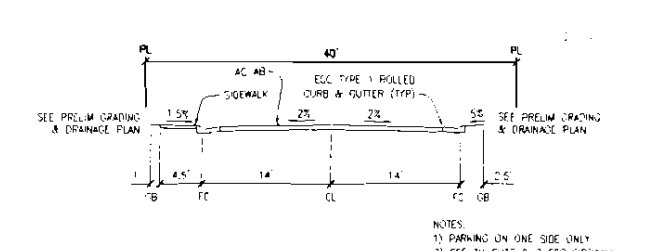
VALLEY VIEW PARKWAY
SCALE: 1" = 10'



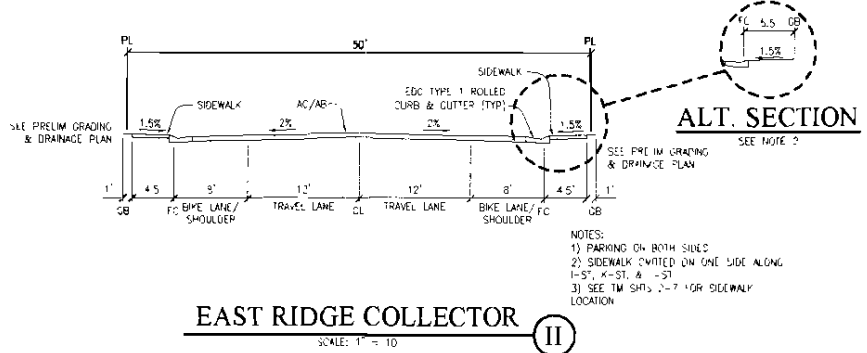
LOCAL ROAD - TYPE 2A
SCALE: 1" = 10'



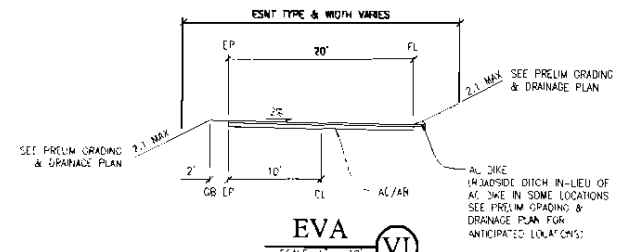
LOCAL ROAD - TYPE 2B
SCALE: 1" = 10'



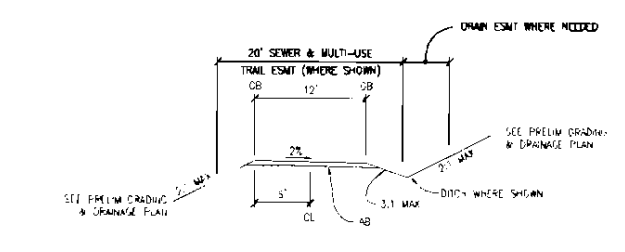
LOCAL ROAD - TYPE 1
SCALE: 1" = 10'



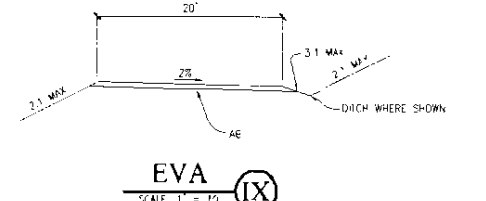
EAST RIDGE COLLECTOR
SCALE: 1" = 10'



SERVICE ROAD - 01 THRU 06
SCALE: 1" = 10'



SERVICE ROAD - 07 & 08
SCALE: 1" = 10'



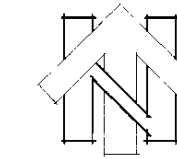
MULTI-USE TRAIL CONNECTION
SCALE: 1" = 10'

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: June 11, 2015
BY: Roger Trout
EXECUTIVE SECRETARY

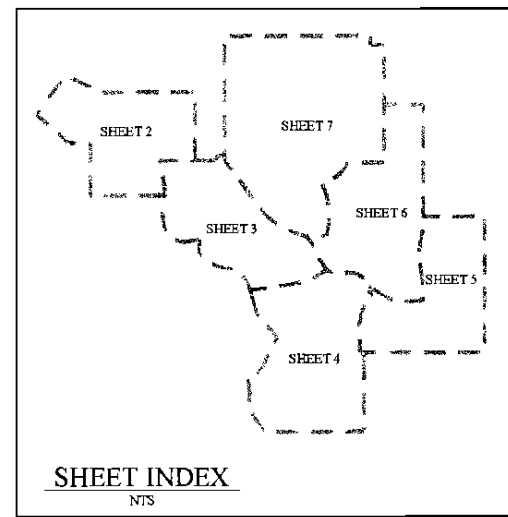
cta
Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3000 Morrell Circle, Rancho Cordova, CA 95742
1 (916) 858-0919 1 (916) 858-3470 www.cta.net

TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 3 OF 7 STATE OF CALIFORNIA
SEPTEMBER, 2014
REVISED: MAY, 2015

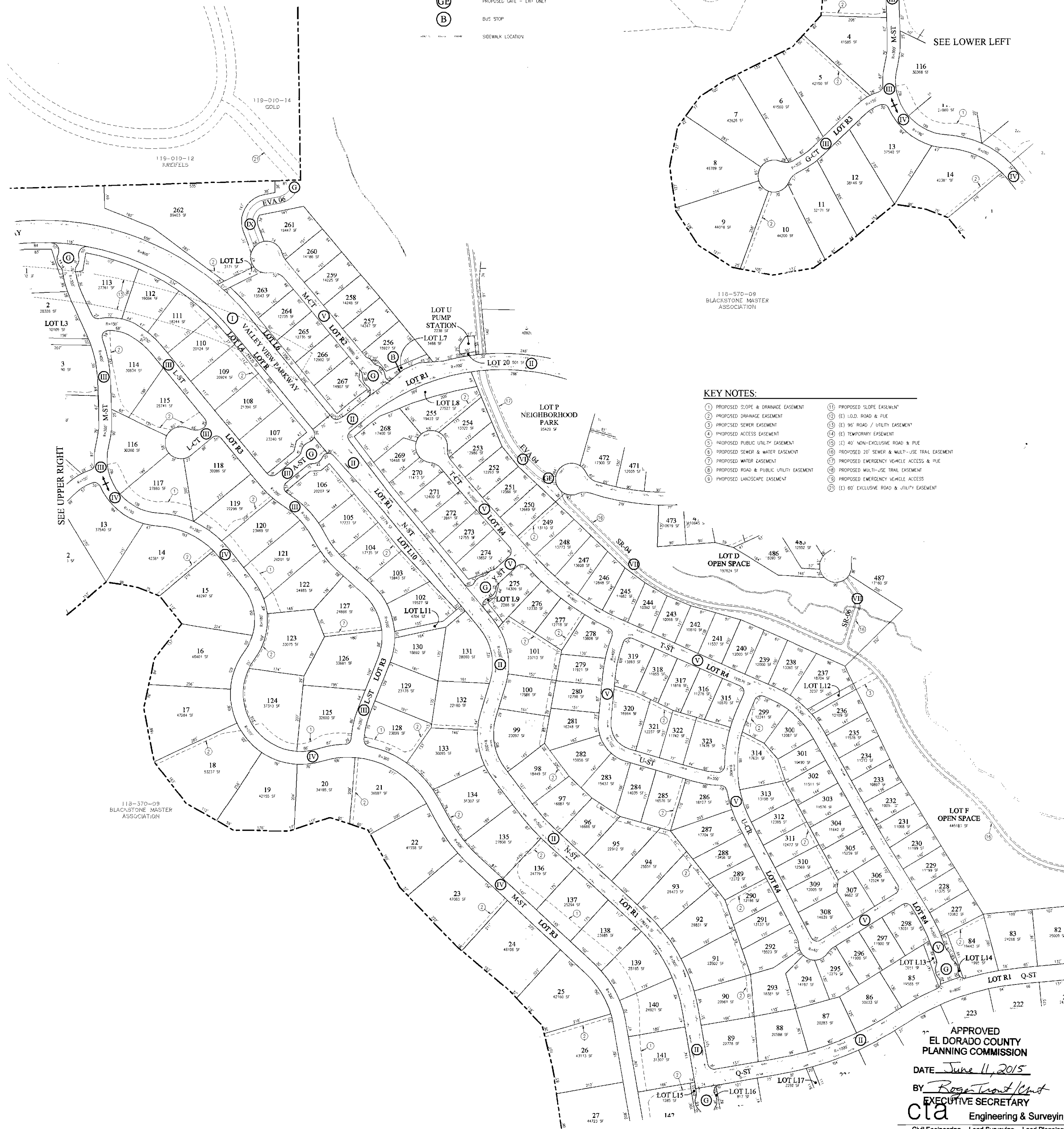
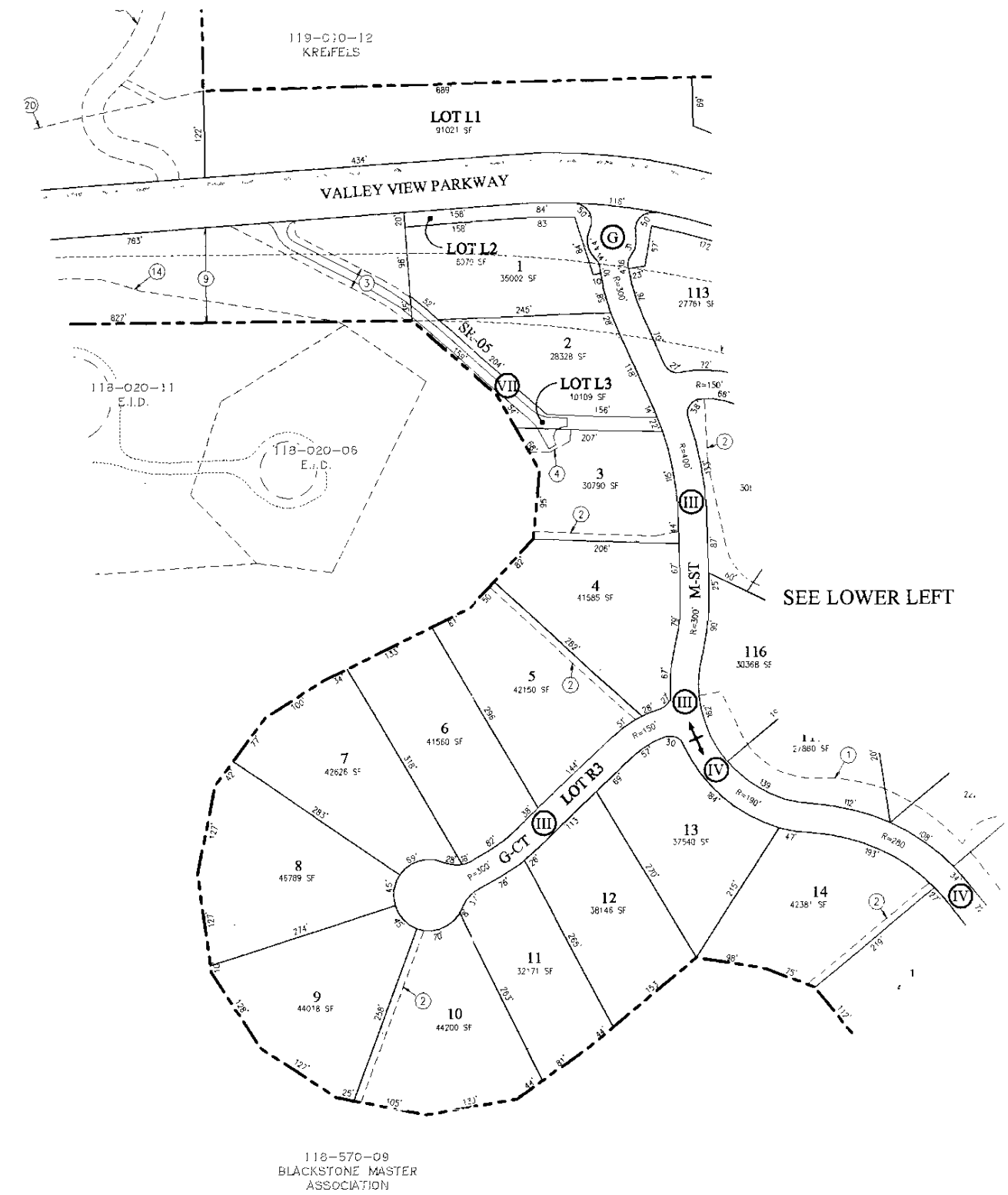


0 50' 100' 200'
SCALE: 1" = 100'



LEGEND

- UNIDIRECTIONAL WATER
- ROAD SECTIONAL DESIGNATION
SEE DETAILS ON TM SHEET 2 OF 7
- PROPOSED GATE
- PROPOSED GATE - EFT ONLY
- BUT STOP
- SIDEWALK LOCATION



KEY NOTES:

- 1 PROPOSED SLOPE & DRAINAGE EASEMENT
- 2 PROPOSED DRAINAGE EASEMENT
- 3 PROPOSED SLOPE & DRAINAGE EASEMENT
- 4 PROPOSED SLOPE & DRAINAGE EASEMENT
- 5 PROPOSED SLOPE & DRAINAGE EASEMENT
- 6 PROPOSED SLOPE & DRAINAGE EASEMENT
- 7 PROPOSED SLOPE & DRAINAGE EASEMENT
- 8 PROPOSED SLOPE & DRAINAGE EASEMENT
- 9 PROPOSED SLOPE & DRAINAGE EASEMENT
- 10 PROPOSED SLOPE & DRAINAGE EASEMENT
- 11 PROPOSED SLOPE & DRAINAGE EASEMENT
- 12 PROPOSED SLOPE & DRAINAGE EASEMENT
- 13 PROPOSED SLOPE & DRAINAGE EASEMENT
- 14 PROPOSED SLOPE & DRAINAGE EASEMENT
- 15 PROPOSED SLOPE & DRAINAGE EASEMENT
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- 37 PROPOSED SLOPE & DRAINAGE EASEMENT
- 38 PROPOSED SLOPE & DRAINAGE EASEMENT
- 39 PROPOSED SLOPE & DRAINAGE EASEMENT
- 40 PROPOSED SLOPE & DRAINAGE EASEMENT

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE: June 11, 2015

BY: *Regina Land/Chet*

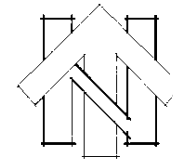
EXECUTIVE SECRETARY

cta Engineering & Surveying

Civil Engineering Land Surveying Land Planning
1233 Market Circle, Rancho Cordova, CA 95742
916.456.4565 P 916.456.4565 F 916.456.4565

TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 4 OF 7 STATE OF CALIFORNIA
SEPTEMBER, 2014
REVISED: MAY, 2015



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

SHEET INDEX

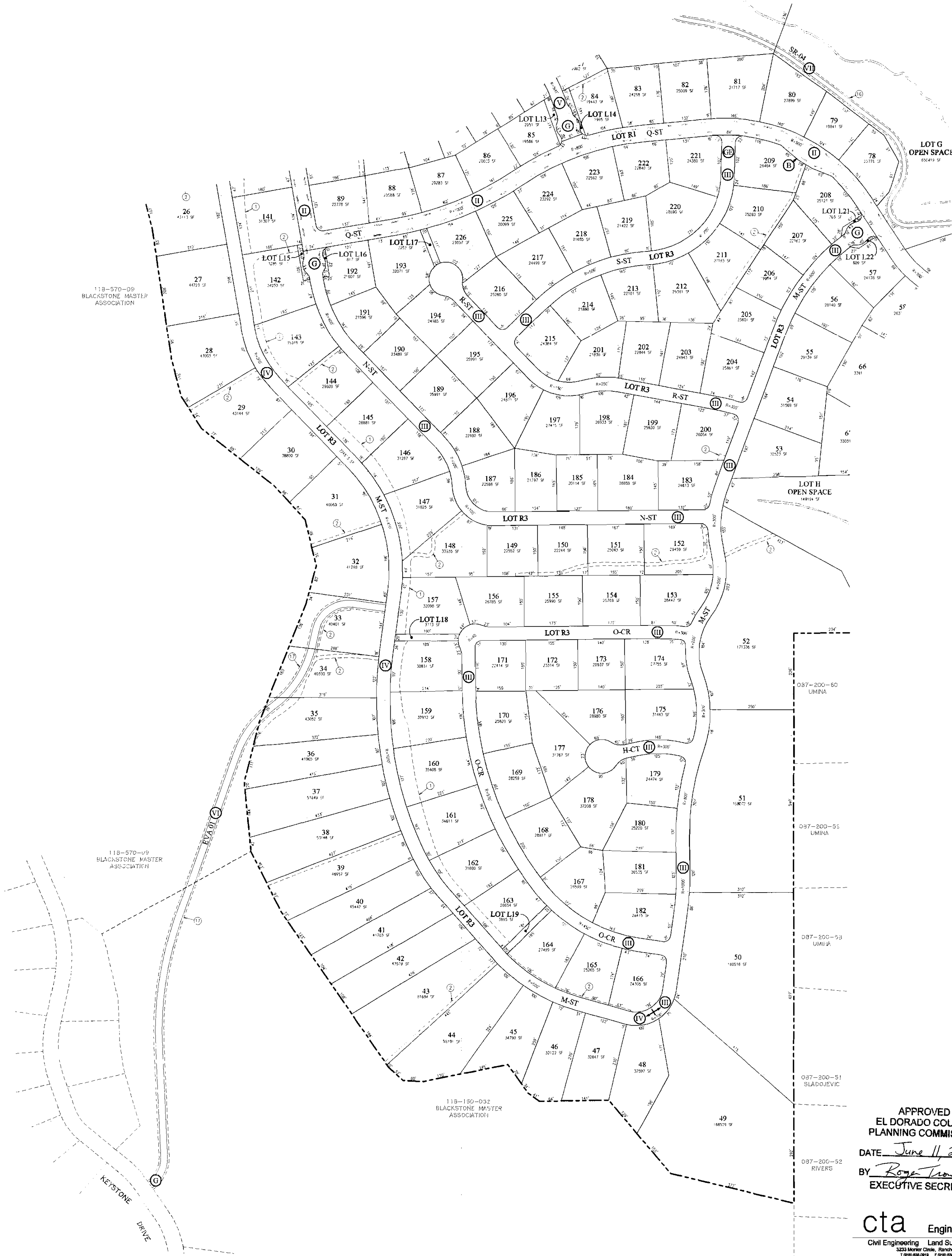
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LEGEND

- II ROAD SECTION DESIGNATION
SEE DETAILS ON TM SHEET 2 OF 7
- G PROPOSED GATE
- GE PROPOSED GATE - EXIT ONLY
- B BUS STOP
- SW SIDEWALK LOCATION

KEY NOTES:

- (1) PROPOSED SLOPE & DRAINAGE EASEMENT
- (2) PROPOSED DRAINAGE EASEMENT
- (3) PROPOSED SEWER EASEMENT
- (4) PROPOSED ACCESS EASEMENT
- (5) PROPOSED PUBLIC UTILITY EASEMENT
- (6) PROPOSED SEWER & WATER EASEMENT
- (7) PROPOSED WATER EASEMENT
- (8) PROPOSED ROAD & PUBLIC UTILITY EASEMENT
- (9) PROPOSED LANDSCAPE EASEMENT
- (11) PROPOSED SLOPE EASEMENT
- (12) E1 - O.D. ROAD & PUE
- (13) E2 - 90' ROAD / UTILITY EASEMENT
- (14) E3 - TEMPORARY EASEMENT
- (15) E4 - 40' NON-EXCLUSIVE ROAD & PUE
- (16) PROPOSED 20' SEWER & MULTI-USE TRAIL EASEMENT
- (17) PROPOSED EMERGENCY VEHICLE ACCESS & PUE
- (18) PROPOSED MULTI-USE TRAIL EASEMENT
- (19) PROPOSED EMERGENCY VEHICLE ACCESS



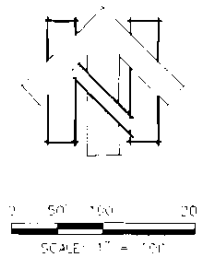
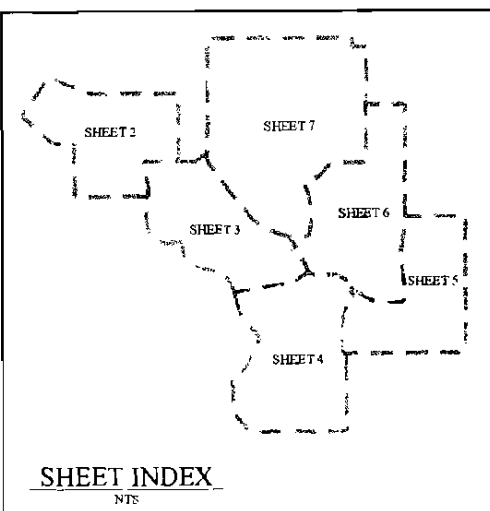
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE June 11, 2015
BY Roger Treadwell
EXECUTIVE SECRETARY

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3233 Marlin Circle, Rancho Cordova, CA 95742
TEL: 916/456-2015 FAX: 916/456-2015 www.cta.com

TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 5 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014
REVISED: MAY, 2015

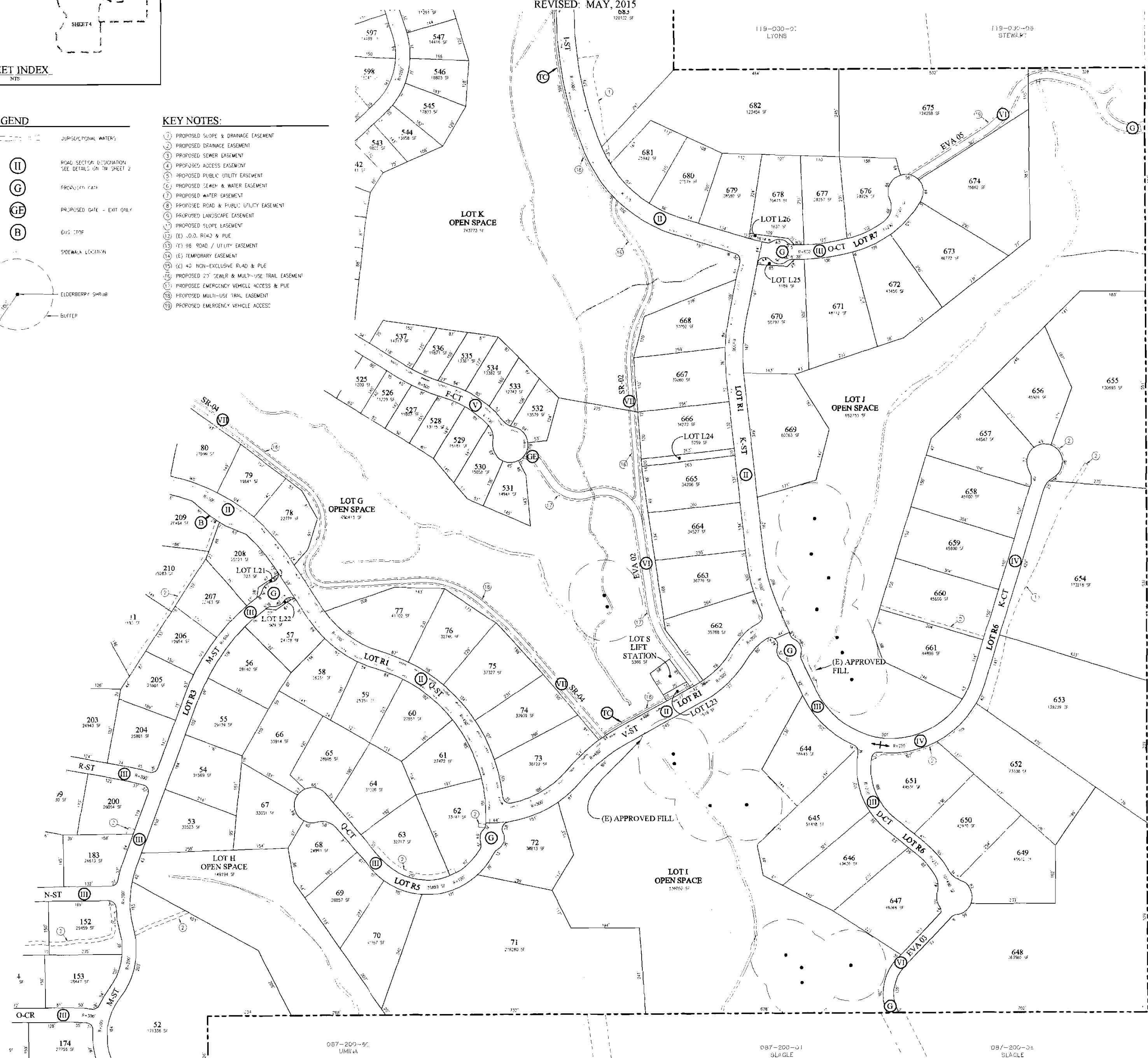


LEGEND

- JURISDICTIONAL WATERS
 ROAD SECTION DISCONTINUATION
 SEE DETAILS ON TM SHEET 2
 PROPOSED PATH
 PROPOSED GATE - EXIT ONLY
 BUS STOP
 SPOKEWHEEL LOCATION

KEY NOTES:

- 1) PROPOSED SLOPE & DRAINAGE EASEMENT
- 2) PROPOSED DRAINAGE EASEMENT
- 3) PROPOSED SEWER EASEMENT
- 4) PROPOSED ACCESS EASEMENT
- 5) PROPOSED PUBLIC UTILITY EASEMENT
- 6) PROPOSED SEWER & WATER EASEMENT
- 7) PROPOSED WATER EASEMENT
- 8) PROPOSED ROAD & PUBLIC UTILITY EASEMENT
- 9) PROPOSED LANDSCAPE EASEMENT
- 10) PROPOSED SLOPE EASEMENT
- 11) (E)-O.D. ROAD & PUE
- 12) (E) RE ROAD / UTILITY EASEMENT
- 13) (E) TEMPORARY EASEMENT
- 14) (E) 40' NON-EXCLUSIVE ROAD & PUE
- 15) PROPOSED 27' JEWEL & MULTI-USE TRAIL EASEMENT
- 16) PROPOSED EMERGENCY VEHICLE ACCESS & PUE
- 17) PROPOSED MULTI-USE TRAIL EASEMENT
- 18) PROPOSED EMERGENCY VEHICLE ACCESS

MARIKUL VALLEY CO., LLC
719-030-154

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Civil Engineering Land Surveying Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 636-0919 F (916) 636-2478 www.ctaes.com

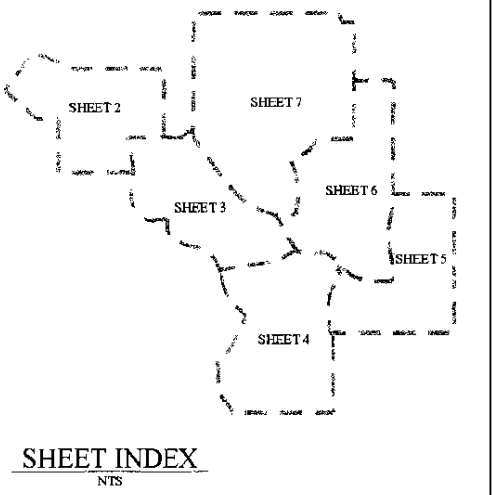
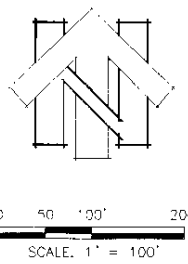
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE June 11, 2015

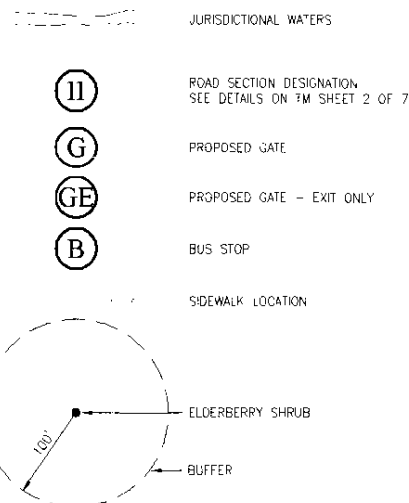
BY Roger Trout/Cmt
EXECUTIVE SECRETARY

TENTATIVE MAP
EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 6 OF 7 STATE OF CALIFORNIA
SEPTEMBER, 2014
REVISED: MAY, 2015

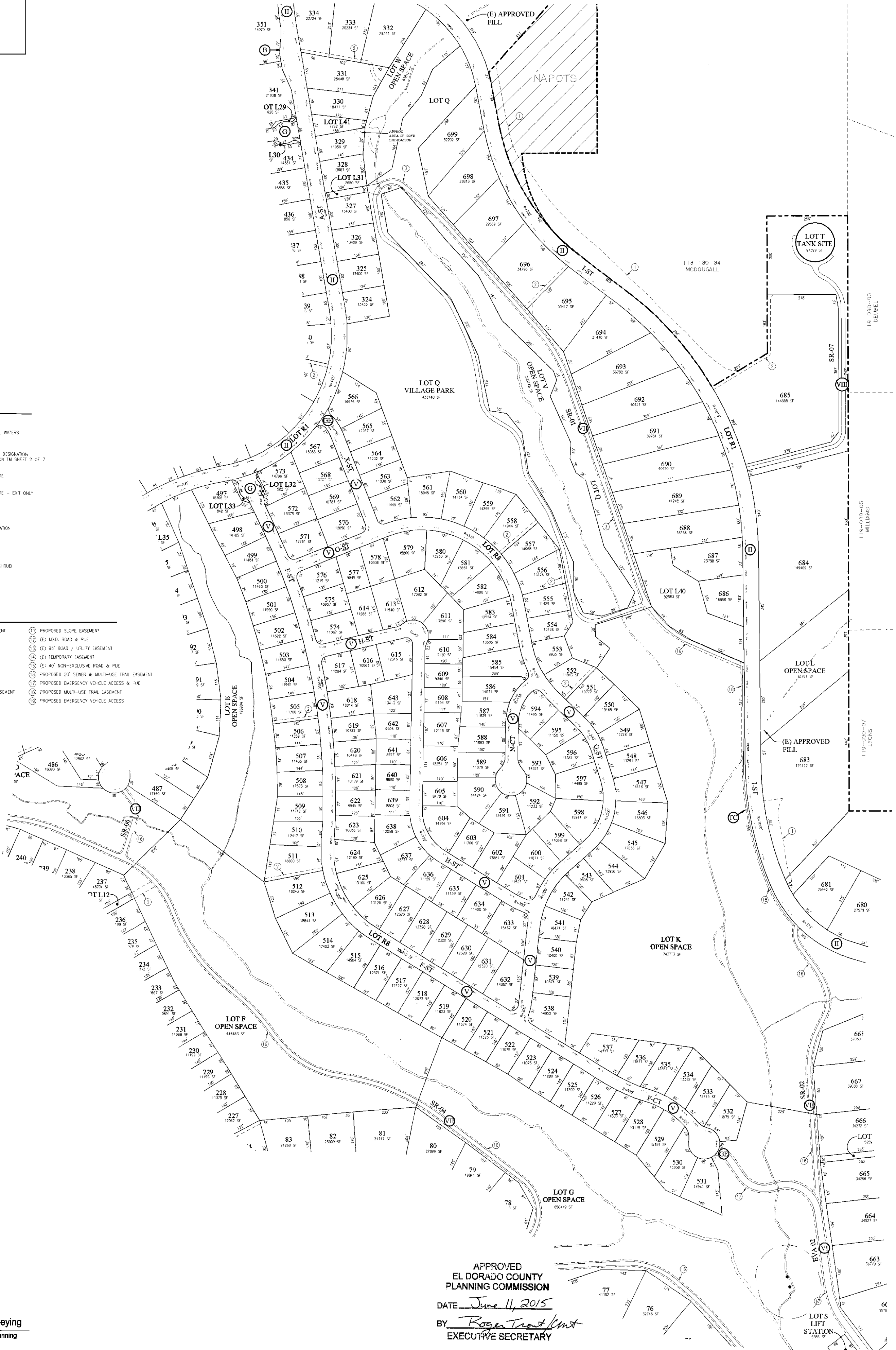


LEGEND



KEY NOTES:

- | | |
|---|--|
| (1) PROPOSED SLOPE & DRAINAGE EASEMENT | (11) PROPOSED SLOPE EASEMENT |
| (2) PROPOSED DRAINAGE EASEMENT | (12) (E) U.O.D. ROAD & PUE |
| (3) PROPOSED SEWER EASEMENT | (13) (E) 96' ROAD / UTILITY EASEMENT |
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| (9) PROPOSED LANDSCAPE EASEMENT | (19) PROPOSED EMERGENCY VEHICLE ACCESS |

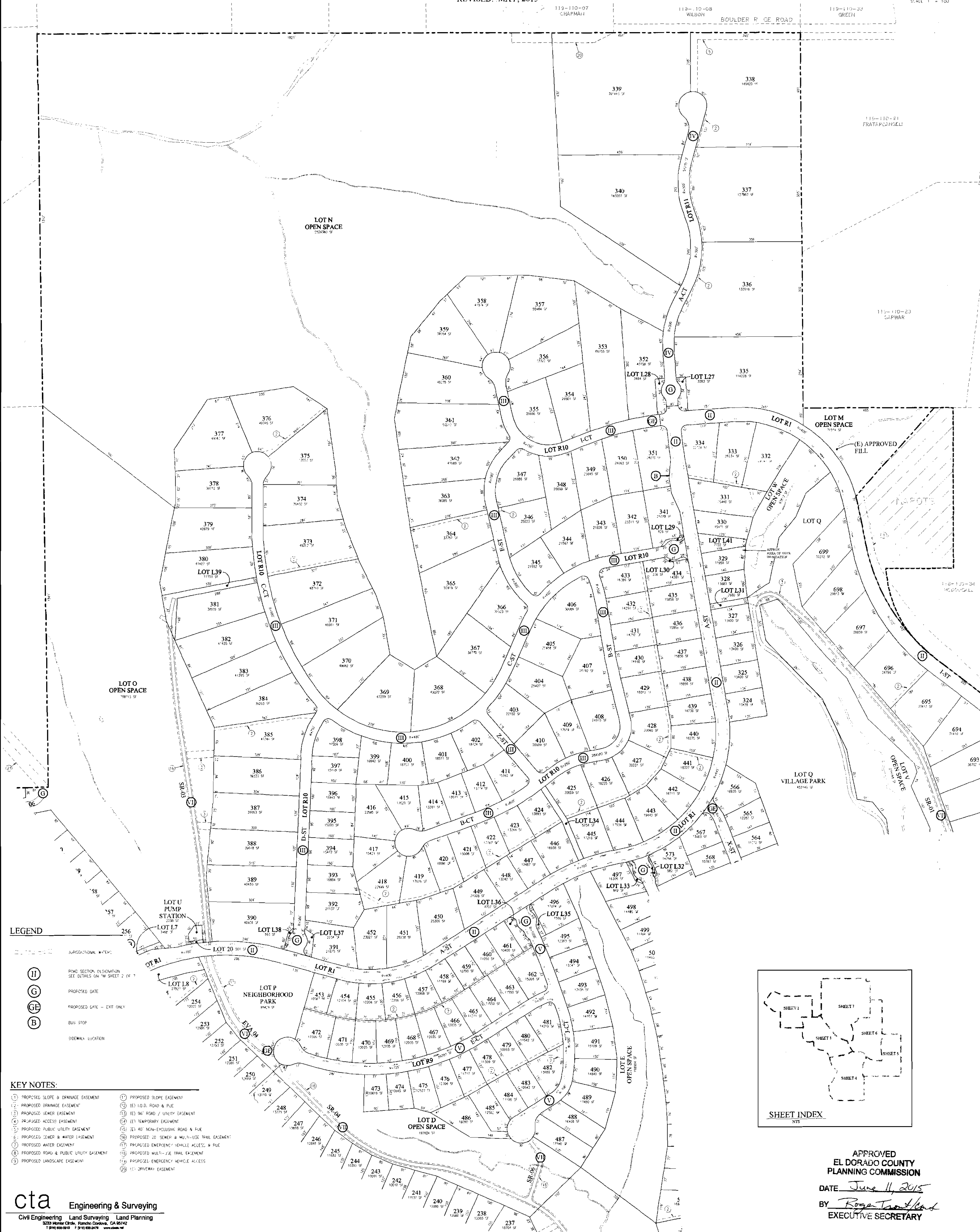
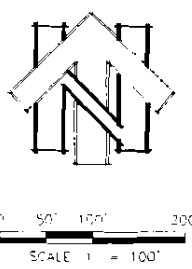


cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3033 Muller Circle, Rancho Cordova, CA 95742
T (916) 638-2913 F (916) 638-2070 www.cta.net

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE June 11, 2015
BY Roger Trout
EXECUTIVE SECRETARY

TENTATIVE MAP
EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 7 OF 7 STATE OF CALIFORNIA
SEPTEMBER, 2014
REVISED: MAY, 2015



cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3233 Monica Circle, Rancho Cordova, CA 95742
TEL: 916-850-0919 FAX: 916-850-0918 www.cta.com

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE June 11, 2015
BY Roger Tambo
EXECUTIVE SECRETARY

TM-F25-0002 East Ridge Village Unit 1
Exhibit F - East Ridge Village Unit 1 Meter Award Letter

COA #05 - Meter Award Letter



This serves as an award for: DS0925-201 Date: September 29, 2025

☒ SUBDIVISION ☐ PARCEL SPLIT ☐ OTHER

APPLICANT/S NAME AND CONTACT INFO PROJECT NAME, LOCATION & APN

Millrose Properties California, LLC, a
California limited liability company
Attn: Tulen Emery
temery@ctaes.net

East Ridge Village Unit 1
APN: 119-390-063 through -065,
and 119-390-074

This METER AWARD LETTER is issued to the OWNER / AGENT (Circle one)
Note: If the agent is making the application, a duly notarized authorization must be attached.

☒ SUBDIVISION - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements.

☐ PARCEL SPLIT - Applicant has met the following requirements for a Parcel Split:

1. Applicant submits Facility Improvement Letter.
2. Applicant completes Water Service Application form.
3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
4. Applicable water/wastewater connection fees paid.
5. Applicant pays Bond Segregation Fees; if applicable.
6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

The District hereby grants this award for:

WATER: 147 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 147 EDUs (Equivalent Dwelling Unit).

Project No.: 4128DEV
Service Purchase Project No.: 4408SP

Please Note: Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection. It is the property owner's responsibility to notify the District upon final map.

☒ Applicant has read the above information and acknowledges receipt of a copy of this Meter Award Letter.

Owner/Applicant Signature

Lucina Vidales
Development Services

TM-F25-0002 East Ridge Village Unit 1

Exhibit F - East Ridge Village Unit 1 Meter Award Letter

System: 9/29/2025 2:18:33 PM
User Date: 9/29/2025

El Dorado Irrigation District
SALES POSTING JOURNAL
Sales Order Processing

Page: 1
User ID: lvidales

Batch ID: lvidales
Batch Comment:

4408SP

Audit Trail Code: SLSTE00001926

Approved: Batch Total Actual: \$0.00 Batch Total Control: \$0.00
Approved By: Trx Total Actual: 0 Trx Total Control: 0
Approval Date: 0/0/0000

Type	Document Number	Doc Date	Post Date	Customer ID	Name	Salesperson		
	Subtotal	Trade Discount	Freight	Amount	Misc Amount	Tax Amount	Document Total	Discount Avail
INV	0002214	9/29/2025	9/29/2025	DS-LENNAR	LENNAR HOMES OF CALIFORNIA, INC			
	\$7,209,909.00	\$0.00		\$0.00	\$0.00	\$0.00	\$7,209,909.00	\$0.00

Item Number	Description	Quantity	Unit Price	Extended Price
U of M	Site			
DS-WATER FCC	Water FCC's		\$0.00	
	EA DEV SERV	147.00	\$33,470.00	\$4,920,090.00
DS-GABBRO SOILS	Gabbro Soils		\$0.00	
	EA DEV SERV	147.00	\$345.00	\$50,715.00
DS-LINE/COVER PH III	Line/Cover Surcharge PH III		\$0.00	
	EA DEV SERV	147.00	\$325.00	\$47,775.00
DS-WASTEWATER FCC	Wastewater FCC's		\$0.00	
	EA DEV SERV	147.00	\$13,931.00	\$2,047,857.00
DS-WASTEWATER INSPECTION	Wastewater Inspection Fee		\$0.00	
	EA DEV SERV	147.00	\$200.00	\$29,400.00
DS-POTABLE METER - 1"	Potable Meter 1' Flat Fee		\$0.00	
	EA DEV SERV	147.00	\$776.00	\$114,072.00
				\$7,209,909.00

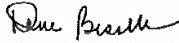
Account Number	Account Description	Account Type	Debit Amount	Credit Amount
370-0000-0000-41020	FCC-EL DORADO HILLS	SALES	\$0.00	\$4,920,090.00
325-0000-0000-41050	FCC-GABRO SOILS	SALES	\$0.00	\$50,715.00
356-0000-0000-40202	SERVICE CHARGE-RESERVOIR SUR PHASE I	SALES	\$0.00	\$47,775.00
470-0000-0000-41020	FCC-EL DORADO HILLS	SALES	\$0.00	\$2,047,857.00
410-0000-0000-40220	INSPECTION FEES	SALES	\$0.00	\$29,400.00
310-0000-0000-40290	MISCELLANEOUS FEES	SALES	\$0.00	\$114,072.00
110-0000-0000-11125	CASH IN BANK - BANK OF AMERICA-PAYRO	CASH	\$7,209,909.00	\$0.00
			\$7,209,909.00	\$7,209,909.00

Cash Receipt/Payment No.	Type	Card Name/Check Number	Amount
PYMT000000003965	Check Payment	2537412	\$7,209,909.00
			\$7,209,909.00

Subtotal	Trade Discount	Freight	Amount	Misc Amount	Tax Amount	Document Total	Discount Avail
\$7,209,909.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,209,909.00	\$0.00

TM-F25-0002 East Ridge Village Unit 1
Exhibit F - East Ridge Village Unit 1 Meter Award Letter

PLEASE DETACH BEFORE DEPOSITING CHECK

Lennar Corporation Lennar Homes of California, LLC Sacramento Division 1025 Creekside Ridge Dr Ste 240 Roseville, CA 95678	CHECK NUMBER 2537412 September 19, 2025 *** VOID AFTER 180 DAYS ***	70-2322 719
PAY TO THE ORDER OF: EL DORADO IRRIGATION DISTRICT 2850 MOSQUITO ROAD PLACERVILLE, CA 95667	CHECK AMOUNT \$7,209,909.00	
EXACTLY *****7,209,909 DOLLARS AND 00 CENTS		
JP Morgan Chase Bank, N.A. Chicago, IL	 Authorized Signature	

4408SP

TM-F25-0002 East Ridge Village Unit 1
Exhibit F - East Ridge Village Unit 1 Meter Award Letter



El Dorado Irrigation District

SERVICE APPLICATION

1-INCH METER REQUIRED FOR FIRE SUPPRESSION ONLY - FCCs BASED ON 1/2-INCH SERVICES

Property Owners Name: Millrose Properties California, LLC, a California limited liability company

APN #: 119-390-063 Site Address/Project Name: Eastridge Village Unit 1

Service: 1" meter for fire sprinkler operation. 147 water/sewer EDU's purchased.

Applicant (I) hereby make application for water/sewer/recycled service, subject to the current Board Policies and Administrative Regulations of the District. Applicant understands that the District's responsibility for maintenance extends to the meter and the responsibility beyond the meter is the Applicant's. Applicant hereby accepts the terms of this application as set forth below.

1. [Signature] (Initial) - I understand that all applicable fees paid are not refundable or transferable unless they meet the criteria set forth in Board Policy 9020 with one exception; time and material deposits.
2. [Signature] (Initial) - **The meter/s will be installed upon acceptance of this application, if in compliance with Board Policy 9020.** The District guarantees all workmanship and materials furnished in the meter installation to be free from defects for a period of one (1) year from the date of installation. After one (1) year, the District will maintain the meter. The maintenance beyond the meter, including the pressure regulator and back flow assembly, if applicable, is the Applicant's responsibility.
3. [Signature] (Initial) - I understand the **water/recycled water** service billing for base charges and any consumption will begin on the day the meter is installed.
4. [Signature] (Initial) - I understand the **sewer** service billing will begin after the District's final sewer inspection (residential) or once the Certificate of Occupancy is signed (commercial, multi-family). I have received a copy of the connection requirement.
5. [Signature] (Initial) - I understand that utility billings are the responsibility of the **property owner**. This remains in effect until the Utility Billing department is notified of a change in ownership.
6. [Signature] (Initial) - **Flat Rate Fee Installation:**
The cost of the meter installation meets the requirements for a Flat Fee installation.
FLAT FEE DEFINITION: Meter installation with no more than 10 feet of service line or where a meter outlet has been provided. **If there is no outlet, time and material charges will apply. The owner will be notified and a deposit will be requested prior to commencing work.**

2890 Mosquito Road, Placerville, California 95667 (530) 622-4513

TM-F25-0002 East Ridge Village Unit 1
Exhibit F - East Ridge Village Unit 1 Meter Award Letter

Page 2

Name: Millrose Properties California LLC
APN: 119-390-063 through -065, and 119-390-074

7. N/A (Initial) - **Time and Material Deposits:**

A time and materials deposit has been included with the total charges. Actual costs will be determined after the work has been completed. All charges above the estimate will be billed to the applicant. Should actual costs be less than the estimate, a refund will be made to the applicant. The DEPOSIT is \$N/A+/-

8. Jm (Initial) - A pressure regulator is not required by the District as part of the meter installation. Customers should refer to the Universal Plumbing Code for regulatory requirements regarding installing pressure regulators. A pressure regulator is a device used to control the speed and flow of water within a customer's service line. The undersigned acknowledges that the District's water lines can be subject to variable and/or high pressure without prior warning and/or notice. The undersigned owner is responsible for procuring the installation of a pressure regulator if they so desire. The undersigned owner hereby releases the District from any and all liability with regard to damage caused to the customer's service line, household fixtures and/or interior damage resulting from a fluctuation in pressure in the District's water main.

9. Jm (Initial) - Please answer each of the following questions:

- Does your parcel have an active well?
- Does your parcel have a pumped sewer lateral?
- Does your parcel serve any commercial, industrial or Ag purposes?
- Does your fire sprinkler system plan to use an additive such as a fire retardant?

If you answered yes to any of the above questions, you understand that a backflow device may be required. The meter may be installed and locked-off until the District inspects for backflow prevention compliance.

10. Jm (Initial) - I understand that water meters will not be installed until the final map has been approved; new parcel number/s and address/es have been assigned; and/or approval is obtained from the El Dorado Irrigation District Inspection Department; all applicable fees paid; and all other conditions relating to services satisfied. **It is the property owner's responsibility to notify the District upon final map.** (Subdivisions)

11. Jm (Initial) - I understand that water/recycled water/wastewater service is sold based on the Tentative Parcel Map as approved by the County of El Dorado. Should a Final Map not be approved, fees paid for service shall be refunded, less **10% administrative fees.**

12. Jm (Initial) - Owner/Applicant understands and agrees that they are solely responsible for contacting the fire department having jurisdiction over the above referenced property to verify any fire suppression requirements as a condition of construction. The purchase and installation of a water meter does not guarantee construction can commence. Owner/Applicant shall, at their sole cost and expense, be responsible for implementing all such improvements and meeting all such requirements.
Residential Parcels with Existing Water Outlet: if a larger service lateral is required for operation of a private fire sprinkler system, I understand I will be responsible for any associated costs to provide the upsized. A written job estimate may be required to determine the approximate time and materials costs. A fee for the estimate may be applicable.

2890 Mosquito Road, Placerville, California 95667 (530) 622-4513

TM-F25-0002 East Ridge Village Unit 1
Exhibit F - East Ridge Village Unit 1 Meter Award Letter

Page 3

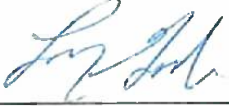
Name: Millrose Properties California LLC
APN: 119-390-063 through -065, and 119-390-074

13. LM (Initial) - I understand that the 1-inch meter to be installed has a value of 1 equivalent dwelling unit (EDU) and additional facility capacity charges (FCCs) may apply if a second dwelling is added to the property. I acknowledge that the District has the right to audit my account periodically in order to determine if additional capacity is being utilized as a result of the upsized meter, I may be required to pay additional FCCs and increased bi-monthly base rate charges if the District determines that the domestic demands exceed that which a ¾-inch meter would supply.
14. LM (Initial) - The signatories hereto are fully authorized to bind their respective parties to this application.
15. LM (Initial) - Applicant agrees that the meter remains the property of the District and that access to the meter is available at all times; access shall not be hampered by fencing or other obstructions. Should access become obstructed, the District may discontinue water service until corrections are made or may relocate the meter at applicant's expense. Applicant agrees to pay for meter repairs caused by misuse and/or additional Facility Capacity Charges (FCCs) as defined in Board Policy 9020.

Please refer to eid.org for the current Rate Schedule and additional information regarding service including the District's Drought Action Plan, Fire Flow Design Pressures, Backflow Prevention Requirements, EID Design & Construction Standards & more.

MILLROSE PROPERTIES CALIFORNIA, LLC
a California limited liability company

EL DORADO IRRIGATION DISTRICT

By: 

Name: Larry Gualco
Its: Authorized Agent



FOR OFFICE USE ONLY

APPLICATION RECEIVED: 9/24/2025
PROJECT NUMBER: 4408SP
WORK ORDER NUMBER: NA

2890 Mosquito Road, Placerville, California 95667 (530) 622-4513