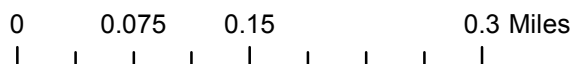
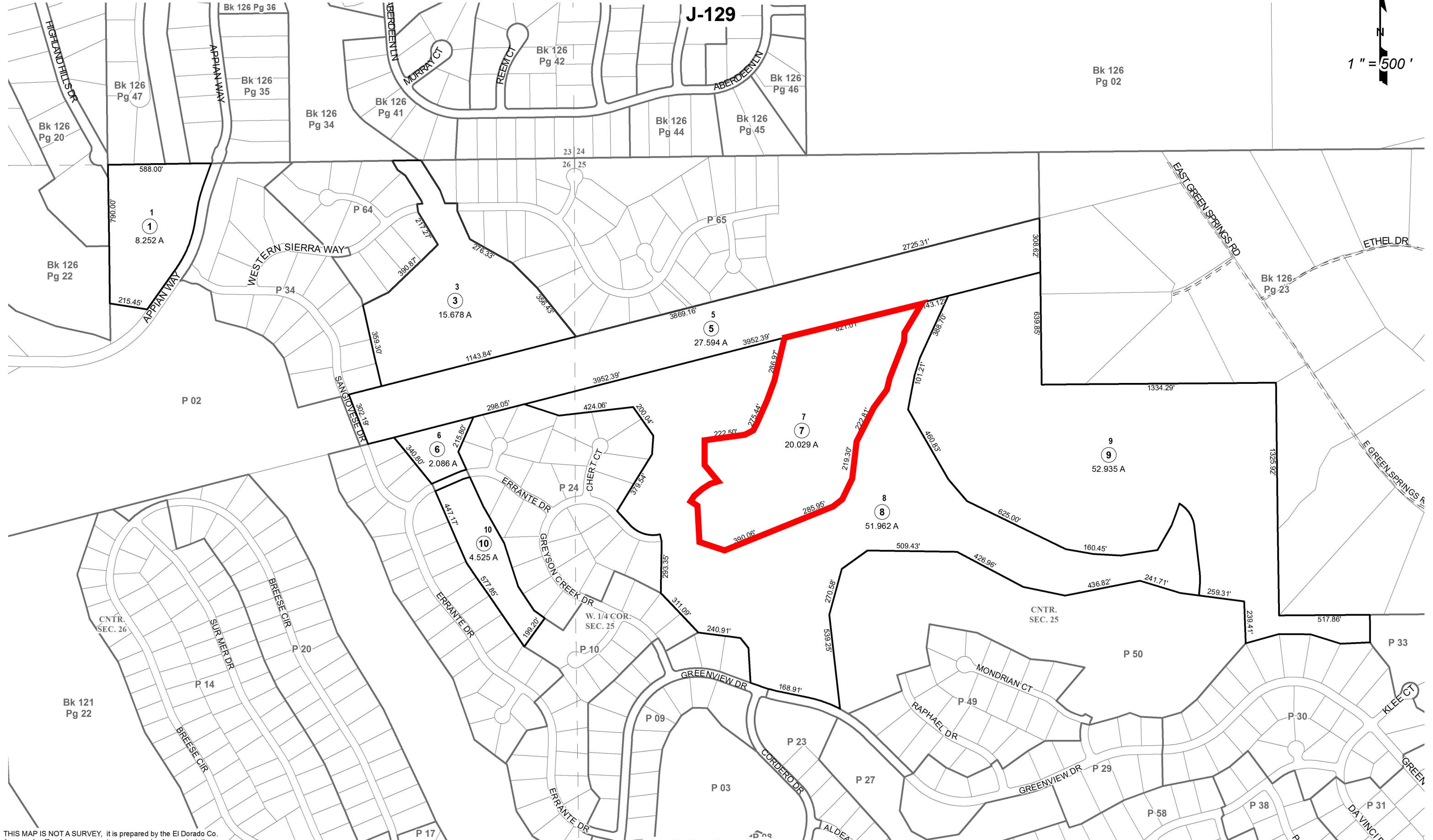
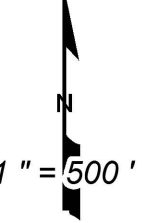


TM-E18-0002: Serrano Village M2 and M3
Exhibit A: Location Map



PORS. SECS. 25 & 26, T.10N., R.8E., M.D.M. & SERRANO VILLAGE M

123:63



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

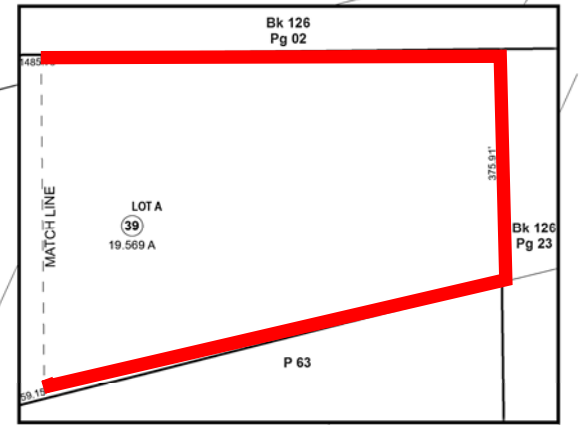
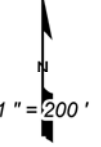
Adjacent Map Pages Shown in Grey Text *
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

REV. NOV 12, 2015

PORS. SECS. 25 & 26, T.10N., R.8E., M.D.M. &
SERRANO VILLAGE M2-UNIT 2

J-139

123:65



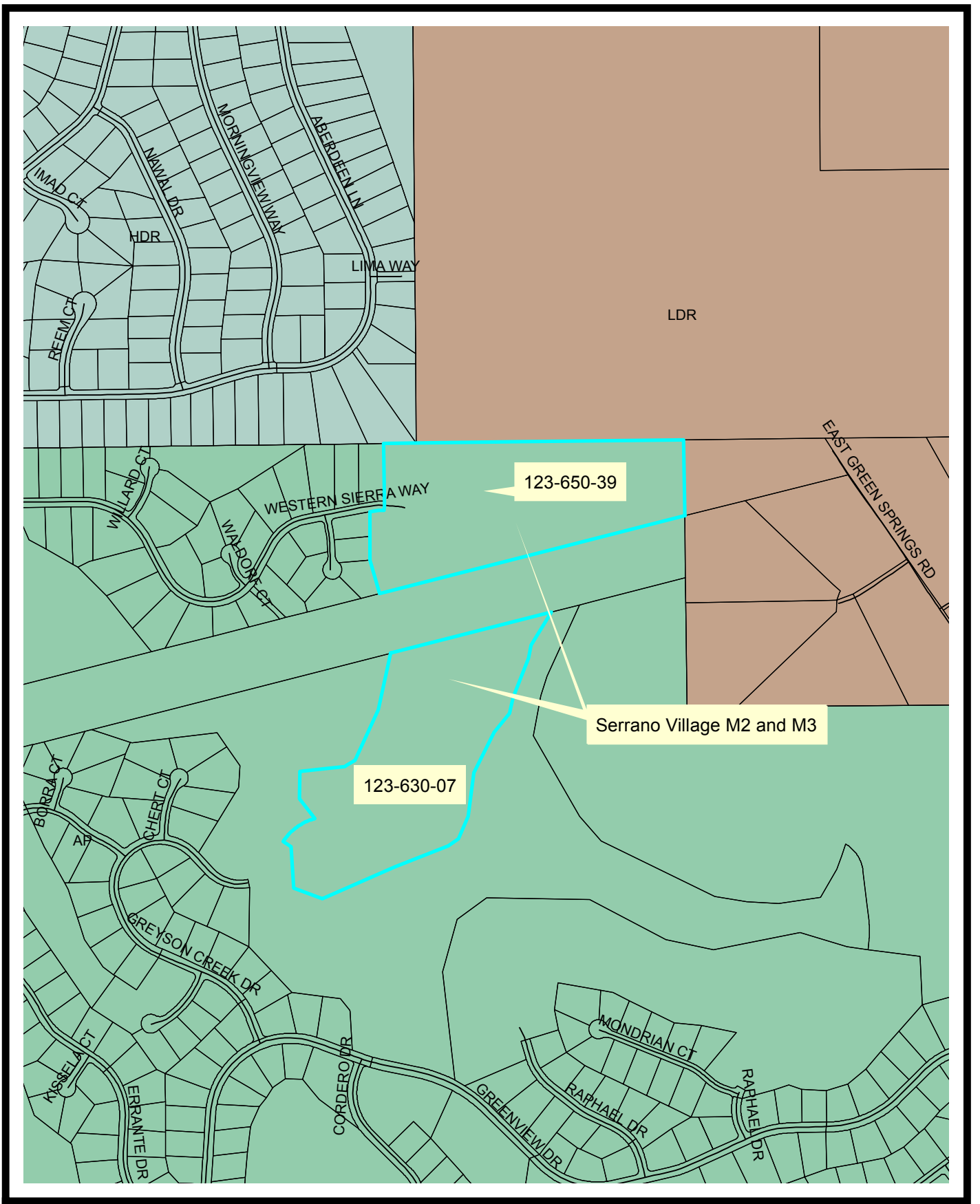
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

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

REV. NOV 12, 2015

Assessor's Map Bk. 123, Pg. 65
County of El Dorado, CA



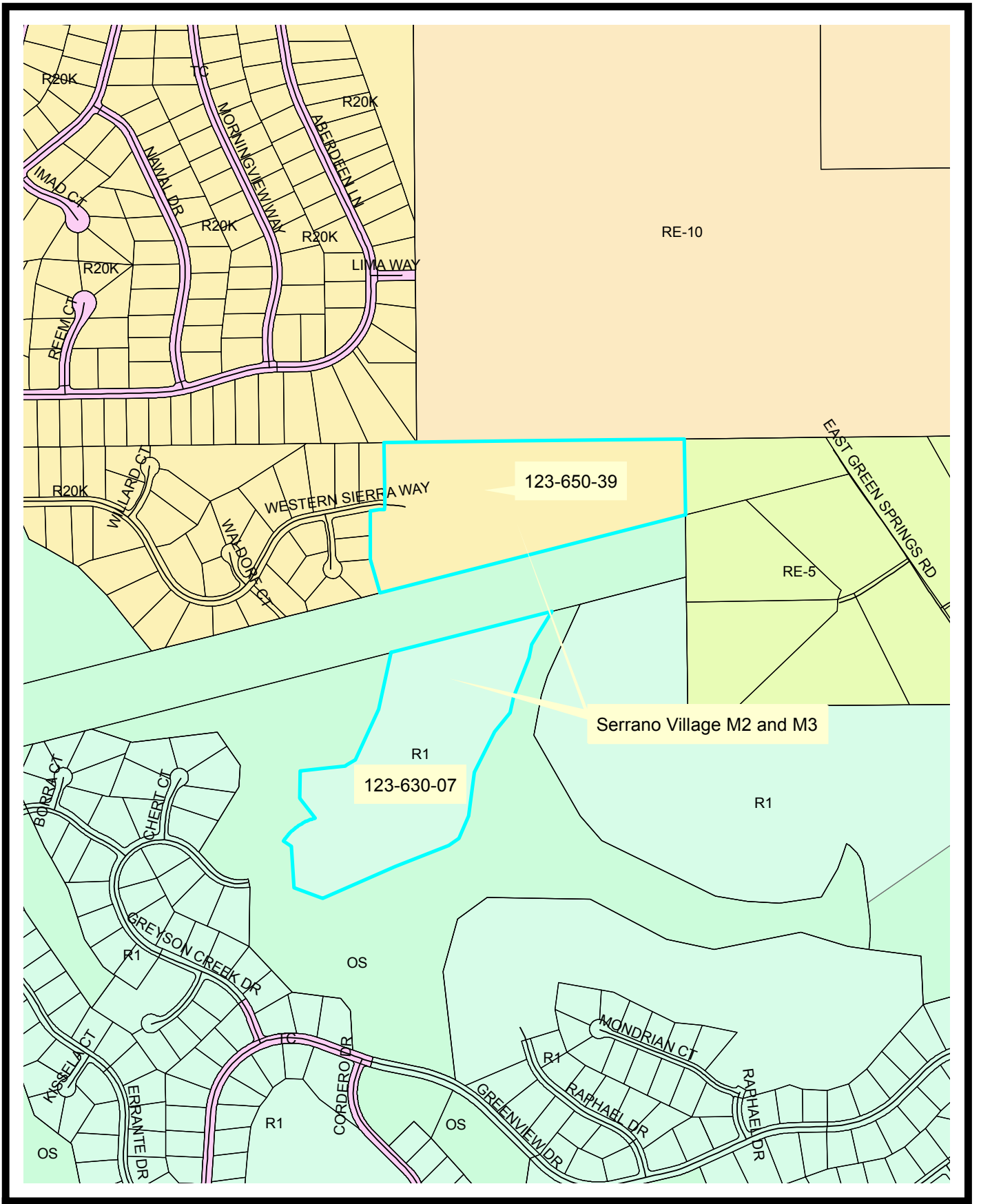
TM-E18-0002: Serrano Village M2 and M3

Exhibit C: General Plan

- AP
- HDR
- LDR

0 0.075 0.15 0.3 Miles

N

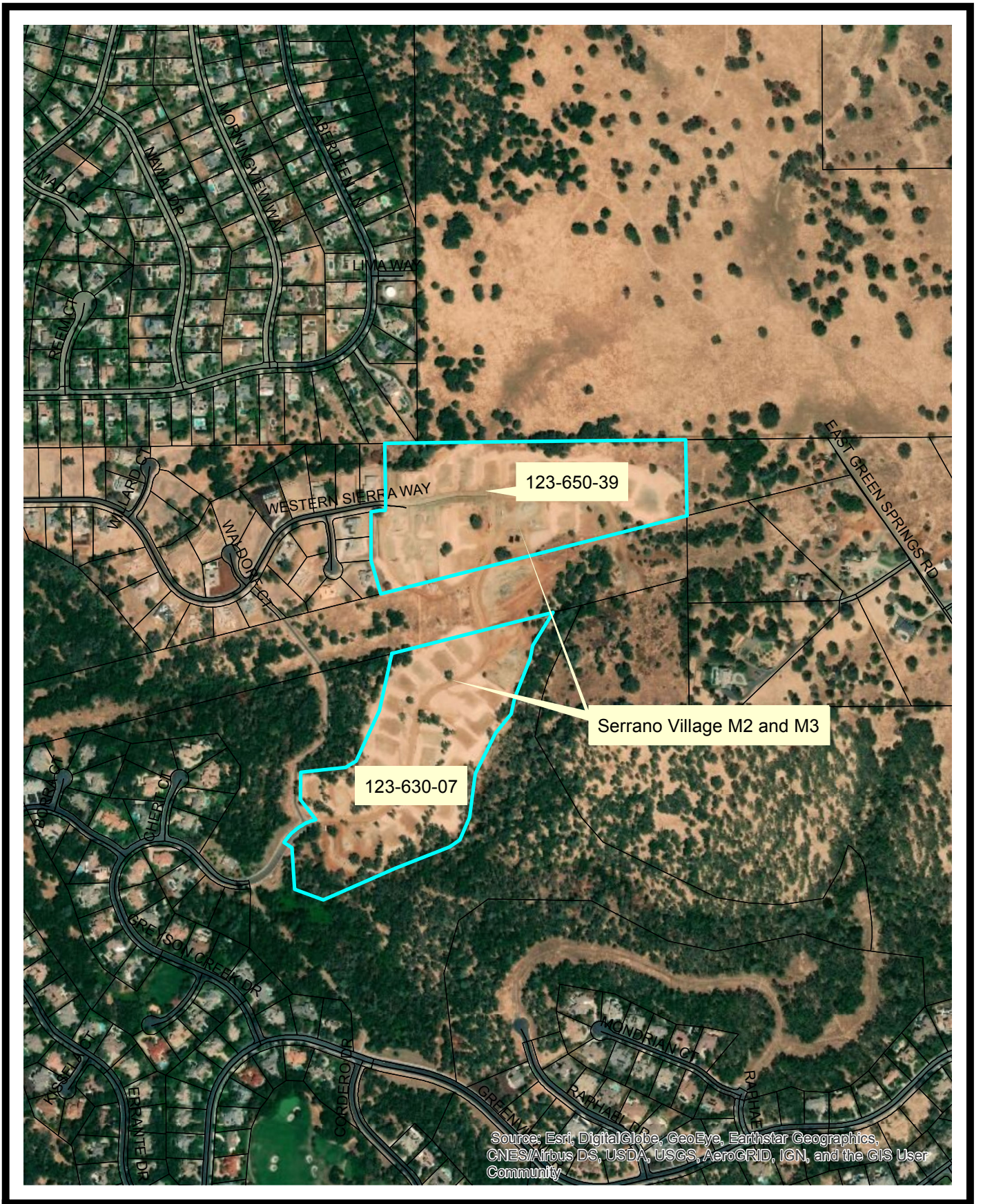


- OS
- R1
- R20K
- RE-10
- RE-5
- TC

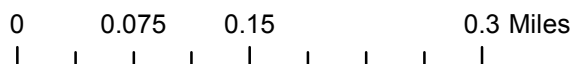
TM-E18-0002: Serrano Village M2 and M3 Exhibit D: Zoning Map

0 0.075 0.15 0.3 Miles



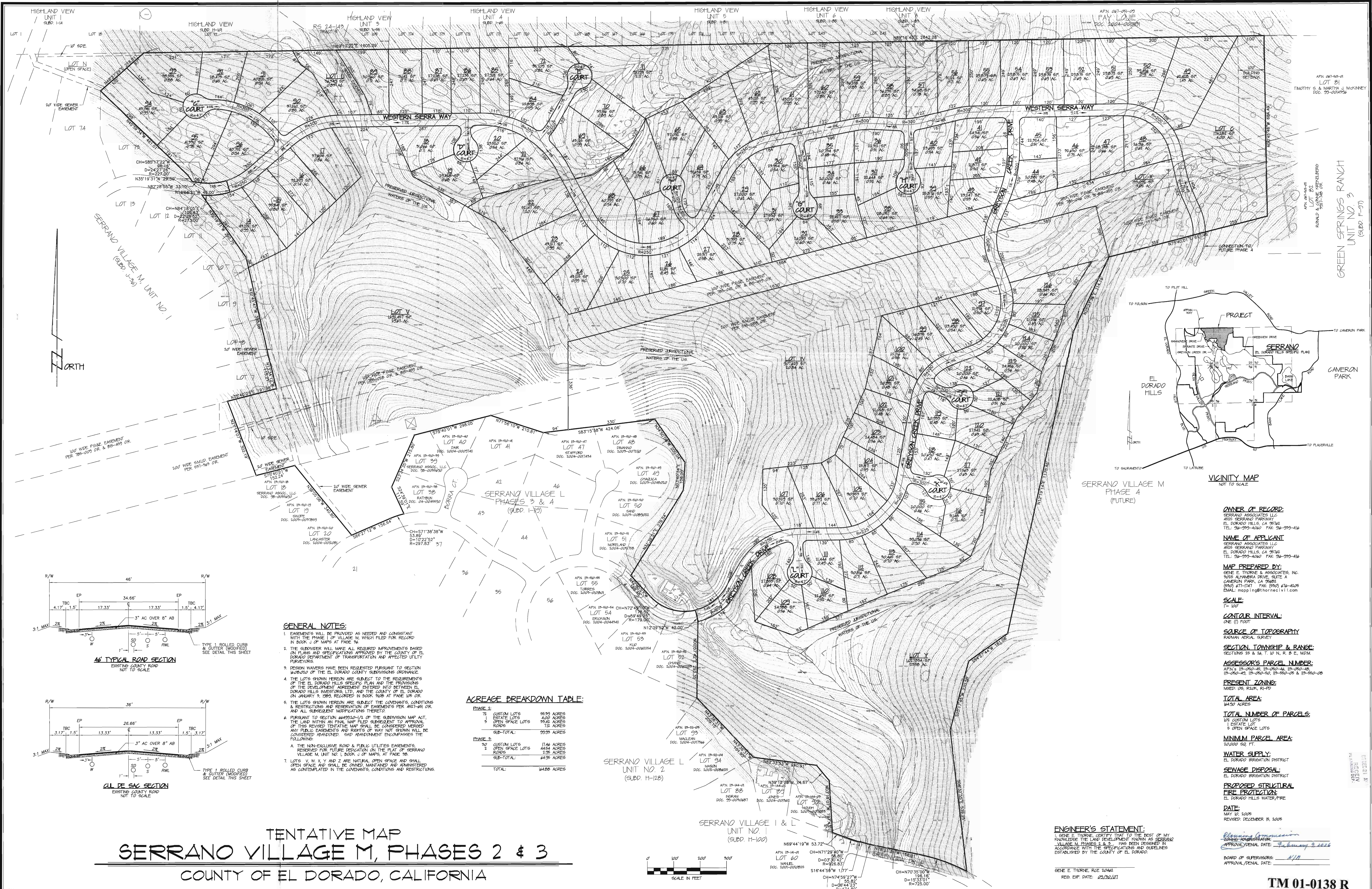


TM-E18-0002: Serrano Village M2 and M3
 Exhibit E: Aerial Map

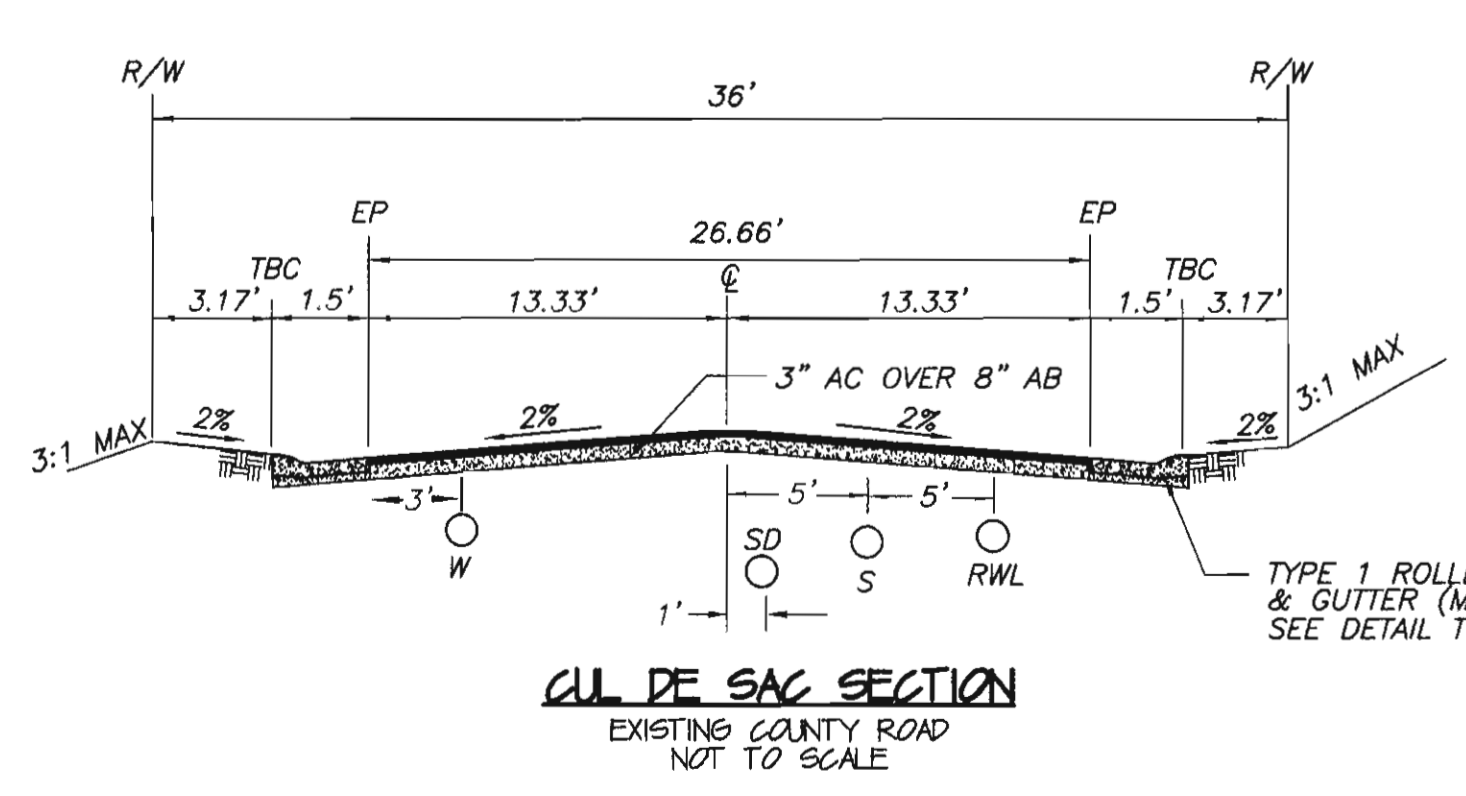
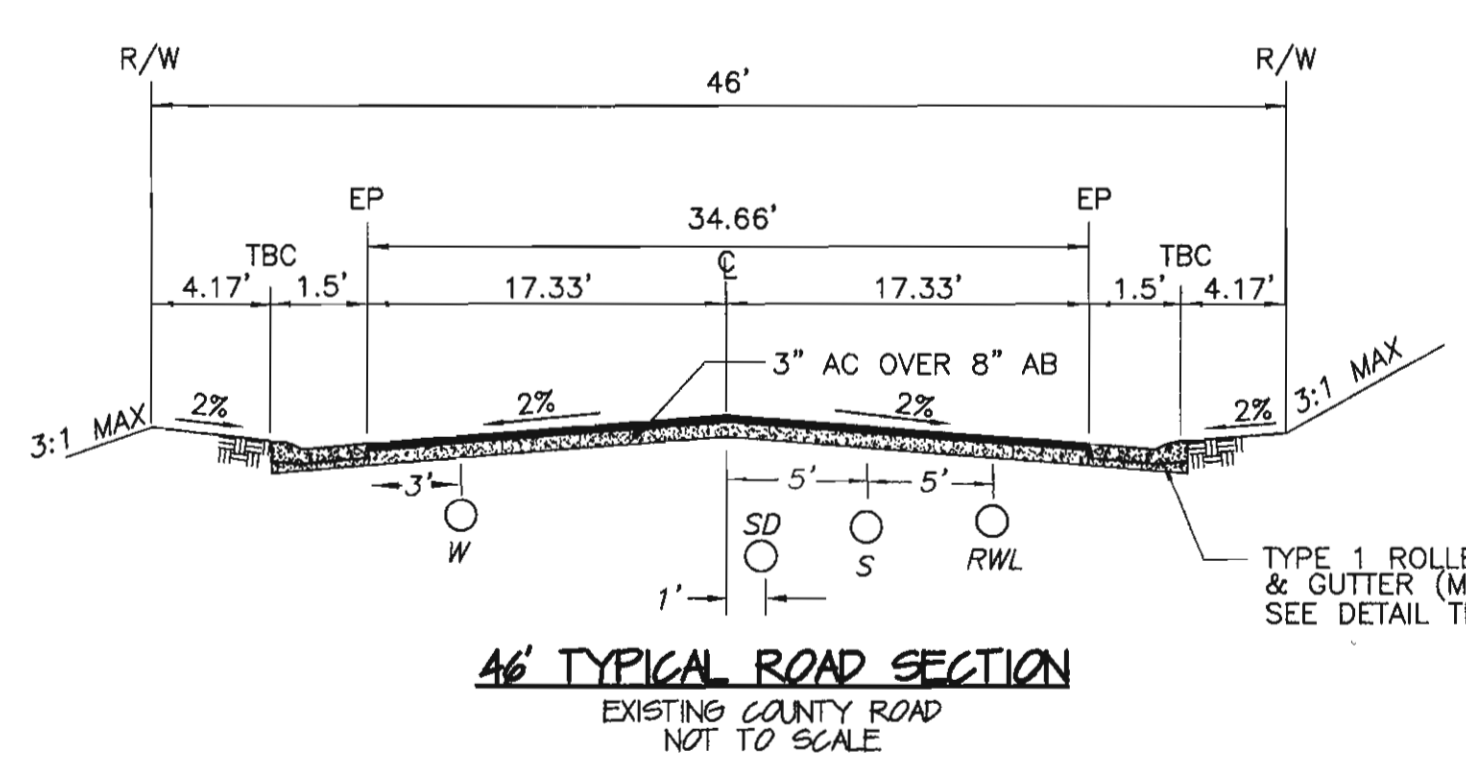


Serrano Village M2 and M3 Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	2/9/2006	3
		Original Expiration	2/9/2009	
		<i>EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)</i>		
2	Automatic	Automatic Time Extension	2/9/2009	1
		Revised Expiration	2/9/2010	
		<i>Note :One-year time extension under SMA 66452.21 (SB 1185)</i>		
3	Automatic	Automatic Time Extension	2/9/2010	2
		Revised Expiration	2/9/2012	
		<i>Note :Two-year time extension under 66452.22 (AB 333)</i>		
4	Automatic	Time Extension	2/9/2012	2
		Revised Expiration	2/9/2014	
		<i>Note: Two-year time extension under SMA 66452.23 (AB 208)</i>		
5	Automatic	Time Extension	2/9/2014	2
		Revised Expiration	2/9/2016	
		<i>Note: Two-year time extension under SMA 66452.24 (AB 116)</i>		
6	Automatic	Time Extension	2/9/2016	3
		Revised Expiration	2/9/2019	
		<i>Note: Three-year time extension under SMA 66452.6 (Recordation of M2 Unit 1 and Unit 2 Final Maps on 11-12-15)</i>		
Current Request				
7	Discretionary/ Legislative	Time Extension	2/9/2019	6
		Revised Expiration if Approved	2/9/2025	
		<i>Note: Request for six year time extension in accordance with SMA 66452.a.</i>		

Exhibit F



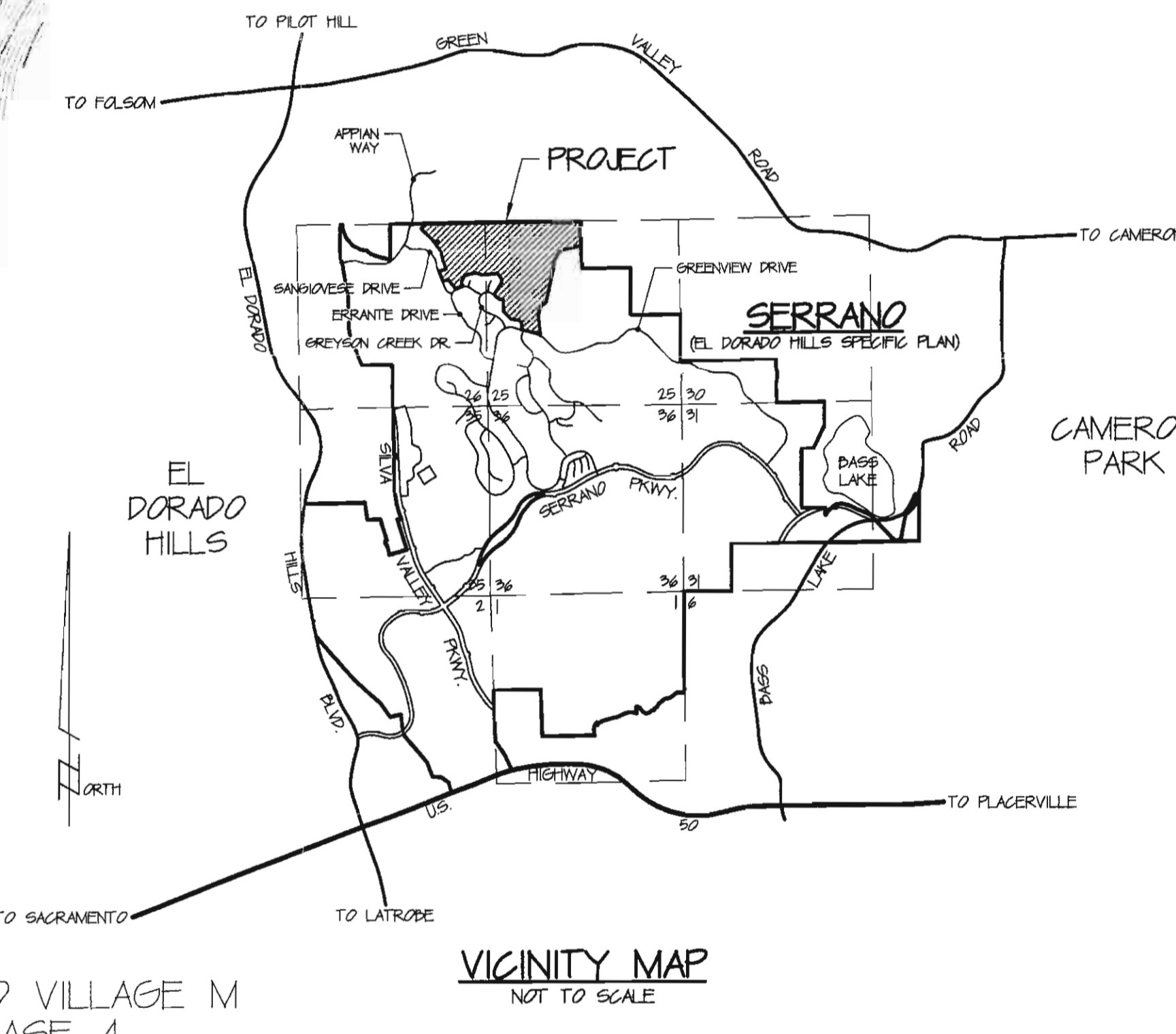
TENTATIVE MAP
SERRANO VILLAGE M, PHASES 2 & 3
 COUNTY OF EL DORADO, CALIFORNIA



- GENERAL NOTES:**
1. EASEMENTS WILL BE FRAMED AS NEEDED AND CONSISTENT WITH THE PHASE 1 OF VILLAGE M, WHICH FILED FOR RECORD IN BOOK J OF MAPS AT PAGE 36.
 2. THE SUBMITTER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY PROVIDERS.
 3. DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTION 10020.0 OF THE EL DORADO COUNTY SUBDIVISIONS ORDINANCE.
 4. THE LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN DORADO HILLS INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 9, 1983, RECORDED IN BOOK 908 AT PAGE 106 OR THEREAFTER.
 5. THE LOTS SHOWN HEREON ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS PER 401-40 OR ALL SUBSEQUENT MODIFICATIONS THERE TO.
 6. PURSUANT TO SECTION 10020.0 OF THE SUBDIVISION MAP ACT, THE LOTS WITH AN FINAL MAP FILED SUBSEQUENT TO APPROVAL OF THIS TENTATIVE MAP SHALL BE CONSIDERED MERGED ANY PUBLIC EASEMENTS AND RIGHTS OF WAY NOT SHOWN WILL BE CONSIDERED ABANDONED. SAID ABANDONMENT ENCOMPASSES THE FOLLOWING:
 - A. THE NON-EXCLUSIVE ROAD & PUBLIC UTILITIES EASEMENTS RESERVED FOR FUTURE DEDICATION ON THE PLAN OF SERRANO VILLAGE M, UNIT NO. 1, BOOK J OF MAPS, AT PAGE 36.
 - B. LOTS W, X, Y AND Z ARE NATURAL OPEN SPACE AND SHALL OPEN SPACE AND SHALL BE OWNED, MAINTAINED AND ADMINISTERED AS CONTAINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.
 7. LOTS W, X, Y AND Z ARE NATURAL OPEN SPACE AND SHALL OPEN SPACE AND SHALL BE OWNED, MAINTAINED AND ADMINISTERED AS CONTAINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.

ACREAGE BREAKDOWN TABLE:

PHASE	TYPE	ACRES
PHASE 2	71 CUSTOM LOTS	55.93
	1 ESTATE LOTS	4.00
	3 OPEN SPACE LOTS	1.25
SUB-TOTAL:		61.18
PHASE 3	30 CUSTOM LOTS	17.46
	1 OPEN SPACE LOT	4.94
	2 ROADS	1.28
SUB-TOTAL:		23.68
TOTAL:		84.86



OWNER OF RECORD:
 SERRANO ASSOCIATES, LLC
 4015 SERRANO PARKWAY
 EL DORADO HILLS, CA 95762
 TEL: 916-999-4040 FAX: 916-999-4116

NAME OF APPLICANT:
 SERRANO ASSOCIATES, LLC
 4015 SERRANO PARKWAY
 EL DORADO HILLS, CA 95762
 TEL: 916-999-4040 FAX: 916-999-4116

MAP PREPARED BY:
 GENE E. THORNE & ASSOCIATES, INC.
 3025 ALHAMBRA DRIVE, SUITE A
 CAMERON PARK, CA 95988
 (916) 471-1141 FAX: (916) 471-1125
 EMAIL: mapping@thornecivil.com

SCALE:
 1" = 100'

CONTOUR INTERVAL:
 ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
 RADWIN AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:
 SECTIONS 25 & 26, T. 10 N., R. 5 E., NDM.

ASSESSOR'S PARCEL NUMBER:
 APN'S 15-090-05, 15-090-06, 15-090-07, 15-090-08, 15-090-09, 15-090-10, 15-090-11, 15-090-12, 15-090-13, 15-090-14, 15-090-15, 15-090-16, 15-090-17, 15-090-18, 15-090-19, 15-090-20, 15-090-21, 15-090-22, 15-090-23, 15-090-24, 15-090-25, 15-090-26, 15-090-27, 15-090-28, 15-090-29, 15-090-30, 15-090-31, 15-090-32, 15-090-33, 15-090-34, 15-090-35, 15-090-36, 15-090-37, 15-090-38, 15-090-39, 15-090-40, 15-090-41, 15-090-42, 15-090-43, 15-090-44, 15-090-45, 15-090-46, 15-090-47, 15-090-48, 15-090-49, 15-090-50, 15-090-51, 15-090-52, 15-090-53, 15-090-54, 15-090-55, 15-090-56, 15-090-57, 15-090-58, 15-090-59, 15-090-60, 15-090-61, 15-090-62, 15-090-63, 15-090-64, 15-090-65, 15-090-66, 15-090-67, 15-090-68, 15-090-69, 15-090-70, 15-090-71, 15-090-72, 15-090-73, 15-090-74, 15-090-75, 15-090-76, 15-090-77, 15-090-78, 15-090-79, 15-090-80, 15-090-81, 15-090-82, 15-090-83, 15-090-84, 15-090-85, 15-090-86, 15-090-87, 15-090-88, 15-090-89, 15-090-90, 15-090-91, 15-090-92, 15-090-93, 15-090-94, 15-090-95, 15-090-96, 15-090-97, 15-090-98, 15-090-99, 15-090-100.

PRESENT ZONING:
 MIND; OS, R20K, R1-P

TOTAL AREA:
 164.90 ACRES

TOTAL NUMBER OF PARCELS:
 102 CUSTOM LOTS
 1 ESTATE LOT
 3 OPEN SPACE LOTS

MINIMUM PARCEL AREA:
 10,000 SQ. FT.

WATER SUPPLY:
 EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
 EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
 EL DORADO HILLS WATER/FIRE

DATE:
 MAY 12, 2005
 REVISED: DECEMBER 15, 2005

ENGINEER'S STATEMENT:
 I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS SERRANO VILLAGE M, PHASES 2 & 3, HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

Gene E. Thorne, RCE 10462
 REG. EXP. DATE: 02/20/07

APPROVAL/DENIAL DATE: February 9, 2006

APPROVAL/DENIAL DATE: N/A

