

Exhibit A - Assessor's Map APN

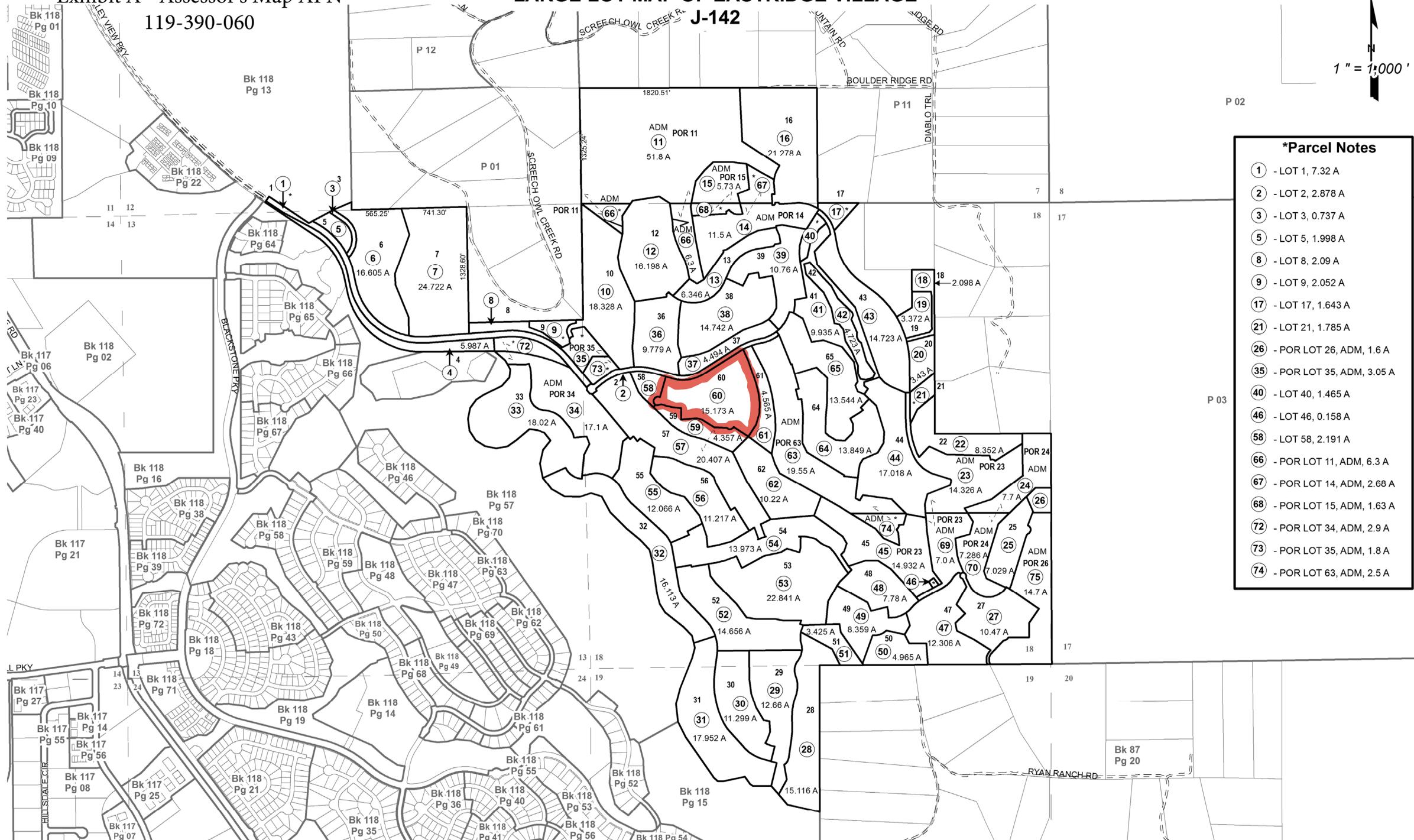
LARGE LOT MAP OF EASTRIDGE VILLAGE

119-390-060

1" = 1,000'

***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
- ④① - LOT 40, 1.465 A
- ④⑥ - LOT 46, 0.158 A
- ⑤⑧ - LOT 58, 2.191 A
- ⑥⑥ - POR LOT 11, ADM, 6.3 A
- ⑥⑦ - POR LOT 14, ADM, 2.68 A
- ⑥⑧ - POR LOT 15, ADM, 1.63 A
- ⑦② - POR LOT 34, ADM, 2.9 A
- ⑦③ - POR LOT 35, ADM, 1.8 A
- ⑦④ - 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.

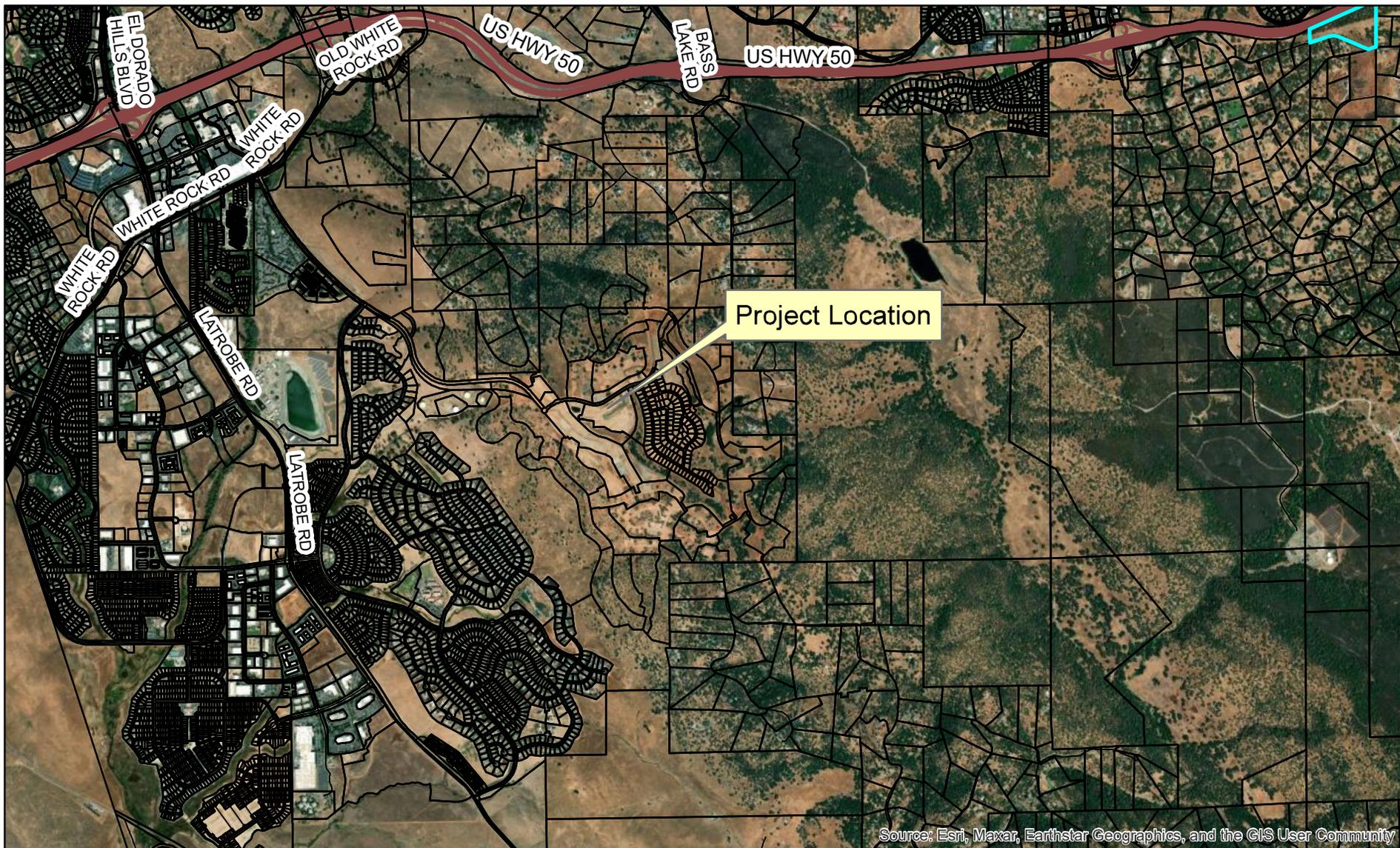
Acreages Are Estimates

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

TM-F25-0004 East Ridge Village Unit 2 Final Map

Exhibit B - Vicinity Map

APN 119-390-060



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Legend

 Parcel Lines

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

Map created February 11, 2026

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 L35 AND L36 SHOWN HEREON. THE P.U.E.'S HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT 'R' 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 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.

MILROSE PROPERTIES CALIFORNIA, 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)
)
) 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 AND OFFICIAL SEAL.

PRINCIPLE COUNTY OF BUSINESS _____

COMMISSION NO: _____

NAME _____

COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

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

DATE: _____

KEVIN A. HEENEY P.L.S. 5914



COUNTY SURVEYOR'S STATEMENT

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

DATE: _____

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

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

COUNTY ENGINEER'S STATEMENT

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

DATE: _____

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

PLANNING AND BUILDING DIRECTOR'S STATEMENT

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

DATE: _____

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

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

PLAT OF
EAST RIDGE VILLAGE UNIT NO. 2

LOTS 60, AS SHOWN ON THE LARGE LOT FINAL MAP OF
EASTRIDGE VILLAGE, S.D. J-142 AND LYING WITHIN SECTION 18,
TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA



AUGUST, 2025 SHEET 1 OF 6

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: _____

BY: _____
KAREN E. COLEMAN
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA
DEPUTY

BOARD CLERK'S STATEMENT

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

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

BY: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024 AT _____: _____: _____, IN BOOK _____ OF SUBDIVISION

MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF VALLEY VIEW IMPROVEMENT COMPANY, LLC.

TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION MAP IS GUARANTEED BY TITLE CERTIFICATE NO.

_____ PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: _____
DEPUTY

BASIS OF BEARINGS

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

REFERENCES

1. S.D. J-142 "LARGE LOT FINAL MAP EASTRIDGE VILLAGE"
2. P.M. 51.29
3. S.D. ___ - ___ "EAST RIDGE VILLAGE UNIT NO. 1"

LEGEND

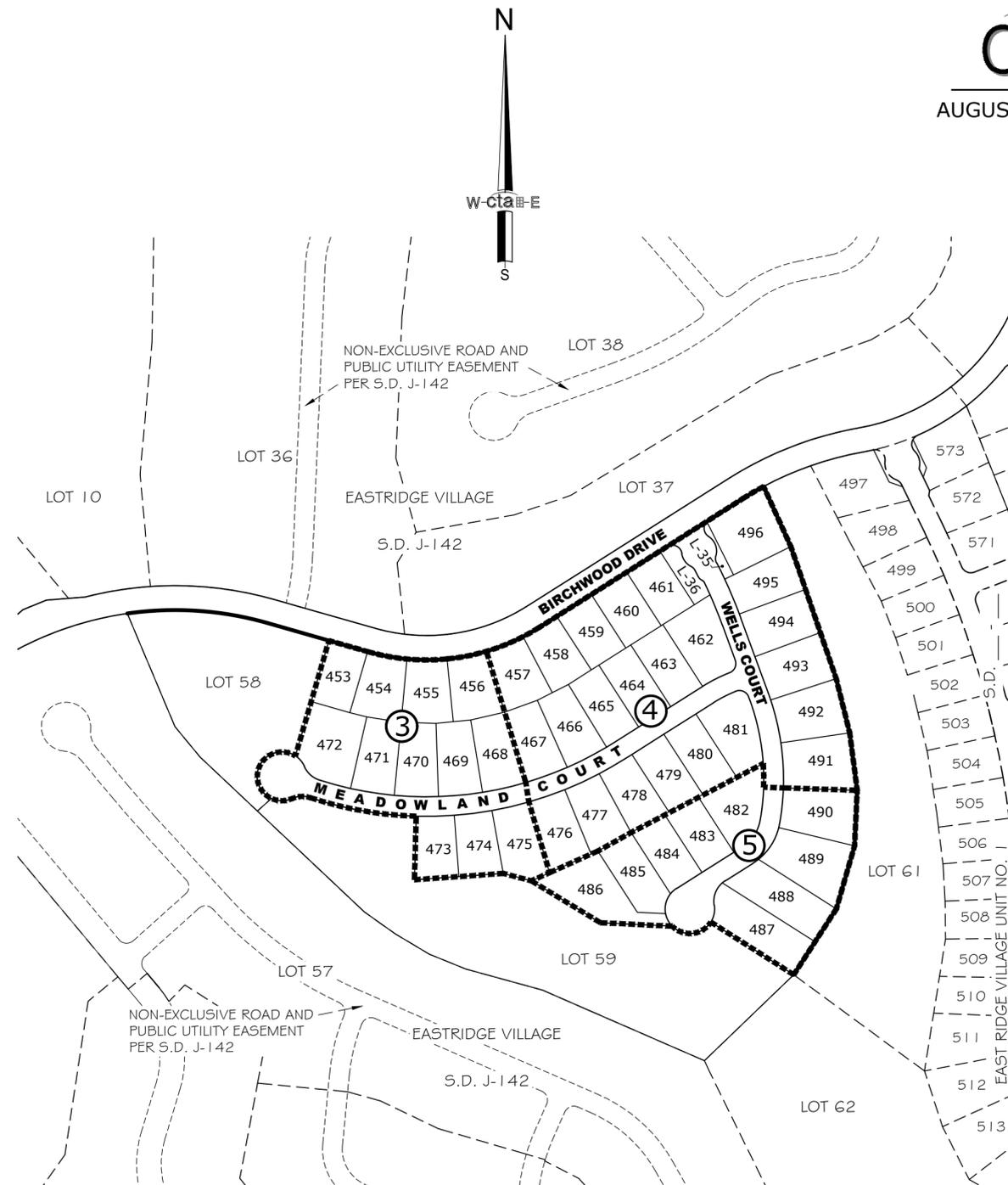
- ◆ FOUND QUARTER CORNER AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 5914
- ⊗ SET 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 5914
- ⊗ SET 1 1/2" IRON PIPE W/ ALUMINUM CAP STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER, STAMPED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

PLAT OF EAST RIDGE VILLAGE UNIT NO. 2

LOT 60, AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142 AND LYING WITHIN SECTION 18, TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA



AUGUST, 2025 SHEET 2 OF 6 SCALE: 1"= 200'



ABANDONMENT OF EASEMENTS

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

1. THE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AS SHOWN WITHIN LOT 60 AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, FILED IN BOOK J OF SUBDIVISIONS, PAGE 142, OFFICIAL RECORDS OF EL DORADO COUNTY

NOTES

1. THIS SUBDIVISION CONTAINS 15.173 ACRES GROSS, CONSISTING OF 44 RESIDENTIAL LOTS AND 3 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP TM14-1521 APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 11, 2015.
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. LOTS L35 AND L36 SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
5. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON HAVE A 7.50' RADIUS AT STREET INTERSECTIONS UNLESS NOTED OTHERWISE.
6. ALL PARCELS WITHIN THE EASTRIDGE VILLAGE UNIT NO. 2 SUBDIVISION SHALL COMPLY FULLY WITH ALL PROVISIONS DESCRIBED IN THE EASTRIDGE WUI FIRE PROTECTION PLAN, AND ALL AMENDMENTS THERETO, AS DESCRIBED IN SECTION _____, OF THE CCR'S FOR EASTRIDGE VILLAGE, ALONG WITH ALL FIRE SAFE REGULATIONS OF THE STATE OF CALIFORNIA, COUNTY OF EL DORADO AND THE EL DORADO HILLS COUNTY WATER DISTRICT. THE ENFORCEMENT OF THIS RESTRICTIVE COVENANT SHALL BE THE OBLIGATION OF THE APPROPRIATE OWNER'S ASSOCIATION AND SHALL NOT BE WAIVED OR MODIFIED WITHOUT APPROVAL OF THE RELEVANT GOVERNMENT AGENCIES WHO HAVE APPROVED THE FIRE SAFE PLAN.

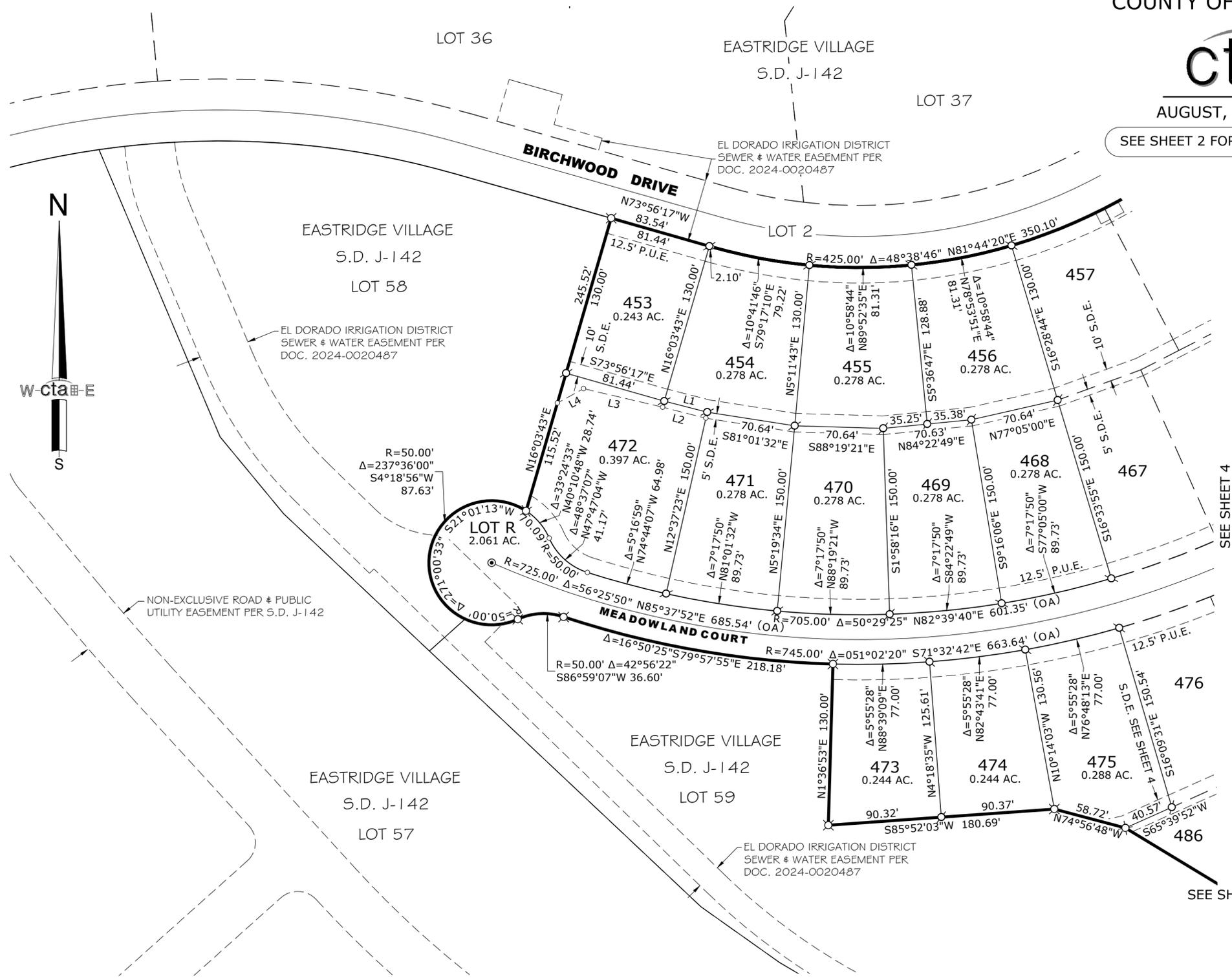
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 TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

AUGUST, 2025 SHEET 3 OF 6 SCALE: 1" = 60'

SEE SHEET 2 FOR NOTES, LEGEND, BASIS OF BEARINGS AND REFERENCES



LINE DATA TABLE - THIS SHEET ONLY

LINE	BEARING	DISTANCE
L1	S75°33'20"E	35.40'
L2	N75°33'20"W	35.64'
L3	N76°40'35"W	64.80'
L4	S60°58'17"W	23.87'

PLAT OF EAST RIDGE VILLAGE UNIT NO. 2

LOT 60, AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142 AND LYING WITHIN SECTION 18, TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA



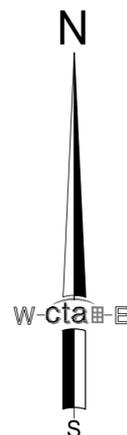
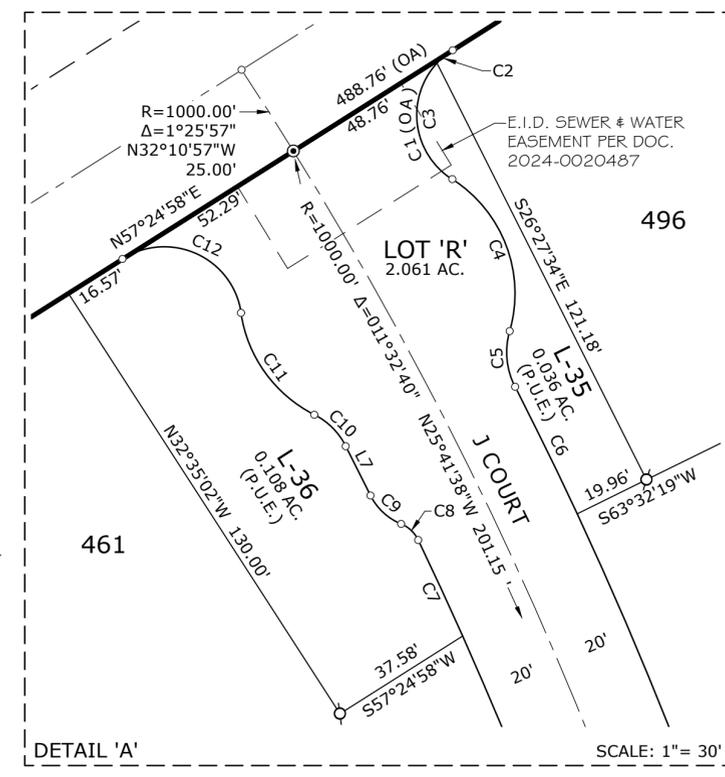
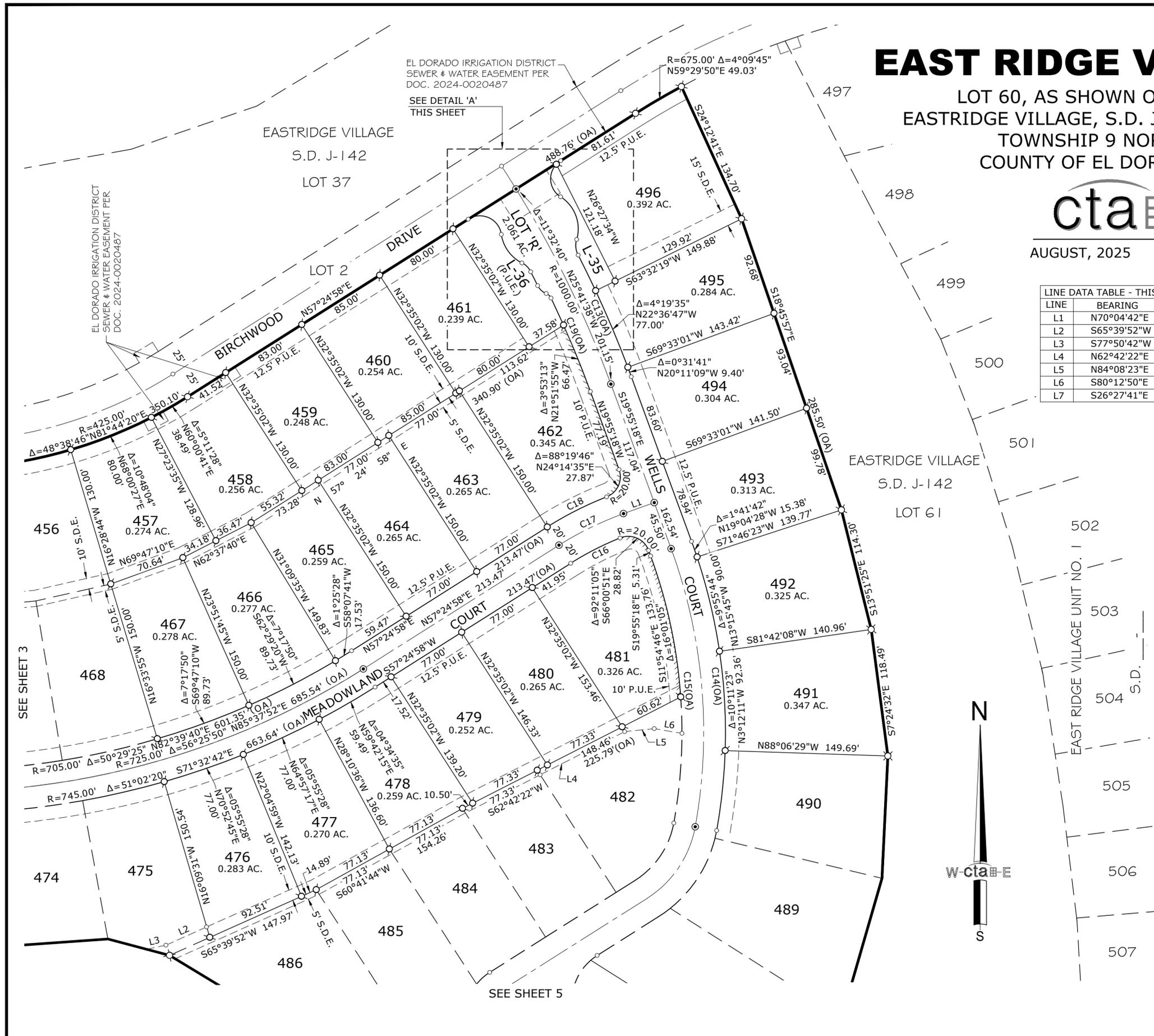
AUGUST, 2025 SHEET 4 OF 6 SCALE: 1" = 60'

LINE DATA TABLE - THIS SHEET ONLY

LINE	BEARING	DISTANCE
L1	N70°04'42"E	30.09'
L2	S65°39'52"W	40.77'
L3	S77°50'42"W	18.38'
L4	N62°42'22"E	87.37'
L5	N84°08'23"E	27.37'
L6	S80°12'50"E	25.85'
L7	S26°27'41"E	14.36'

CURVE DATA TABLE - THIS SHEET ONLY

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=20.00'	Δ=114°26'33"	S00°11'41"W	33.63'
C2	R=20.00'	Δ=15°14'40"	N49°47'37"E	5.31'
C3	R=20.00'	Δ=99°11'53"	N07°25'39"W	30.46'
C4	R=35.50'	Δ=73°00'07"	N20°31'32"W	42.23'
C5	R=20.00'	Δ=42°48'57"	N05°25'57"W	14.60'
C6	R=1020.00'	Δ=02°03'52"	N25°48'30"W	36.75'
C7	R=980.00'	Δ=01°36'34"	S24°36'48"E	27.53'
C8	R=8.50'	Δ=41°52'32"	S46°21'21"E	6.08'
C9	R=15.50'	Δ=40°49'30"	S46°52'26"E	10.81'
C10	R=18.50'	Δ=36°18'20"	S44°36'52"E	11.53'
C11	R=35.50'	Δ=54°28'47"	S35°22'53"E	32.50'
C12	R=20.00'	Δ=114°26'33"	S65°21'46"E	33.63'
C13	R=1020.00'	Δ=06°55'07"	S23°22'52"E	123.09'
C14	R=520.00'	Δ=30°02'53"	S04°53'52"E	269.59'
C15	R=480.00'	Δ=30°02'53"	N04°53'52"W	248.85'
C16	R=280.00'	Δ=10°28'39"	N62°39'17"E	51.13'
C17	R=300.00'	Δ=12°39'44"	N63°44'50"E	66.16'
C18	R=320.00'	Δ=10°59'30"	S62°54'43"W	61.30'
C19	R=980.00'	Δ=05°29'47"	N22°40'12"W	93.98'

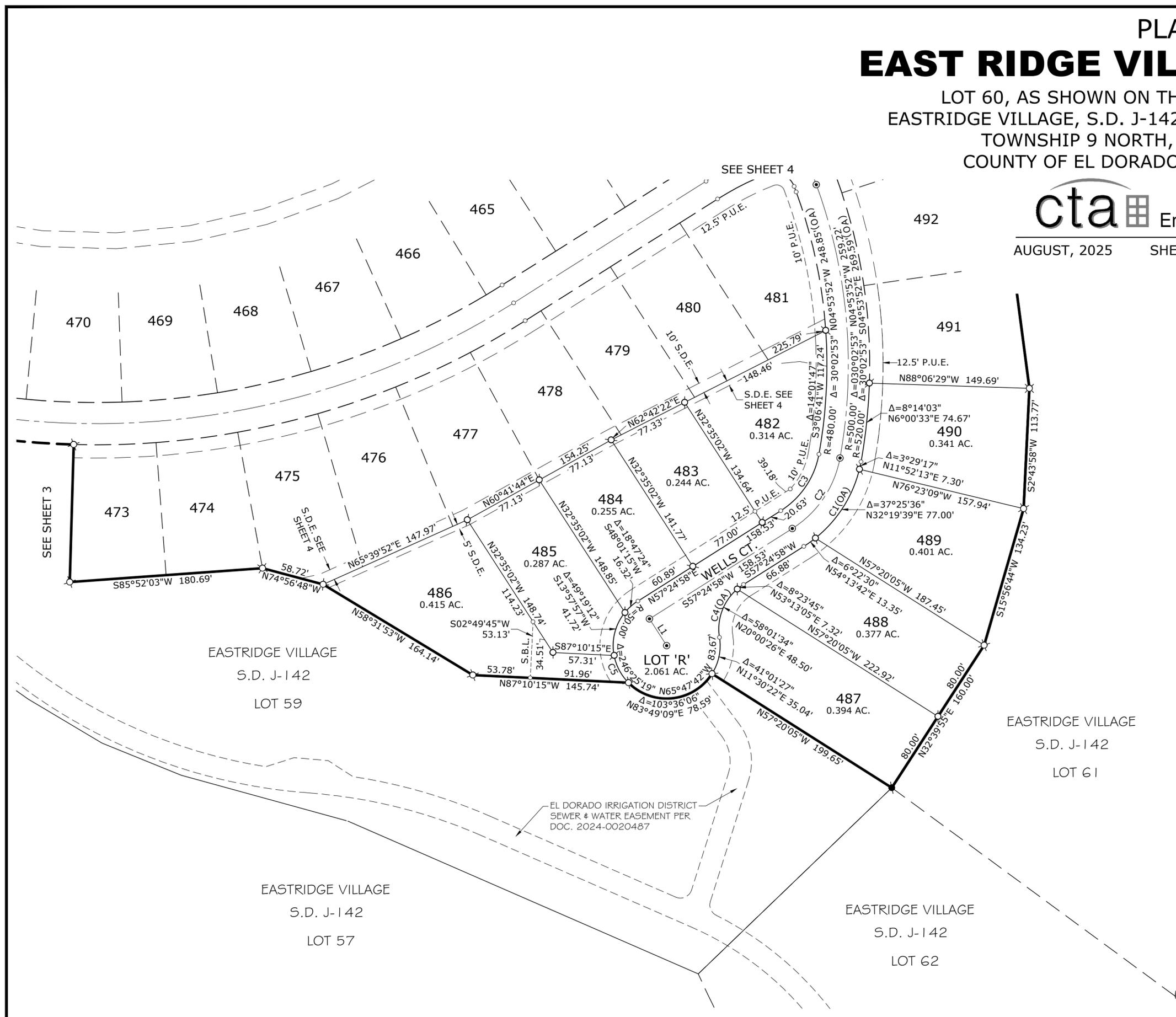
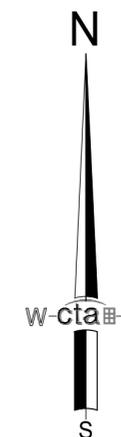


PLAT OF EAST RIDGE VILLAGE UNIT NO. 2

LOT 60, AS SHOWN ON THE LARGE LOT FINAL MAP OF
 EASTRIDGE VILLAGE, S.D. J-142 AND LYING WITHIN SECTION 18,
 TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

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AUGUST, 2025 SHEET 5 OF 6 SCALE: 1"= 60'



LINE DATA TABLE - THIS SHEET ONLY

LINE	BEARING	DISTANCE
L1	S32°35'02"E	30.00'

CURVE DATA TABLE - THIS SHEET ONLY

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=120.00'	Δ=47°17'23"	S33°46'16"W	96.26'
C2	R=100.00'	Δ=47°17'23"	N33°46'16"E	80.21'
C3	R=80.00'	Δ=47°17'23"	N33°46'16"E	64.17'
C4	R=50.00'	Δ=66°25'19"	N24°12'18"E	54.77'
C5	R=50.00'	Δ=33°41'10"	S27°32'13"E	28.98'

INFORMATION SHEET

PLAT OF EAST RIDGE VILLAGE UNIT NO. 2

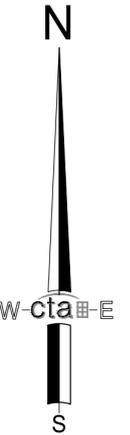
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NOTES:

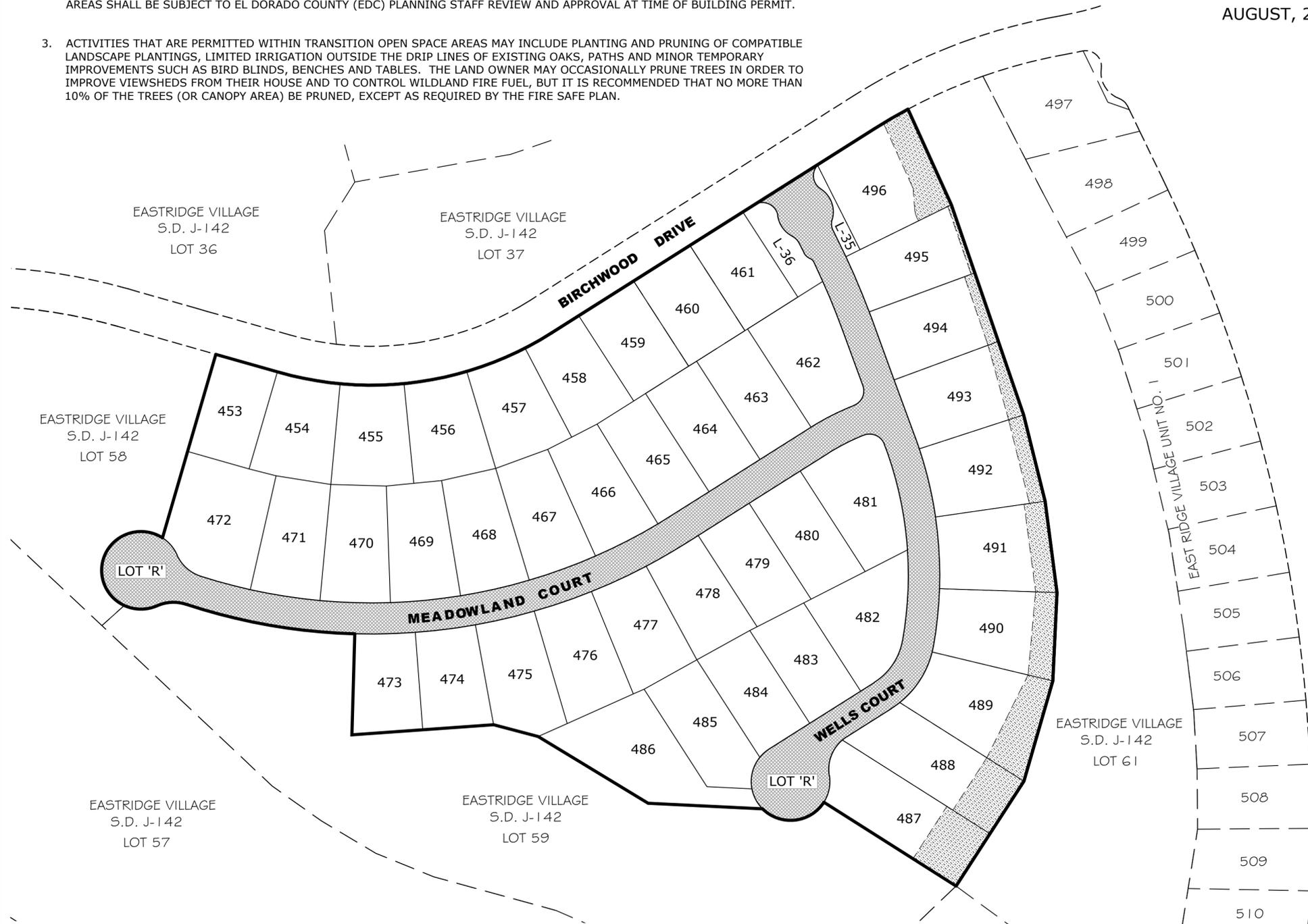
1. PRIMARY BUILDING AREA CONTAINS THOSE AREAS WITHIN THE PRIVATE LOTS WHERE THE DRIVEWAY, HOUSE, YARD, OUTBUILDINGS (e.g. TOOL SHEDS), POOLS, AND INTENSIVE LANDSCAPING ARE PERMITTED. INFRASTRUCTURE NEEDED (GRADING, RETAINING WALLS, UTILITY SERVICES, ETC...) TO PROVIDE REASONABLE USE OF THE PRIMARY BUILDING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

cta Engineering & Surveying

AUGUST, 2025 SHEET 6 OF 6 SCALE: 1"= 100'



-  ROADWAY
-  PRIMARY BUILDING AREA
-  TRANSITION OPEN SPACE AREA



MODIFIED BUILDING SETBACKS PER TM14-1521					
LOT NO	SPECIFIC PLAN LAND USE	FRONT YARD / PRIMARY FRONT YARD	SIDE YARD	SECONDARY FRONT YARD	REAR YARD
453-496 (ALL OF UNIT 2)	ER-2	20'	5'	10'	15'

TABLE A	
LOTS W/ PRIMARY BUILDING AREA EXCEPTIONS	
LOT NO.	PRIMARY BUILDING AREA
454	12,130 SF
455	12,102 SF
456	12,110 SF
466	12,082 SF
467	12,088 SF
468	12,088 SF
469	12,088 SF
470	12,088 SF
471	12,088 SF
472	17,306 SF
475	12,527 SF
476	12,306 SF
481	14,219 SF
482	13,689 SF
485	12,502 SF
486	18,090 SF

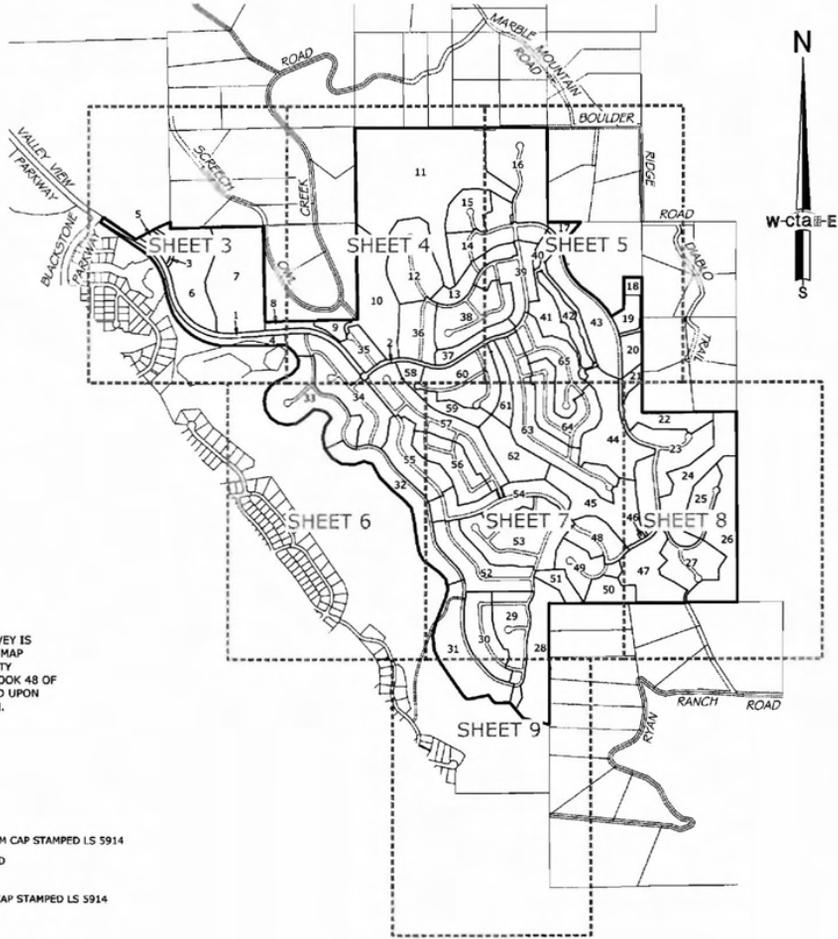
NOTE: UNLESS A SUBSEQUENT EXCEPTION(S) IS APPROVED, ALL REMAINING LOTS IN UNIT 2 SHALL ADHERE TO NOTE 2 ABOVE.

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

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



REFERENCES

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

BASIS OF BEARINGS

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

LEGEND

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

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.

LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

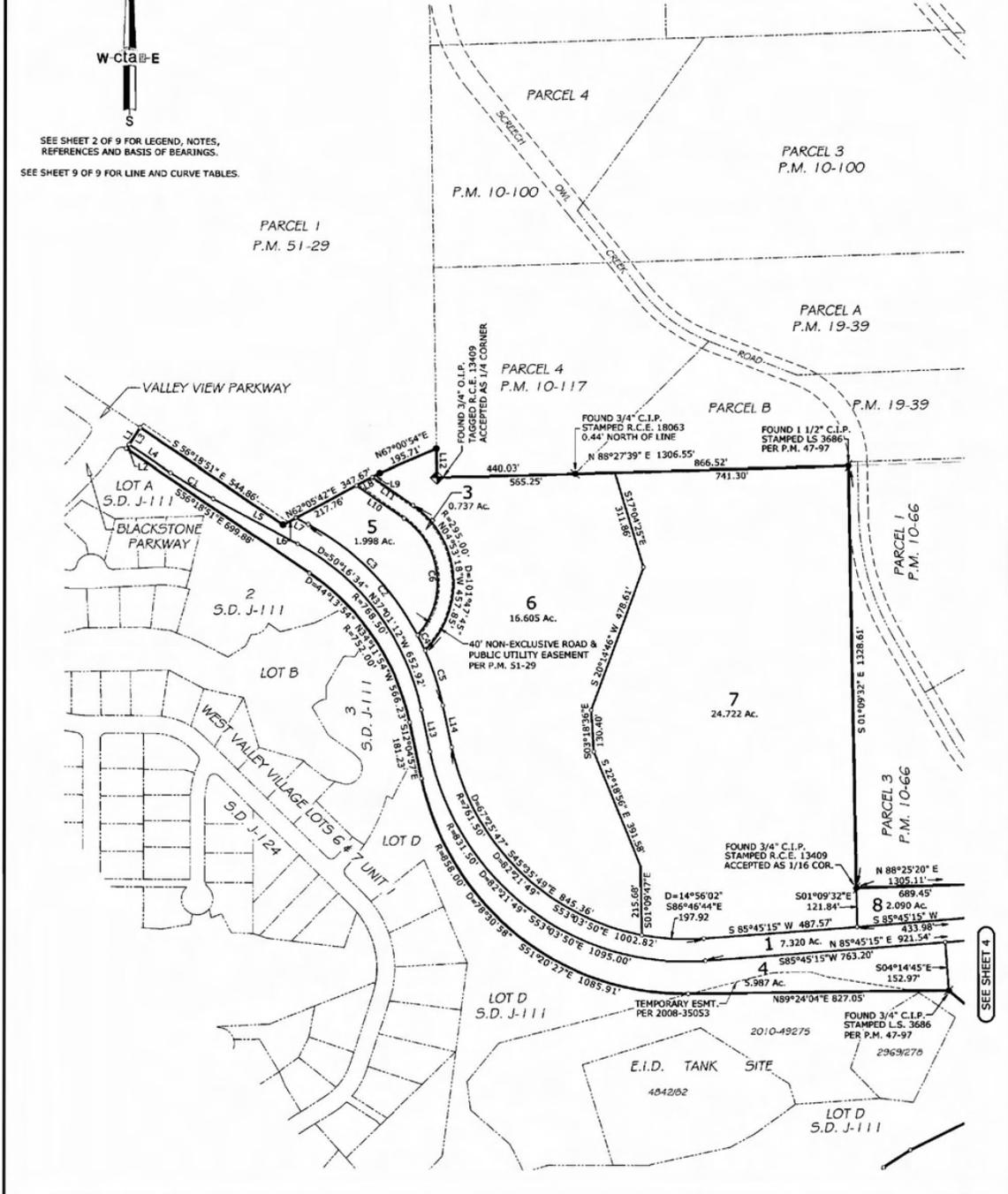
PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
 LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 3 OF 9 SCALE: 1" = 200'



SEE SHEET 2 OF 9 FOR LEGEND, NOTES,
 REFERENCES AND BASIS OF BEARINGS.
 SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.

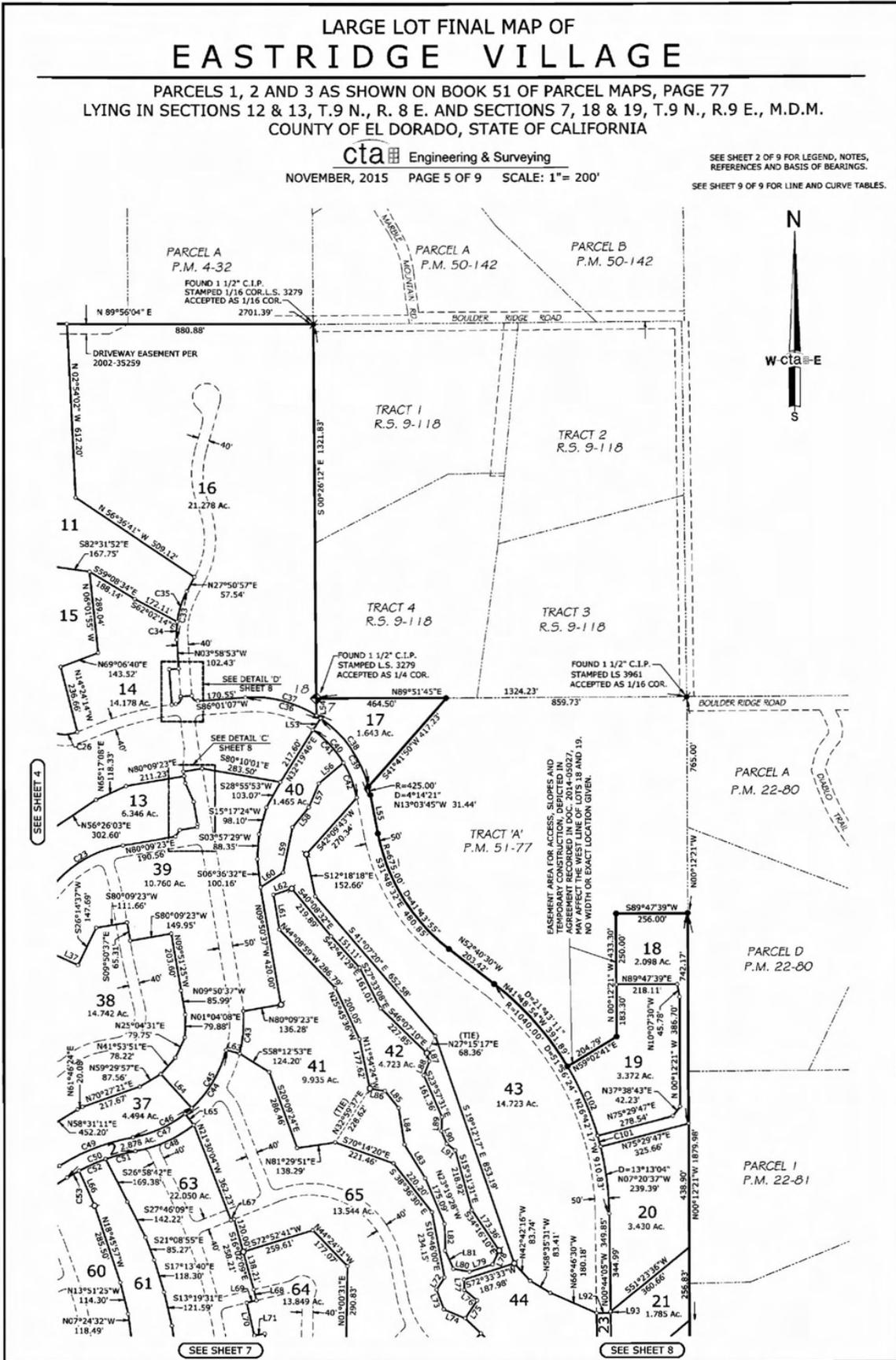


LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

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 5 OF 9 SCALE: 1" = 200'

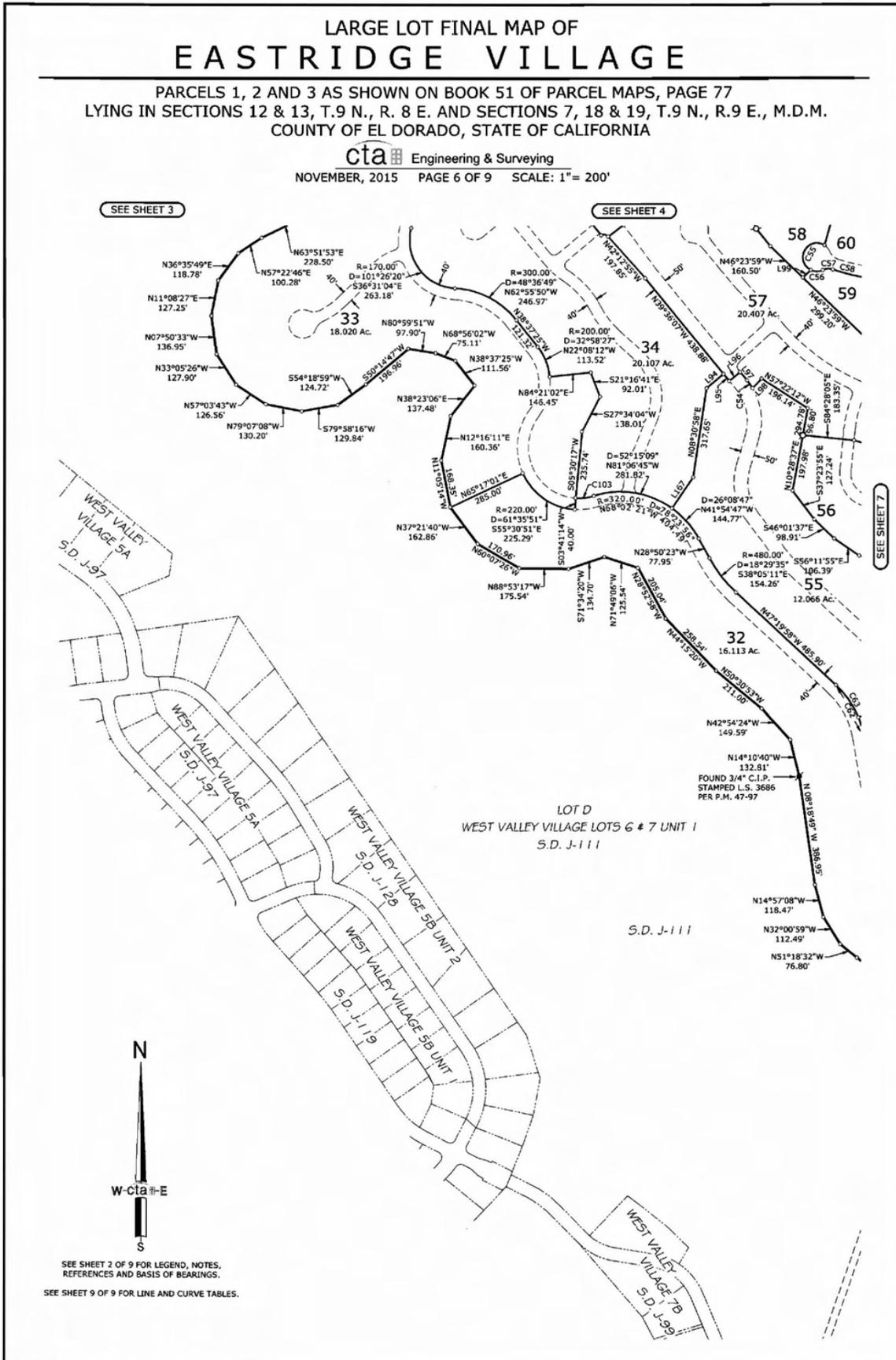
SEE SHEET 2 OF 9 FOR LEGEND, NOTES,
 REFERENCES AND BASIS OF BEARINGS.
 SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.



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 6 OF 9 SCALE: 1" = 200'

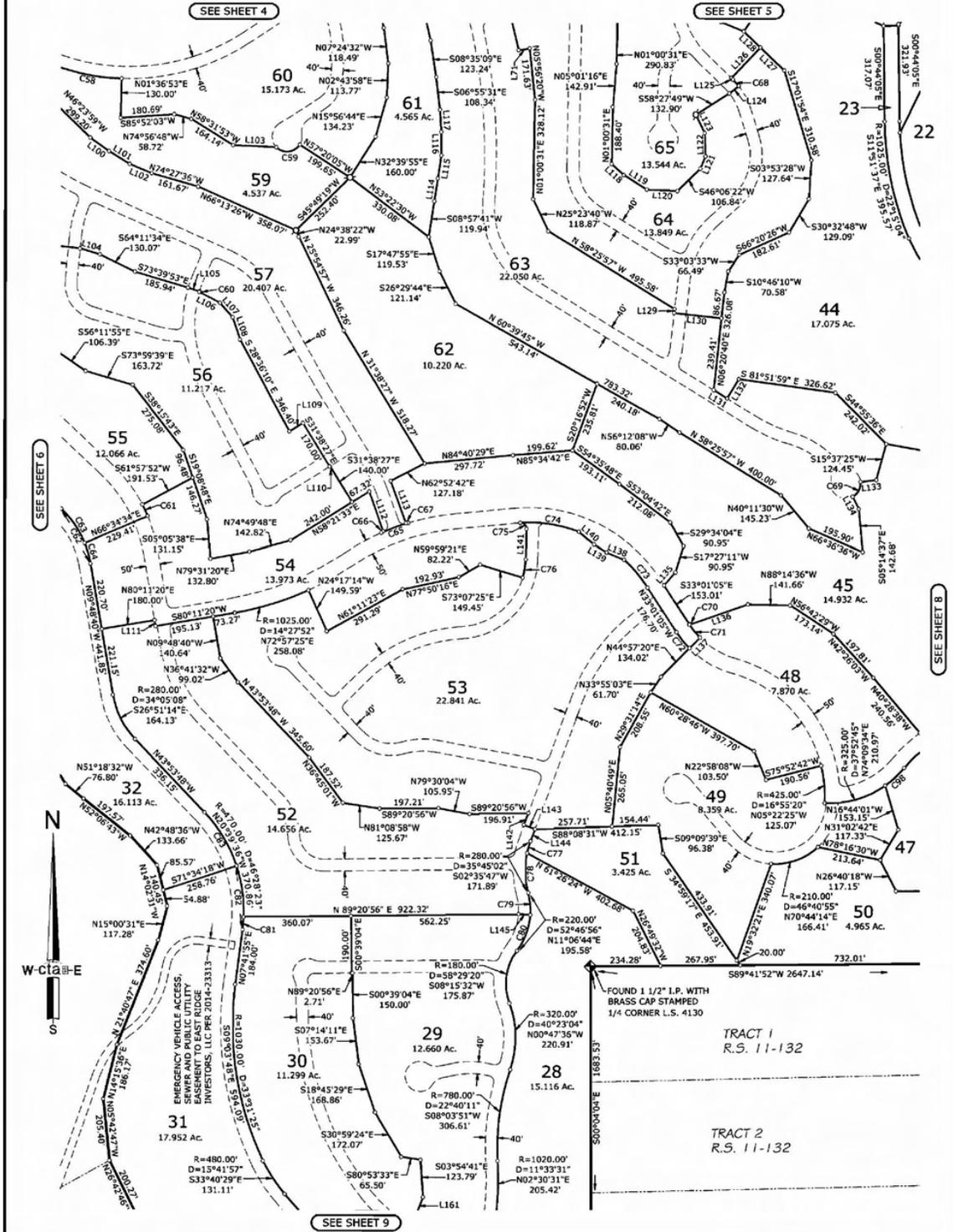


LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

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

SEE SHEET 2 OF 9 FOR LEGEND, NOTES,
REFERENCES AND BASIS OF BEARINGS.
SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.

cta Engineering & Surveying
NOVEMBER, 2015 PAGE 7 OF 9 SCALE: 1" = 200'

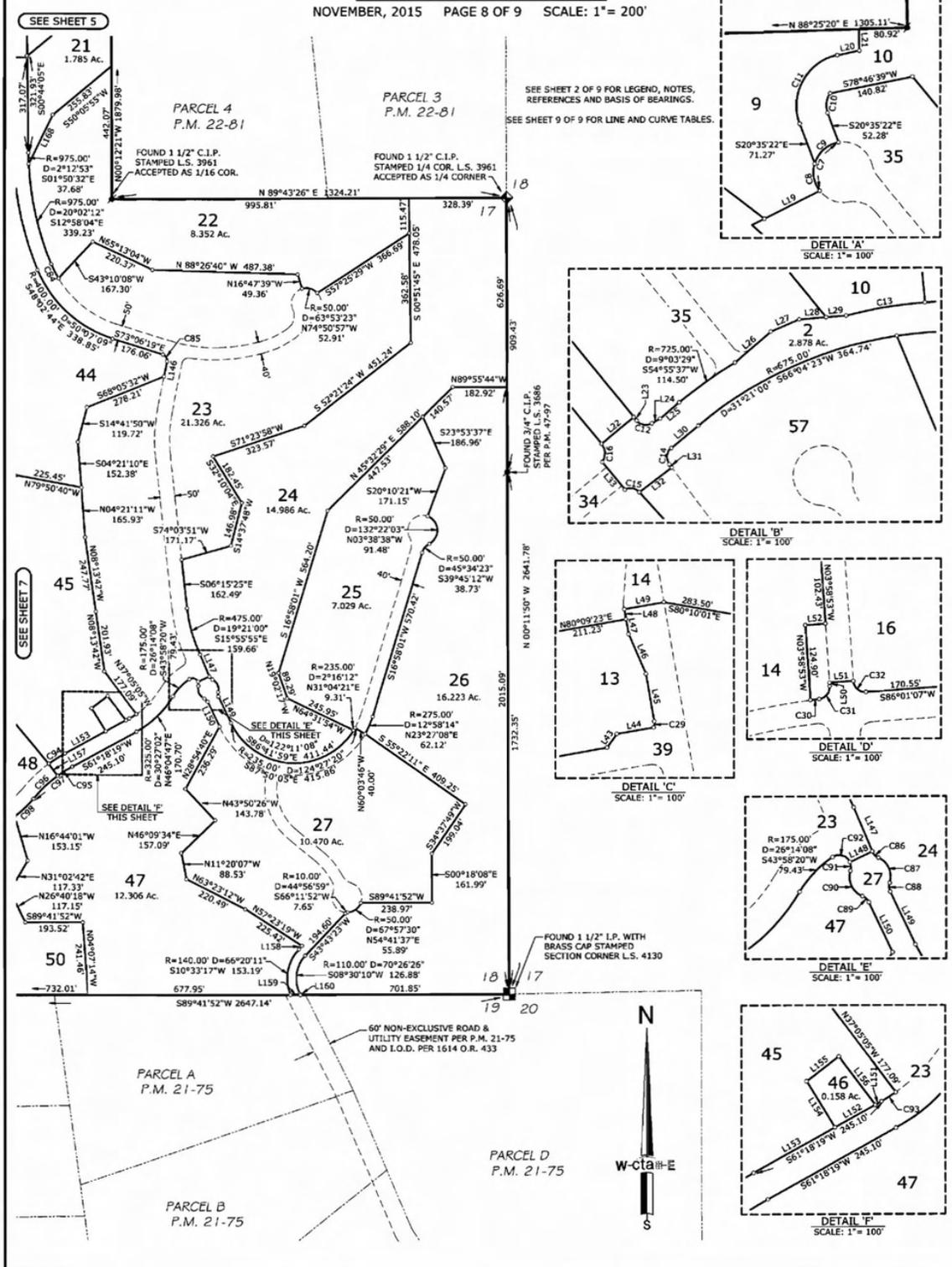


LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

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

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NOVEMBER, 2015 PAGE 8 OF 9 SCALE: 1" = 200'



LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

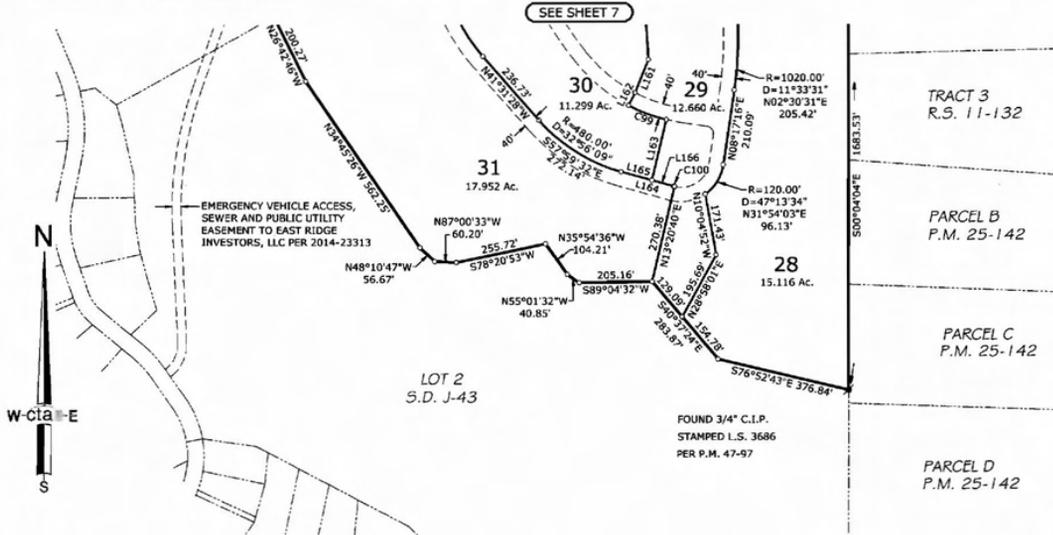
PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
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 COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 9 OF 9 SCALE: 1" = 200'

SEE SHEET 2 OF 9 FOR LEGEND, NOTES,
 REFERENCES AND BASIS OF BEARINGS.

SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.



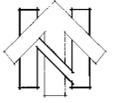
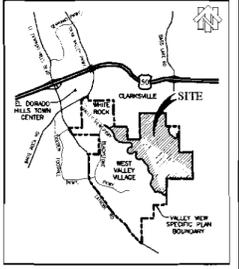
LINE DATA TABLE					
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N33°41'09\"	80.00'	L57	N22°59'09\"	92.05'
L2	S33°41'09\"	16.30'	L58	N39°40'38\"	91.47'
L3	N33°41'09\"	63.30'	L59	N12°07'01\"	163.93'
L4	S56°18'51\"	158.67'	L60	N56°32'33\"	95.15'
L5	N62°09'29\"	305.03'	L61	N09°50'37\"	124.62'
L6	N62°05'42\"	46.21'	L62	N71°05'28\"	68.45'
L7	N62°09'29\"	44.30'	L63	N75°45'27\"	50.00'
L8	N62°05'42\"	56.57'	L64	N42°41'52\"	163.34'
L9	N62°05'42\"	27.14'	L65	N38°20'21\"	50.00'
L10	S55°47'10\"	183.56'	L66	N24°12'41\"	134.70'
L11	S55°47'10\"	157.10'	L67	N68°29'56\"	11.02'
L12	S00°59'29\"	89.93'	L68	S13°23'22\"	40.00'
L13	N11°52'56\"	134.35'	L69	S76°36'38\"	35.89'
L14	S11°52'56\"	134.35'	L70	N13°23'22\"	117.89'
L15	S01°34'40\"	69.23'	L71	S80°24'52\"	37.80'
L16	S68°24'21\"	160.33'	L72	S32°25'01\"	51.83'
L17	N63°41'38\"	126.88'	L73	S20°38'44\"	73.42'
L18	N63°41'38\"	23.62'	L74	S67°31'52\"	82.93'
L19	N63°41'38\"	103.26'	L75	S34°15'00\"	74.94'
L20	S78°46'39\"	38.01'	L76	S50°48'13\"	58.31'
L21	N01°34'40\"	35.71'	L77	S01°44'46\"	37.68'
L22	N50°23'53\"	70.00'	L78	S25°22'34\"	54.04'
L23	S39°36'07\"	7.72'	L79	S72°33'33\"	86.06'
L24	S39°36'07\"	16.01'	L80	N80°02'08\"	59.42'
L25	S50°23'53\"	41.21'	L81	N24°50'46\"	70.79'
L26	S49°19'49\"	78.91'	L82	N00°43'20\"	94.56'
L27	S67°26'42\"	51.52'	L83	N31°17'27\"	140.99'
L28	S85°33'35\"	45.18'	L84	N09°20'58\"	131.35'
L29	S85°33'35\"	33.73'	L85	N38°41'01\"	77.13'
L30	N50°23'53\"	58.21'	L86	N80°33'49\"	54.98'
L31	N37°01'59\"	6.46'	L87	S18°11'12\"	30.61'
L32	N51°58'01\"	67.82'	L88	S27°23'15\"	53.76'
L33	N39°36'07\"	59.77'	L89	S03°22'02\"	49.86'
L34	N20°14'33\"	45.00'	L90	S23°02'28\"	49.98'
L35	N24°05'28\"	62.67'	L91	S32°53'03\"	38.35'
L36	N24°05'28\"	104.80'	L92	N89°15'55\"	50.00'
L37	N65°54'32\"	211.29'	L93	S00°44'05\"	4.86'
L38	S74°07'01\"	40.00'	L94	N50°23'53\"	78.48'
L39	N55°33'38\"	40.00'	L95	N39°36'07\"	32.62'
L40	N70°50'42\"	40.00'	L96	S50°23'53\"	50.00'
L41	N29°27'04\"	53.83'	L97	N39°36'07\"	37.97'
L42	N29°27'04\"	67.77'	L98	S43°27'18\"	46.67'
L43	N35°09'23\"	27.58'	L99	N47°52'25\"	38.45'
L44	N80°09'23\"	62.86'	L100	N54°25'28\"	77.04'
L45	S59°50'37\"	80.24'	L101	N58°09'09\"	80.65'
L46	S25°52'48\"	72.15'	L102	N67°40'37\"	80.03'
L47	S09°50'37\"	25.31'	L103	N87°10'15\"	145.74'
L48	S09°50'37\"	16.62'	L104	S74°15'33\"	68.98'
L49	S80°09'23\"	67.50'	L105	S73°28'48\"	40.00'
L50	S03°52'48\"	5.77'	L106	S62°39'38\"	77.58'
L51	S86°01'07\"	40.00'	L107	S41°43'45\"	64.31'
L52	N86°01'07\"	34.00'	L108	S18°31'47\"	78.35'
L53	N34°12'58\"	50.00'	L109	N58°21'33\"	53.56'
L54	N00°26'12\"	60.34'	L110	N58°21'33\"	1.93'
L55	S10°56'34\"	136.80'	L111	N09°48'40\"	20.50'
L56	N50°03'13\"	114.59'	L112	S19°55'52\"	140.59'

CURVE DATA TABLE						
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.	CH. DIST.	
C1	1531.50'	5°50'38\"	S59°14'10\"	156.14'	C51	675.00'
C2	838.50'	50°16'34\"	N37°01'12\"	712.39'	C52	675.00'
C3	838.50'	34°09'38\"	N45°04'40\"	492.55'	C53	675.00'
C4	838.50'	3°37'40\"	N26°11'01\"	53.08'	C54	235.00'
C5	838.50'	12°29'16\"	N18°07'34\"	182.39'	C55	90.00'
C6	245.00'	97°59'48\"	N06°47'16\"	369.80'	C56	50.00'
C7	50.00'	118°47'26\"	S21°33'08\"	86.07'	C57	50.00'
C8	50.00'	54°07'25\"	S10°46'52\"	45.50'	C58	745.00'
C9	50.00'	64°40'01\"	S48°36'51\"	53.48'	C59	50.00'
C10	35.00'	56°08'01\"	S07°28'39\"	32.93'	C60	380.00'
C11	85.00'	99°22'01\"	S29°05'39\"	129.62'	C61	525.00'
C12	20.00'	80°32'16\"	S79°52'15\"	25.85'	C62	320.00'
C13	725.00'	10°36'09\"	S80°44'07\"	133.97'	C63	320.00'
C14	20.00'	8°22'52\"	S06°40'57\"	27.64'	C64	320.00'
C15	20.00'	75°50'59\"	N80°08'20\"	24.59'	C65	825.00'
C16	25.00'	74°55'48\"	N02°08'13\"	30.41'	C66	20.00'
C17	375.00'	48°38'46\"	N81°44'20\"	308.91'	C67	20.00'
C18	375.00'	9°15'42\"	S78°34'08\"	60.55'	C68	220.00'
C19	375.00'	39°23'04\"	N77°06'30\"	252.73'	C69	50.00'
C20	20.00'	79°43'40\"	N02°58'40\"	25.64'	C70	275.00'
C21	380.00'	26°54'57\"	S56°17'59\"	176.88'	C71	275.00'
C22	380.00'	9°36'18\"	S47°38'39\"	63.63'	C72	325.00'
C23	420.00'	56°03'55\"	S52°07'25\"	394.78'	C73	475.00'
C24	320.00'	3°09'44\"	S17°27'51\"	17.66'	C74	475.00'
C25	20.00'	77°50'48\"	N04°29'03\"	25.13'	C75	20.00'
C26	130.00'	77°00'21\"	S72°56'32\"	161.86'	C76	230.00'
C27	320.00'	16°03'57\"	N06°10'08\"	89.44'	C77	280.00'
C28	420.00'	17°17'27\"	N10°30'35\"	126.27'	C78	280.00'
C29	20.00'	29°41'58\"	N05°00'22\"	10.25'	C79	220.00'
C30	1020.00'	0°49'50\"	S83°23'57\"	14.78'	C80	220.00'
C31	20.00'	87°47'45\"	N39°55'00\"	27.74'	C81	470.00'
C32	20.00'	90°00'00\"	S48°58'53\"	28.28'	C82	470.00'
C33	320.00'	31°49'50\"	S11°56'02\"	175.50'	C83	470.00'
C34	320.00'	11°19'38\"	S01°44'56\"	63.16'	C84	350.00'
C35	320.00'	20°30'12\"	S17°35'51\"	113.90'	C85	20.00'
C36	425.00'	38°11'50\"	N74°52'58\"	278.12'	C86	20.00'
C37	425.00'	35°44'07\"	N76°06'49\"	260.80'	C87	34.50'
C38	425.00'	43°03'51\"	N36°42'51\"	311.97'	C88	20.00'
C39	425.00'	44°50'28\"	N33°21'48\"	324.19'	C89	20.00'
C40	375.00'	44°50'28\"	N33°21'48\"	286.05'	C90	34.50'
C41	375.00'	24°24'57\"	N43°34'34\"	158.50'	C91	20.00'
C42	375.00'	20°25'31\"	N21°09'20\"	132.98'	C92	20.00'
C43	470.00'	18°26'40\"	N05°01'13\"	150.65'	C93	275.00'
C44	420.00'	37°25'06\"	N32°57'06\"	269.44'	C94	505.00'
C45	420.00'	33°03'35\"	N30°46'20\"	238.99'	C95	455.00'
C46	420.00'	32°32'27\"	N63°34'21\"	235.34'	C96	455.00'
C47	420.00'	28°10'56\"	N65°45'07\"	204.51'	C97	455.00'
C48	470.00'	28°10'56\"	N65°45'07\"	228.86'	C98	325.00'
C49	725.00'	22°25'37\"	S68°37'46\"	281.98'	C99	470.00'
C50	675.00'	22°25'37\"	S68°37'46\"	262.53'	C100	80.00'
C101	1040.00'	2°12'14\"	N15°03'17\"	40.00'	C102	1040.00'
C102	1040.00'	14°47'55\"	N23°33'21\"	267.87'	C103	180.00'
C103	180.00'	20°55'33\"	S83°13'27\"	65.38'		

TENTATIVE MAP EAST RIDGE VILLAGE

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

SEPTEMBER, 2014
 REVISED: MAY, 2015



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

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
 3233 Marine Court, Redlands, California, CA 91274
 1 (916) 838-0916 1 (916) 838-2418 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

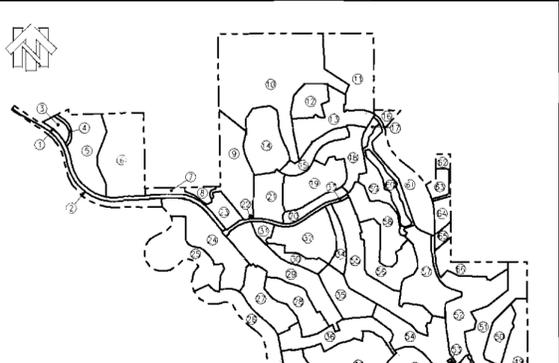
SEPTEMBER, 2014

REVISED: MARCH, 2015

ENGINEER'S CERTIFICATE

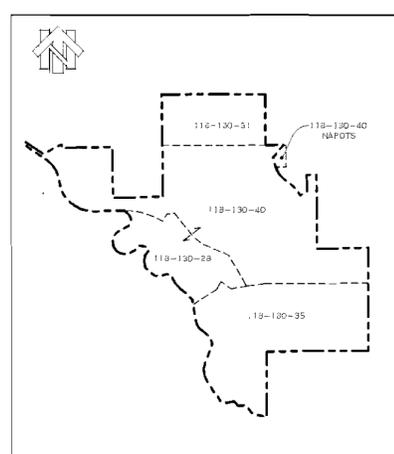
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "DIXON RANCH" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY EL DORADO COUNTY

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 64545.1) 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.

NO.	AREA	PHASE									
1	2.82 AC	—	18	3.44 AC	3P	35	3.87 AC	—	62	7.02 AC	3P
2	3.96 AC	—	19	18.76 AC	3P	36	4.57 AC	—	63	14.89 AC	—
3	3.86 AC	—	20	14.74 AC	3P	37	10.22 AC	—	64	21.92 AC	3C
4	8.74 AC	—	21	4.49 AC	3P	38	13.99 AC	3P	65	8.39 AC	—
5	14.02 AC	—	22	8.79 AC	3P	39	22.84 AC	3D	66	14.89 AC	3D
6	24.70 AC	3B	23	8.96 AC	—	40	14.60 AC	3D	67	22.07 AC	3A
7	2.09 AC	—	24	4.82 AC	3D	41	13.91 AC	3D	68	13.87 AC	3B
8	18.34 AC	—	25	20.13 AC	3A	42	11.30 AC	3M	69	17.07 AC	—
9	58.89 AC	—	26	14.81 AC	3C	43	13.66 AC	3E	70	13.30 AC	3C
10	31.28 AC	3T	27	14.11 AC	3D	44	15.17 AC	3E	71	9.84 AC	—
11	7.35 AC	3B	28	13.06 AC	3B	45	3.43 AC	—	72	4.78 AC	—
12	14.19 AC	3B	29	11.22 AC	3P	46	8.37 AC	3E	73	14.71 AC	3A
13	14.19 AC	3B	30	20.39 AC	3B	47	4.98 AC	3E	74	2.16 AC	—
14	16.30 AC	3D	31	4.54 AC	—	48	7.87 AC	3K	75	1.37 AC	3B
15	4.34 AC	3D	32	2.19 AC	—	49	12.31 AC	—	76	3.43 AC	3B
16	1.64 AC	—	33	11.17 AC	3D	50	10.49 AC	3B	77	1.89 AC	—
			34	14.31 AC	3D	51	14.31 AC	3D	78	8.44 AC	3D



PROJECT BOUNDARY DIMENSIONS

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	499.86	N09°18'51.20"W	L31	115.58	N39°37'25.22"W	L61	40.37	N07°00'31.22"W	L91	250.00	N07°47'38.84"E
L2	181.23	N10°04'57.49"W	L32	137.48	N09°23'08.97"E	L62	250.72	S70°20'52.69"W	L92	132.27	N07°53'30.26"W
L3	827.05	S89°24'04.03"E	L33	160.38	N12°18'11.30"E	L63	423.97	N07°12'21.94"W	L93	122.76	N07°53'30.26"W
L4	159.29	N09°18'34.26"W	L34	168.35	N11°05'13.71"E	L64	186.17	N14°15'38.38"E	L94	138.63	S50°40'29.88"E
L5	121.02	N09°27'34.14"W	L35	162.86	N13°21'40.16"W	L65	205.40	N07°42'48.84"W	L95	136.03	S10°54'24.71"E
L6	95.47	N07°30'39.87"E	L36	170.96	N07°21'26.44"W	L66	200.27	N07°42'45.79"W	L96	417.23	S41°41'49.84"E
L7	131.47	N47°21'12.75"E	L37	175.54	N09°33'19.02"E	L67	561.25	S34°45'25.93"E	L97	484.50	N07°51'44.32"E
L8	238.50	N05°51'32.34"E	L38	134.20	S71°34'20.50"W	L68	564.87	N07°10'47.68"W	L98	1391.67	S02°28'11.54"E
L9	180.20	N07°52'45.57"E	L39	125.54	N71°44'25.50"W	L69	270.38	N07°00'31.22"W	L99	270.38	N07°00'31.22"W
L10	118.78	N06°25'49.47"E	L40	205.04	N09°52'57.88"E	L70	250.72	S70°20'52.69"W	L100	132.27	N07°53'30.26"W
L11	122.05	N11°08'33.75"E	L41	205.54	N40°15'23.87"W	L71	154.21	N07°54'33.63"W	L101	122.76	N07°53'30.26"W
L12	136.95	N07°30'31.72"E	L42	211.00	N02°10'32.87"W	L72	40.88	N05°01'32.08"W	L102	138.63	S50°40'29.88"E
L13	127.90	N03°00'26.92"W	L43	149.50	N47°34'24.92"W	L73	200.14	S49°04'31.65"W	L103	138.63	S50°40'29.88"E
L14	126.56	N07°03'42.80"E	L44	132.81	N14°10'40.39"W	L74	175.75	N46°17'31.42"W	L104	175.75	N46°17'31.42"W
L15	130.20	N07°07'58.25"W	L45	388.93	N14°10'40.39"W	L75	39.13	S07°58'29.38"E	L105	39.13	S07°58'29.38"E
L16	129.64	S70°58'15.78"W	L46	184.47	N14°10'40.39"W	L76	175.75	N46°17'31.42"W	L106	175.75	N46°17'31.42"W
L17	124.72	S44°18'58.78"W	L47	112.49	N02°00'58.83"E	L77	284.14	S89°41'52.05"W	L107	175.75	N46°17'31.42"W
L18	196.80	S07°14'41.17"W	L48	78.86	N01°18'31.00"E	L78	284.14	S89°41'52.05"W	L108	175.75	N46°17'31.42"W
L19	97.40	N07°50'51.59"E	L49	191.57	N07°05'42.80"E	L79	1324.21	N09°43'25.54"E	L109	175.75	N46°17'31.42"W
L20	25.11	N08°58'32.12"W	L50	133.84	N47°48'35.51"E	L80	1879.98	S02°12'16.71"E	L110	175.75	N46°17'31.42"W

Curve Table

Curve #	Length	Radius	Delta
C1	580.57	722.00	44.12°
C2	1175.78	458.00	78.52°
C3	394.24	1040.00	23.72°
C4	493.48	675.00	41.73°
C5	2144	435.00	42.81°

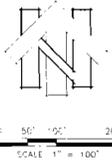
APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION

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

TENTATIVE MAP EAST RIDGE VILLAGE

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

SEPTEMBER, 2014
 REVISED: MAY, 2015

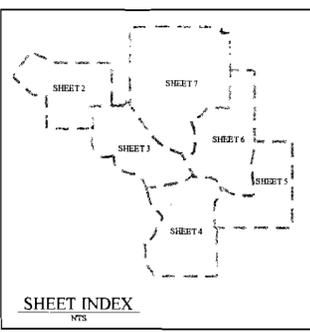
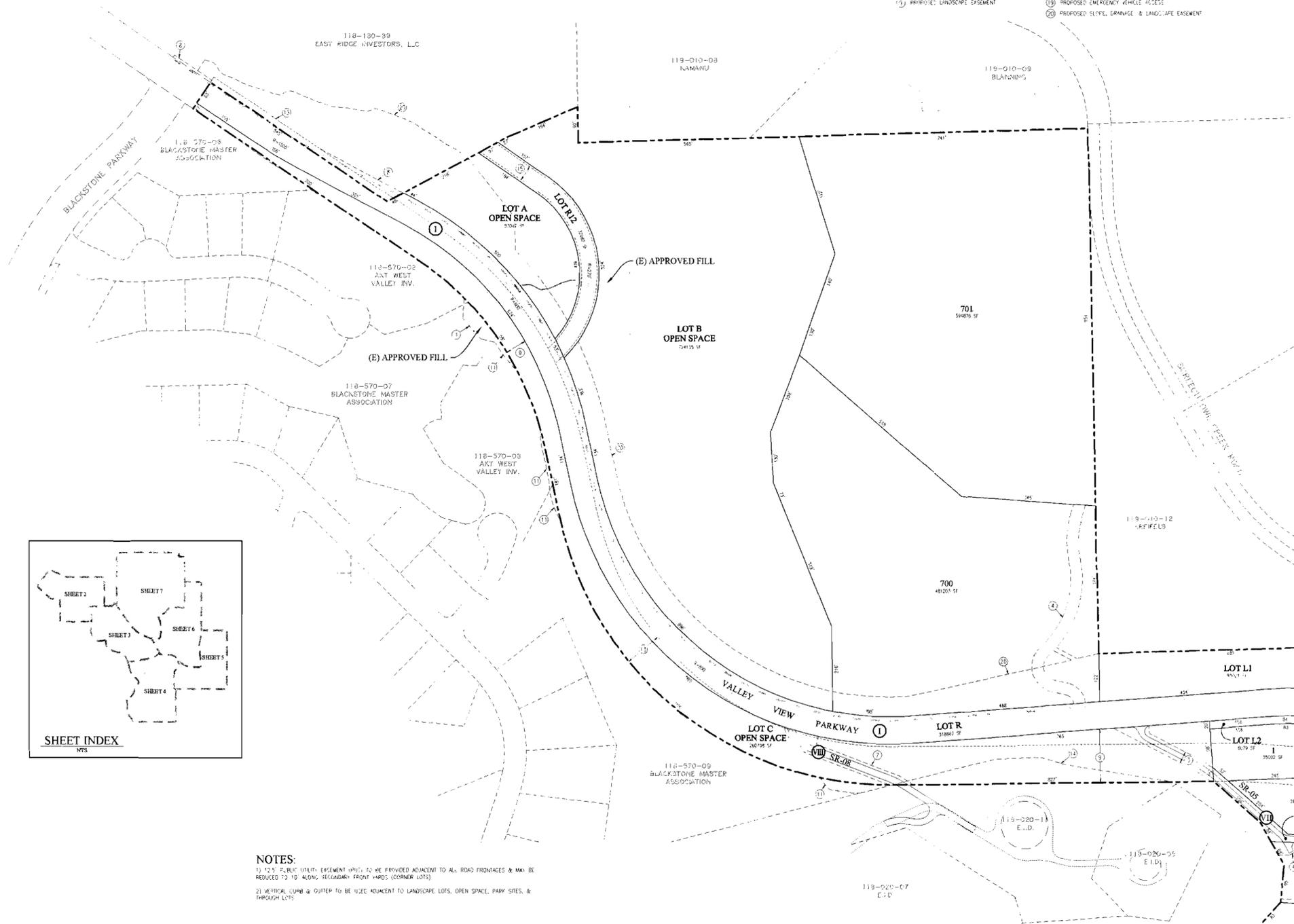


LEGEND

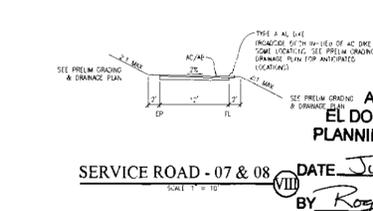
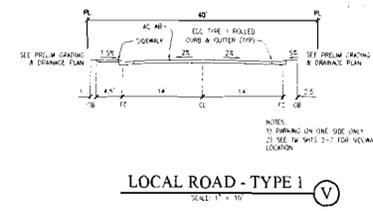
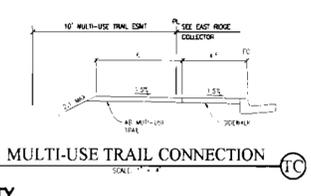
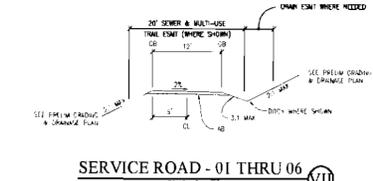
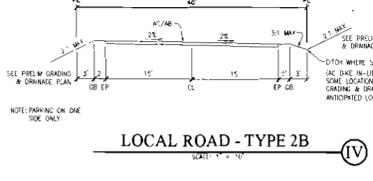
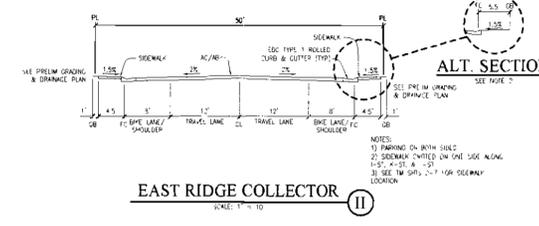
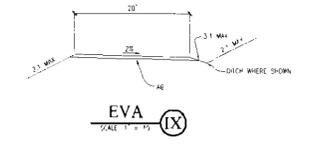
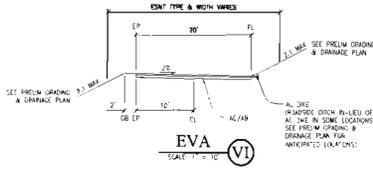
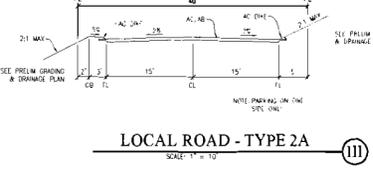
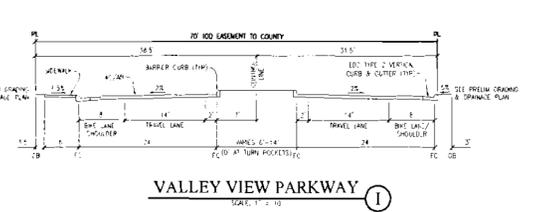
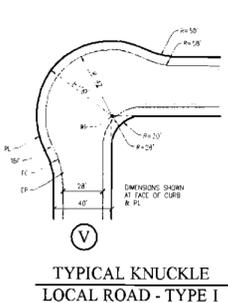
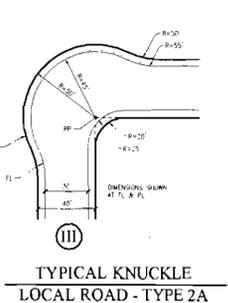
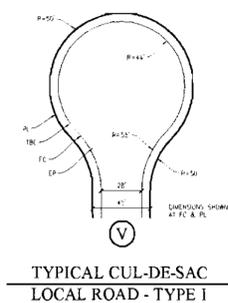
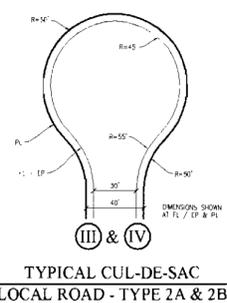
- JURISDICTIONAL WATERS
- SIDEWALK LOCATION
- ROAD SECTION DESIGNATION - SEE DETAIL THIS SHEET
- PROPOSED GATE
- PROPOSED GATE - EXIT ONLY

KEY NOTES:

- 1) PROPOSED SLOPE & DRAINAGE EASEMENT
- 2) PROPOSED DRAINAGE EASEMENT
- 3) PROPOSED SEWER EASEMENT
- 4) PROPOSED ACCESS EASEMENT
- 5) PROPOSED PUBLIC UTILITY EASEMENT
- 6) PROPOSED SEWER & WATER EASEMENT
- 7) PROPOSED WATER EASEMENT
- 8) PROPOSED ROAD & PUBLIC UTILITY EASEMENT
- 9) PROPOSED LANDSCAPE EASEMENT
- 10) PROPOSED SLOPE EASEMENT
- 11) E.O.D. ROAD & PUE
- 12) E.T. ROAD / UTILITY EASEMENT
- 13) E.T. REMEDIATION EASEMENT
- 14) E.T. ADJ. NON-EXCLUSIVE ROAD & PUE
- 15) E.T. ADJ. NON-EXCLUSIVE ROAD & PUE
- 16) PROPOSED 20" SEWER & MULTI-USE TRAIL EASEMENT
- 17) PROPOSED EMERGENCY VEHICLE ACCESS & PUE
- 18) PROPOSED MULTI-USE TRAIL EASEMENT
- 19) PROPOSED EMERGENCY VEHICLE ACCESS
- 20) PROPOSED SLOPE, DRAINAGE & LANDSCAPE EASEMENT



- NOTES:**
- 1) 12" PUBLIC UTILITY EASEMENT (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES & MAY BE REDUCED TO 10' ALONG SECONDARY FRONT YARDS (CORNER LOTS)
 - 2) VERTICAL CURB & GUTTER TO BE 1/2" EC ADVANTAGE TO LANDSCAPE LOTS, OPEN SPACE, PARK SITES, & THROUGH LOTS



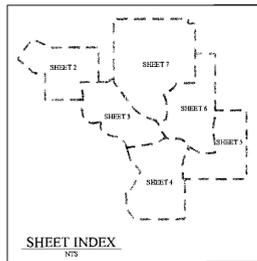
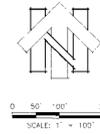
APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE June 11, 2015
 BY *Roger Trout*
 EXECUTIVE SECRETARY

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

TENTATIVE MAP EAST RIDGE VILLAGE

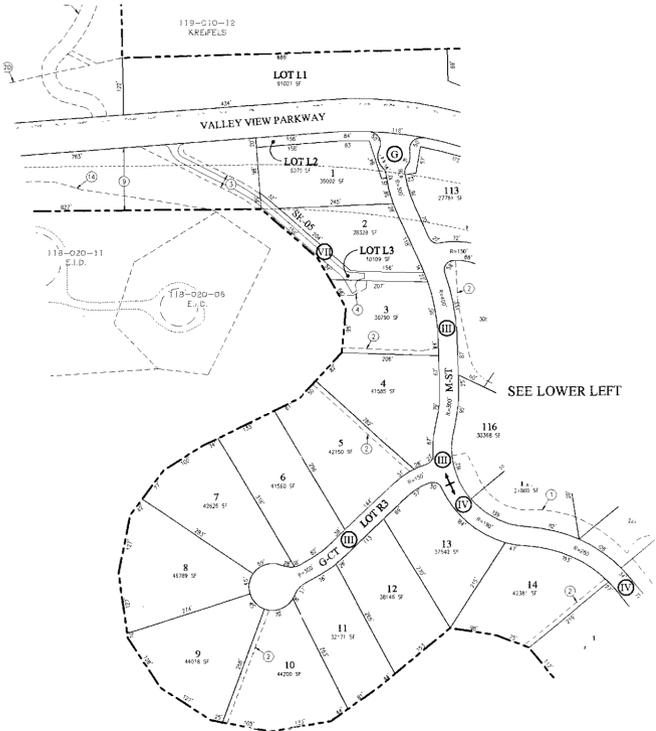
COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 3 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014
 REVISED: MAY, 2015



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:

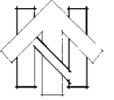
- ① PROPOSED SLOPE & DRAINAGE EASEMENT
- ② PROPOSED DRAINAGE EASEMENT
- ③ PROPOSED SEWER EASEMENT
- ④ PROPOSED ACCESS EASEMENT
- ⑤ PROPOSED PUBLIC UTILITY EASEMENT
- ⑥ PROPOSED SEWER & WATER EASEMENT
- ⑦ PROPOSED WATER EASEMENT
- ⑧ PROPOSED ROAD & PUBLIC UTILITY EASEMENT
- ⑨ PROPOSED LANDSCAPE EASEMENT
- ⑩ PROPOSED "SLOPE" EASEMENT
- ⑪ (E) LOD, ROAD & PUE
- ⑫ (E) 96' ROAD / UTILITY EASEMENT
- ⑬ (E) TEMPORARY EASEMENT
- ⑭ (E) 40' NON-EXCLUSIVE ROAD & PUE
- ⑮ PROPOSED 20' SEWER & MULT-USE TRAIL EASEMENT
- ⑯ PROPOSED EMERGENCY VEHICLE ACCESS & PUE
- ⑰ PROPOSED MULTI-USE TRAIL EASEMENT
- ⑱ PROPOSED EMERGENCY VEHICLE ACCESS
- ⑳ (E) 60' EXCLUSIVE ROAD & UTILITY EASEMENT

APPROVED
 EL DORADO COUNTY
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 cta Engineering & Surveying
 Civil Engineering Land Surveying Land Planning
 3223 Market Circle, Rancho Cordova, CA 95742
 916.858.8215 F 916.858.8275 www.cta.com

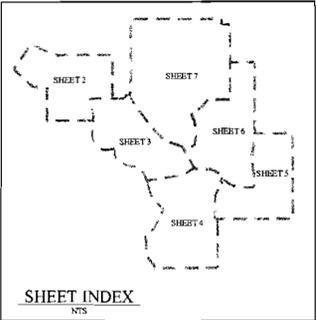
TENTATIVE MAP EAST RIDGE VILLAGE

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'



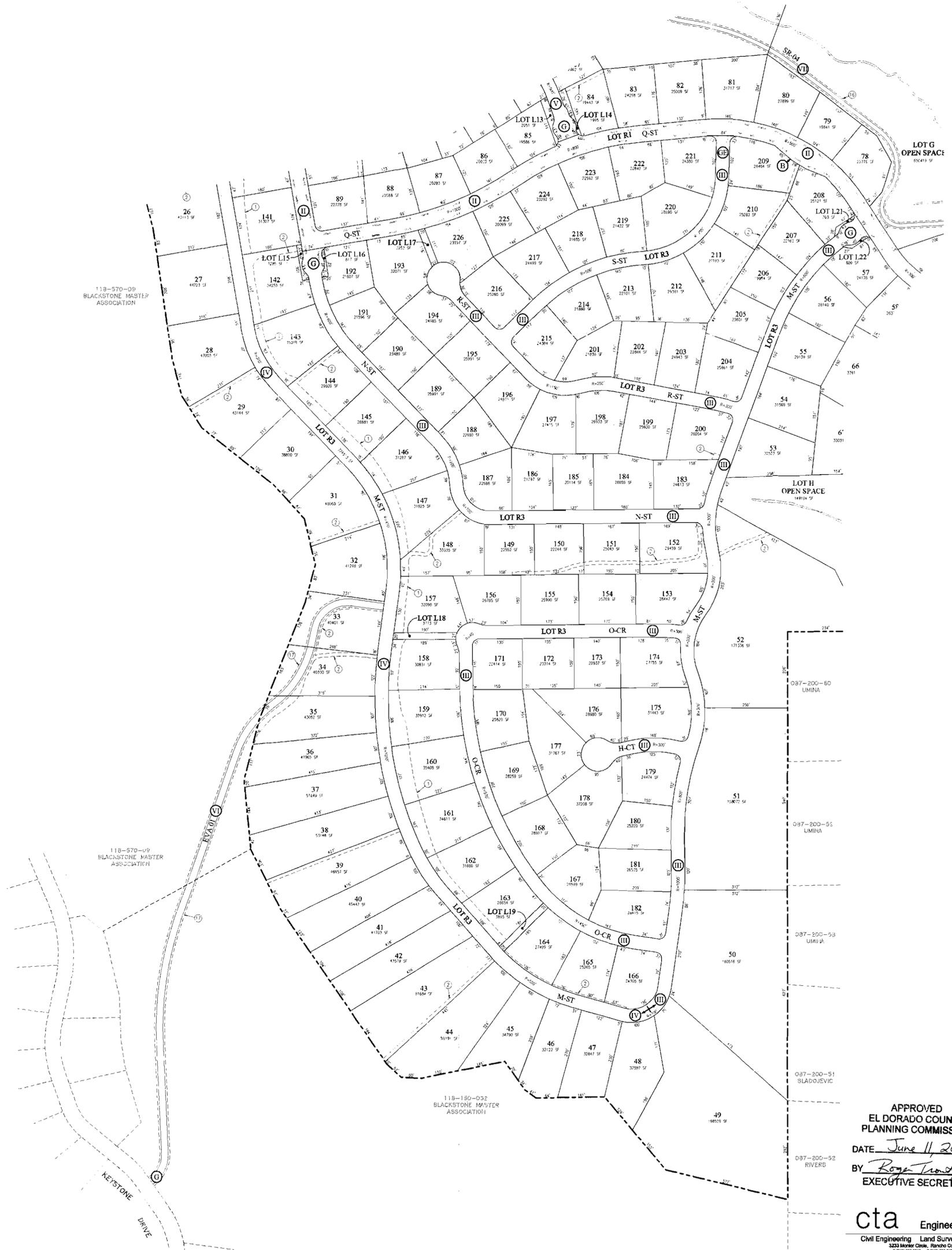
SHEET INDEX
 NTS

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" ROAD / UTILITY EASEMENT
- ⑬ 40' 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

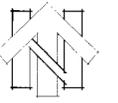
118-130-032
 BLACKSTONE MASTER
 ASSOCIATION

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 BY: Roger Trond/Cmt
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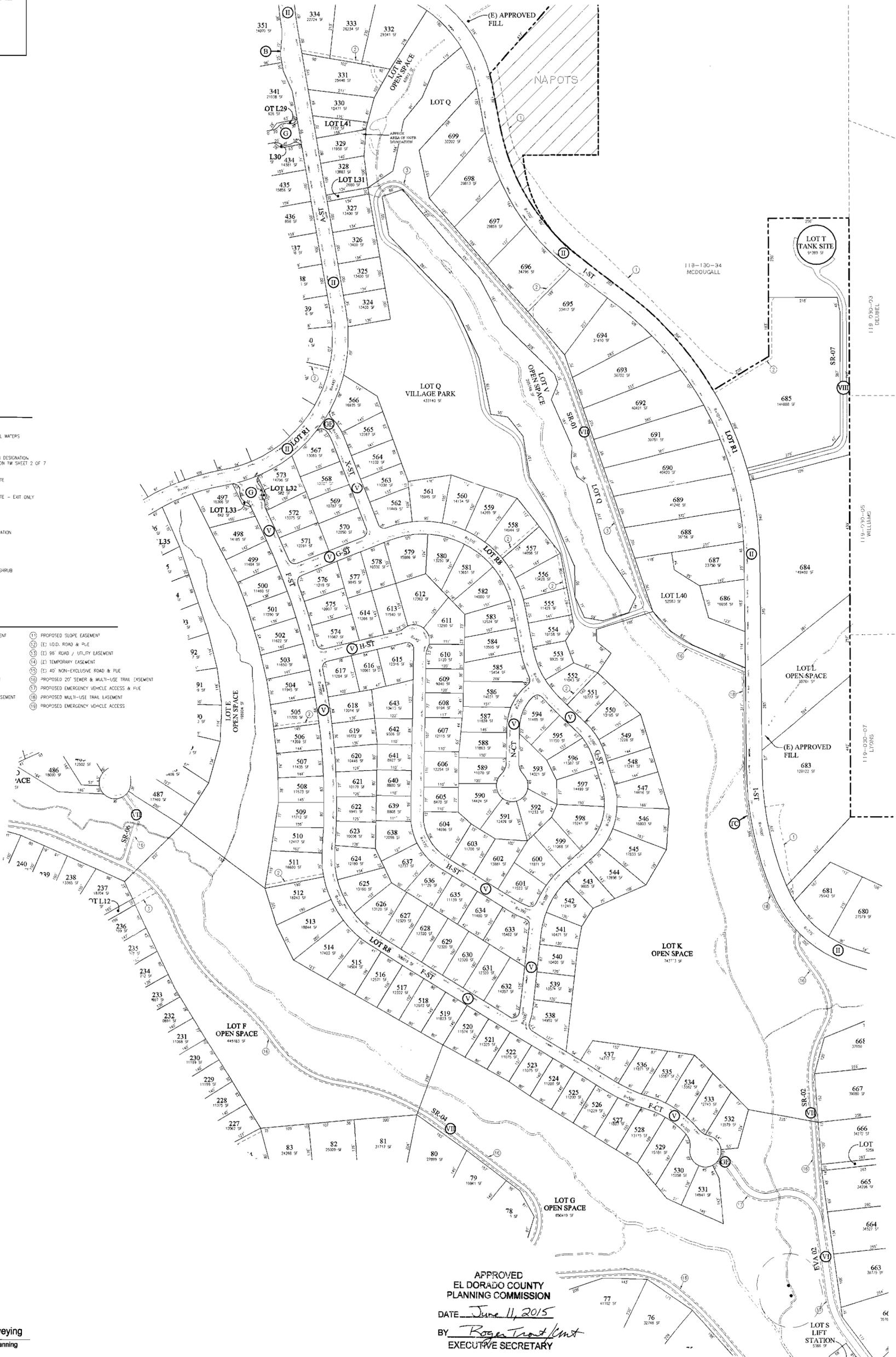
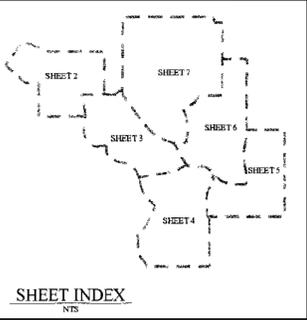
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 916.852.2010 F 916.852.2012 www.cta.com

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 |

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 3233 Mariner Circle, Rancho Cordova, CA 95742
 T (916) 558-0919 F (916) 558-2019 www.cta.com

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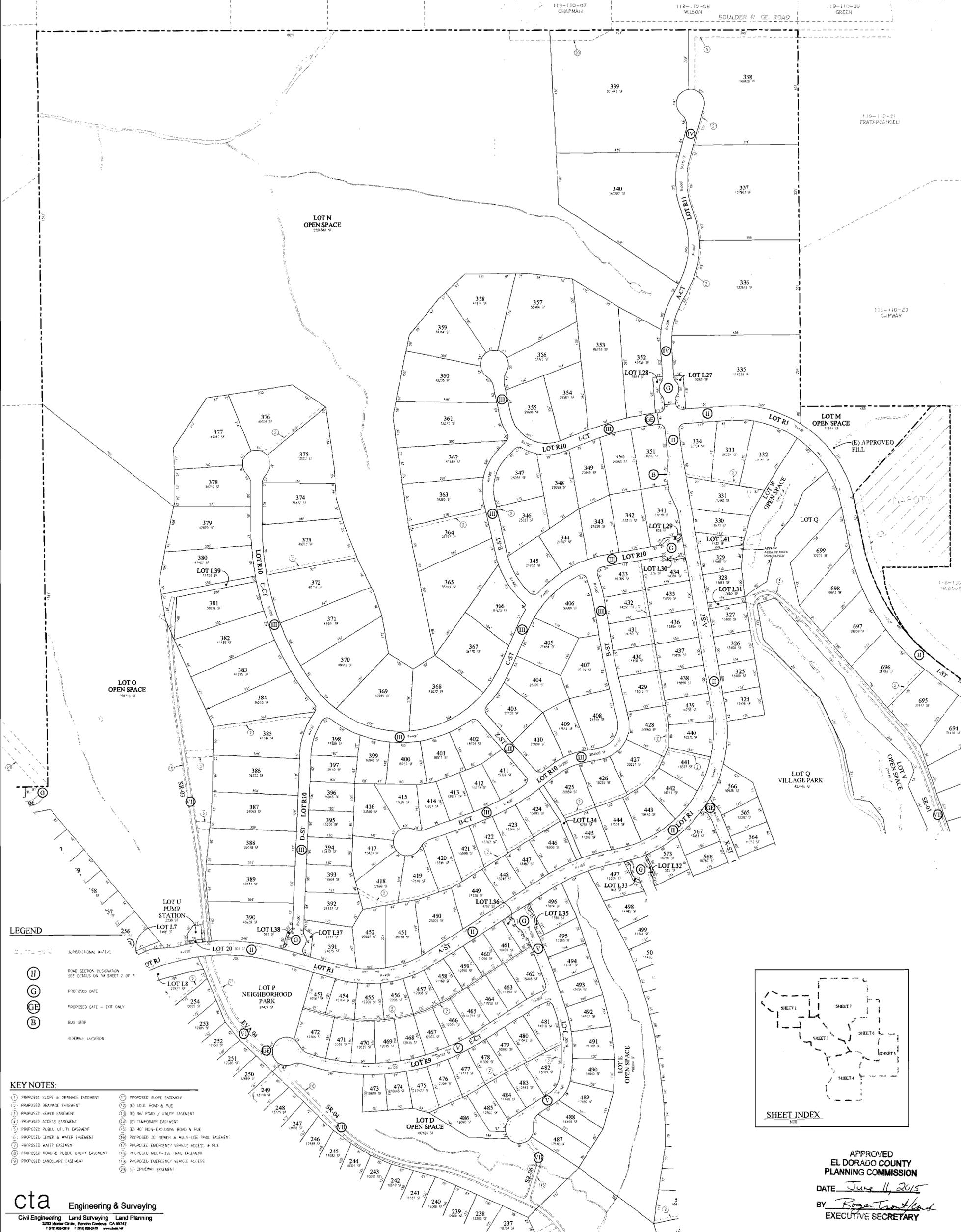
TENTATIVE MAP EAST RIDGE VILLAGE

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

SEPTEMBER, 2014
 REVISED: MAY, 2015

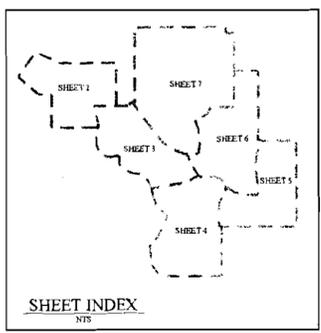


SCALE 1" = 100'



- LEGEND**
- Ⓜ JURISDICTIONAL STREET
 - Ⓜ 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 Tambores
 EXECUTIVE SECRETARY

cta Engineering & Surveying
 Civil Engineering Land Surveying Land Planning
 3293 Menlo Circle, Rancho Cordova, CA 95742
 T (916) 858-0210 F (916) 858-2478 www.cta.com

TM-F25-0004 - East Ridge Unit 2 Final Map
Exhibit F - East Ridge Village Unit 2 Meter Award Letter



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for: DS0226-024 Date: February 27, 2026

SUBDIVISION PARCEL SPLIT OTHER

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

Millrose Properties CA LLC

EAST RIDGE VILLAGE UNIT 2

Attn: Tulen Emery

Mother APN:119-390-060

Email: temery@ctaes.net

Location: 213 Wells Ct, 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: 44 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 44 EDUs (Equivalent Dwelling Unit).

Project No.: 4132DEV
Service Purchase Project No.: 4434SP

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