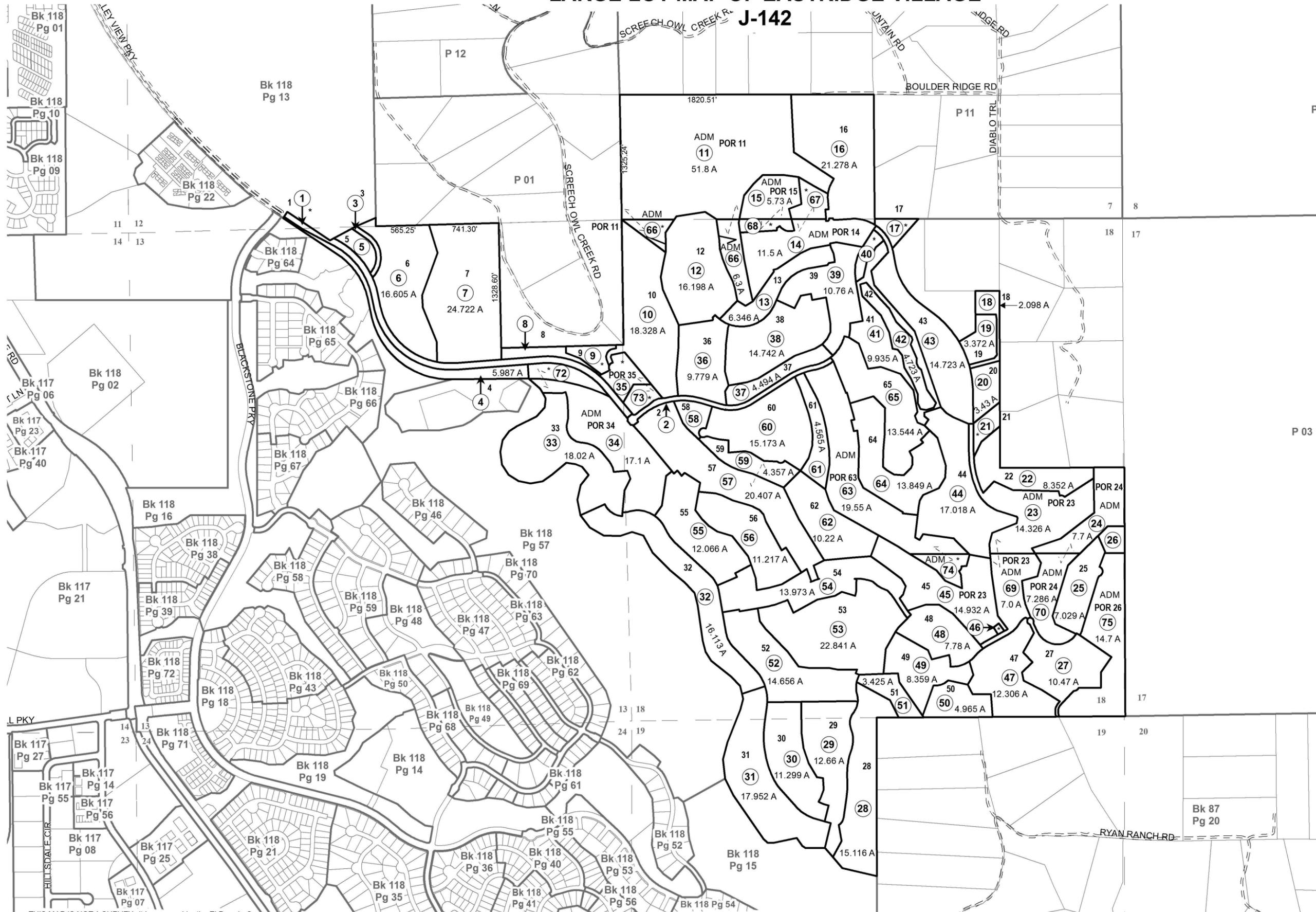
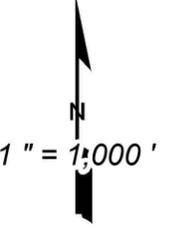


**SECS. 12 & 13, T.9N., R.8E., & SECS. 7, 18 & 19, T.9N., R.9E., M.D.M.
LARGE LOT MAP OF EASTRIDGE VILLAGE**

119:39



***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
- ⑰ - LOT 17, 1.643 A
- ⑳ - LOT 21, 1.785 A
- ㉔ - POR LOT 26, ADM, 1.6 A
- ㉕ - POR LOT 35, ADM, 3.05 A
- ㉗ - LOT 40, 1.465 A
- ㉘ - LOT 46, 0.158 A
- ㉚ - LOT 58, 2.191 A
- ㉛ - POR LOT 11, ADM, 6.3 A
- ㉜ - POR LOT 14, ADM, 2.68 A
- ㉝ - POR LOT 15, ADM, 1.63 A
- ㉞ - POR LOT 34, ADM, 2.9 A
- ㉟ - POR LOT 35, ADM, 1.8 A
- ㊱ - 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

15-0660 3D 2 of 20

EXHIBIT B

East Ridge Village Tentative Subdivision Map Time Extension TM14-1521-E

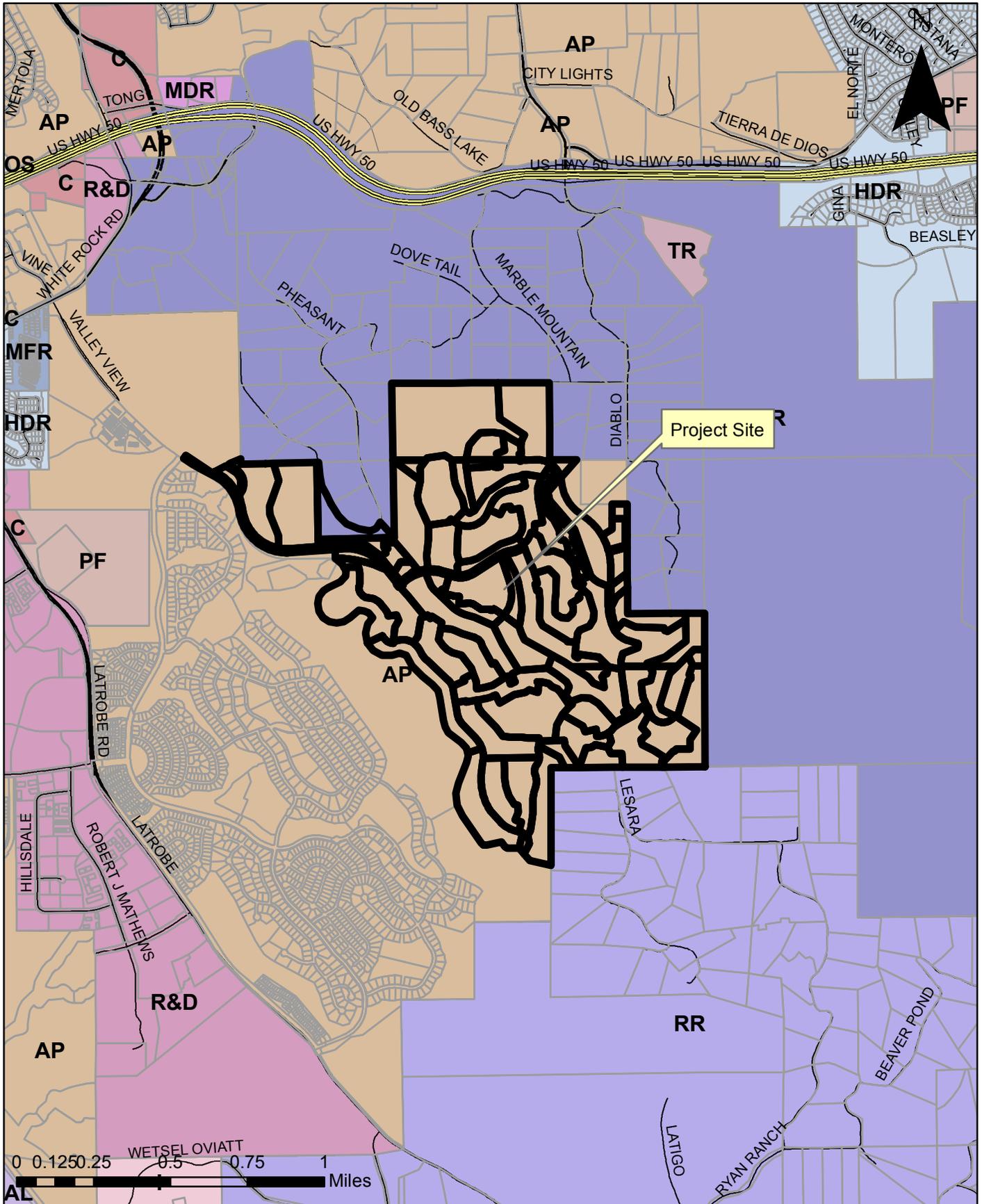
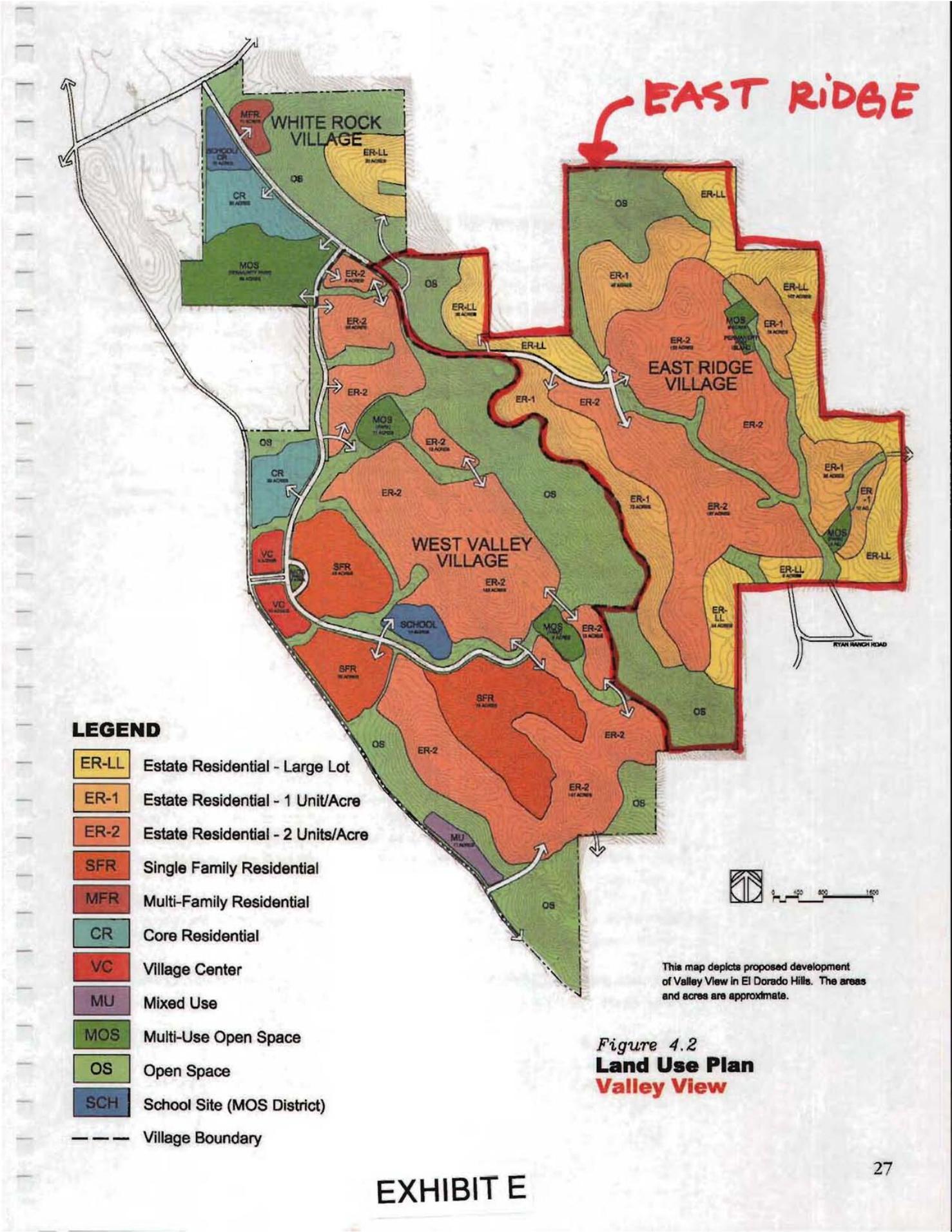


EXHIBIT C: General Plan Land Use Map



LEGEND

- ER-LL Estate Residential - Large Lot
- ER-1 Estate Residential - 1 Unit/Acre
- ER-2 Estate Residential - 2 Units/Acre
- SFR Single Family Residential
- MFR Multi-Family Residential
- CR Core Residential
- VC Village Center
- MU Mixed Use
- MOS Multi-Use Open Space
- OS Open Space
- SCH School Site (MOS District)
- Village Boundary

Figure 4.2
Land Use Plan
Valley View

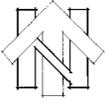
This map depicts proposed development of Valley View in El Dorado Hills. The areas and acres are approximate.

EXHIBIT E

Valley View
 Unit Buildout Reconciliation
 September 2014

EXHIBIT F

Project	TM No.	No Units		Notes
West Valley Village Projects				
West Valley Village 1-8 and 18	TM 99-1359R	1143		
West Valley Village Lot Y-Z	TM 06-1409	105	Revised to reduce 111 lots to 105 set for PC 11-13-14	
West Valley Village Unit 7A	TM 10-1494	4	Net Increase	6 Total-2 from West Valley 1-8 and 18
West Valley Village Unit 3C	TM 10-1500	4	Net Increase	8 Total-4 from West Valley 1-8 and 18
West Valley Village Unit 5C	TM 10-1501	7	Net Increase	12 Total-5 from West Valley 1-8 and 18
West Valley Village Lot W (12)	TM 12-1506	72		
West Valley Village Lot V (1)	TM 12-1507	70		
West Valley Village Lot X (11)	TM 12-1508	61		
West Valley Village Current Buildout Total	Total	1466		
From West Valley Staff Report-Build Out Potential Table on Page 7	Total	1832		
White Rock Village				
Multi-Family per Section 2.1.2 DA	20%	568		
The Vineyards	Building Permit	344		
Mercy Housing	Building Permit	168		
Lessara	TM 04-1390R	160		
White Rock Village Current Buildout Total	Total	672		
Valley View Specific Plan Maximum		2840		
Valley Specific Balance	SP	702		Proposed East Ridge Village Tentative Subdivision Map (TM14-1521) would create a total of 701 residential lots

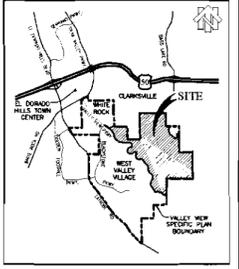


0 50' 300' 600'
SCALE: 1" = 300'

TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO OVERALL LAYOUT - SHEET 1 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014
REVISED: MAY, 2015



KEY NOTES:

1. 118-570-06, BLACKSTONE MASTER ASSOCIATION
2. 118-570-02, ART WEST VALLEY INV.
3. 118-570-07, BLACKSTONE MASTER ASSOCIATION
4. 118-570-03, ART WEST VALLEY INV.
5. 118-570-09, BLACKSTONE MASTER ASSOCIATION
6. 118-020-11, E.I.D.
7. 118-020-07, E.I.D.
8. 118-020-08, E.I.D.
9. (E) 10.0' ROAD AND PUBLIC UTILITY EASEMENT
10. (E) 40' NON-EXCLUSIVE ROAD & PUBLIC UTILITY EASEMENT
11. (E) 96' ROAD/UTILITY EASEMENT
12. (E) TEMPORARY EASEMENT
13. (E) 80' EXCLUSIVE ROAD & UTILITY EASEMENT
14. (E) DRIVEWAY EASEMENT
15. (E) 40' NON-EXCLUSIVE P/W
16. (E) 80' NON-EXCLUSIVE ROAD & UTILITY EASEMENT
17. (E) 50' NON-EXCLUSIVE ROAD & UTILITY EASEMENT

GENERAL NOTES

1. SEE FIRE SAFE PLAN FOR REQUIRED FIRE TREATMENT ZONES, EASEMENTS TO BE PROVIDED WHERE REQUIRED
2. SEE BUILDING ENVELOPE DIAGRAM FOR SETBACK INFORMATION
3. SEE SHEET 2 FOR TYPICAL ROAD SECTIONS

LEGEND

- FIRE HYDRANT
- PROJECT BOUNDARY

OWNERS OF RECORD

VALLEY VIEW REALTY INVESTMENTS, LLC
EL DORADO LAND VENTURES, LLC
EAST RIDGE HOLDINGS, LLC
3907 PARK DRIVE, SUITE 235
EL DORADO HILLS, CA 95762

APPLICANT

EAST RIDGE HOLDINGS, LLC
BY HBT EAST RIDGE, LLC
3907 PARK DRIVE, SUITE 235
EL DORADO HILLS, CA 95762

ENGINEER

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
323 Marine Court, Redlands, California, CA 91242
1 (916) 638-0916 1 (916) 638-2418 www.cta.com

MAP SCALE

1" = 300'

CONTOUR INTERVAL

CONTOUR INTERVAL = 5' FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY

SECTION, TOWNSHIP and RANGE

S 1/2 LOTS 1 & 2,
SECTION 7, T.9 N., R. 9 E.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 118-130-28
A.P.N. 118-130-31
A.P.N. 118-130-35
A.P.N. 118-130-40

PRESENT & PROPOSED ZONING

VALLEY VIEW SPECIFIC PLAN
ER-1, ER-2, ER-L, M05 & OS

TOTAL AREA

733.98 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS

SINGLE FAMILY LOTS - 701 451.02 AC

LETTERED LOTS

PARKS - LOTS P & Q 12.12 AC

OPEN SPACE - LOTS A THRU D, V, & W 192.52 AC

LANDSCAPE - LOTS L1 THRU L41 7.76 AC

ROADWAY - LOTS P, R1 THRU R12 68.28 AC

LIFT STATION - LOT S 0.12 AC

WATER TANK - LOT T 2.10 AC

PUMP STATION - LOT U 0.05 AC

MINIMUM RESIDENTIAL LOT AREA

8,470 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT
(FIRE DEPARTMENT)

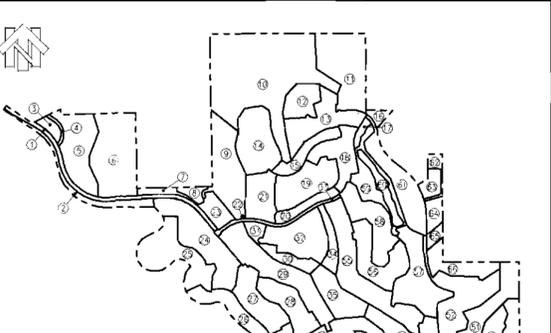
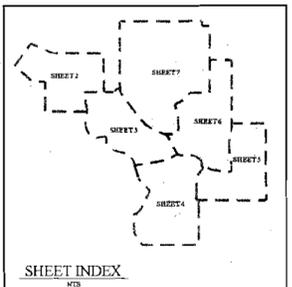
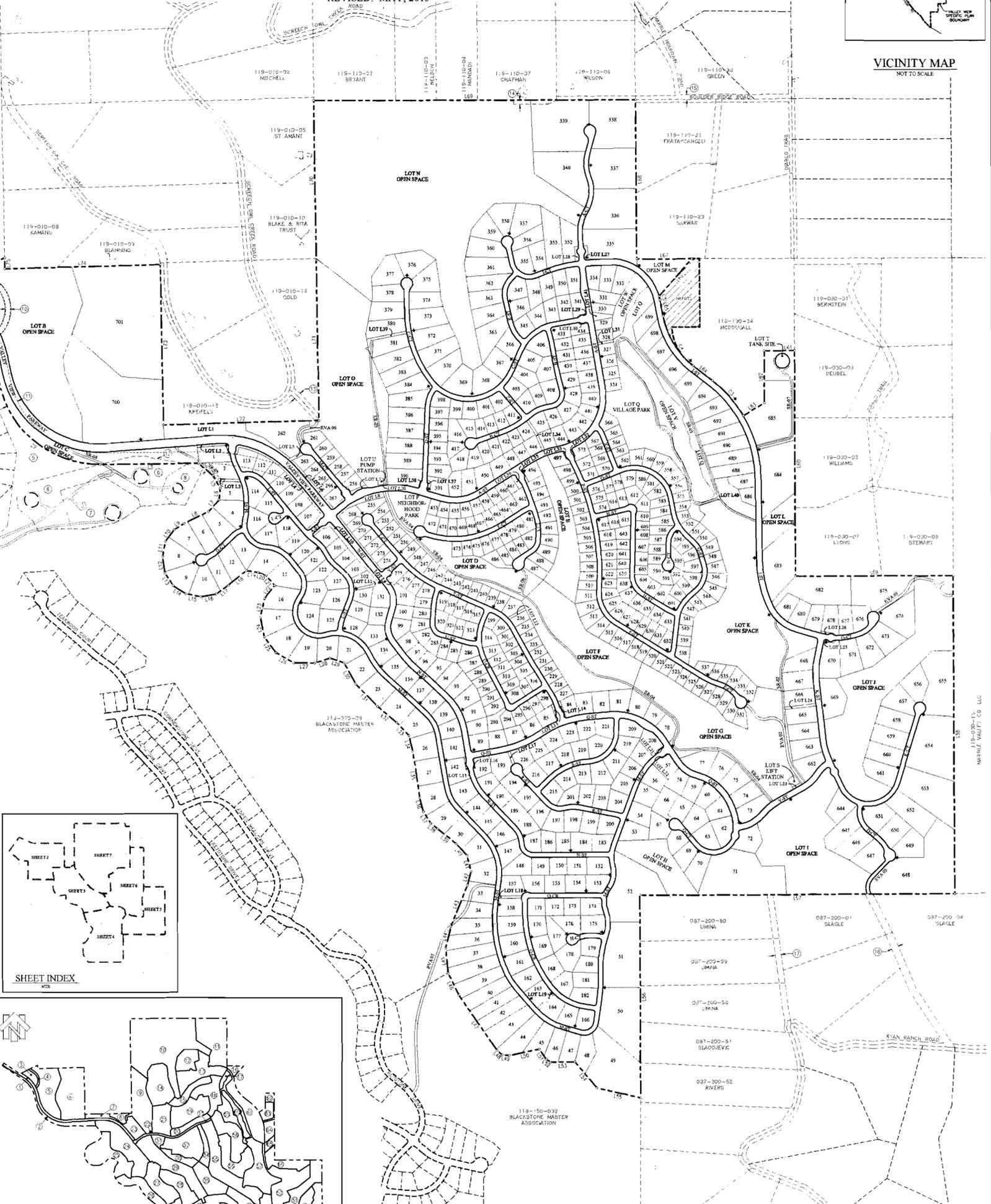
DATE OF PREPARATION

SEPTEMBER, 2014
REVISED: MARCH, 2015

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "DIXON RANCH" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY EL DORADO COUNTY

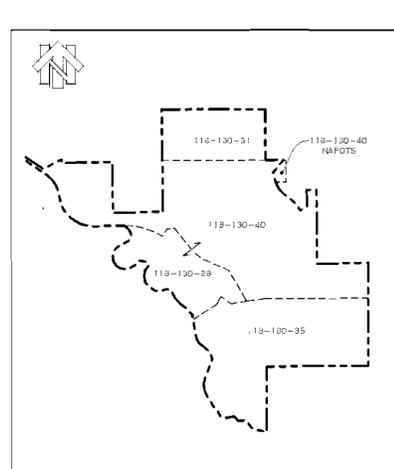
BRIAN M. ALLEN P.E. 60764 DATE



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) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE, MULTI-USE OPEN SPACE, AND ROADWAY LOTS WILL BE SUBJECT TO THE NUMBER AND CONFIGURATION OF MULTIPLE FINAL MAPS.

LARGE LOTS - PHASE 0					
NO	AREA	PHASE	NO	AREA	PHASE
1	2.82 AC	1	18	3.87 AC	1
2	3.96 AC	1	19	4.57 AC	1
3	3.86 AC	1	20	10.22 AC	1
4	6.74 AC	1	21	21.32 AC	1
5	14.62 AC	1	22	13.98 AC	1
6	24.70 AC	1	23	22.84 AC	1
7	2.09 AC	1	24	14.60 AC	1
8	18.34 AC	1	25	13.87 AC	1
9	58.89 AC	1	26	11.30 AC	1
10	31.28 AC	1	27	13.66 AC	1
11	7.35 AC	1	28	15.17 AC	1
12	14.19 AC	1	29	3.43 AC	1
13	14.19 AC	1	30	8.37 AC	1
14	14.19 AC	1	31	4.98 AC	1
15	14.19 AC	1	32	7.87 AC	1
16	14.19 AC	1	33	3.43 AC	1
17	14.19 AC	1	34	1.87 AC	1
18	14.19 AC	1	35	1.87 AC	1
19	14.19 AC	1	36	1.87 AC	1
20	14.19 AC	1	37	1.87 AC	1
21	14.19 AC	1	38	1.87 AC	1
22	14.19 AC	1	39	1.87 AC	1
23	14.19 AC	1	40	1.87 AC	1
24	14.19 AC	1	41	1.87 AC	1
25	14.19 AC	1	42	1.87 AC	1
26	14.19 AC	1	43	1.87 AC	1
27	14.19 AC	1	44	1.87 AC	1
28	14.19 AC	1	45	1.87 AC	1
29	14.19 AC	1	46	1.87 AC	1
30	14.19 AC	1	47	1.87 AC	1
31	14.19 AC	1	48	1.87 AC	1
32	14.19 AC	1	49	1.87 AC	1
33	14.19 AC	1	50	1.87 AC	1



PROJECT BOUNDARY DIMENSIONS

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	499.86	N09°18'51.20"W	L31	111.58	N39°37'25.22"W	L61	40.37	N07°00'31.22"W	L91	270.28	N07°00'31.22"W
L2	181.23	N07°04'57.49"W	L32	137.48	N09°23'08.09"W	L62	250.72	S70°20'52.60"W	L92	1325.24	N07°00'31.22"W
L3	827.05	S08°24'04.03"W	L33	160.35	N12°18'11.30"E	L63	453.97	N07°00'31.22"W	L93	1320.76	N07°00'31.22"W
L4	159.29	N09°18'34.26"W	L34	168.35	N11°05'13.71"W	L64	186.17	N14°15'38.38"E	L94	136.83	S50°40'29.88"E
L5	121.62	N07°27'04.14"W	L35	162.85	N13°21'40.16"W	L65	205.40	N07°00'31.22"W	L95	136.83	S50°40'29.88"E
L6	95.47	N07°30'39.87"E	L36	170.95	N07°21'26.44"W	L66	200.27	N07°00'31.22"W	L96	417.23	S41°41'49.84"W
L7	131.47	N47°21'12.75"E	L37	175.54	N09°33'19.02"W	L67	561.25	N34°45'25.93"E	L97	484.50	N07°00'31.22"W
L8	228.52	N05°51'32.34"E	L38	134.20	S11°34'20.50"W	L68	564.67	N07°00'31.22"W	L98	1301.67	N07°00'31.22"W
L9	180.20	N07°22'45.57"E	L39	125.54	N11°44'25.50"W	L69	40.37	N07°00'31.22"W	L99	270.28	N07°00'31.22"W
L10	118.78	N06°25'49.47"E	L40	205.04	N09°52'57.88"W	L70	250.72	S70°20'52.60"W	L100	1325.24	N07°00'31.22"W
L11	122.25	N11°08'33.75"E	L41	205.54	N07°15'23.67"W	L71	154.21	N07°00'31.22"W	L101	1320.76	N07°00'31.22"W
L12	136.95	N07°30'31.72"W	L42	211.00	N02°10'32.87"W	L72	40.88	N07°00'31.22"W	L102	1360.17	N07°00'31.22"W
L13	129.90	N03°00'26.92"W	L43	149.50	N47°24'24.92"W	L73	200.18	S49°04'31.65"W	L103	1328.67	S7°24'31.94"E
L14	129.81	N07°03'42.80"W	L44	132.81	N11°10'40.30"W	L74	175.75	N06°17'39.00"E	L104	1375.75	N06°17'39.00"E
L15	130.20	N07°07'08.25"W	L45	388.93	N11°10'40.30"W	L75	39.13	S07°58'29.28"E	L105	1375.75	N06°17'39.00"E
L16	125.64	S70°58'15.78"W	L46	184.47	N14°51'02.52"E	L76	175.11	N07°00'31.22"W	L106	1375.75	N06°17'39.00"E
L17	124.72	S04°18'58.78"W	L47	112.49	N07°00'58.83"W	L77	284.14	S09°41'52.05"W	L107	1375.75	N06°17'39.00"E
L18	196.80	S07°14'41.11"W	L48	78.86	N01°18'31.00"E	L78	284.14	S09°41'52.05"W	L108	1375.75	N06°17'39.00"E
L19	97.60	N07°59'51.78"W	L49	191.57	N07°05'42.80"W	L79	1324.21	N09°43'25.54"E	L109	1375.75	N06°17'39.00"E
L20	25.11	N08°58'32.12"W	L50	133.64	N47°48'35.51"E	L80	1879.98	S07°12'16.71"E	L110	1375.75	N06°17'39.00"E

Curve Table

Curve #	Length	Radius	Delta
C1	580.57	722.00	44.12°
C2	1175.78	458.00	78.52°
C3	394.24	100.00	25.72°
C4	493.48	675.00	41.72°
C5	2144	435.00	42.82°

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE: June 11, 2015
BY: Roger Tran / cta
EXECUTIVE SECRETARY

EXHIBIT G

TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO **LOT & PLAN DETAIL - SHEET 2 OF 7** STATE OF CALIFORNIA

SEPTEMBER, 2014
REVISED: MAY, 2015



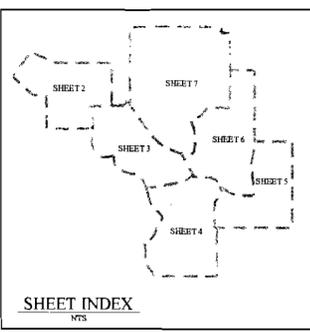
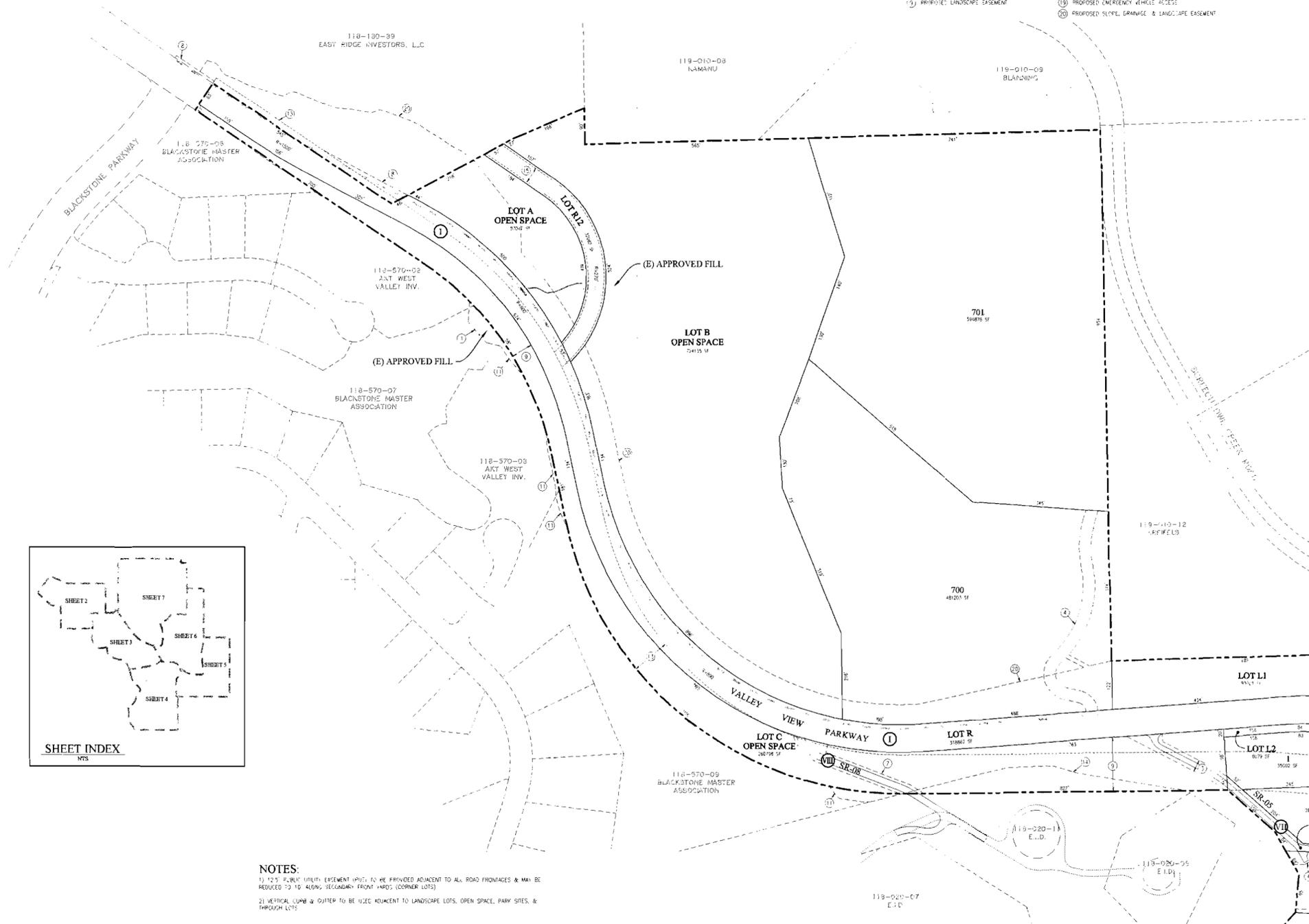
SCALE: 1" = 100'

LEGEND

	JURISDICTIONAL WATERS		ROAD SECTION DESIGNATION SEE DETAILS THIS SHEET
	SOCKWALK LOCATION		PROPOSED GATE
			PROPOSED GATE - EXIT ONLY

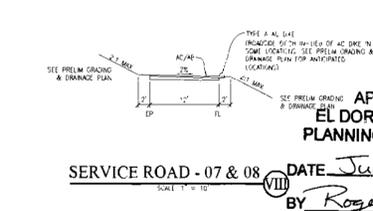
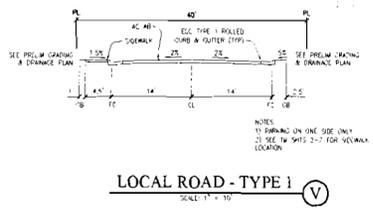
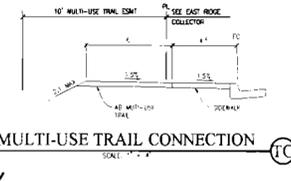
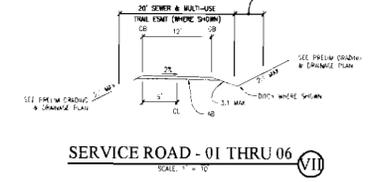
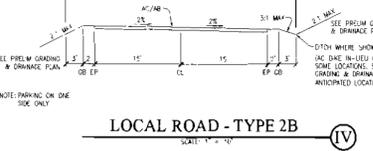
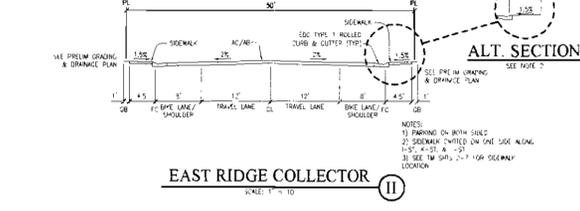
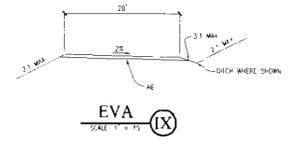
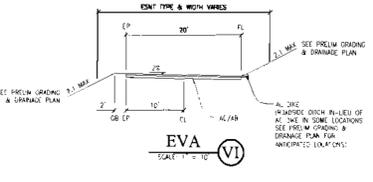
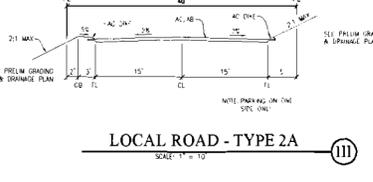
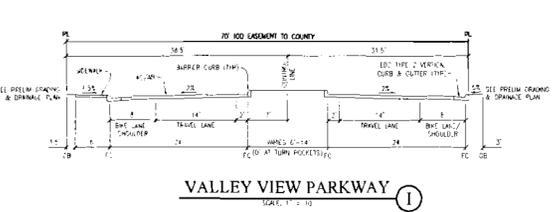
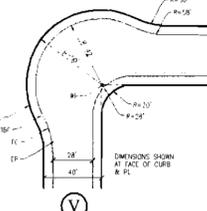
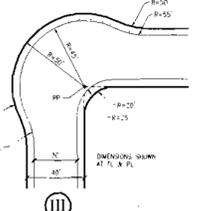
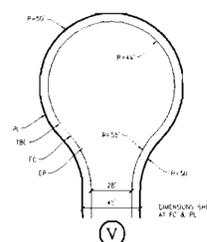
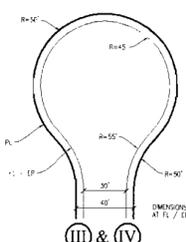
KEY NOTES:

- | | |
|--------------------------------------------|---------------------------------------------------|
| 1) PROPOSED SLOPE & DRAINAGE EASEMENT | 11) PROPOSED SLOPE EASEMENT |
| 2) PROPOSED DRAINAGE EASEMENT | 12) E.O.D. ROAD & PUE |
| 3) PROPOSED SEWER EASEMENT | 13) E.T. ROAD / UTILITY EASEMENT |
| 4) PROPOSED ACCESS EASEMENT | 14) E.T. REMEDIATION EASEMENT |
| 5) PROPOSED PUBLIC UTILITY EASEMENT | 15) E.T. AD. NON-EXCLUSIVE ROAD & PUE |
| 6) PROPOSED SEWER & WATER EASEMENT | 16) PROPOSED 24" SEWER & MULTI-USE TRAIL EASEMENT |
| 7) PROPOSED WATER EASEMENT | 17) PROPOSED EMERGENCY VEHICLE ACCESS & PUE |
| 8) PROPOSED ROAD & PUBLIC UTILITY EASEMENT | 18) PROPOSED MULTI-USE TRAIL EASEMENT |
| 9) PROPOSED LANDSCAPE EASEMENT | 19) PROPOSED EMERGENCY VEHICLE ACCESS |
| | 20) 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 & GUTTER TO BE 1/2" C/C ADVANTAGE TO LANDSCAPE LOTS, OPEN SPACE, PARK SITES, & THROUGH LOTS



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

cta
Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3023 Markway Circle, Riverside, California, CA 92506
(951) 508-0919 F (951) 508-3479 www.cta.com

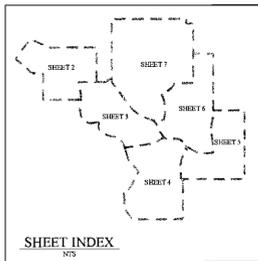
TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 3 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014
REVISED: MAY, 2015

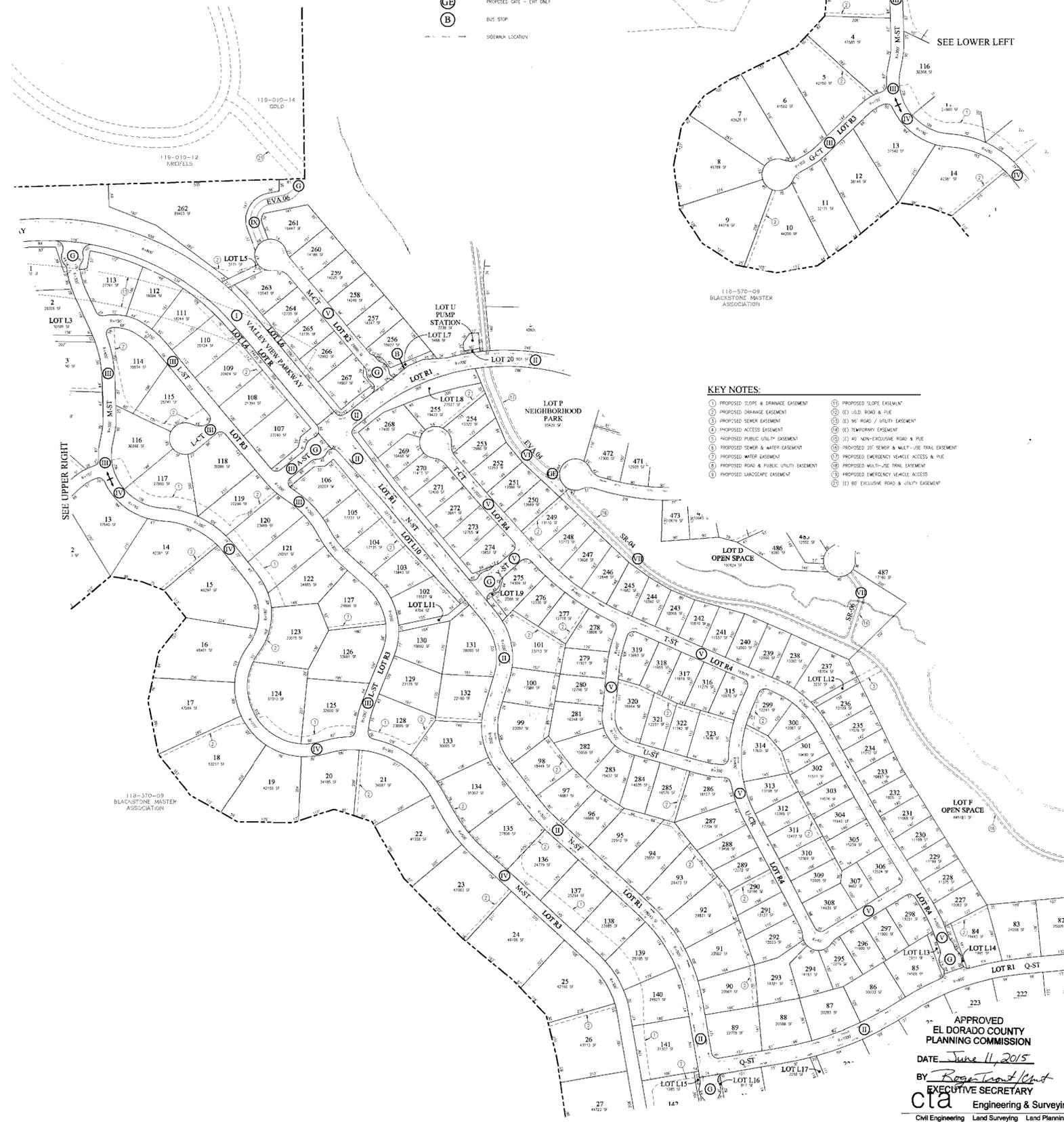
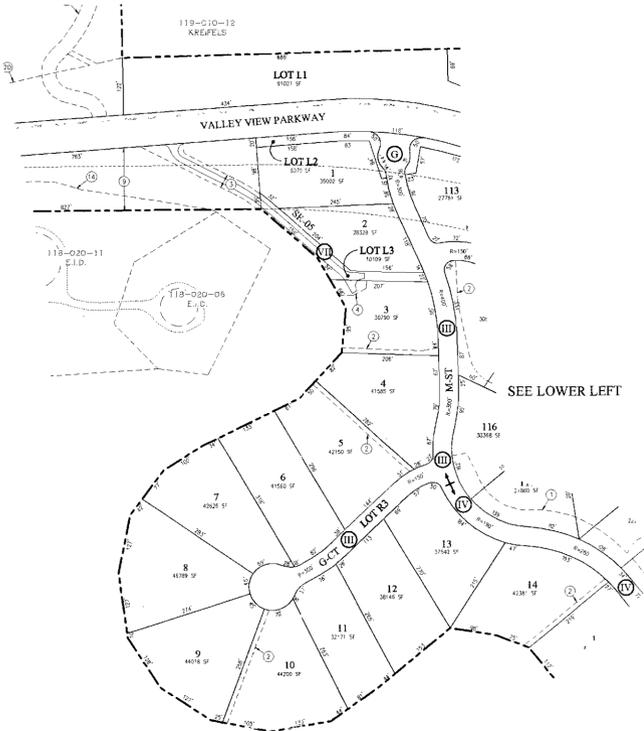


0 50 100 200
SCALE: 1" = 100'



LEGEND

- JURISDICTIONAL WATERS
- ROAD SECTION RESERVATION
SEE DETAILS ON TM-SHEET 2 OF 7
- PROPOSED GATE
- PROPOSED GATE - EXIT ONLY
- BUS STOP
- SIDEWALK LOCATION



KEY NOTES:

- | | |
|-------------------------------------------|------------------------------------------------|
| ① PROPOSED SLOPE & DRAINAGE EASEMENT | ⑩ PROPOSED SLOPE EASEMENT |
| ② PROPOSED DRAINAGE EASEMENT | ⑪ (E) LOD. ROAD & PUE |
| ③ PROPOSED SEWER EASEMENT | ⑫ (E) 96' ROAD / UTILITY EASEMENT |
| ④ PROPOSED ACCESS EASEMENT | ⑬ (E) TEMPORARY EASEMENT |
| ⑤ PROPOSED PUBLIC UTILITY EASEMENT | ⑭ (E) 40' NON-EXCLUSIVE ROAD & PUE |
| ⑥ PROPOSED SEWER & WATER EASEMENT | ⑮ PROPOSED 20' SEWER & MULT-USE TRAIL EASEMENT |
| ⑦ PROPOSED WATER EASEMENT | ⑯ PROPOSED EMERGENCY VEHICLE ACCESS & PUE |
| ⑧ PROPOSED ROAD & PUBLIC UTILITY EASEMENT | ⑰ PROPOSED MULTI-USE TRAIL EASEMENT |
| ⑨ PROPOSED LANDSCAPE EASEMENT | ⑱ PROPOSED EMERGENCY VEHICLE ACCESS |
| | ⑲ (E) EXCLUSIVE ROAD & UTILITY EASEMENT |

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE June 11, 2015
BY Roger Trout
EXECUTIVE SECRETARY
cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3223 Market Circle, Rancho Cordova, CA 95742
916.886.8215 F 916.886.8275 www.cta.com

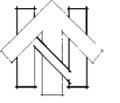
TENTATIVE MAP EAST RIDGE VILLAGE

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'

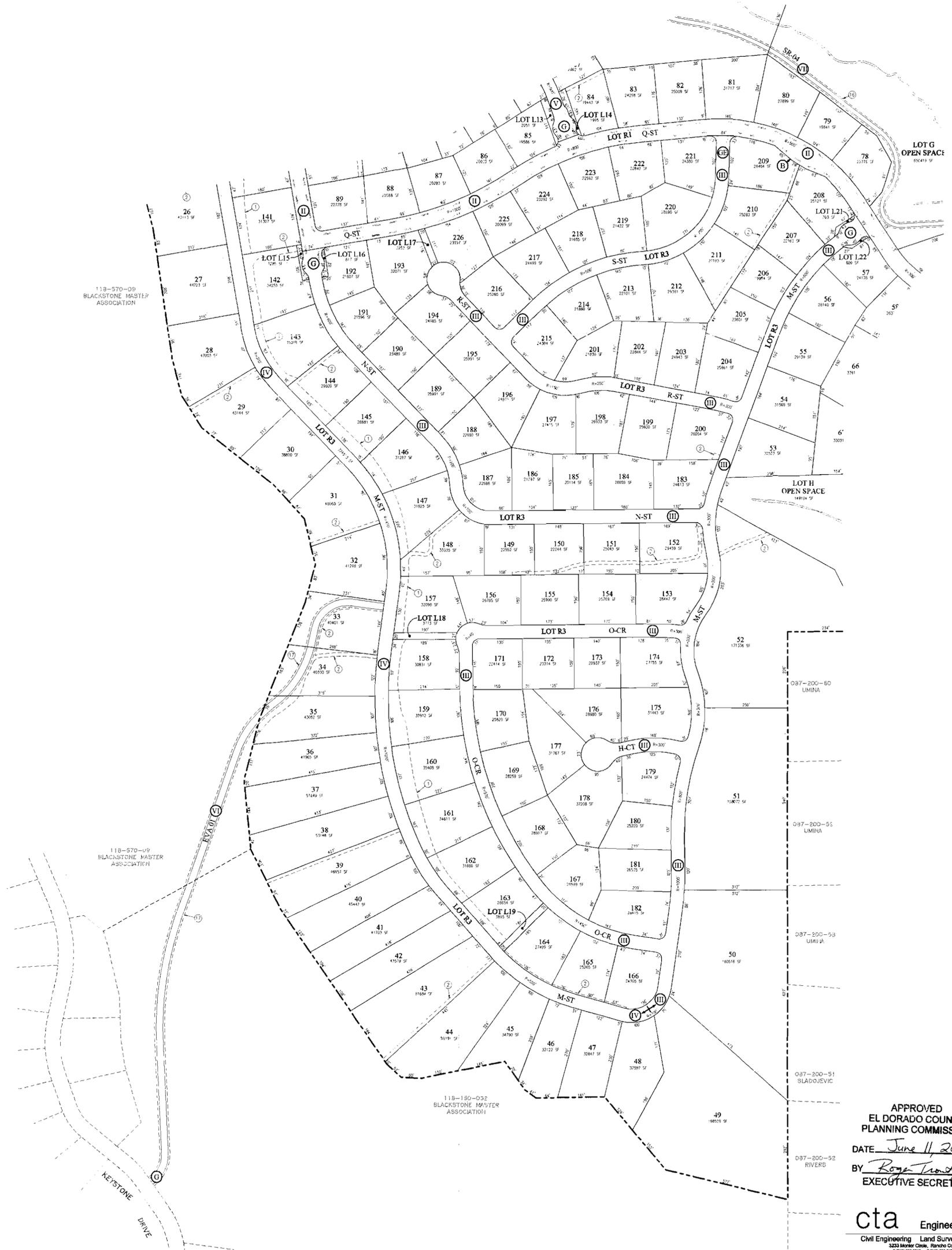
SHEET INDEX

LEGEND

- JURISDICTIONAL WATERS
- ROAD SECTION DESIGNATION
SEE DETAILS ON TM SHEET 2 OF 7
- PROPOSED DATE
- PROPOSED DATE - END ONLY
- BUS STOP
- 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
- ⑩ PROPOSED SLOPE EASEMENT
- ⑪ 1'-0" O.C. ROAD & PUE
- ⑫ 1'-0" O.C. ROAD / UTILITY EASEMENT
- ⑬ 1'-0" TEMPORARY EASEMENT
- ⑭ 40' NON-EXCLUSIVE ROAD & PUE
- ⑮ PROPOSED 20' SEWER & MULTI-USE TRAIL EASEMENT
- ⑯ PROPOSED EMERGENCY VEHICLE ACCESS & PUE
- ⑰ PROPOSED MULTI-USE TRAIL EASEMENT
- ⑱ PROPOSED EMERGENCY VEHICLE ACCESS



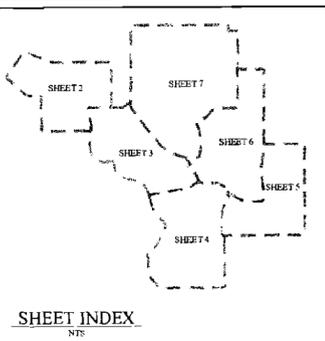
118-570-09
BLACKSTONE MASTER
ASSOCIATION

118-570-09
BLACKSTONE MASTER
ASSOCIATION

118-130-032
BLACKSTONE MASTER
ASSOCIATION

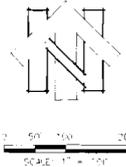
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: June 11, 2015
BY: Roger Trond/Cmt
EXECUTIVE SECRETARY

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3233 Monterey Circle, Rancho Cordova, CA 95742
1 (916) 852-2010 F (916) 852-2012 www.cta.com



TENTATIVE MAP EAST RIDGE VILLAGE

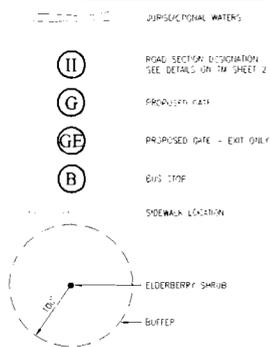
COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 5 OF 7 STATE OF CALIFORNIA



SEPTEMBER, 2014
REVISED: MAY, 2015

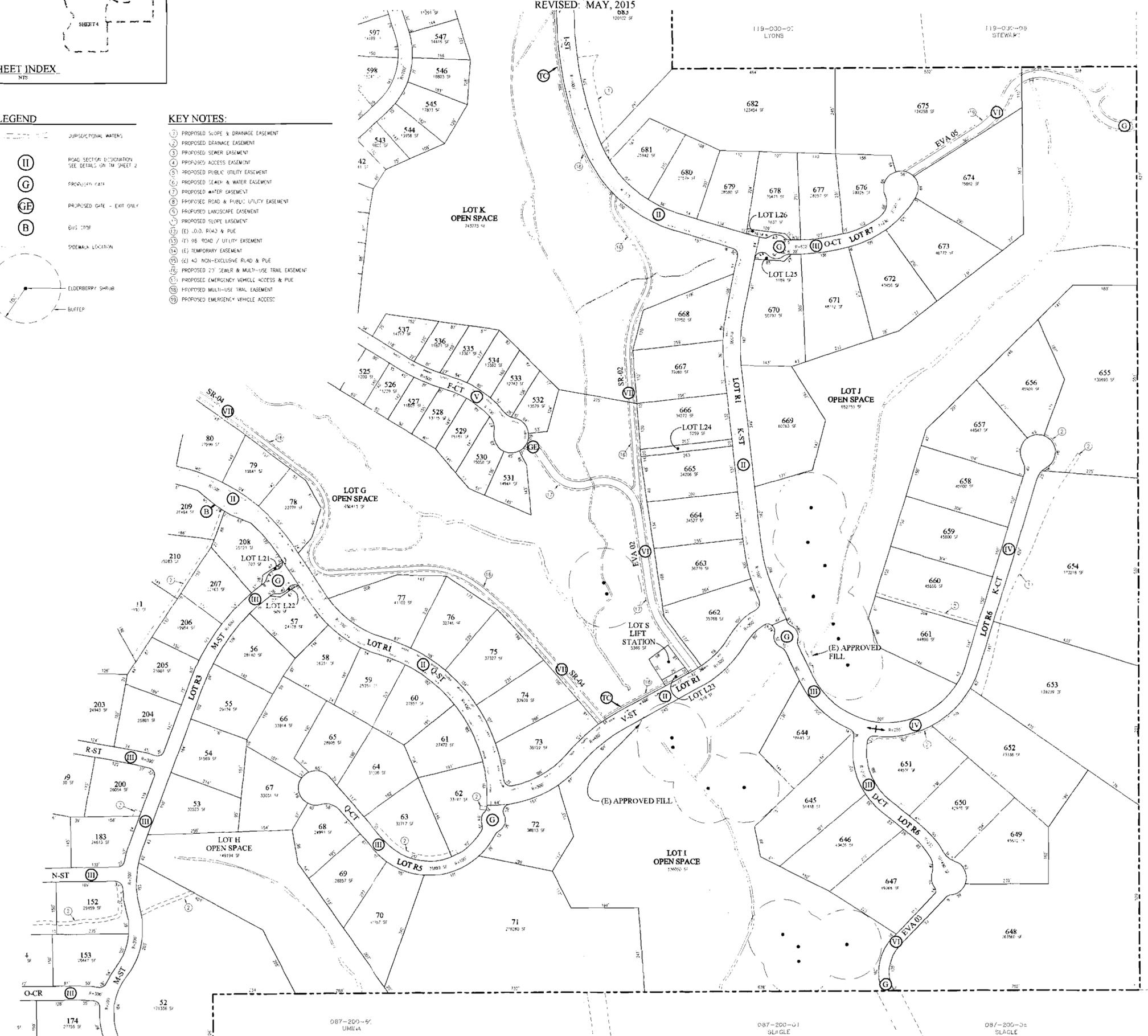
SHEET INDEX
NTS

LEGEND



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) .00 ROAD & PUE
- 12) (F) .06 ROAD / UTILITY EASEMENT
- 13) (E) TEMPORARY EASEMENT
- 14) (C) 40' NON-EXCLUSIVE ROAD & PUE
- 15) PROPOSED 21' SEWER & MULTI-USE TRAIL EASEMENT
- 16) PROPOSED EMERGENCY VEHICLE ACCESS & PUE
- 17) PROPOSED MULTI-USE TRAIL EASEMENT
- 18) PROPOSED EMERGENCY VEHICLE ACCESS



119-000-11 MAPLE VALLEY CO. LLC

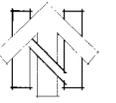
cta Engineering & Surveying
 Civil Engineering Land Surveying Land Planning
 3203 Monier Circle, Rancho Cordova, CA 95742
 (916) 850-0919 (916) 850-2478 www.cta.com

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

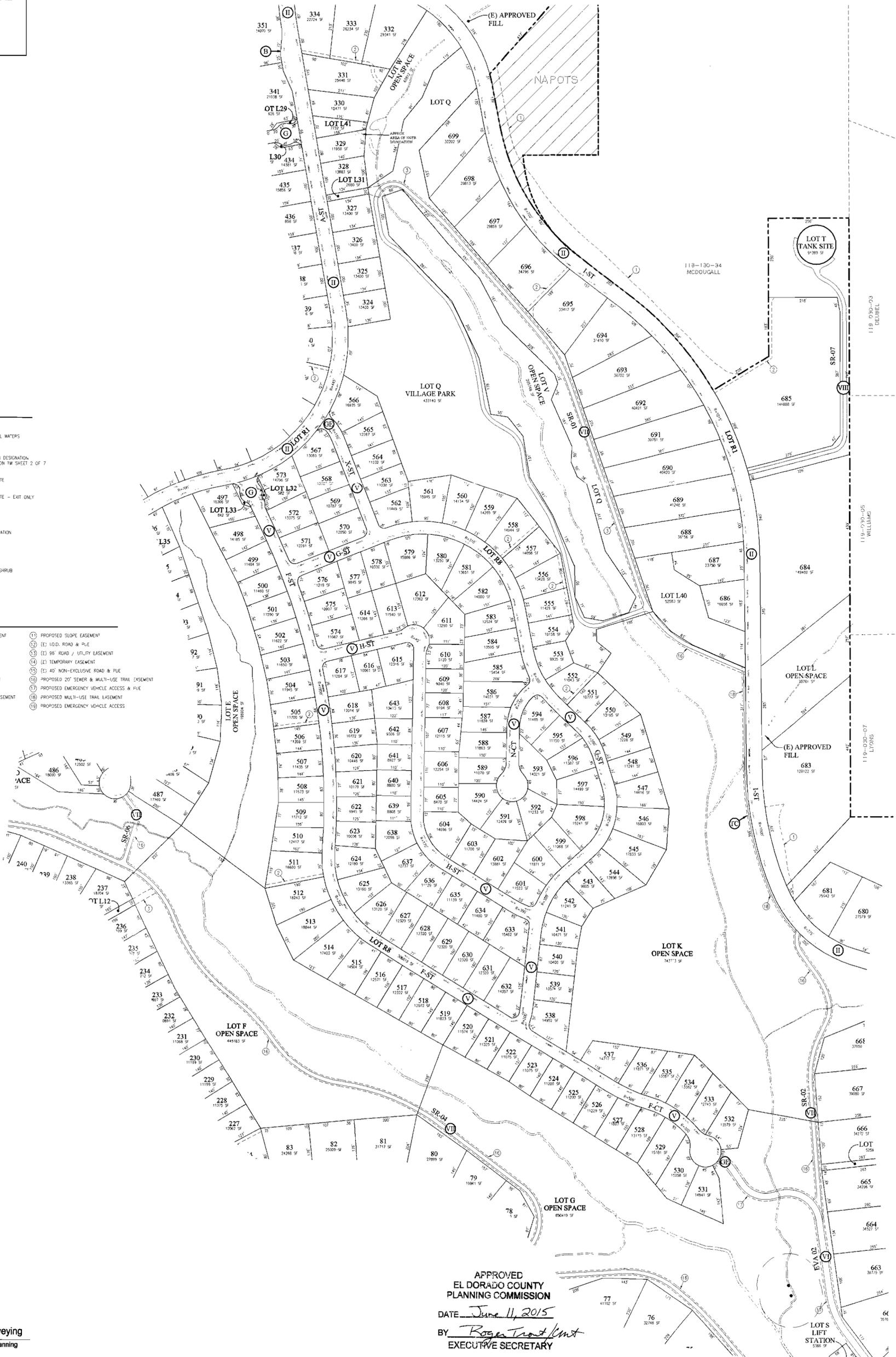
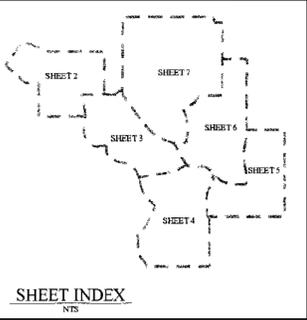
TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 6 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014
REVISED: MAY, 2015



0 40 100 200
SCALE: 1" = 100'



LEGEND

- JURISDICTIONAL WATERS
- ROAD SECTION DESIGNATION. SEE DETAILS ON TM SHEET 2 OF 7
- PROPOSED GATE
- PROPOSED GATE - EXIT ONLY
- BUS STOP
- SIDEWALK LOCATION
- ELDERBERRY SHRUB
- BUFFER

KEY NOTES:

- | | |
|--------------------------------------------|---------------------------------------------------|
| 1) PROPOSED SLOPE & DRAINAGE EASEMENT | 11) PROPOSED SLOPE EASEMENT |
| 2) PROPOSED DRAINAGE EASEMENT | 12) E. L.O.D. ROAD & P.U.E. |
| 3) PROPOSED SEWER EASEMENT | 13) E. 96' ROAD / UTILITY EASEMENT |
| 4) PROPOSED ACCESS EASEMENT | 14) E. TEMPORARY EASEMENT |
| 5) PROPOSED PUBLIC UTILITY EASEMENT | 15) E. 40' NON-EXCLUSIVE ROAD & P.U.E. |
| 6) PROPOSED SEWER & WATER EASEMENT | 16) PROPOSED 20" SEWER & MULTI-USE TRAIL EASEMENT |
| 7) PROPOSED WATER EASEMENT | 17) PROPOSED EMERGENCY VEHICLE ACCESS & P.U.E. |
| 8) PROPOSED ROAD & PUBLIC UTILITY EASEMENT | 18) PROPOSED MULTI-USE TRAIL EASEMENT |
| 9) PROPOSED LANDSCAPE EASEMENT | 19) PROPOSED EMERGENCY VEHICLE ACCESS |

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

cta Engineering & Surveying
CMI Engineering Land Surveying Land Planning
3253 Mariner Circle, Rancho Cordova, CA 95742
T (916) 558-0919 F (916) 558-2019 www.cta.com

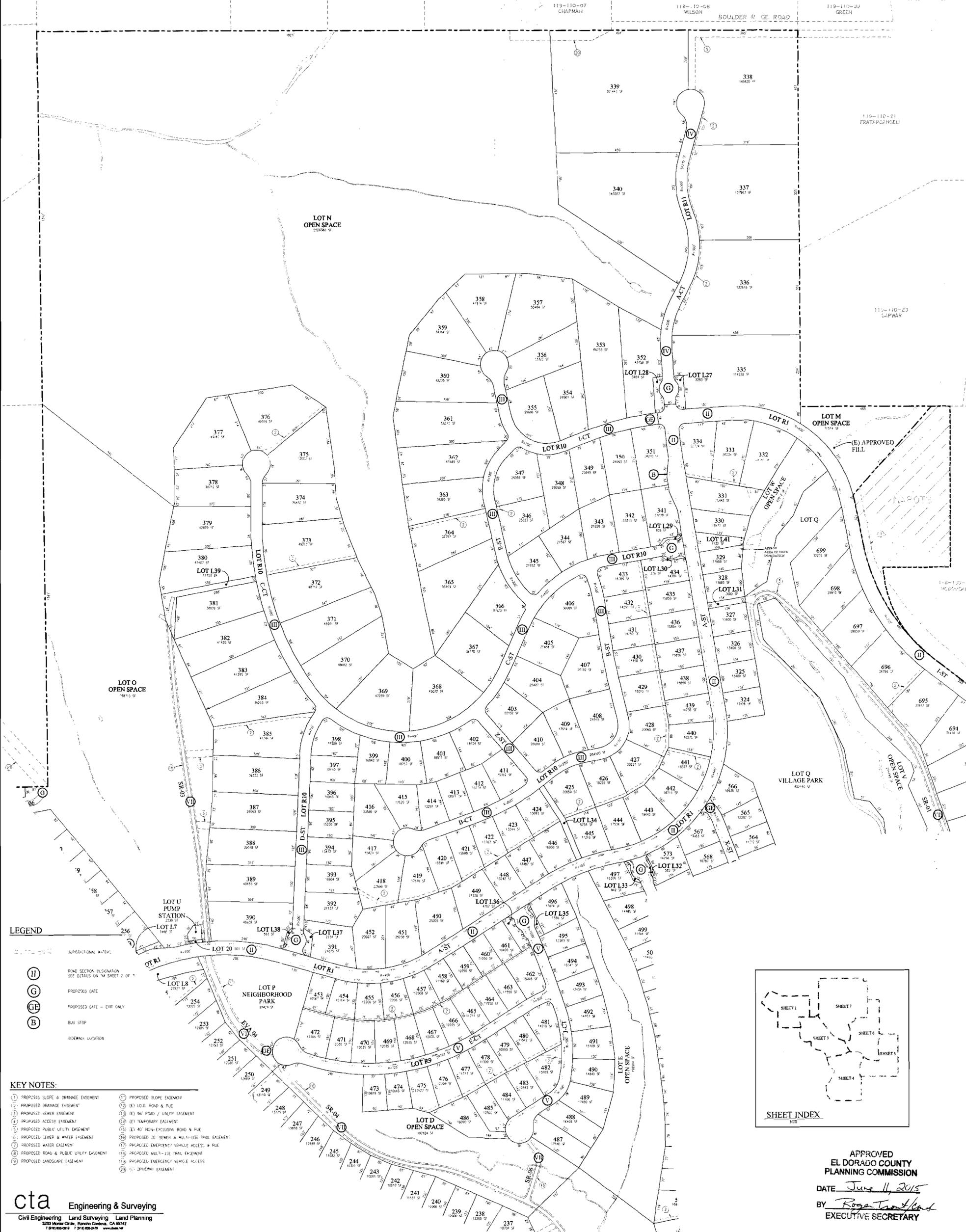
TENTATIVE MAP EAST RIDGE VILLAGE

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

SEPTEMBER, 2014
REVISED: MAY, 2015

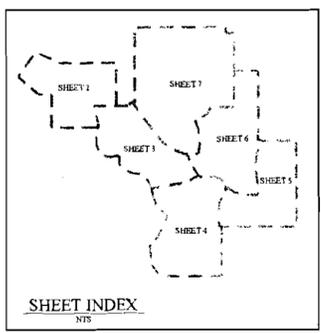


SCALE 1" = 100'



- LEGEND**
- JURISDICTIONAL BOUNDARY
 - Ⓜ ROAD SECTION DISLOCATION
SEE DETAILS ON "A" SHEET 2 OF 7
 - Ⓞ PROPOSED GATE
 - Ⓞ PROPOSED GATE - EXIT ONLY
 - Ⓞ BUS STOP
 - Ⓞ 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
 - ⑩ PROPOSED SLOPE EASEMENT
 - ⑪ (E) I.O.D. ROAD & PUE
 - ⑫ (E) 96" ROAD / UTILITY EASEMENT
 - ⑬ (E) TEMPORARY EASEMENT
 - ⑭ (E) 40' NON-EXCLUSIVE ROAD & PUE
 - ⑮ PROPOSED 20' SEWER & MULTI-USE TRAIL EASEMENT
 - ⑯ PROPOSED EMERGENCY VEHICLE ACCESS & PUE
 - ⑰ PROPOSED MULTI-USE TRAIL EASEMENT
 - ⑱ PROPOSED EMERGENCY VEHICLE ACCESS
 - ⑳ (E) DRIVEWAY EASEMENT



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

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3293 Menlo Circle, Rancho Cordova, CA 95742
TEL: 916-850-0919 FAX: 916-850-2478 www.cta.com

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)
) SS
COUNTY OF _____)

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)
) SS
COUNTY OF _____)

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. HEENEY LS 5914



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. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA

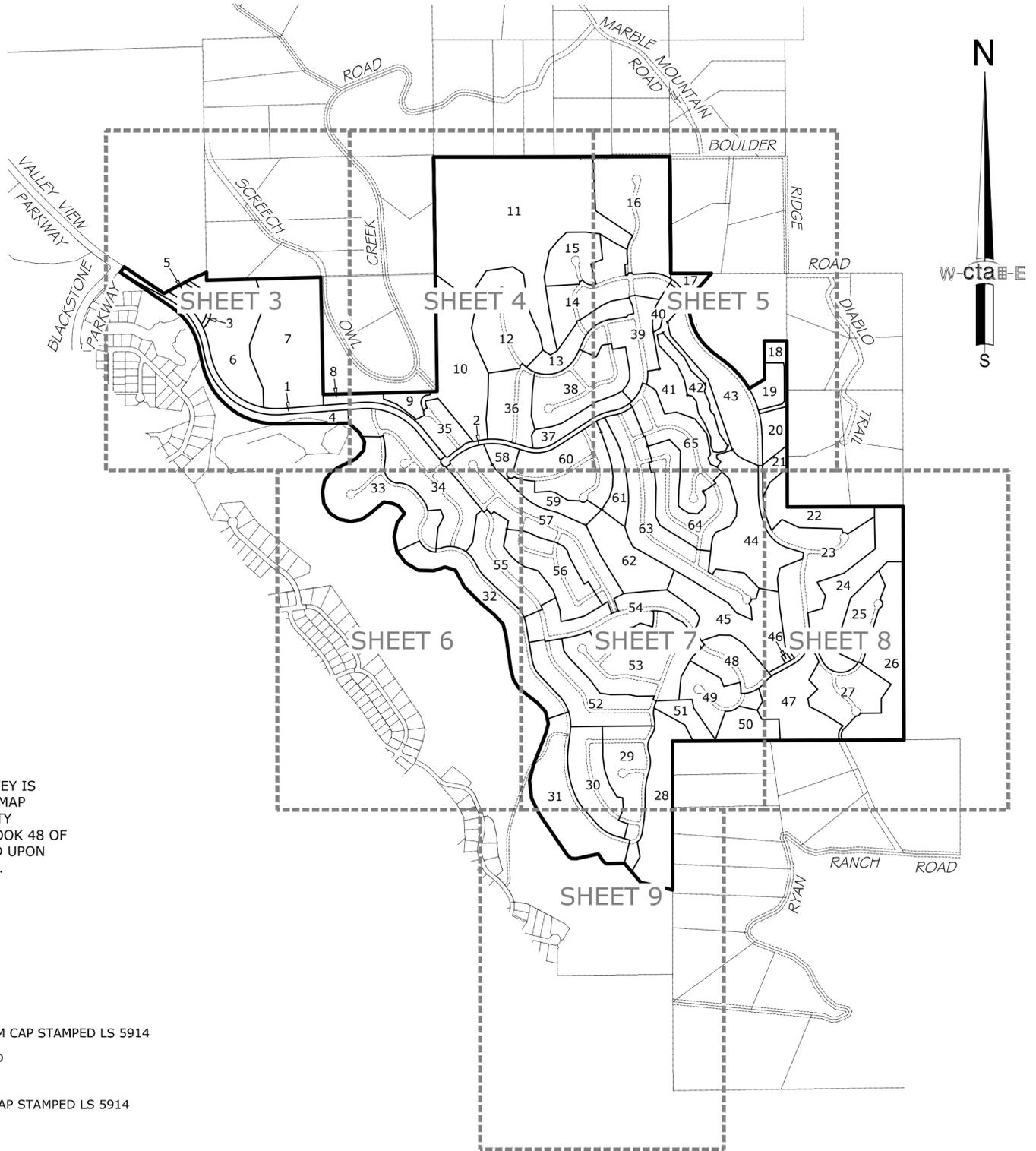
BY: _____
DEPUTY

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 J-43 | 17. PM 17-92 |
| 6. 5RS 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 J-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

NOTES

1. 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.
2. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 733.979 ACRES, CONSISTING OF 65 LARGE LOTS.
3. 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.
4. ALL LOTS SHOWN HEREON ARE CREATED FOR FINANCING PURPOSES ONLY.
5. 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.
6. REFER TO DOC. NO. 2004-27111 FOR DECLARATION OF RESTRICTION REGARDING WETLAND PRESERVES
7. REFER TO DOC. NO. 2004-27112 FOR DECLARATION OF RESTRICTION REGARDING ELDERBERRY AVOIDENCE.

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:

1. 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.

East Ridge Tentative Map Extension Project Narrative

Background:

The Board of Supervisors approved the Valley View Specific Plan and Development Agreement (DA) on December 9th 1998. The East Ridge project is located within the Valley View Specific Plan with a designation of Adopted Plan (AP) under the El Dorado County General Plan Land Use Map. The General Plan has recognized and adopted the plans, policies and maps associated with the Specific Plan.

The DA allows the landowner to develop subject to the density and intensity of land uses contemplated in the General Plan and the Specific Plan in effect at the time the DA was signed. In other words, development under the DA has a protected (“vested”) right to proceed.

The East Ridge Tentative Map (TM14-1521) was approved by the El Dorado County Planning Commission on June 11th 2015. The Tentative Map included 701 single family residential lots, 41 landscape lots, 12 roadway lots, 2 recreational park lots, 1 sewer lift station lot, one water tank lot and one pump station lot. The original Assessor Parcel Numbers for this map are 118-130-28, 118-130-31, 118-130-35 and 118-130-40. The expiration date of the approved East Ridge Tentative Map is June 11th 2018.

On October 20, 2015 the Board of Supervisors approved the resolution of formation to create the Community Facilities District (CFD) No. 2015-1. This CFD was formed to assist in the financing of the major infrastructure improvements and appurtenances.

A Large Lot Final Map was approved on December 15, 2015 by the Board of Supervisors. The large lot final map created 65 large lots for financing and phasing purposes, ranging in size from approximately 0.06 acre to 58 acres. The Large Lot Final Map was recorded on December 18, 2015 in Book J of Page 142.

East Ridge is the third and final village in the Valley View Specific Plan. The other two villages in the Specific Plan area are White Rock Village and West Valley Village (Blackstone project).

EXHIBIT H

East Ridge is a 734-acre property with 701 residential lots with an average gross density of 1.05 units per acre. It will be developed as custom, semi-custom and production single family detached home sites designed to coexist with the natural terrain and native vegetation cover. East Ridge Village is the most remote residential area and lowest density of the three villages within the Valley View Specific Plan. East Ridge was planned to be the last village to be developed due to its location in the Plan area. It is the last phase to be developed in the Valley View Specific Plan.

The construction and sales of the Blackstone project would provide a transition to the planning and development of the East Ridge Village.

El Dorado Irrigation District (EID) Facility Plan Report and Improvement Plans/Final Map

Facility Plan Report

Prior to submittal of the Improvement Plans to the El Dorado Irrigation District (EID) they require the submittal of a Facility Improvement Plan Letter (FIL) request. After receiving the FIL from the District, a Facility Plan Report (FPR) providing engineering analysis for both the water and sewer must be submitted, reviewed and then approved. Upon approval of both the FIL and FPR, EID will then allow the submittal of Improvement Plans.

Because the processing for the FIL and FPR takes a significant amount of time, the property owners started the process early on. We submitted a request for the FIL on November 14, 2012 and we received the FIL on February 28, 2013. We had several meetings and coordination with EID regarding the information to be included in the FPR and submitted for the first review on November 24, 2014. We received final approval in May of 2016. This FPR process has taken 2.5 years.

Infrastructure Improvement Plans/Phase 1 Grading Plans

We were unable to submit the infrastructure and phase 1(383 lots) plans until the FPR was approved by EID. Once the FPR has been approved, the design of the Improvement Plans can be started. It will take approximately 1.5 years for the phase 1 grading plans and infrastructure improvements plans to be approved. It is anticipated that all the plans would be approved in July of 2017.

Phase 1 (383 lots) Subdivision Improvement Plans

The earliest that the phase 1 subdivision improvement plans could be started is when we begin the construction of all the infrastructure and phase 1 grading improvements. It is anticipated that construction will not start until late summer of 2017 season, however given the extensive grading required and the timing to sell CFD bonds, construction will not commence before 2018.

Assuming the demand for new housing in the area is strong at East Ridge price point, we could begin the phase 1 subdivision set of improvement plans for the 383 lots. The subdivision plans could begin sometime in late summer of 2018.

Phase 1 Final Map

A Final Map is prepared once the subdivision improvements plans have been completed, in case there are modifications to the plans that need to be incorporated into the Final Map. The timing of preparing and processing the Final Map would take approximately 1 year which would be sometime in the summer of 2020.

Summary

In summary, it will take approximately 5 years from the date of the approval of the Tentative Map to process the Phase 1 Final Map. This Final Map would be completed in 2020. A 3-year Tentative Map approval would not be enough time to complete a Final Map for Phase 1 of the project.

This still leaves an additional 318 lots to be mapped for the remainder of the project assuming we do a single phase 2 project. It would take at least another 5 years to complete the construction and get an approved Final Map, which would put us at the year of 2025.

Therefore, requesting the 6 one year time extension from June 11, 2018 to June 11, 2024 will be needed if we have any ability to complete all the Final Maps for the entire project.

EID Water Meters

The El Dorado County Board of Supervisors Resolution No. 118-92 requires the purchase of water service meters from EID prior to the recording of a Final Map.

The current costs for purchasing a water meter from EID is \$19,157. To record a Final Map a property owner will have to pay \$13,429,057 for 701 lots. This is an upfront cost just to record a Final Map. To acquire funding a Plan of Service and Acquisition Agreement will be needed. Below is a summary of the timeline for this to occur.

CFD Financing

On October 20, 2015 the Board of Supervisors approved the resolution of formation to create the Community Facilities District (CFD) No. 2015-1. This CFD was formed to assist in the financing of the major infrastructure improvements and appurtenances.

We have prepared and submitted the Developer Questionnaire for the Plan of Service (POS) and due diligence on June 20, 2016 to the County to begin the process for the funding of the District. Assuming that the County provides us comments by January of 2017, this process will take approximately 12 months assuming all the deadlines have been met. The most optimistic timeframe for the ability to finance the infrastructure improvements would be in the Fall of 2017.

Sales/Marketing

A table summary showing the sales of the Blackstone project is provided below.

Blackstone Sales Years 2004-2016

Project	Total Lots	2004-2016 Total Sales
West Valley View	1433	900
Average Sales Per Year: 70 Lots		

From the years 2004 to 2016, 900 of the 1433 lots in the Blackstone project were sold to individual home buyers. During this period, the average lot sales were 70 lots per year.

As the East Ridge Tentative Map was approved for 701 single family lots, it would take approximately 10 years (Year 2027) to sell these lots, based on the average lot sales of the Blackstone project in the past 13 years.

If East Ridge comes on-line before Blackstone is built out, we would expect the overall Valley View Specific Plan lot sales to increase, but not double. Once Blackstone is built out, then all lots sales would be in the East Ridge project.

At the present course, Blackstone still has 7+ years before it is built out. Given that East Ridge still has 2+ years of CFD bond sales, Improvement Plan approvals and initial construction before lots are available, we expect that East Ridge would not be built out until 2030.

Time Extension

Due to the pace of the residential lot sales in the Blackstone project, the uncertainty of the future custom homes market, the timing of completing the on-site improvements of Valley View Parkway and the timing of designing and processing the Improvement Plans and Final Map, a six one-year time extension for the East Ridge Tentative Map is requested.

The requested six one-year time extension is pursuant to the Subdivision Map Act Section 66452.6 and the County Subdivision Ordinance Section 120.74.030. The referenced County Ordinance Code says the following:

“The subdivider may request up to six one-year extensions of the expiration date of the approved or conditionally approved tentative map, as allowed by Government Code § 66452.6(e) and § 66463.5, by written application to the Development Services Division of the Community Development Agency. The subdivider may request more than one time extension at a time, up to the maximum allowed by this subsection or a development agreement applicable to the map for which the extension request is filed, but in no event shall the total time extension requested exceed six years.”

The Sections of the Subdivision Map Act and the County Subdivision Ordinance would allow the East Ridge Tentative Map to be extended to June 11th 2024. The extension would provide additional time to A) cope with the slow lots sales in the custom housing marketing, B) prepare and submit the Improvements Plans to the El Dorado County for future construction, C) prepare and submit the Final map to the El Dorado County after construction has been completed.