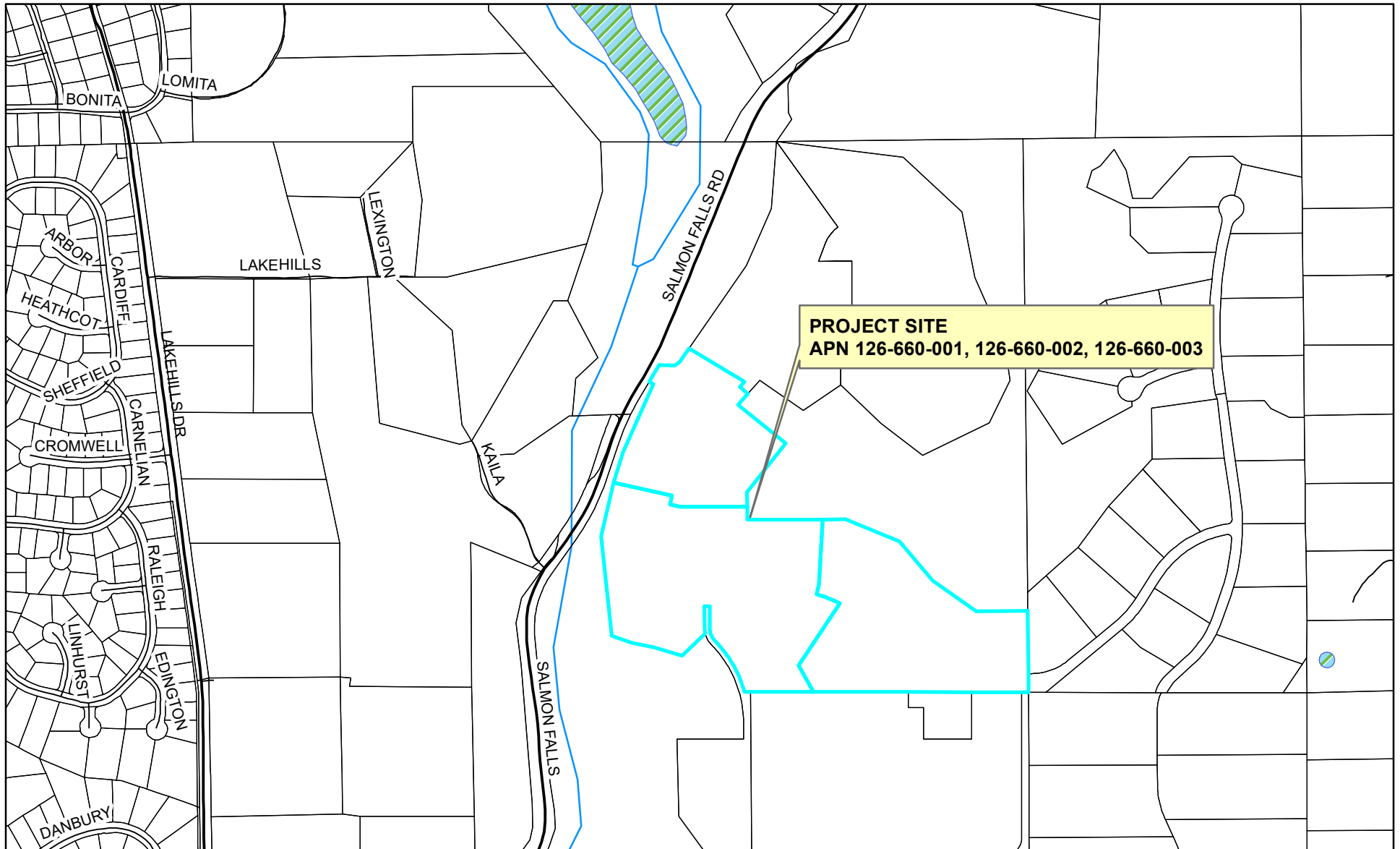


TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT B - LOCATION/VICINITY MAP



0 370 740 1,480 Feet

Legend

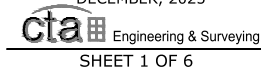
- Parcels
- Roads

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT C - FINAL MAP LA CAÑADA UNIT 1

FINAL MAP OF: LA CAÑADA UNIT NO. 1

BEING LOTS LL-1, LL-2 & LL-3 OF THE LARGE LOT FINAL MAP OF LA CANADA,
S.D. 'K'-29 AND LYING WITHIN THE N 1/2 AND THE SW1/4, SECTION 14, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
DECEMBER, 2025



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 LOT R 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 C, D, E AND F SHOWN HEREON.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT "R" 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, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS 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.

LA CANADA 143-25, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LA JOLLA PACIFIC INVESTMENT, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: MANAGER

MICHAEL C. STETNER
ITS 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 _____, 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: _____

COMMISSION EXPIRES: _____

NAME _____

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 LA CANADA 143-25 LLC, IN JUNE, 2021. 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



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 JANUARY 19, 2010 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 & BUILDING DEPARTMENT
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, RCE 61363
COUNTY ENGINEER
COUNTY OF EL DORADO, CALIFORNIA

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 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 ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'R', WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENT REFERENCED IN THE NOTES.

DATE: _____

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

BY: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE

I, JANELLE K. HORNE HEREBY CERTIFY THAT STEWART TITLE GUARANTY COMPANY TITLE

CERTIFICATE NO. _____ WAS FILED WITH THIS OFFICE AND THAT THIS FINAL MAP WAS ACCEPTED

FOR RECORD AND FILED IN BOOK _____, PAGE _____, DOCUMENT NO. _____ ON

_____, 20__ AT ____:____:____

JANELLE K. HORNE
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1
EXHIBIT C - FINAL MAP LA CAÑADA UNIT 1

FINAL MAP OF:
LA CAÑADA UNIT NO. 1

BEING LOTS LL-1, LL-2 & LL-3 OF THE LARGE LOT FINAL MAP OF LA CANADA,
S.D. 'K'-29 AND LYING WITHIN THE N 1/2 AND THE SW1/4, SECTION 14, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
DECEMBER, 2025



BENEFICIARY'S STATEMENT

WE, THE UNDERSIGNED, SDP REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY TOGETHER WITH SDP FINANCIAL 2020, LP, A DELAWARE LIMITED PARTNERSHIP, BENEFICIARY UNDER THAT CERTAIN TRUST DEED, ASSIGNMENT OF RENTS, SECURITY AGREEMENT, AND FIXTURE FILING DATED JUNE 7, 2022, AND RECORDED JUNE 9, 2022 AS INSTRUMENT NO. 2022-0025104 OF OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE IRREVOCABLE OFFERS OF DEDICATION SHOWN HEREON AND THE PREPARATION AND FILING OF THIS MAP

SDP REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME _____

TITLE _____

SDP FINANCIAL 2020, LP, A DELAWARE LIMITED PARTNERSHIP

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: _____

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: _____

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT C - FINAL MAP LA CAÑADA UNIT 1

LA CAÑADA UNIT NO. 1

BEING LOTS LL-1, LL-2 & LL-3 OF THE LARGE LOT FINAL MAP OF LA CANADA,
S.D. 'K'-29 AND LYING WITHIN THE N 1/2 AND THE SW1/4, SECTION 14, T.10N., R.8E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
DECEMBER, 2025 SCALE: 1"=60'

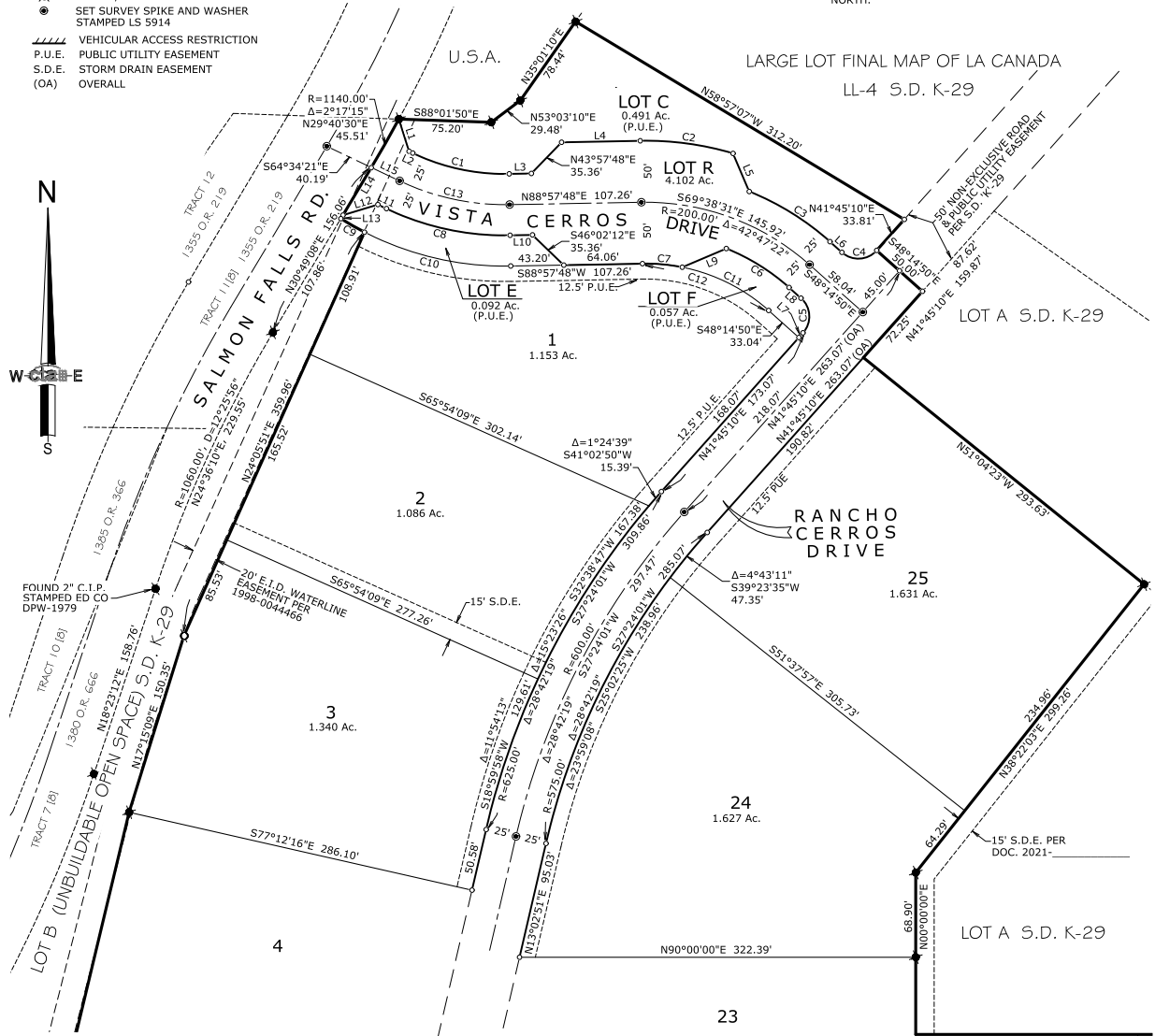
LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ✱ FOUND 3/4" C.I.P. STAMPED LS 5914
- ✱ FOUND MONUMENT AS NOTED
- ✱ SET 5/8" REBAR WITH 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

cta Engineering & Surveying
SHEET 3 OF 6

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF LA CANADA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'K' OF MAPS, PAGE 29, AND IS GRID NORTH.



LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	S17°31'35"E	27.56'
L2	S64°34'21"E	3.30'
L3	N88°57'49"E	18.01'
L4	N88°57'48"E	64.06'
L5	S23°02'05"E	33.74'
L6	S48°14'50"E	13.04'
L7	N41°45'10"E	5.00'
L8	S48°14'50"E	13.04'
L9	S66°57'55"W	38.96'
L10	S88°57'47"W	18.20'
L11	N64°34'21"W	7.70'
L12	N73°07'23"E	29.71'
L13	N30°49'08"E	3.21'
L14	N30°49'08"E	44.99'
L15	S64°34'21"E	25.43'

REFERENCES

1. S.D. J-116
2. R.S. 16-101
3. R.S. 25-30
4. R.S. 26-30
5. S.D. K-29

CURVE DATA TABLE			
CURVE	RADIUS	CH. BEARING	CH. DIST.
C1	175.00'	Δ=26°31'35"	80.30'
C2	250.00'	Δ=17°31'32"	76.17'
C3	225.00'	Δ=19°47'15"	77.32'
C4	20.00'	Δ=90°00'00"	28.28'
C5	20.00'	Δ=90°00'00"	28.28'
C6	175.00'	Δ=19°47'15"	60.14'
C7	150.00'	Δ=12°25'04"	32.45'
C8	225.00'	Δ=26°27'51"	103.00'
C9	250.00'	Δ=05°05'28"	22.21'
C10	250.00'	Δ=28°15'33"	122.06'
C11	150.00'	Δ=30°22'19"	78.59'
C12	250.00'	Δ=42°47'22"	109.44'
C13	200.00'	Δ=26°27'51"	91.56'

NOTES

1. THIS SUBDIVISION CONTAINS 40.277 ACRES GROSS, CONSISTING OF 24 RESIDENTIAL LOTS AND 4 LETTER LOTS AND IS CONSISTENT WITH TENTATIVE MAP 08-1463 APPROVED BY THE PLANNING COMMISSION ON JANUARY 19, 2010.
2. LOT 'R' SHOWN HEREON IS DESIGNATED AS A "PRIVATE STREET" 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. THE STREETS SHOWN HEREON ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AND ARE RESERVED FOR FUTURE DEDICATION AND WILL BE CONSTRUCTED WITH EACH SUBSEQUENT PHASE AND FINAL MAP.
4. LOTS C, D, E & F ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE AREAS.
5. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
6. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
7. A TOTAL OF 0.89 AC. OR 0.69 PERCENT OF OAK TREE CANOPY SHALL BE AVAILABLE TO EACH LOT WITHIN THE SUBDIVISION FOR REMOVAL DURING INDIVIDUAL LOT DEVELOPMENT. INDIVIDUAL PROPERTY OWNERS SHALL PAY THE MITIGATION FEE OR PROVIDE A REPLACEMENT PLAN. REPLACEMENT PLANS SHALL BE PREPARED BY A CERTIFIED ARBORIST AT A 1:1 RATIO AS REQUIRED BY THE OAK WOODLAND CONSERVATION ORDINANCE AND FEE SHALL BE BASED ON THE AMOUNT ESTABLISHED BY THE BOARD OF SUPERVISORS. (REFERENCE PD08-0003)
8. ANY OAK TREE REMOVAL BEYOND 0.89 AC. OR 0.69 PERCENT FOR ANY INDIVIDUAL LOT WITHIN THE SUBDIVISION, SHALL PAY THE MITIGATION FEE OR PROVIDE A REPLACEMENT PLAN. REPLACEMENT PLANS SHALL BE PREPARED BY A CERTIFIED ARBORIST AT A 2:1 RATIO AS REQUIRED BY THE OAK WOODLAND CONSERVATION ORDINANCE AND FEE SHALL BE BASED ON THE AMOUNT ESTABLISHED BY THE BOARD OF SUPERVISORS. (REFERENCE PD08-0003)

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT C - FINAL MAP LA CAÑADA UNIT 1

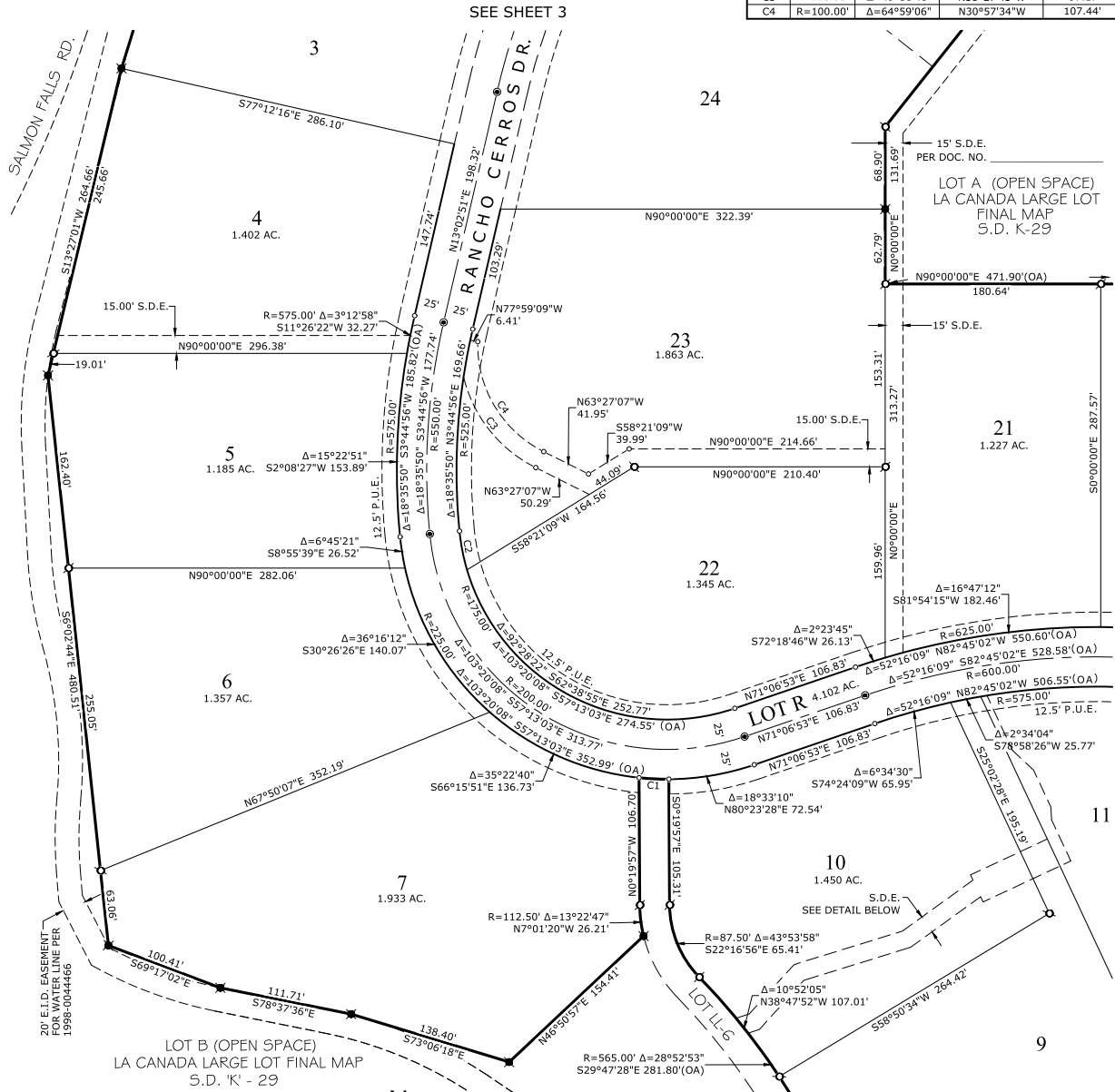
FINAL MAP OF: LA CAÑADA UNIT NO. 1

BEING LOTS LL-1, LL-2 & LL-3 OF THE LARGE LOT FINAL MAP OF LA CANADA,
S.D. 'K'-29 AND LYING WITHIN THE N 1/2 AND THE SW1/4, SECTION 14, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
DECEMBER, 2025 SCALE: 1"=60'



Engineering & Surveying
SHEET 4 OF 6

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=225.00'	Δ=6°22'46"	S87°08'34"E	25.04'
C2	R=175.00'	Δ=10°51'46"	S10°58'51"E	33.13'
C3	R=115.00'	Δ=49°58'48"	N38°27'43"W	97.17'
C4	R=100.00'	Δ=64°59'06"	N30°57'34"W	107.44'



LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ✱ FOUND 3/4" C.I.P. STAMPED LS 5914
- FOUND MONUMENT AS NOTED
- ⊕ SET 5/8" REBAR WITH 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



ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE:

- THE 50' NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT WITHIN LOTS LL-1, LL-2 & LL-3 OF LA CANADA LARGE LOT FINAL MAP, S.D. 'K'-29.

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

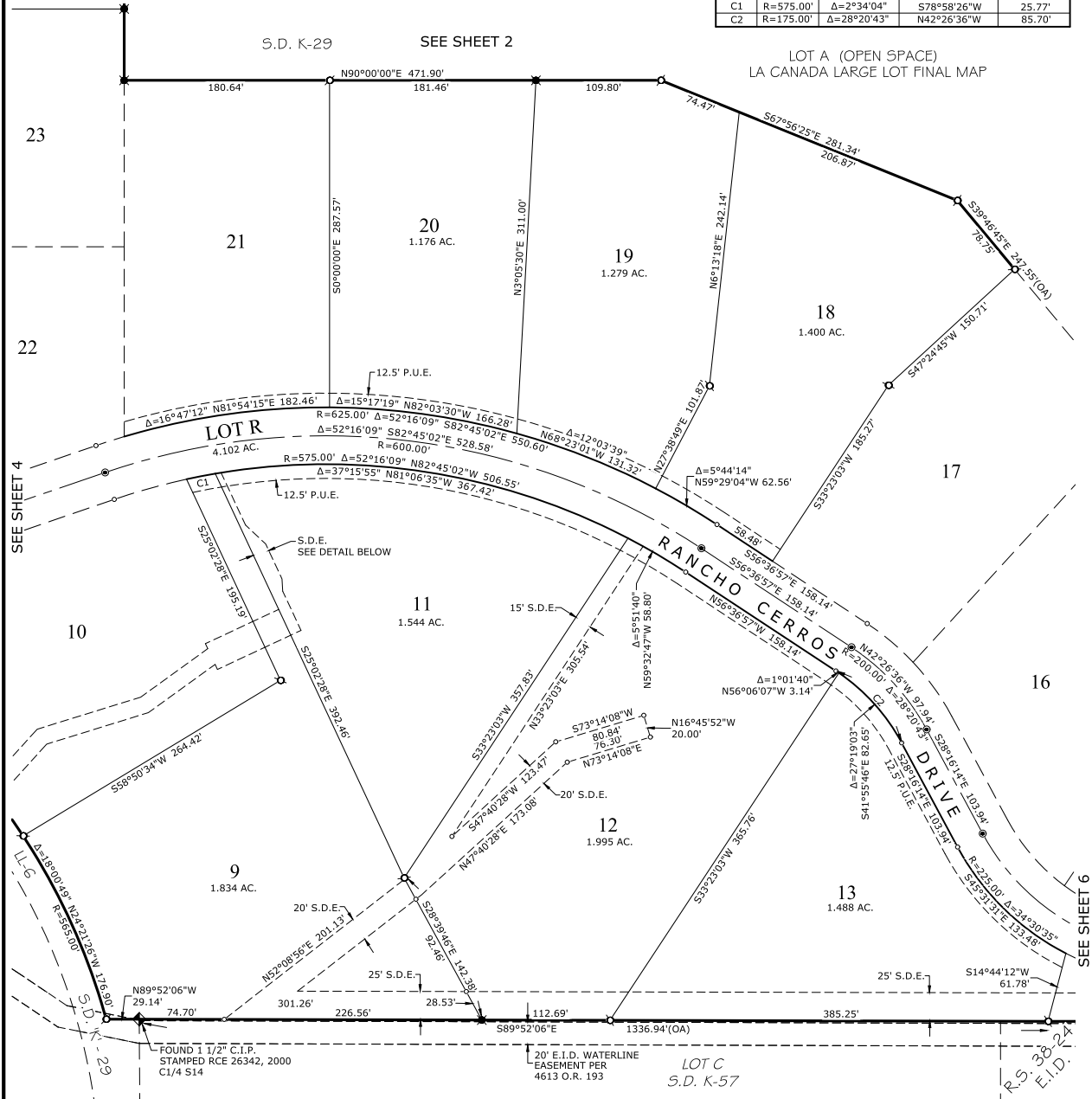
EXHIBIT C - FINAL MAP LA CAÑADA UNIT 1

FINAL MAP OF: LA CAÑADA UNIT NO. 1

BEING LOTS LL-1, LL-2 & LL-3 OF THE LARGE LOT FINAL MAP OF LA CANADA,
S.D. 'K'-29 AND LYING WITHIN THE N 1/2 AND THE SW 1/4, SECTION 14, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
DECEMBER, 2025 SCALE: 1"=60'

cta Engineering & Surveying
SHEET 5 OF 6

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=575.00'	$\Delta=2^{\circ}34'04''$	S78°58'26"W	25.77'
C2	R=175.00'	$\Delta=28^{\circ}20'43''$	N42°26'36"W	85.70'



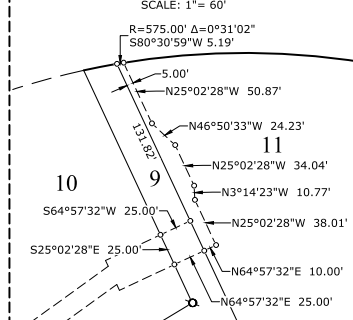
LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ✱ FOUND 3/4" C.I.P. STAMPED LS 5914
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 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

ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE:
1. THE 50' NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT WITHIN LOTS LL-1, LL-2 & LL-3 OF LA CANADA LARGE LOT FINAL MAP, S.D. 'K'-29.

STORM DRAIN EASEMENT DETAIL LOTS 9 & 11



TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

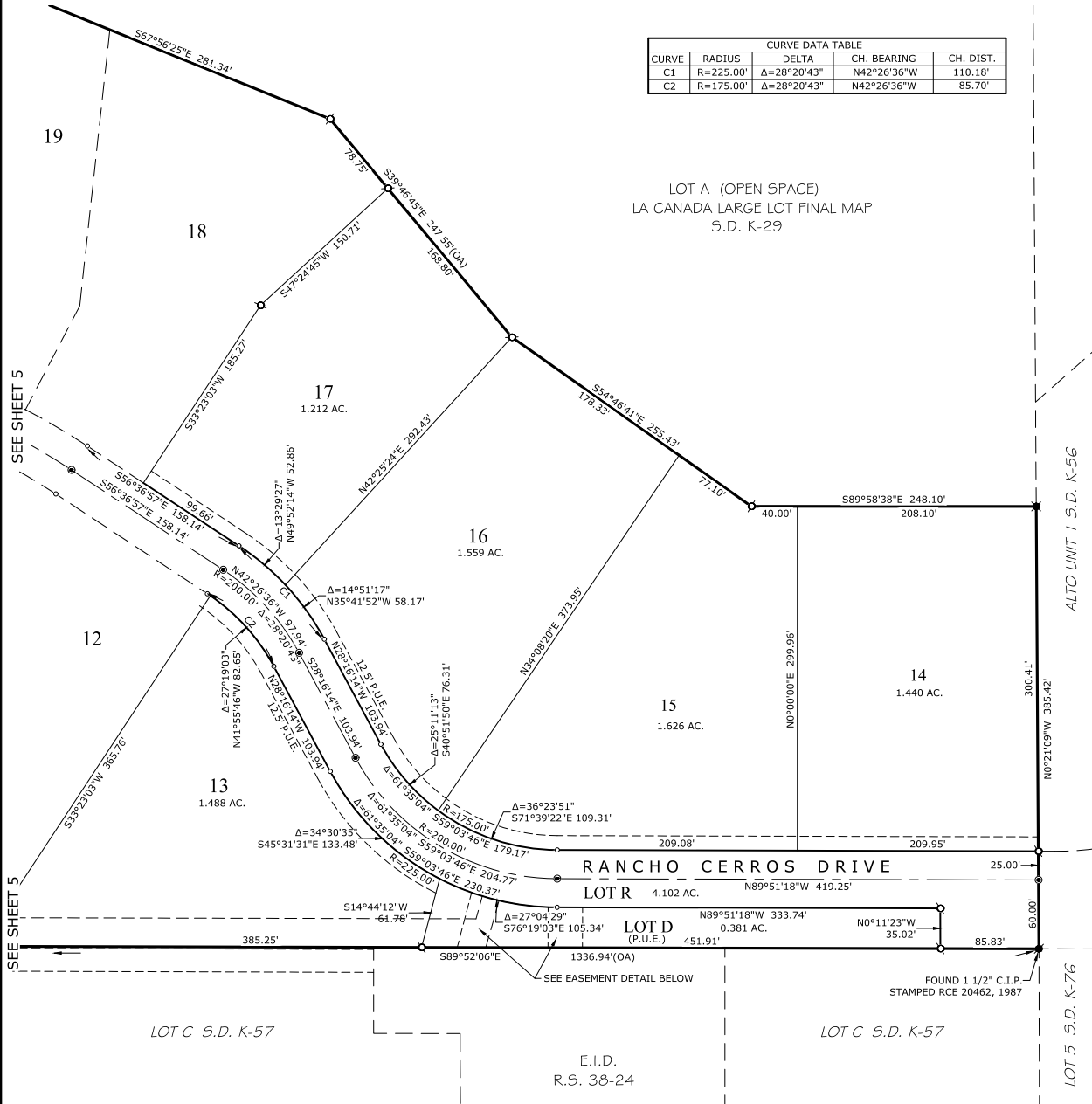
EXHIBIT C - FINAL MAP LA CAÑADA UNIT 1

LA CAÑADA UNIT NO. 1

BEING LOTS LL-1, LL-2 & LL-3 OF THE LARGE LOT FINAL MAP OF LA CANADA,
S.D. 'K'-29 AND LYING WITHIN THE N 1/2 AND THE SW 1/4, SECTION 14, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
DECEMBER, 2025 SCALE: 1"=60'

cta Engineering & Surveying
SHEET 6 OF 6

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=225.00'	$\Delta=28^{\circ}20'43''$	N42°26'36"W	110.18'
C2	R=175.00'	$\Delta=28^{\circ}20'43''$	N42°26'36"W	85.70'

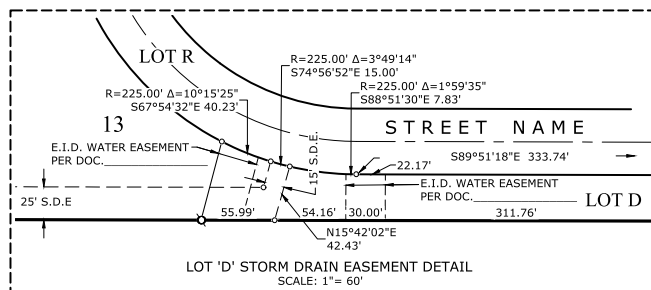


LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ✱ FOUND 3/4" C.I.P. STAMPED LS 5914
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 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

ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(C) OF THE GOVERNMENT CODE:
1. THE 50' NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT WITHIN LOTS LL-1, LL-2 & LL-3 OF LA CANADA LARGE LOT FINAL MAP, S.D. 'K'-29.



TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT E - ORIGINAL TENTATIVE MAP AND SUBSTANTIAL CONFORMANCE TENTATIVE MAP

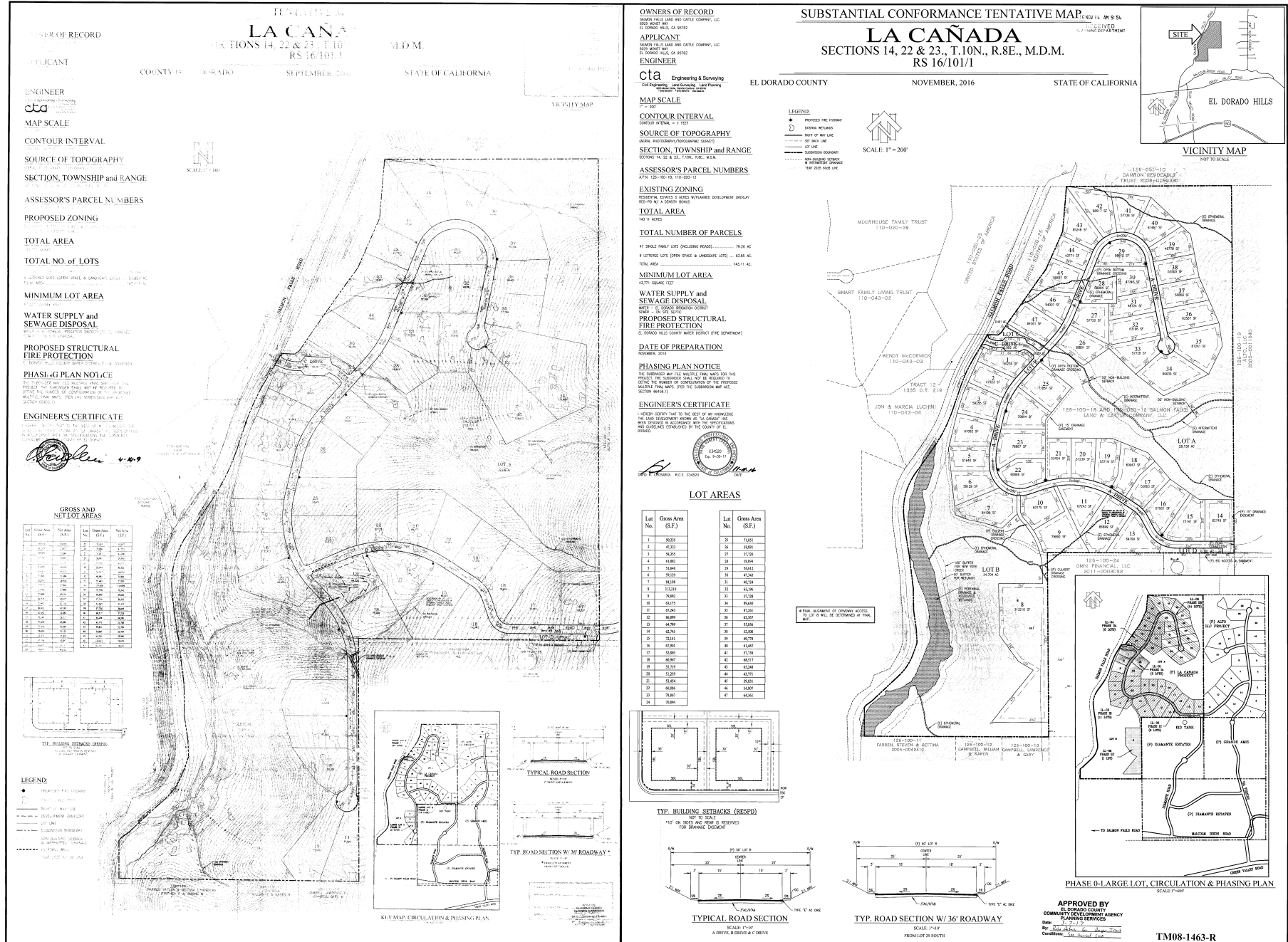


Exhibit C

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT F - LARGE LOT FINAL MAP LA CAÑADA

LARGE LOT FINAL MAP OF: LA CAÑADA

PORTIONS OF THE N½ & SW ¼, SECTION 14, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY, 2019



Engineering & Surveying

SHEET 1 OF 2

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

SALMON FALLS LAND AND CATTLE COMPANY LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

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(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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.

PRINCIPLE COUNTY OF BUSINESS _____

COMMISSION NO: _____

NAME _____

COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER DEED OF TRUST, RECORDED AUGUST 17, 2015, AS INSTRUMENT NO. 2015-0038455, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

PLACER FORECLOSURE, INC.

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(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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.

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 SALMON FALLS LAND AND CATTLE COMPANY LLC IN APRIL, 2016. 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



PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JANUARY 19, 2010 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

BY: _____

TIFFANY SCHMID
DIRECTOR, PLANNING & BUILDING DEPARTMENT
COUNTY OF EL DORADO, CALIFORNIA

PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

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
COUNTY OF EL DORADO, CALIFORNIA

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: _____

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

BY: _____

DEPUTY SURVEYOR
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: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____:_____, IN BOOK _____, OF MAPS, AT
PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF SALMON FALLS LAND AND CATTLE COMPANY LLC.
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.

JANELLE K. HORNE
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT F - LARGE LOT FINAL MAP LA CAÑADA

LARGE LOT FINAL MAP OF: LA CAÑADA

PORTIONS OF THE N $\frac{1}{2}$ & SW $\frac{1}{4}$, SECTION 14, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY, 2019 SCALE: 1"=200'

cta Engineering & Surveying

SHEET 2 OF 2

NOTICE OF RESTRICTIONS

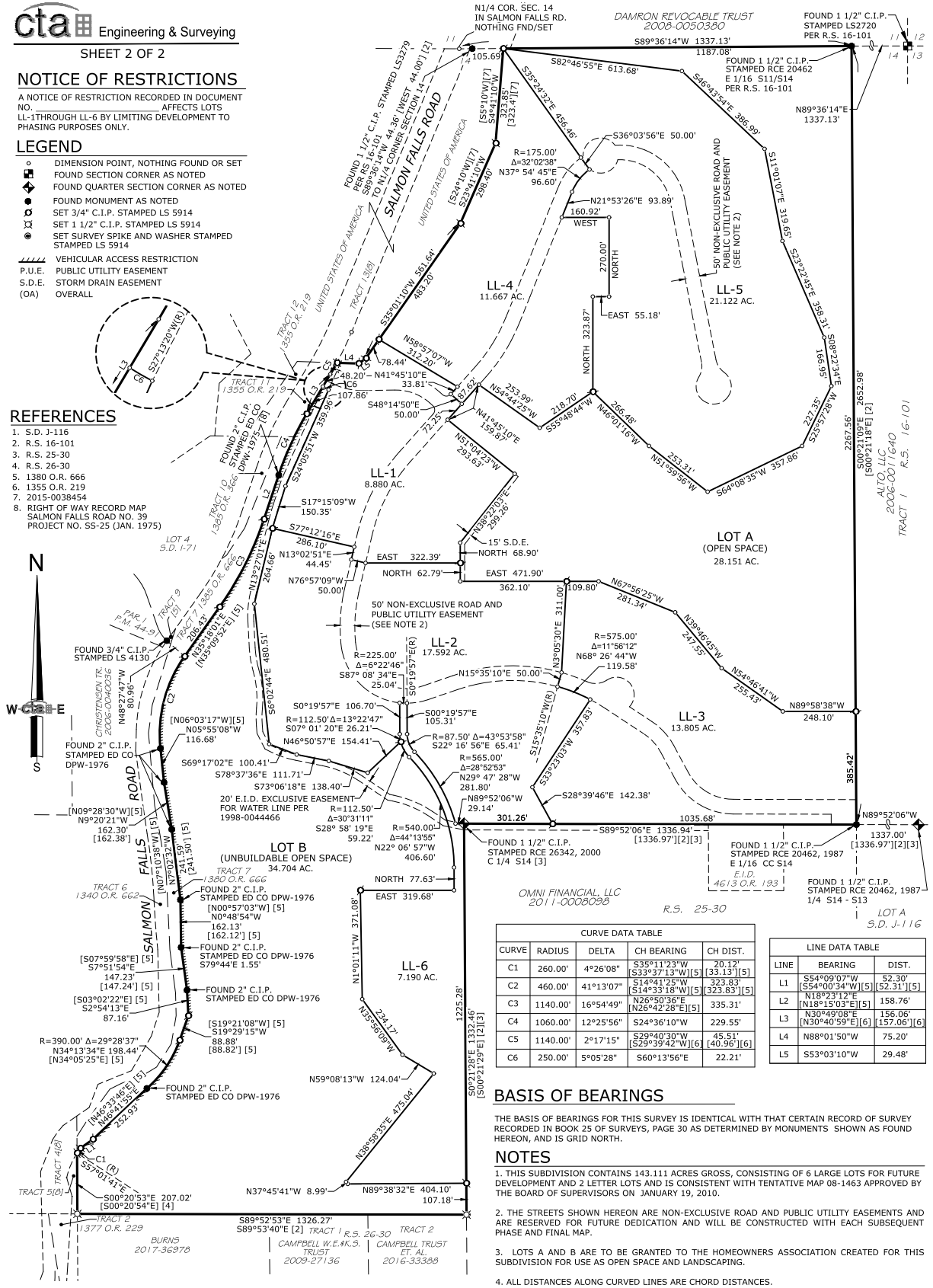
A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. 11-THROUGH LL-6 BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 3/4" C.I.P. 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

REFERENCES

- S.D. J-116
- R.S. 16-101
- R.S. 25-30
- R.S. 26-30
- 1380 O.R. 666
- 1355 O.R. 219
- 2015-0038454
- RIGHT OF WAY RECORD MAP SALMON FALLS ROAD NO. 39 PROJECT NO. SS-25 (JAN. 1975)



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH BEARING	CH DIST.
C1	260.00'	4°26'08"	S35°11'23"W S33°37'13"W	20.12' [33.13']
C2	460.00'	41°13'07"	S14°41'25"W S14°33'18"W	323.83' [323.83']
C3	1140.00'	16°54'49"	N26°50'36"E N26°42'28"E	335.31' [335.31']
C4	1060.00'	12°25'56"	S24°36'10"W	229.55'
C5	1140.00'	2°17'15"	S29°40'30"W S29°39'42"W	45.51' [40.96']
C6	250.00'	5°05'28"	S60°13'56"E	22.21'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S54°09'07"W	52.30'
L2	S54°00'34"W	[52.31']
L3	N18°23'12"E	158.76'
L4	N18°15'03"E	156.06'
L5	N30°49'08"E	[157.06']
L6	N30°40'59"E	75.20'
L7	N88°01'50"W	75.20'
L8	S53°03'10"W	29.48'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 25 OF SURVEYS, PAGE 30 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON, AND IS GRID NORTH.

NOTES

- THIS SUBDIVISION CONTAINS 143.111 ACRES GROSS, CONSISTING OF 6 LARGE LOTS FOR FUTURE DEVELOPMENT AND 2 LETTER LOTS AND IS CONSISTENT WITH TENTATIVE MAP 08-1463 APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 19, 2010.
- THE STREETS SHOWN HEREON ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AND ARE RESERVED FOR FUTURE DEDICATION AND WILL BE CONSTRUCTED WITH EACH SUBSEQUENT PHASE AND FINAL MAP.
- LOTS A AND B ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS OPEN SPACE AND LANDSCAPING.
- ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1
EXHIBIT G - METER AWARD LETTER



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for: DS0823-190 Date: August 15, 2023

☒ SUBDIVISION ☐ PARCEL SPLIT ☐ OTHER

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

La Cañada 143-25, LLC
Attn: Patrick Hanafee
Email: Patrick@evergreencommunities.net

La Cañada 1A, 1B & 1C
APN:126-660-001, -002, -003
Location: East of Salmon Falls Rd, West of
Rancho Cerros Drive, EDH

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: 24 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 0 EDUs (Equivalent Dwelling Unit).

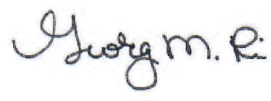
Project No's: 2550DEV/2624DEV/3561DEV
Work Order No's: 762593/784409/962308
Service Purchase Project No.: 4041SP

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



Development Services