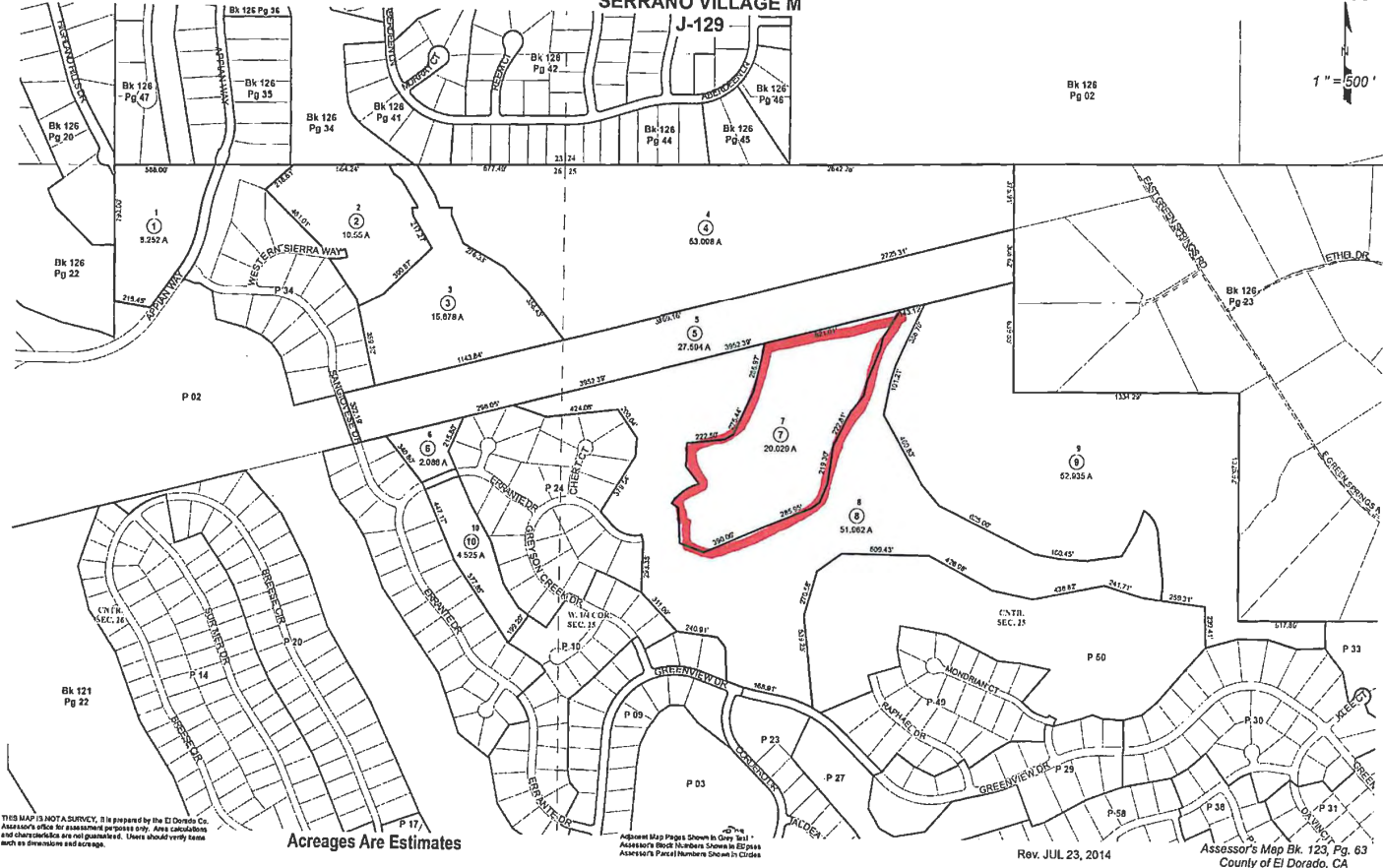


Exhibit A: Location Map

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

123:63

1" = 500'



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 areas much as dimensions and acreage.

Acreages Are Estimates

Alignment Map Pages Shown in Grey Text - Assessor's Block Numbers Shown in Blue Text Assessor's Parcel Numbers Shown in Circles

Rev. JUL 23, 2014

Assessor's Map Bk. 123, Pg. 63
County of El Dorado, CA

Exhibit B: Assessor's Parcel Map

**PLAT OF
SERRANO VILLAGE M3**
PORTION THE NW 1/4 OF SECTION 25 T.10N., R.8E., M.D.M.
BEING LOT 7 OF SUB. J-129
COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST 2020

R.E.Y. ENGINEERS, Inc. 

OWNER'S STATEMENT:

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY MAKES AN IRREVOCABLE OFFER OF DEDICATION IN FEE, FOR ROAD AND PUBLIC UTILITIES PURPOSES OF THAT PROPERTY SHOWN HEREON AS LOT R. SAID OFFER IS SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND THE COUNTY OF EL DORADO DATED 20, RECORDED AT DOCUMENT NO. O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.

THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITIES PURPOSES OVER AND ACROSS LOT R AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REFERRED TO HEREIN.

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 UTILITIES EASEMENTS FOR UNDERGROUND WRES, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOT R, THE FRONT FIFTEEN (15.00) FEET OF EACH LOT SHOWN HEREON AND THE FIVE (5.00) FEET 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 (50.00) FEET, THE PUBLIC UTILITIES EASEMENTS HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS, COMMON AREAS, AND LOT R FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- C. SLOPE EASEMENTS, FIFTEEN (15.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (5.00) FEET BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER, FOR ROAD AND SLOPE MAINTENANCE PURPOSES.
- D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND SEVEN AND ONE HALF (7-1/2) FEET ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION, SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND EL DORADO COUNTY DATED 20, RECORDED AT DOCUMENT NO. O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.
- E. POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.

EXCEPT AS SET FORTH ABOVE, ALL OFFERS MADE ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

SERRANO ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: PARKER DEVELOPMENT COMPANY
A CALIFORNIA CORPORATION
MANAGING MEMBER

BY: _____
TITLE: _____

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.

NOTARY ACKNOWLEDGMENT:

STATE OF _____ } :SS
COUNTY OF _____
ON _____, BEFORE ME, _____, 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 THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____
PRINCIPAL PLACE OF BUSINESS: COUNTY OF _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC, IN JULY 2017. 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.


BRIAN THONNET L.S. 6866
DATE: 7-9-20



COUNTY ENGINEER'S STATEMENT:

I, ANDREW S. GABER, 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: _____

ANDREW S. GABER RCE 45187
COUNTY ENGINEER, DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA

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 JUNE 8, 2017 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

TIFFANY SCHMID BY: _____
DIRECTOR, PLANNING AND BUILDING DEPARTMENT PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA 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.

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

BRIAN K. FRAZIER P.L.S. 9190
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.

K.E. COLEMAN DATE: _____
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 THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE ROADS AND P.U.E.'S LISTED IN THE NOTES.

KIM DAWSON DATE: _____
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 SERRANO ASSOCIATES, 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

**PLAT OF
SERRANO VILLAGE M3**
PORTION THE NW 1/4 OF SECTION 25 T.10N., R.8E., M.D.M.
BEING LOT 7 OF SUB. J-129
COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST 2020
R.E.Y. ENGINEERS, Inc. 



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-129 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

REFERENCES:

- (1) SUB. J-129

LEGEND:

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊕ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ FOUND SPIKE AND WASHER STAMPED "L.S. 6866"
- (R) RADIAL




NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 20.029 ACRES GROSS, CONSISTING OF 28 BUILDING LOTS AND 2 MISC. LOTS.
2. LOT A SHOWN HEREON IS A NATURAL OPEN SPACE LOT AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.
3. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
4. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
5. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "L.S. 6866" ARE SET AT REAR LOT CORNERS. ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "L.S. 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
6. ALL 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 EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
7. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT NO. E13320.00, DATED DECEMBER, 2013.
8. SERRANO VILLAGE M3 CONSISTS OF A PORTION OF TENTATIVE MAP TMD1-1381-R-5.
9. PROTECTED AREA PURSUANT TO THE TERMS OF THE "DECLARATION OF RESTRICTIONS REGARDING PROTECTED AREA" RECORDED ON JUNE 24, 2016 IN DOCUMENT NO. 2016-28319 IN THE OFFICIAL RECORDS OF EL DORADO COUNTY.
10. THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(C) OF THE GOVERNMENT CODE: THE NON-EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT SHOWN WITHIN LOT 7 AS DESCRIBED IN NOTE 4 ON SUB J-129.

BOUNDARY AND INDEX SHEET

SHEET 2 OF 4 SHEETS

Exhibit C: Final Map for Serrano Village M3, Unit 1

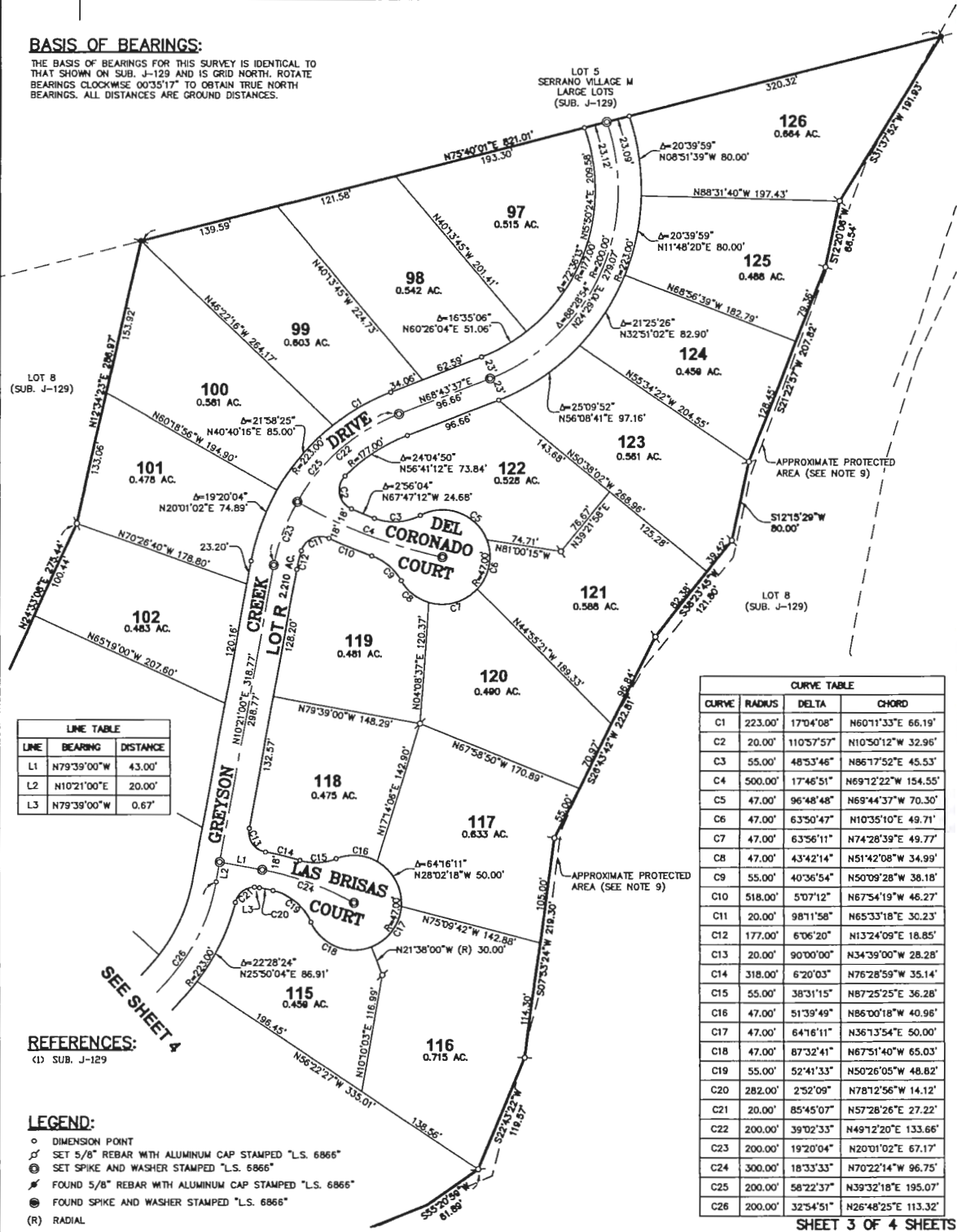
**PLAT OF
SERRANO VILLAGE M3**
PORTION THE NW 1/4 OF SECTION 25 T.10N., R.8E., M.D.M.
BEING LOT 7 OF SUB. J-129
COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST 2020
R. E. Y. ENGINEERS, Inc. 



SEE SHEET 2 FOR NOTES

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-129 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N79°39'00"W	43.00'
L2	N10°21'00"E	20.00'
L3	N79°39'00"W	0.67'

CURVE TABLE


CURVE	RADIUS	DELTA	CHORD
C1	223.00'	17°04'08"	N60°11'33"E 66.19'
C2	20.00'	110°57'57"	N10°50'12"W 32.96'
C3	55.00'	48°53'48"	N86°17'52"E 45.53'
C4	500.00'	17°46'51"	N69°12'22"W 154.55'
C5	47.00'	96°48'48"	N69°44'37"W 70.30'
C6	47.00'	63°50'47"	N10°35'10"E 49.71'
C7	47.00'	63°56'11"	N74°28'39"E 49.77'
C8	47.00'	43°42'14"	N51°42'08"W 34.99'
C9	55.00'	40°36'54"	N50°09'28"W 38.18'
C10	518.00'	5°07'12"	N67°54'19"W 46.27'
C11	20.00'	98°11'58"	N65°33'18"E 30.23'
C12	177.00'	6°06'20"	N13°24'09"E 18.85'
C13	20.00'	90°00'00"	N34°39'00"W 28.28'
C14	318.00'	6°20'03"	N76°28'59"W 35.14'
C15	55.00'	38°31'15"	N87°25'25"E 36.28'
C16	47.00'	51°39'49"	N86°00'18"W 40.96'
C17	47.00'	64°16'11"	N36°13'54"E 50.00'
C18	47.00'	87°32'41"	N67°51'40"W 65.03'
C19	55.00'	52°41'33"	N50°26'05"W 48.82'
C20	282.00'	2°52'09"	N78°12'56"W 14.12'
C21	20.00'	85°45'07"	N57°28'26"E 27.22'
C22	200.00'	39°02'33"	N49°12'20"E 133.66'
C23	200.00'	19°20'04"	N20°01'02"E 67.17'
C24	300.00'	18°33'33"	N70°22'14"W 96.75'
C25	200.00'	58°22'37"	N39°32'16"E 195.07'
C26	200.00'	32°54'51"	N26°48'25"E 113.32'

REFERENCES:
(1) SUB. J-129

- LEGEND:**
- DIMENSION POINT
 - ⊙ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
 - ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
 - ⊙ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
 - ⊙ FOUND SPIKE AND WASHER STAMPED "L.S. 6866"
 - (R) RADIAL

SEE SHEET 4

Exhibit C: Final Map for Serrano Village M3, Unit 1

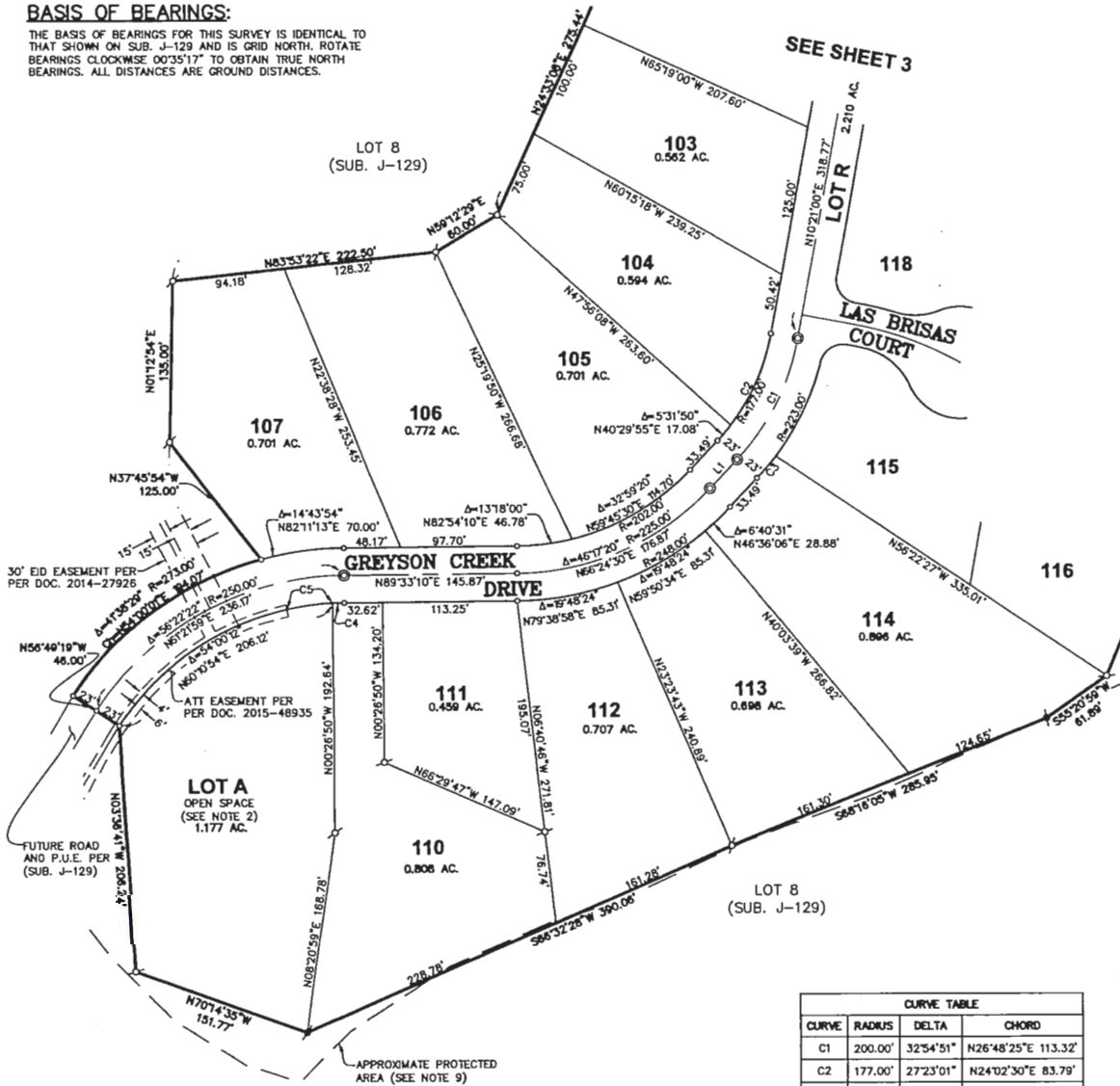
**PLAT OF
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PORTION THE NW 1/4 OF SECTION 25 T.10N., R.8E., M.D.M.
BEING LOT 7 OF SUB. J-129
COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST 2020
R. E. Y. ENGINEERS, Inc. 



SEE SHEET 2 FOR NOTES

BASIS OF BEARINGS:

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CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	200.00'	32°54'51"	N26°48'25"E 113.32'
C2	177.00'	27°23'01"	N24°02'30"E 83.79'
C3	223.00'	6°11'34"	N40°10'03"E 24.09'
C4	227.00'	2°22'10"	N88°22'05"E 9.39'
C5	227.00'	9°50'42"	N82°15'39"E 38.96'

REFERENCES:

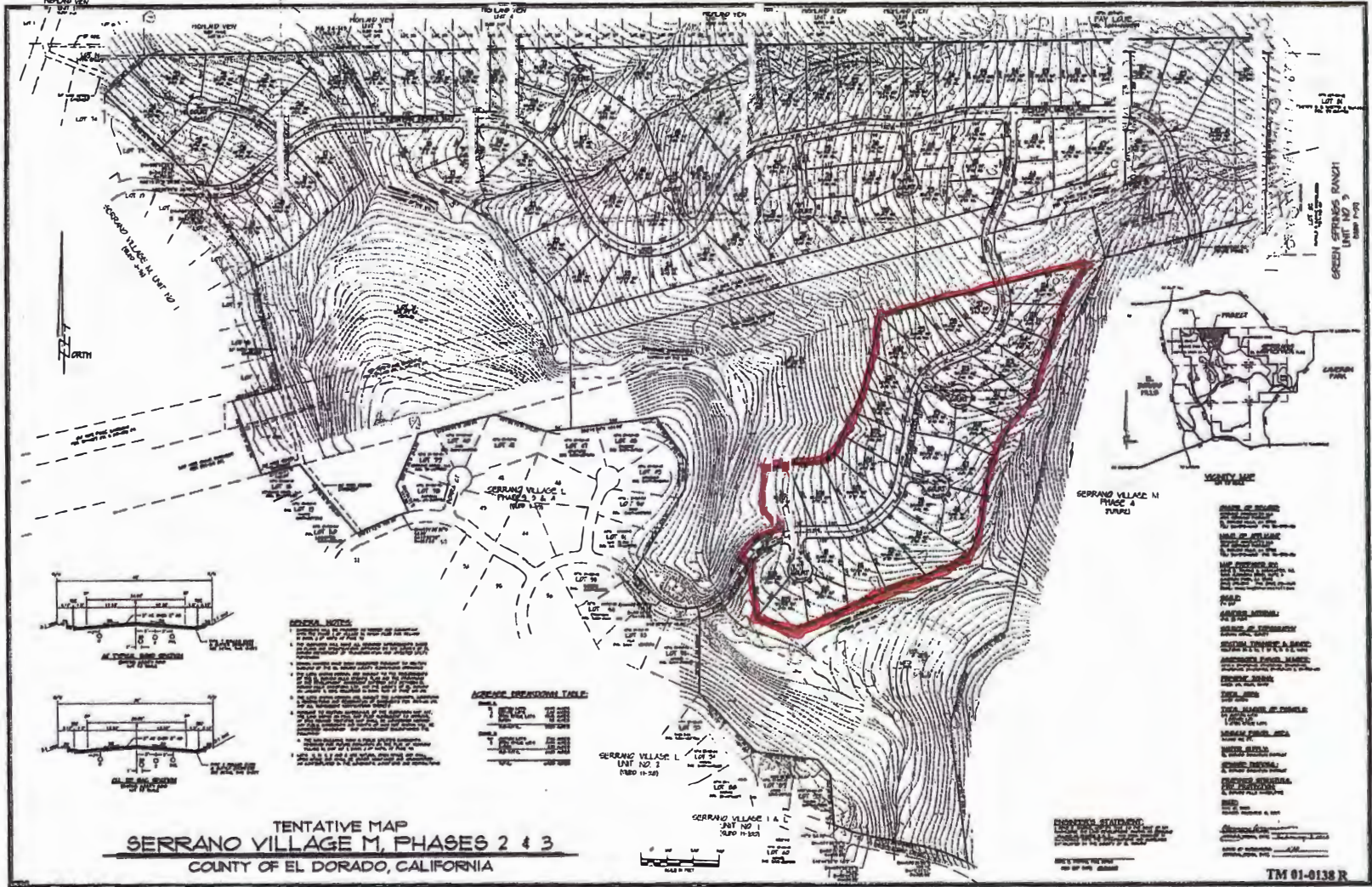
- (1) SUB. J-129

LEGEND:

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊕ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ FOUND SPIKE AND WASHER STAMPED "L.S. 6866"
- (R) RADIAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N43°15'50"E	33.49'

Exhibit D: Revised Tentative Map for Serrano Village M3, Unit 1



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

GENERAL NOTES:

1. THIS TENTATIVE MAP IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CHAPTER 462, CIVIL CODE, CALIFORNIA.
2. THE BOUNDARIES OF THE LOTS AND TRACTS SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE COUNTY OF EL DORADO, CALIFORNIA.
3. THE AREA OF THIS TENTATIVE MAP IS SUBJECT TO THE RIGHTS OF THE STATE OF CALIFORNIA AND THE COUNTY OF EL DORADO, CALIFORNIA.
4. THE AREA OF THIS TENTATIVE MAP IS SUBJECT TO THE RIGHTS OF THE STATE OF CALIFORNIA AND THE COUNTY OF EL DORADO, CALIFORNIA.
5. THE AREA OF THIS TENTATIVE MAP IS SUBJECT TO THE RIGHTS OF THE STATE OF CALIFORNIA AND THE COUNTY OF EL DORADO, CALIFORNIA.
6. THE AREA OF THIS TENTATIVE MAP IS SUBJECT TO THE RIGHTS OF THE STATE OF CALIFORNIA AND THE COUNTY OF EL DORADO, CALIFORNIA.
7. THE AREA OF THIS TENTATIVE MAP IS SUBJECT TO THE RIGHTS OF THE STATE OF CALIFORNIA AND THE COUNTY OF EL DORADO, CALIFORNIA.
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9. THE AREA OF THIS TENTATIVE MAP IS SUBJECT TO THE RIGHTS OF THE STATE OF CALIFORNIA AND THE COUNTY OF EL DORADO, CALIFORNIA.
10. THE AREA OF THIS TENTATIVE MAP IS SUBJECT TO THE RIGHTS OF THE STATE OF CALIFORNIA AND THE COUNTY OF EL DORADO, CALIFORNIA.

ACREAGE BREAKDOWN TABLE:

TRACT	ACRES
TRACT 1	1.23
TRACT 2	1.23
TRACT 3	1.23
TRACT 4	1.23
TRACT 5	1.23
TRACT 6	1.23
TRACT 7	1.23
TRACT 8	1.23
TRACT 9	1.23
TRACT 10	1.23
TRACT 11	1.23
TRACT 12	1.23
TRACT 13	1.23
TRACT 14	1.23
TRACT 15	1.23
TRACT 16	1.23
TRACT 17	1.23
TRACT 18	1.23
TRACT 19	1.23
TRACT 20	1.23
TRACT 21	1.23
TRACT 22	1.23
TRACT 23	1.23
TRACT 24	1.23
TRACT 25	1.23
TRACT 26	1.23
TRACT 27	1.23
TRACT 28	1.23
TRACT 29	1.23
TRACT 30	1.23
TRACT 31	1.23
TRACT 32	1.23
TRACT 33	1.23
TRACT 34	1.23
TRACT 35	1.23
TRACT 36	1.23
TRACT 37	1.23
TRACT 38	1.23
TRACT 39	1.23
TRACT 40	1.23
TRACT 41	1.23
TRACT 42	1.23
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TRACT 44	1.23
TRACT 45	1.23
TRACT 46	1.23
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TRACT 90	1.23
TRACT 91	1.23
TRACT 92	1.23
TRACT 93	1.23
TRACT 94	1.23
TRACT 95	1.23
TRACT 96	1.23
TRACT 97	1.23
TRACT 98	1.23
TRACT 99	1.23
TRACT 100	1.23

NEIGHBORHOOD MAP:

TRACT 101
TRACT 102
TRACT 103
TRACT 104
TRACT 105
TRACT 106
TRACT 107
TRACT 108
TRACT 109
TRACT 110
TRACT 111
TRACT 112
TRACT 113
TRACT 114
TRACT 115
TRACT 116
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TRACT 190
TRACT 191
TRACT 192
TRACT 193
TRACT 194
TRACT 195
TRACT 196
TRACT 197
TRACT 198
TRACT 199
TRACT 200

DISCLAIMER:

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DATE OF PREPARATION: 11/20/2010

SCALE: 1" = 100'

TM 01-0138 R

Exhibit E

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Tentative Map TM-F18-0007 – Serrano Village M3, Unit 1

TM01-1381R– As approved by the Planning Commission February 9, 2006

Conditions of Approval

Department of Transportation

1. All roads shall be constructed in conformance with the Design and Improvement Standards Manual with the following specifications:

<i>Road</i>	<i>Standard Plan</i>	<i>Road Width</i>	<i>Right-of-Way Width</i>	<i>Exceptions/Special Notes</i>
Western Sierra Way and Greyson Creek Drive	Std Plan 101B	36 ft.	46 feet plus utility / slope easements	Type 1 rolled curb & gutter* No sidewalks
C, D, E, F, G, H, J, K, and L Courts	Std Plan 101B & 114	28 ft.	36 feet plus utility / slope easements	Cul-de-sac to be installed. No sidewalks. Type 1 rolled curb

*Type 2 vertical curb & gutter adjacent to park site and open space
All road widths in the above table are measured from curb face to curb face

Staff Verification: Condition Satisfied. The roads within this subdivision are constructed based upon the improvement plans for Serrano Village M3, Unit 1 as approved by the county engineer on May 17, 2017.

2. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner’s Association simultaneously with the filing of the Final Subdivision Map.

Staff Verification: Condition Satisfied. An Offer of Dedication is provided on Sheet 1 of the Final Map.

3. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) of 47 feet in radius, shall be made for the proposed cul-de-sac bulbs, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map.

The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner' Association simultaneously with the filing of the Final Subdivision Map.

Staff Verification: Condition Satisfied. An Offer of Dedication is provided on Sheet 1 of the Final Map.

4. The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to curb-face which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac. The CC&Rs shall contain a provision that lots fronting on a cul-de-sac bulb shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.

Staff Verification: Condition Satisfied. The applicant recorded the Serrano Master CC&Rs on August 24, 1995. This provision is met within the current established CC&Rs.

5. Pursuant to Resolution No. 292-2005, this project is subject to the ***Interim 2004 General Plan Traffic Impact Mitigation Fee Program***. Said fee shall be due upon the issuance of a building permit. If prior to the application of a building permit for said project a revised fee is established, such revised amount shall be paid.

Staff Verification: Compliance with this condition will be verified upon building permit issuance.

6. Turnouts shall be constructed at the entry gates of this subdivision and are subject to review and approval by the Department of Transportation at the improvement plan stage.

Staff Verification: Compliance with this condition will be verified by the Department of Transportation.

7. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the El Dorado Hills Fire District and the Department of Transportation.

Staff Verification: Compliance with this condition will be verified upon building permit

issuance.

8. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

Staff Verification: Condition Satisfied. El Dorado Transit nor the Rescue Union School District required turnouts and/or shelters.

9. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan and the El Dorado Hills Specific Plan Master Drainage Study. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.

Staff Verification: Condition Satisfied. The final drainage plan has been reviewed and approved by the Department of Transportation.

10. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village M2 and M3 shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners' Association at the time of building permit application. The CC&Rs shall require that "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.

Staff Verification: Compliance with this condition will be verified upon building permit issuance.

11. Drainage Maintenance shall be the responsibility of the Master Owners' Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection: the offer shall be subject to that agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owners' Association simultaneously with the filing of the Final Subdivision Map.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

12. Prior to the relocation of a Final Map in Village M2 and M3, the CC&Rs shall be submitted to the Planning Director to ensure that: the responsibilities for drainage maintenance are specified; that procedures and responsibilities for site plan and architectural review in compliance with the requirements of the Design Guidelines, Appendix B of the Specific Plan are provided; and that the CC&Rs contain other provisions as specified by conditions of this map.

Staff Verification: Condition Satisfied. Drainage requirements are stated in Article 15 of

the Serrano Master CC&Rs recorded on August 24, 1995.

13. The Final Grading Plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.

Staff Verification: Condition Satisfied. The Department of Transportation has reviewed and approved the final grading plan.

14. Erosion control and drainage design from residential areas into the open space areas and shall employ natural appearing methods. The use of native plant materials is required where re-vegetation is proposed.

Staff Verification: Condition Satisfied. The applicant prepared a SWPPP and received WDID #5S09C375683, prior to commencing construction activities.

15. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

Staff Verification: Condition satisfied. Developer has acknowledged condition.

Fire Department

16. The required fire flow for the fire protection of the proposed referenced project is 1,500 gallons per minute with a 20 psi residual for two-hour duration. The flow rate in addition to the highest maximum daily consumption is based on the premise that a residential building is to be of wood construction and shall not exceed 4,800 square feet in size. Any dwelling exceeding 4,800 square feet in size shall provide either a proof of the water supply needed to protect the larger structure or provide fire sprinkler coverage in accordance with NFPA 13D and Fire Department Regulations.

Staff Verification: Condition satisfied. These requirements are included within the improvement plans and have been approved by El Dorado Hills Fire on May 6, 2016.

17. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet on center. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department and Fire Regulations.

Staff Verification: Condition satisfied. El Dorado Hills Fire approved the improvement plans on May 6, 2016.

18. To enhance the night-time visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire

Department and Fire Safe Regulations.

Staff Verification: Condition Satisfied. Requirements are noted on the improvement plans (Fire Department Note #7 and 8). El Dorado Hills Fire approved the improvement plans on May 6, 2016.

19. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.

Staff Verification: Compliance with this condition will be verified upon building permit issuance.

20. The lots that are one acre and greater shall meet the minimum setback requirement of 30 feet, as required by the Fire Safe Regulations.

Staff Verification: Condition Satisfied. This condition is not applicable as there are no lots of acre or greater in this final map.

21. All homes adjacent to the open space area will have stucco siding construction with non-combustible fencing. Should any lot be afforded the opportunity to cantilever a deck, the deck shall be enclosed with fire resistant material.

Staff Verification: Condition Satisfied. Developer acknowledges this condition.

22. This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan that is approved according to the California Fire Safe Regulations. This shall address the homes that back up to the open wildland.

Staff Verification: Condition Satisfied. Cal Fire and El Dorado Hills Fire approved a Supplemental Wildfire Management Plan for Villages M2/M3 in September 2014.

23. The applicant shall be required to provide access to Open Space Lots V and W consisting of an aggregate base (AB) surface (to be shown on the improvement plans) in accordance with fire department requirements. The developer or developer's successor in interest to the open space lots shall be responsible for the on-going maintenance of the access.

Staff Verification: Condition Satisfied. The developer constructed said access with the prior Village M2, phase one.

24. The driveways serving this project shall be designed to a maximum of 20 percent grade as required by the Uniform Fire Code. Any driveway exceeding this slope shall have fire sprinklers installed per NFPA 13D.

Staff Verification: This condition will be verified upon building permit issuance.

25. This development shall be prohibited from installing any type of traffic calming that utilize a raised bump of a lower dip section roadway.

Staff Verification: Condition Satisfied. El Dorado Hills Fire approved the improvement plans on May 6, 2016.

26. The two gates that will be installed at the PG&E easement off of Greyson Creek Drive shall have KNOX lows security locks installed. The applications can be obtained from the El Dorado Hills Fire Department.

Staff Verification: Condition Satisfied. The installation of KNOX lows security locks on the two gates at the PG&E easement off of Greyson Creek Drive was completed in a prior phase of development.

27. This project will be allowed to build the road in phases. The maximum length of a dead-end road shall not exceed 800 feet in length and no more than 24 lots for parcels of less than one-acre in size. The end of the road shall have a turnaround. Phase 2 shall include the completion of the road to include two points of egress/ingress.

Staff Verification: Condition satisfied. The applicant acknowledges this condition. This condition will be verified upon issuance of building permit.

Planning Services:

28. A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the final map, and a copy filed with Planning Services.

Staff Verification: Condition Satisfied. The El Dorado Irrigation District awarded 11.2 water EDUs, 16.8 recycled water EDUs, and 28 wastewater EDUs for Serrano Village M3 on August 28, 2020.

29. Residential lots located on the border of the Green Springs Ranch shall not exceed a 3:1 ratio of lot frontage to lot depth, as noted in the County Design and Improvement Standards manual.

Staff Verification: Condition Satisfied. This condition is not applicable to this project as this project is not contiguous to Green Springs Ranch.

30. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing any final map or parcel map, the subdivider shall submit to the Planning Director for approval:
- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - b. Improvement plans prepared by a civil engineer of the required off-site improvements.
 - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

Staff Verification: Condition Satisfied. This condition is not applicable to this project as no off-site improvements are necessary.

31. The minimum setback along the common boundary between Village M and the Green Springs Ranch shall be 100 feet.

Staff Verification: Condition Satisfied. This condition is not applicable to this project as the subject final map is not contiguous to Green Springs Ranch.

32. Fencing of the common border between lots in Green Spring ranch occupied as of September 30, 2001, and Lots 57, 56, 55, 54, 53, 52, 51, 50, 49, and Lot C of the tentative map shall be fenced with the Serrano standard wrought iron fence at the time of construction of a home on the Serrano lot. For lots not occupied as of September 30, 2001, the common border fence may be either wrought iron or a wire fence of design approved by the Serrano Association Architectural Review Committee.

Staff Verification: Condition Satisfied. This condition is not applicable to this project as the subject final map is not contiguous to Green Springs Ranch.

33. A potable water line shall be extended easterly of the common boundary with Green Springs Ranch. The terminus of the line shall be a fire department approved hydrant. The hydrant location shall be accessible from either side of the Green Springs Ranch/Serrano boundary.

Staff Verification: Condition Satisfied. This condition is not applicable to this project as the subject final map is not contiguous to Green Springs Ranch.

34. The applicant shall install an emergency access gate providing a connection between the Village M map and Green Springs Ranch at the mid-point (approximately) of the 100 foot PG&E easement and 200 foot SMUD power line easement. The gate shall be designed to the requirements of the El Dorado Hills Fire Department and shall include a “Knox Lock” or similar locking mechanism acceptable to the District.

Staff Verification: Condition Satisfied. This condition is not applicable to this project as the subject final map is not contiguous to Green Springs Ranch.

35. The trail crossing shall be marked and shown on the improvement plans.

Staff Verification: Condition Satisfied. This condition is not applicable to this project as the trail crossing was a condition for Village M2.

Conditions - Development Plan:

1. The Development Plan for Villages M2 and M3, not including M1 Phase 1 (J-36), permits the following:

A tentative subdivision map and development plan creating 103 residential lots and 6 open space lots ranging in size from 20,000 square feet to 1,288,069 square feet, on a 164.88 acre site (Exhibit B), with the following requested design waivers:

- a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Western Sierra Way, C Streets, and Greyson Creek Drive.
- b. Reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for D, E, F, G, H, J, K, and L Courts.
- c. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius.

The following setbacks shall apply to all lots within Village M2 and M3:

Front Property Line Setback: 30 feet
Side Property Line Setback: 10 feet
Rear Property Line Setback: 30 feet

Lot C, adjacent to Green Springs Ranch, is subject to a 100-foot rear property line setback.

Minor revision to the approved Serrano Village M2/M3 Tentative Subdivision Map and Planned Development consisting of the following:

- a. Removal of Casa Monica Court (formerly “C” Court);

- b. Merge residential lots 108 and 109 into one larger lot and designate resulting lot A as open space as part of the Development Plan for the Serrano Village M3 Tentative Subdivision Map;
- c. Design Waiver of Design and Improvement Standard Manual (DISM) standard depth of the narrow access portion of flag lot 110 increasing from 100 feet to 134.2 feet; and
- d. Reduction of approved residential lots for Serrano Village M3 Tentative Subdivision Map and Planned Development from 103 to 101.

Staff Verification: Condition Satisfied. Applicant acknowledges this condition.

2. The driveway on Lot 110 shall be constructed to a minimum width of 16 feet wide in accordance with the DISM standards for flag lots.

Staff Verification: This condition will be verified upon building permit issuance.

Other Standard Subdivision Requirements of Law

Note: The subdivision requirements as noted herein are provisions of County law either by Ordinance or Resolution and typically apply to all subdivisions. They do not represent all laws which may be applicable to the subdivision, but do reflect obligations for which the subdivider should be aware of as the project proceeds toward final map submittal.

1. Improvement Plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County Department of Transportation approval.

Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village M3 as approved by the County Engineer on February 21, 2017.

2. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

Staff Verification: Condition Satisfied. The applicant has shown all easements on the improvement plans approved by the County Engineer on February 21, 2017 and provided for the Offer of Dedication on Sheet 1 of the Final Map.

3. The developer shall obtain approval of construction drawings and project improvement plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the public streets and service facilities. All improvements shall be consistent with the approved tentative map.

Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village M3 as approved by the County Engineer on February 21, 2017.

4. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation.

Staff Verification: Condition Satisfied. The applicant has provided a Subdivision Improvement Agreement and required surety to the satisfaction of the County Department of Transportation.

5. Subdivision improvements shall include driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Transportation Director. Driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements.

Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village M3 as approved by the County Engineer on February 21, 2017.

6. All grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County.

Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.

Staff Verification: This condition will be verified upon building permit issuance.

7. The timing of construction and method of revegetation shall be coordinated by the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation

shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Staff Verification: Condition Satisfied. Improvement plans approved by the County Engineer on February 21, 2017 include specifications for revegetation. This is included within the Erosion Control Notes, Sheet 14.

8. Improvement Plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).

Staff Verification: Condition Satisfied. Requirements are noted on the improvement plans (General Note #11). The County Engineer approved the improvement plans on February 21, 2017.

9. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond of cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or works to be completed, and cost of completion is to be determined by the County Surveyor.

Staff Verification: Condition Satisfied. A bond for the remaining work has been submitted.

10. All roads shall be named by filing a completed road naming petition for each proposed road with the county Surveyor's office prior to filing the Final Map.

Staff Verification: Condition Satisfied. All roadways have been named and approved by the Surveyor's Office.

11. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible fire Protection district. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.

Staff Verification: Condition Satisfied. El Dorado Hills Fire approved the improvement plans on May 6, 2016.

12. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.

Staff Verification: Condition Satisfied. This project has not and will not involve blasting activities.

13. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the

California Department of Forestry and air pollution permits from the County prior to said burning activities.

Staff Verification: Condition Satisfied. This project has not and will not involve burning activities.

14. Prior to filing a Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

Staff Verification: Condition Satisfied. The project has not and will not be subject to segregation of bond assessments.

15. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contact per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.

Staff Verification: Condition Satisfied. Applicant acknowledges this condition.



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: August 28, 2020

SUBDIVISION PARCEL SPLIT OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Serrano Associates, LLC
4525 Serrano Pkwy
El Dorado Hills, CA 95762

Serrano Village M3
Greyson Creek Dr., EDH
APN: 123-630-007

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: 11.2 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 16.8 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 28 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2161DEV 701337
Service Purchase Project No.: 3317SP

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

Exhibit F: Meter Award Letter
for Serrano Village M3, Unit 1