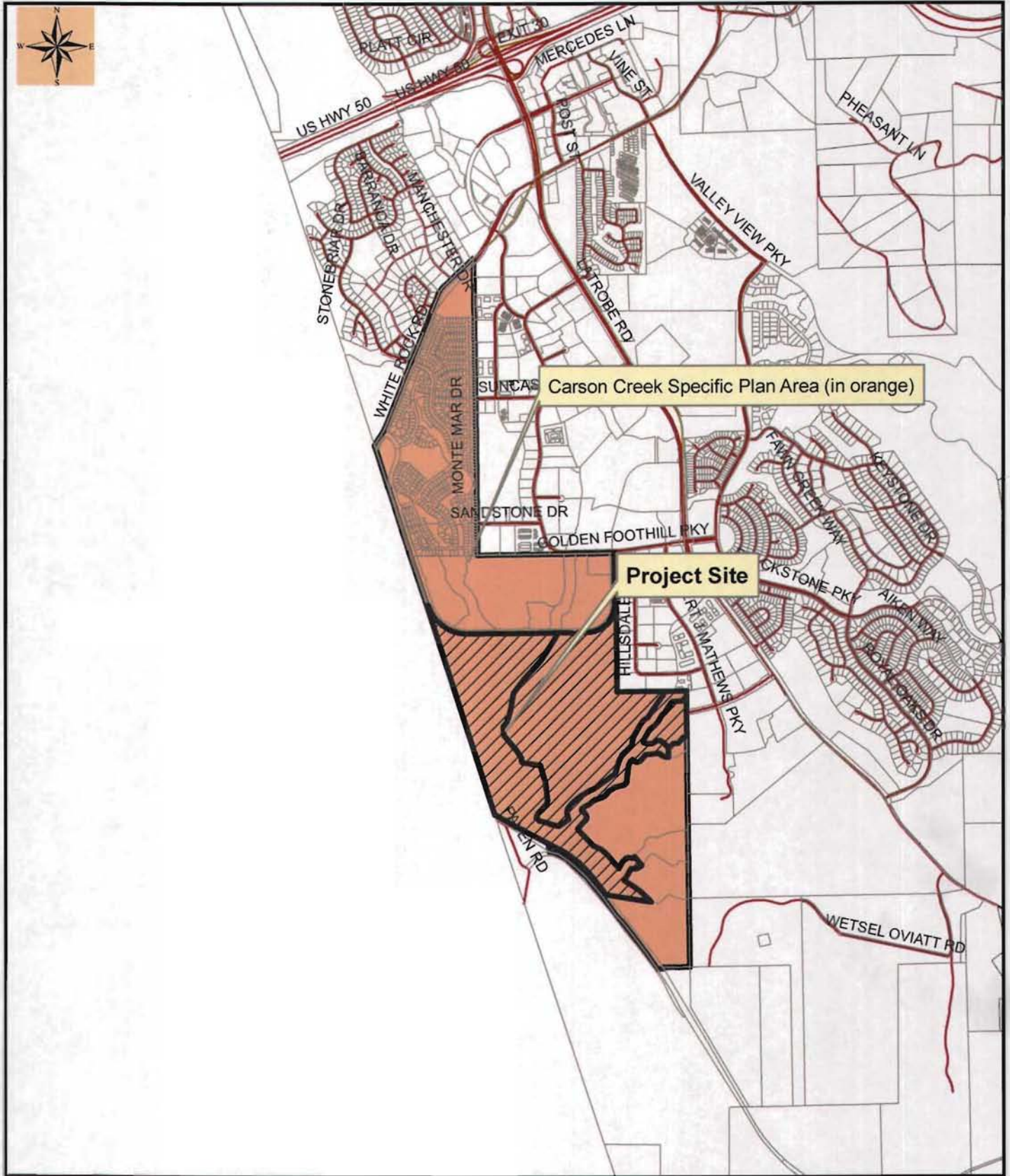
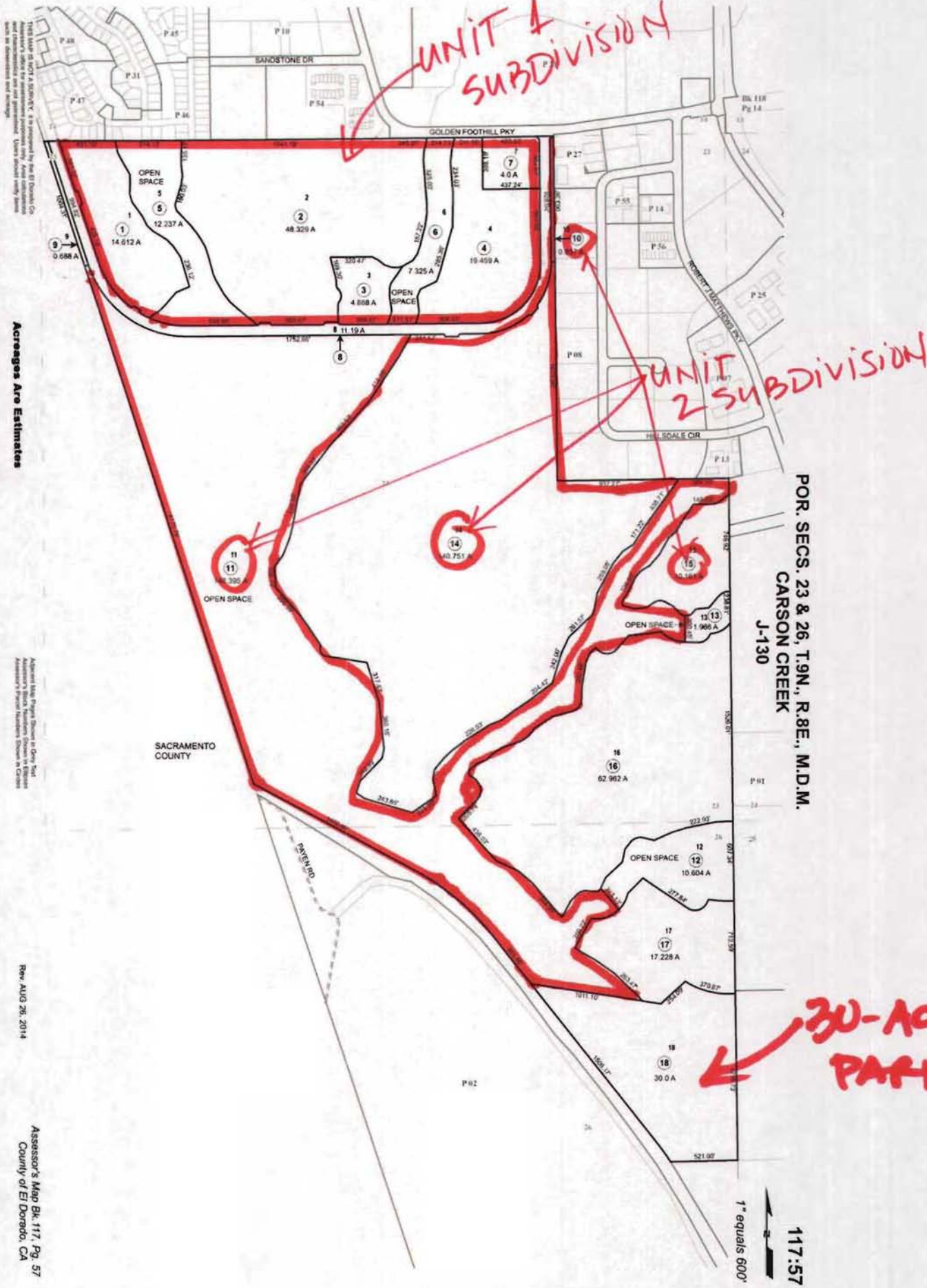


Revised Carson Creek Unit 2 Tentative Map File No. TM06-1428-R



Map prepared by
S&P Partners
13 Divisadero Street
Development Services Planning

Exhibit A- Location Map



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado County Assessor's Office and is not intended to be used as a legal document. Users should verify facts such as dimensions and acreage.

Acreages Are Estimates

Assessor's Map, Parcel Number to Open Park Assessor's Parcel Number, Shown in Green

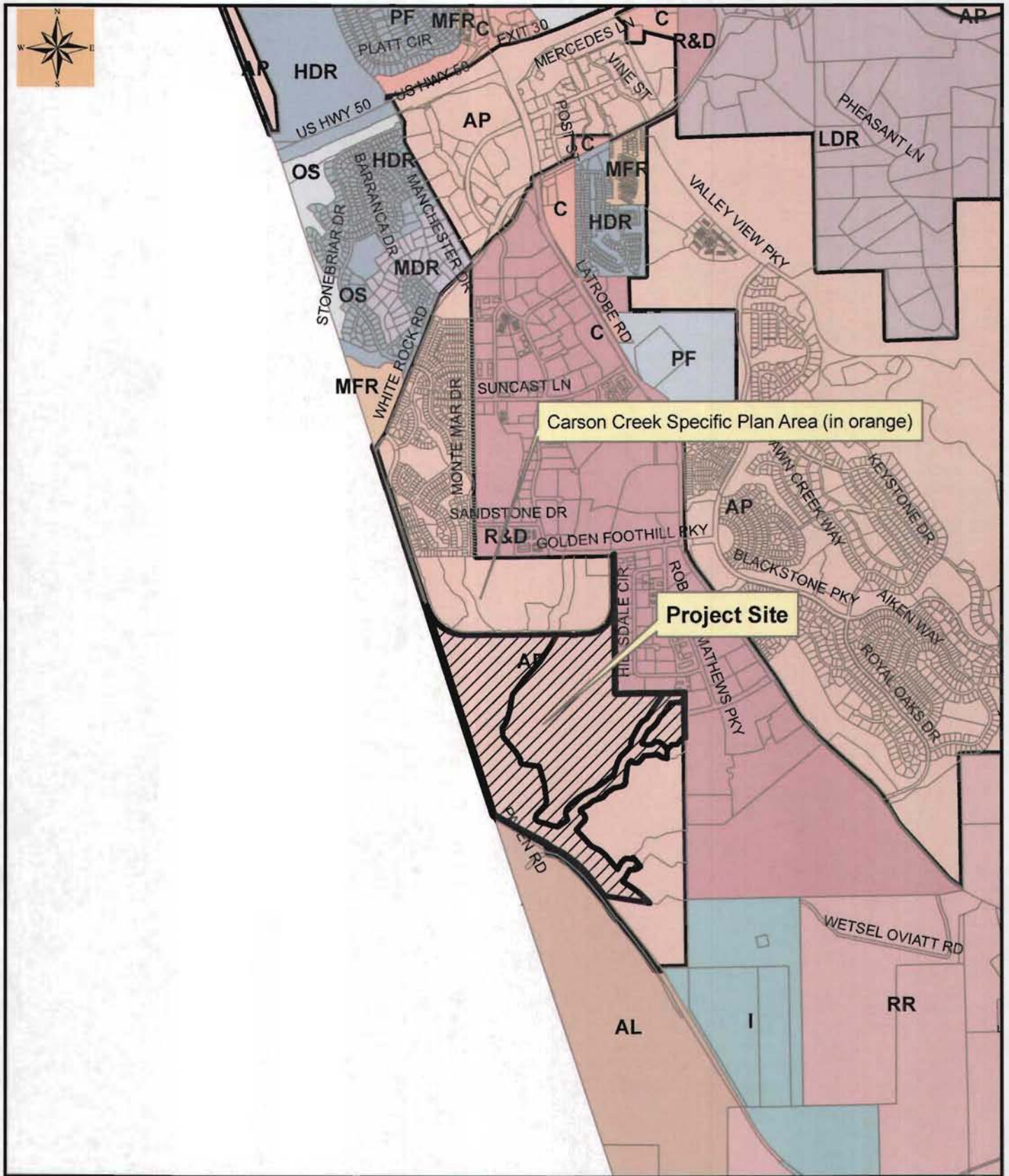
REV. AUG. 28, 2014

Assessor's Map Bk. 117, Pg. 57
County of El Dorado, CA

Exhibit B

117:57
1" equals 600'

Revised Carson Creek Unit 2 Tentative Map File No. TM06-1428-R

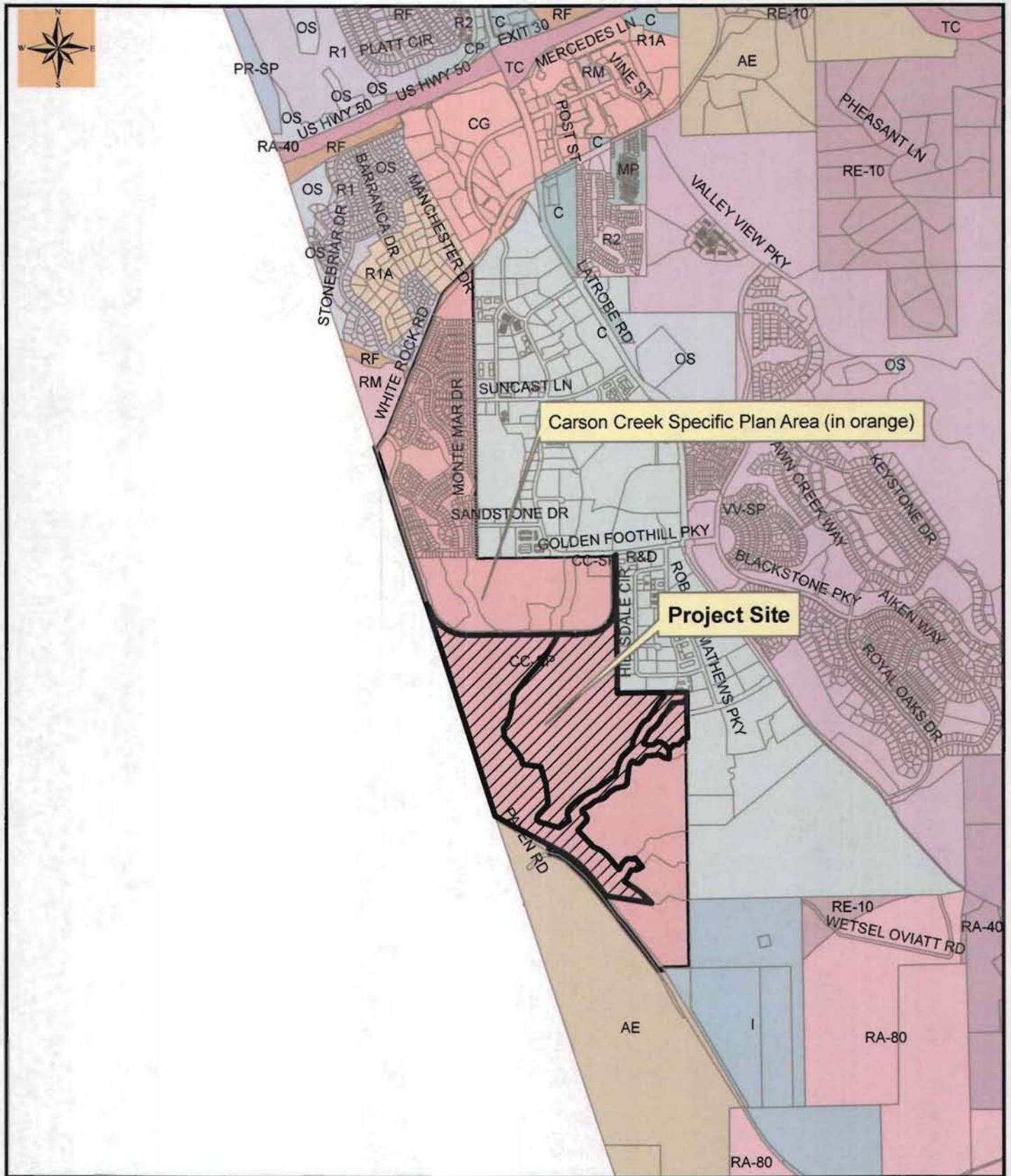


Map prepared by
Neil Peterson
© Denver County
Development Services/Planning

Exhibit C- Land Use Map

0 440 880 1,760 Feet

Revised Carson Creek Unit 2 Tentative Map File No. TM06-1428-R

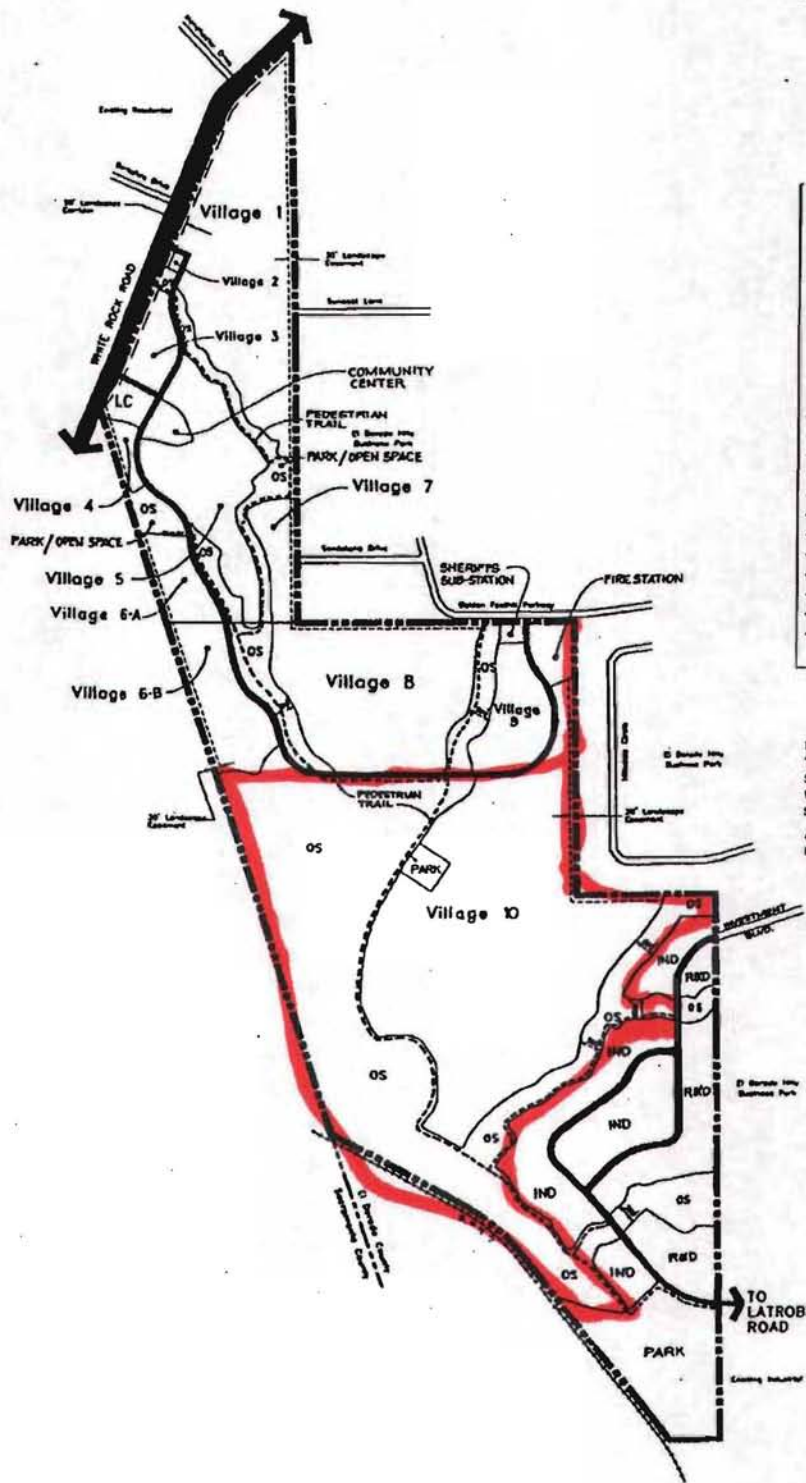


Map prepared by
M&J Planning
© Contra Costa County
Development Services Planning

Exhibit D- Zone Map

0 440 880 1,760 Feet

LAND USE PLAN



LAND USE CALCULATIONS		
LAND USE VILLAGES	ACRES	UNITS D.U.A.
1	74.8	255 3.4
2	1.1	4 3.6
3	9.5	28 2.9
4	3.2	7 2.2
5	31.2	125 4.0
6-A	10.4	36 3.4
6-B	20.9	83 4.0
7	9.2	41 4.0
8	55.3	384 5.5
9	16.6	67 4.0
10	136.4	750 5.5
RESEARCH & DEVELOPMENT	34.4	0
COMMUNITY CENTER	3.0	0
LOCAL COMMERCIAL (LC)	4.6	0
INDUSTRIAL (IND)	59.7	0
SHERIFF SUB-STATION	1.2	0
PARKS	37.0	0
OPEN SPACE (OS)	198.9	0
FIRE STATION	5.4	0
TOTAL	712.8	1700

NOTE: UNIT COUNT SHOWN HEREON MAY CHANGE FROM VILLAGE TO VILLAGE AND WILL BE FINALIZED AT THE TENTATIVE MAP STAGE. THE CHANGES ARE PERMITTED SO LONG AS THE TOTAL UNIT COUNT DOES NOT EXCEED THE MAXIMUM UNIT COUNT AS SHOWN ON THE SPECIFIC PLAN.

ACREAGES SHOWN HEREON ARE APPROXIMATE ONLY AND WILL BE FINALIZED AT TENTATIVE MAP STAGE.

Carson Creek Specific Plan

Exhibit E



TENTATIVE MAP
CARSON CREEK, UNIT 2
 PHASE TWO PORTION OF "CARSON CREEK SPECIFIC PLAN"
 OVERALL LAYOUT AND ZONING

COUNTY OF EL DORADO SHEET 1 OF 2 STATE OF CALIFORNIA
 OCTOBER, 2012 SCALE: 1"=200'

OWNERS / APPLICANT
 CARSON CREEK EL DORADO LLC
 145 JONES COMMERCE
 1533 THEODORE ROOSE ROSS DRIVE
 SUITE 100
 NEWHALL, CA 95655

ENGINEER
 Cta Engineering & Surveying
 1700 S. 10th Street, Suite 100
 Sacramento, CA 95811

MAP SCALE
 1" = 200'

CONTOUR INTERVAL
 CONTOUR INTERVAL: 5'

SOURCE OF TOPOGRAPHY
 Aerial Photography

SECTION, TOWNSHIP and RANGE
 SECTIONS 15, 13 & 16, T. 9 N., R. 6 E., S. 6 N.M.

ASSESSOR'S PARCEL NUMBERS
 #117-010-07 #117-010-08 #117-020-01

EXISTING/PROPOSED ZONING
 SP-1 / MEDIUM DENSITY SINGLE-FAMILY WITH BIODIVERSITY (SEE PROPOSED ZONING MAP)

TOTAL AREA
 446.2 ACRES

TOTAL NO. of LOTS/AREA per VILLAGE

VILLAGE 10	454 RESIDENTIAL LOTS	91.2 AC.
LOT A (PUBLIC PARK)		3.3 AC.
LOTS B THRU E & LOT W (PRIVATE RECREATION FACILITIES)		8.6 AC.
LOT F (SOFT SHOULDER)		0.2 AC.
LOT G & LOT H (LANDSCAPE / POTENTIAL ROADWAY ACCESS)		0.4 AC.
LOT I THRU L, O, P, Q, LOTS S THRU X, Y (GARAGEWAYS)		5.8 AC.
LOT M & LOT N - 204 UNITS (SMALL FRAMES)		22.5 AC.
LOT R (DISTRICT PRIVATE ROADS)		35.2 AC.
LOT S1 (INVESTMENT BLVD EXTENSION)		0.58 AC.
LOT SA (OPEN SPACE)		120.8 AC.
LOT SB & SC (REMANENCE)		17.2 AC.
TOTAL UNIT 2		446.2 AC.

NOTE
 SUBMITTER RESERVES THE RIGHT TO ADJUST THE RESIDENTIAL LOT SIZES WITHIN THE TENTATIVE MAP IN CONFORMANCE WITH THE "CARSON CREEK SPECIFIC PLAN" DEVELOPMENT STANDARDS.

MINIMUM SINGLE FAMILY LOT AREA
 10,000 SQUARE FEET
WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL
 EL DORADO REGIONAL DISTRICT

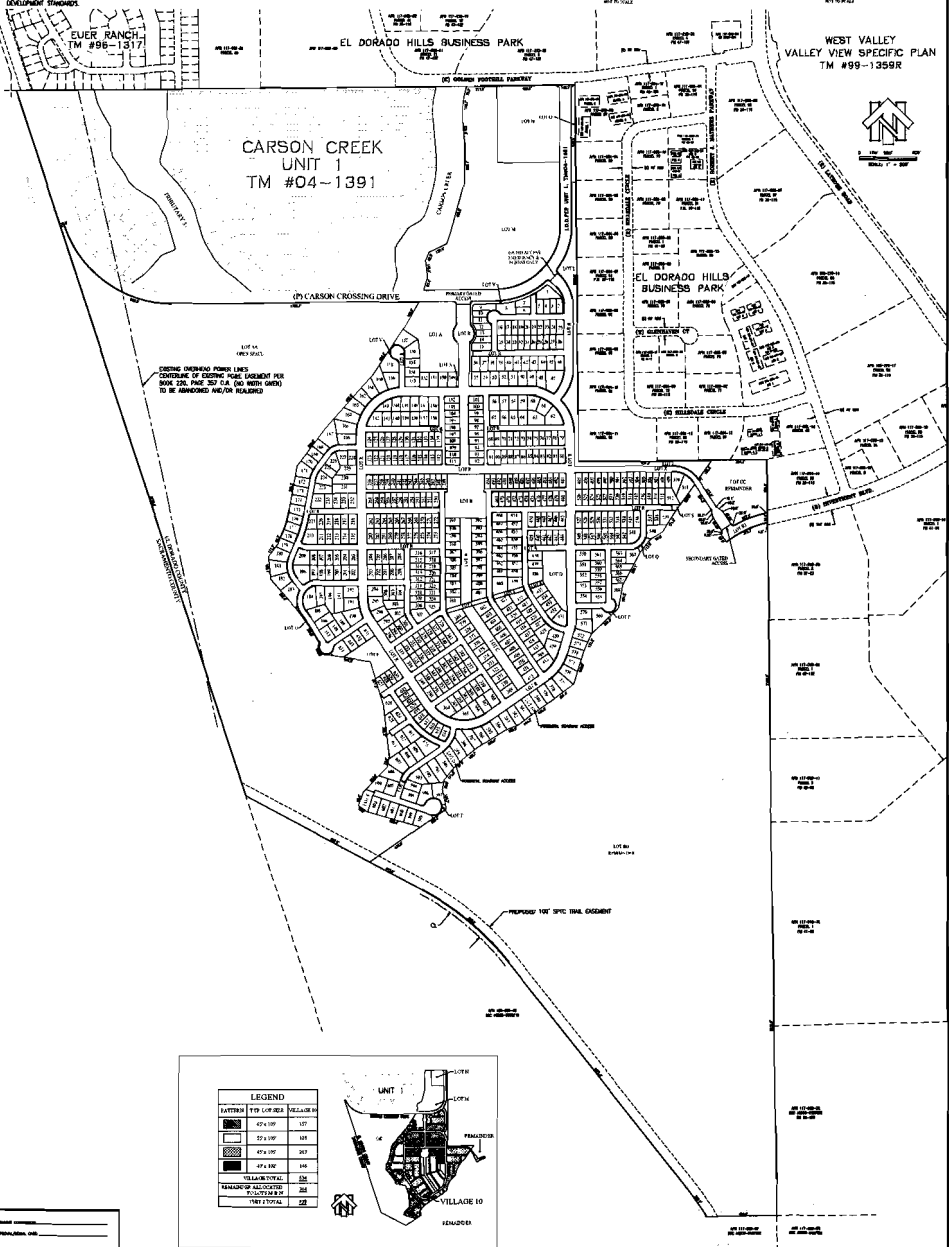
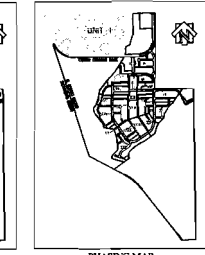
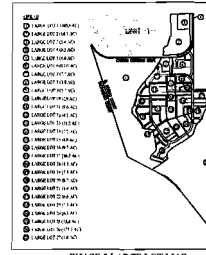
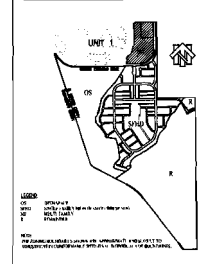
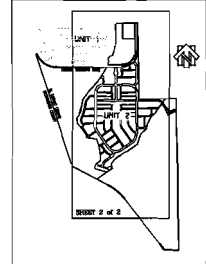
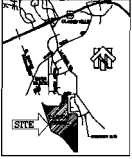
PROPOSED STRUCTURAL FIRE PROTECTION
 EL DORADO HILLS COUNTY FIRE DISTRICT (FIRE DEPT.)

DATE OF PREPARATION
 OCTOBER, 2012

PHASING PLAN NOTICE
 THE PHASE OF MAPS FOR THIS PROJECT WILL BE CONSIDERED FOR THIS PROJECT. THE PHASE 2 PLAN IS APPROVED AND THE PHASE 1 PLAN IS APPROVED. THE PHASE 2 PLAN SHALL NOT BE REQUIRED TO OBTAIN THE PHASE 1 PLAN. THE PHASE 1 PLAN SHALL NOT BE REQUIRED TO OBTAIN THE PHASE 2 PLAN. THE PHASE 2 PLAN SHALL NOT BE REQUIRED TO OBTAIN THE PHASE 1 PLAN. THE PHASE 1 PLAN SHALL NOT BE REQUIRED TO OBTAIN THE PHASE 2 PLAN.

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND REPRESENTED HEREON AS CARSON CREEK, UNIT 2 OF THE "CARSON CREEK SPECIFIC PLAN" HAS BEEN OBTAINED IN ACCORDANCE WITH THE DEVELOPMENT AND ZONING REGULATIONS ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID R. ORLANDO, R.C.E., S.D.S.S. DATE: _____



LEGEND

VILLAGE 10	474 LOTS	94.8 AC.
VILLAGE 9	274 LOTS	54.8 AC.
VILLAGE 8	274 LOTS	54.8 AC.
VILLAGE 7	274 LOTS	54.8 AC.
VILLAGE 6	274 LOTS	54.8 AC.
VILLAGE 5	274 LOTS	54.8 AC.
VILLAGE 4	274 LOTS	54.8 AC.
VILLAGE 3	274 LOTS	54.8 AC.
VILLAGE 2	274 LOTS	54.8 AC.
VILLAGE 1	274 LOTS	54.8 AC.
TOTAL	2736 LOTS	547.2 AC.

CARSON CREEK, UNIT 2

PHASE TWO PORTION OF "CARSON CREEK SPECIFIC PLAN"
LOT & PLAN DETAIL

COUNTY OF EL DORADO OCTOBER, 2012 SHEET 2 OF 2 STATE OF CALIFORNIA SCALE: 1"=100'



EL DORADO HILLS BUSINESS PARK
APN 117-081-05

APN 117-010-21
PARCEL 11
PM 47-137

APN 117-010-33
PARCEL 5
PM 47-137

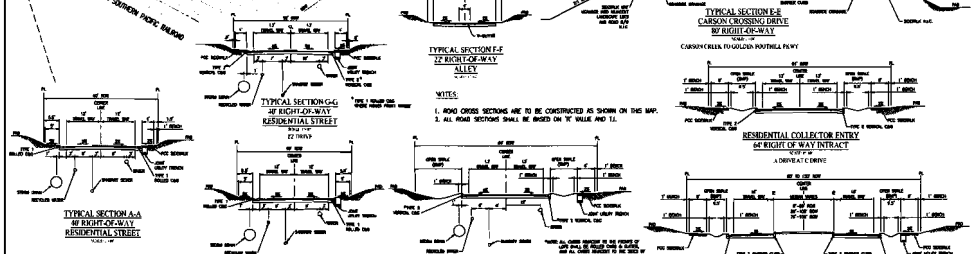
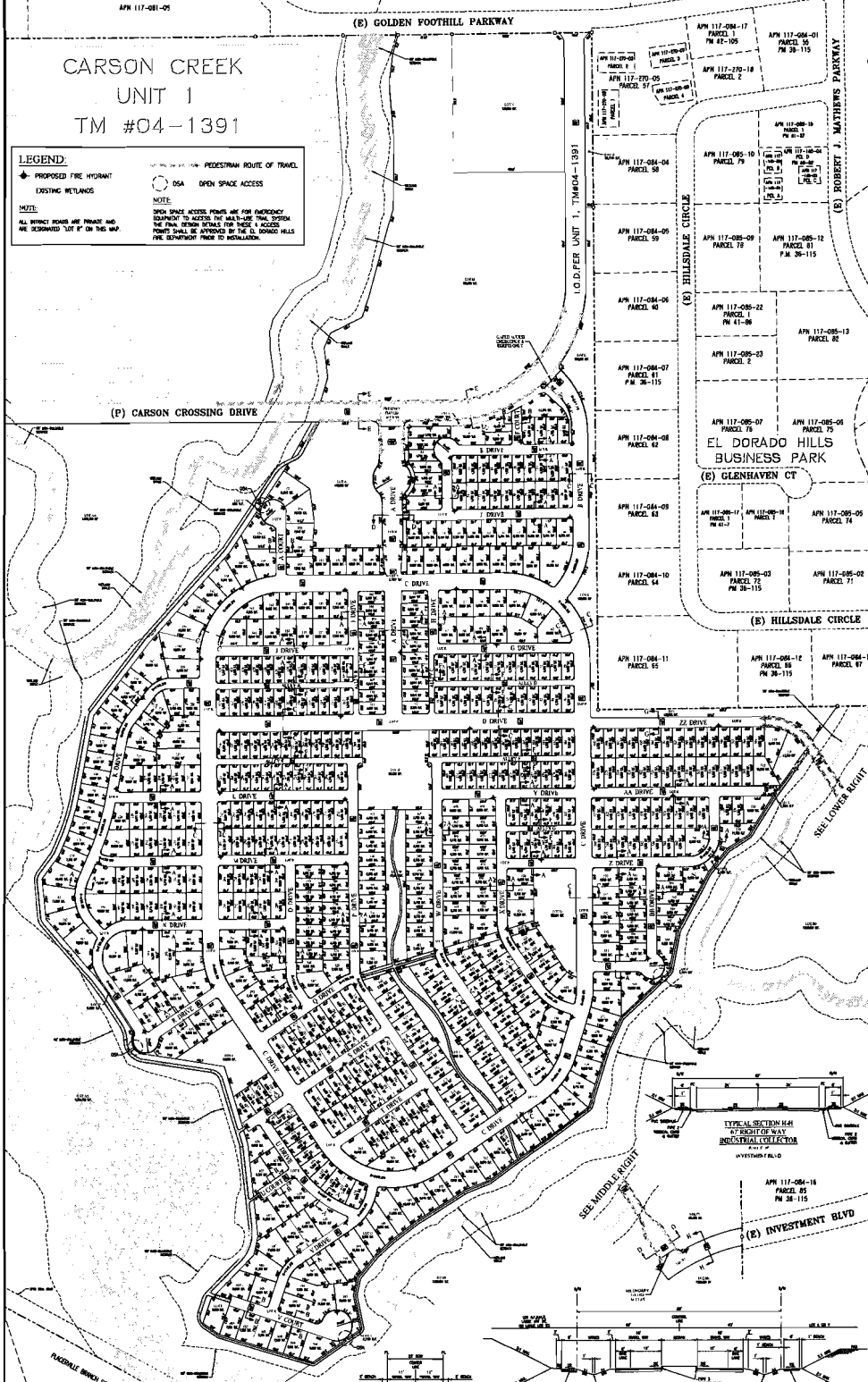
CARSON CREEK
UNIT 1
TM #04-1391

LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING METLANDS
- PEDESTRIAN ROUTE OF TRAVEL
- OSA OPEN SPACE ACCESS

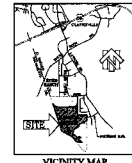
NOTE:
OPEN SPACE ACCESS POINTS ARE FOR EMERGENCY EQUIPMENT TO ACCESS THE AREA-USE THIS SYSTEM THE FLOW DIRECTION INDICATES FOR THESE ACCESS POINTS SHALL BE APPROVED BY THE EL DORADO HILLS FIRE DEPARTMENT PRIOR TO INSTALLATION.

NOTE:
ALL TRACT ROADS ARE PRIVATE AND ARE SHOWN "LOT #1" ON THIS MAP.



REVISED TENTATIVE MAP
CARSON CREEK, UNIT 2
 PHASE TWO PORTION OF "CARSON CREEK SPECIFIC PLAN"
 OVERALL LAYOUT AND ZONING

COUNTY OF EL DORADO SHEET 1 OF 2 STATE OF CALIFORNIA
 MAY, 2015 SCALE: 1"=200'



OWNERS / APPLICANT

UPHORN HOMES OF CALIFORNIA
 1500 MOODY AVENUE, SUITE 200
 IRVINE, CA 92614

ENGINEER

cta CONSULTING & DESIGN
 10400 WEST 156TH STREET, SUITE 100
 CLACKAMAS, WA 98601

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CURRENT INTERVAL: 5'

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

SECTION: 15 23 & 24 T. 9 N. R. 3 E. W. 3

ASSESSOR'S PARCEL NUMBERS

#117-570-10, #117-570-11, #117-570-12, #117-570-13

THE MAP AREA COMPRISES A TOTAL OF 364.0 ACRES. THE PROPOSED PROJECT WOULD COMPRISE A PORTION OF THE 3 APN'S NOTED ABOVE CONSISTING OF 36.6 ACRES.

EXISTING/PROPOSED ZONING

SP-2 / MULTI-FAMILY (MFL), SINGLE-FAMILY HIGH-DENSITY (SFDH)

MINIMUM SINGLE FAMILY LOT AREA

4,571 SQUARE FEET

WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL

EL DORADO WASTEWATER DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATERS DISTRICT (DHW)

DATE OF PREPARATION

MAY, 2015

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT PLAN AND ZONING MAP FOR CARSON CREEK UNIT 2 OF THE CARSON CREEK SPECIFIC PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT, CHAPTER 5 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATE: 5-15-15

SEAL: 15000

TOTAL AREA

299.96 ACRES

TOTAL NO. OF LOTS/ARBA per VILLAGE

VILLAGE 10

LOT A (200' RESIDENTIAL UNIT) 91.20 AC.

LOT B (200' RESIDENTIAL UNIT) 91.20 AC.

LOT C (200' RESIDENTIAL UNIT) 91.20 AC.

LOT D (200' RESIDENTIAL UNIT) 91.20 AC.

LOT E (200' RESIDENTIAL UNIT) 91.20 AC.

LOT F (200' RESIDENTIAL UNIT) 91.20 AC.

LOT G (200' RESIDENTIAL UNIT) 91.20 AC.

LOT H (200' RESIDENTIAL UNIT) 91.20 AC.

LOT I (200' RESIDENTIAL UNIT) 91.20 AC.

LOT J (200' RESIDENTIAL UNIT) 91.20 AC.

LOT K (200' RESIDENTIAL UNIT) 91.20 AC.

LOT L (200' RESIDENTIAL UNIT) 91.20 AC.

LOT M (200' RESIDENTIAL UNIT) 91.20 AC.

LOT N (200' RESIDENTIAL UNIT) 91.20 AC.

LOT O (200' RESIDENTIAL UNIT) 91.20 AC.

LOT P (200' RESIDENTIAL UNIT) 91.20 AC.

LOT Q (200' RESIDENTIAL UNIT) 91.20 AC.

LOT R (200' RESIDENTIAL UNIT) 91.20 AC.

LOT S (200' RESIDENTIAL UNIT) 91.20 AC.

LOT T (200' RESIDENTIAL UNIT) 91.20 AC.

LOT U (200' RESIDENTIAL UNIT) 91.20 AC.

LOT V (200' RESIDENTIAL UNIT) 91.20 AC.

LOT W (200' RESIDENTIAL UNIT) 91.20 AC.

LOT X (200' RESIDENTIAL UNIT) 91.20 AC.

LOT Y (200' RESIDENTIAL UNIT) 91.20 AC.

LOT Z (200' RESIDENTIAL UNIT) 91.20 AC.

LOT AA (200' RESIDENTIAL UNIT) 91.20 AC.

LOT AB (200' RESIDENTIAL UNIT) 91.20 AC.

LOT AC (200' RESIDENTIAL UNIT) 91.20 AC.

LOT AD (200' RESIDENTIAL UNIT) 91.20 AC.

LOT AE (200' RESIDENTIAL UNIT) 91.20 AC.

LOT AF (200' RESIDENTIAL UNIT) 91.20 AC.

LOT AG (200' RESIDENTIAL UNIT) 91.20 AC.

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LOT AT (200' RESIDENTIAL UNIT) 91.20 AC.

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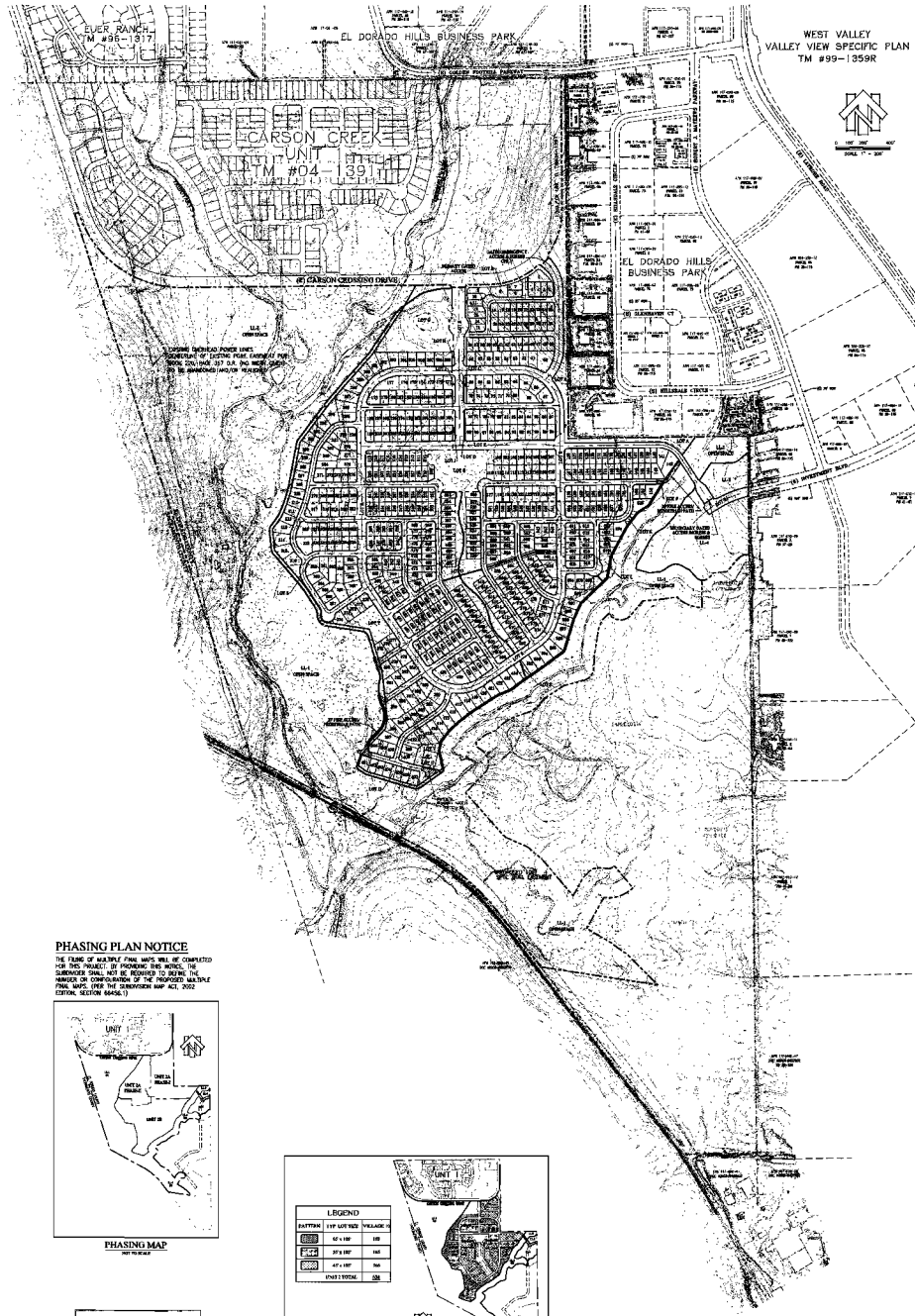
LOT BV (200' RESIDENTIAL UNIT) 91.20 AC.

LOT BV (200' RESIDENTIAL UNIT) 91.20 AC.

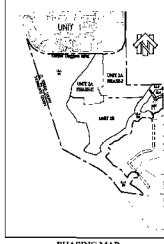
LOT BV (200' RESIDENTIAL UNIT) 91.20 AC.

LOT BV (200' RESIDENTIAL UNIT) 91.20 AC.

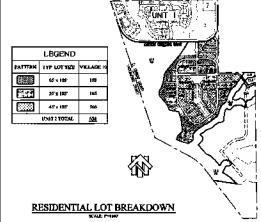
LOT BV (200' RESIDENTIAL UNIT) 91.20 AC.



PHASING PLAN NOTICE
 THE NAME OF ANY PHASE SHALL BE IDENTIFIED FOR THIS PROJECT. BY PHASING THIS PROJECT, THE SUBDIVIDER SHALL NOT BE REQUIRED TO OBTAIN THE APPROVAL OF COMPLETION OF THE PROPOSED MAPS. THE PHASING PLAN SHALL BE REVIEWED BY THE COUNTY OF EL DORADO. (SECTION 66000, GOVERNMENT CODE.)

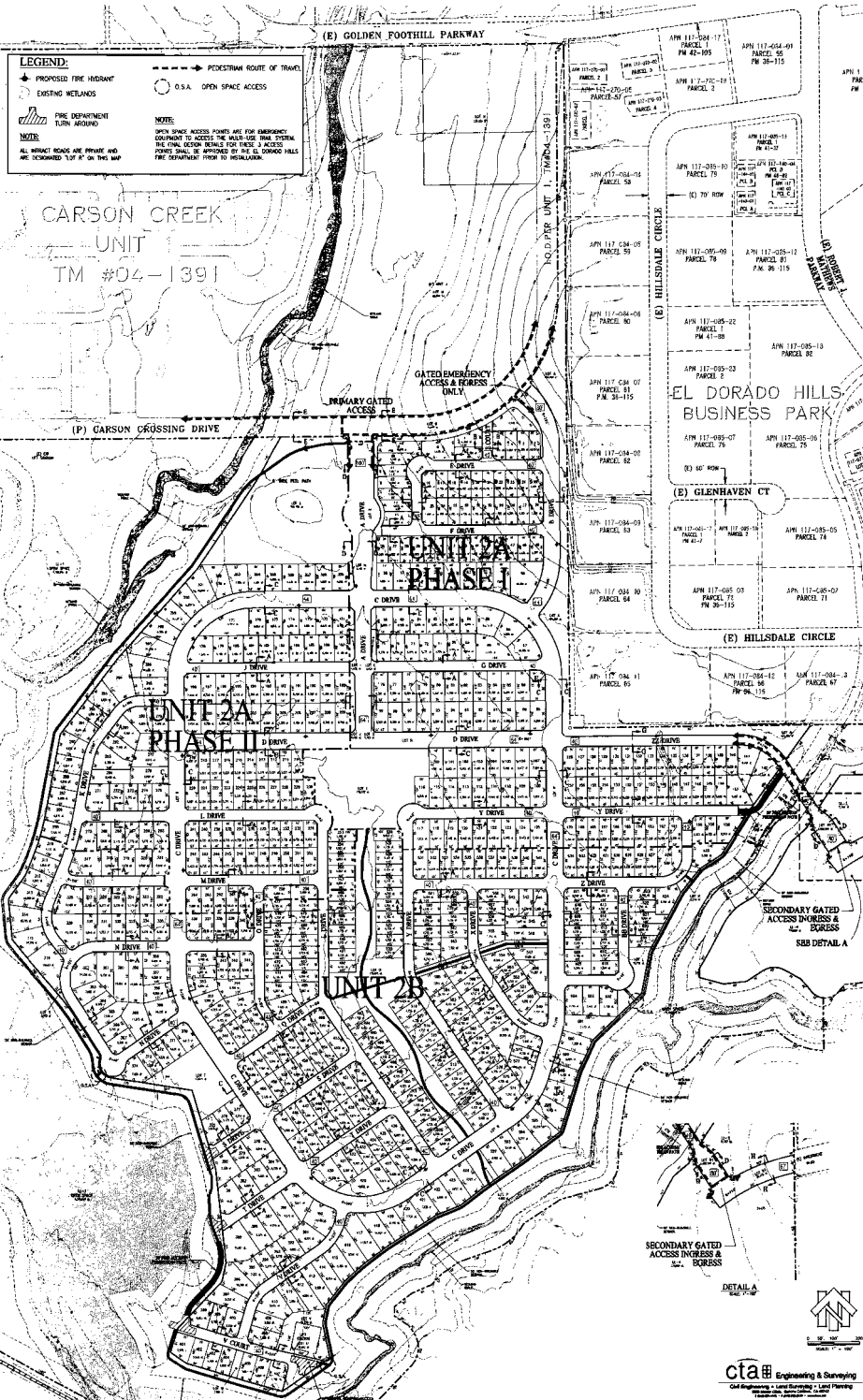
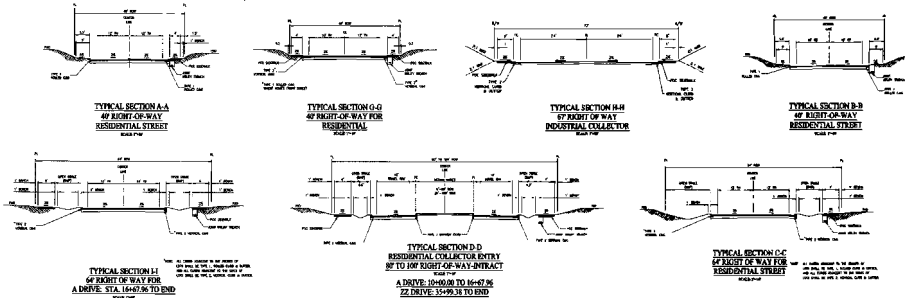


PHASING PLAN:
 PHASE 1: _____
 PHASE 2: _____
 PHASE 3: _____



REVISED TENTATIVE MAP
CARSON CREEK, UNIT 2
 PHASE TWO PORTION OF "CARSON CREEK SPECIFIC PLAN"
 OVERALL LAYOUT AND ZONING

COUNTY OF EL DORADO MAY, 2015 SHEET 2 OF 2 STATE OF CALIFORNIA SCALE: 1"=200'



MAP COMPARISON EXHIBIT

REVISED TENTATIVE MAP R1

CARSON CREEK, UNIT 2 PHASE TWO PORTION OF "CARSON CREEK SPECIFIC PLAN"

ORDINANCE NO. 4427, RESOLUTION NO. 224-96

COUNTY OF EL DORADO

MAY, 2015
SHEET 2 OF 2

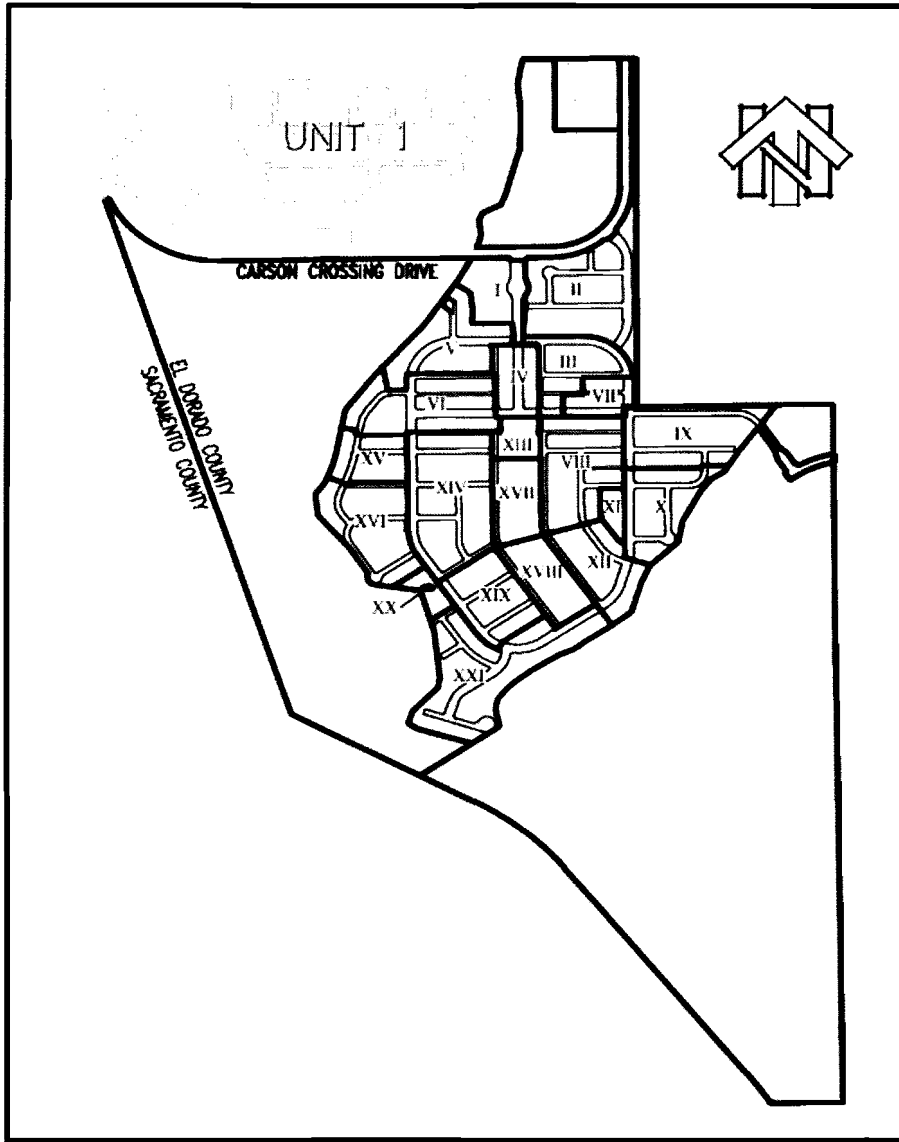
STATE OF CALIFORNIA

CARSON CREEK UNIT 1
TM #04-1391

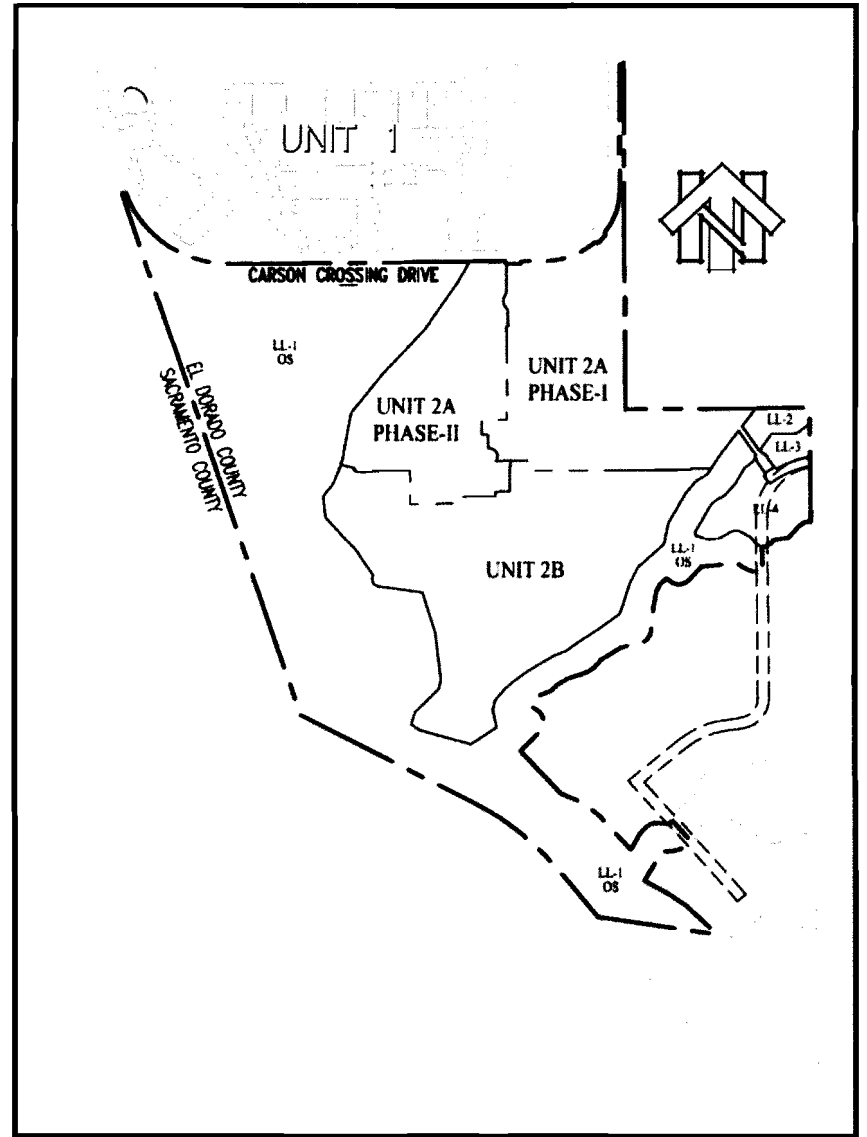


2012 MAP
2015 MAP

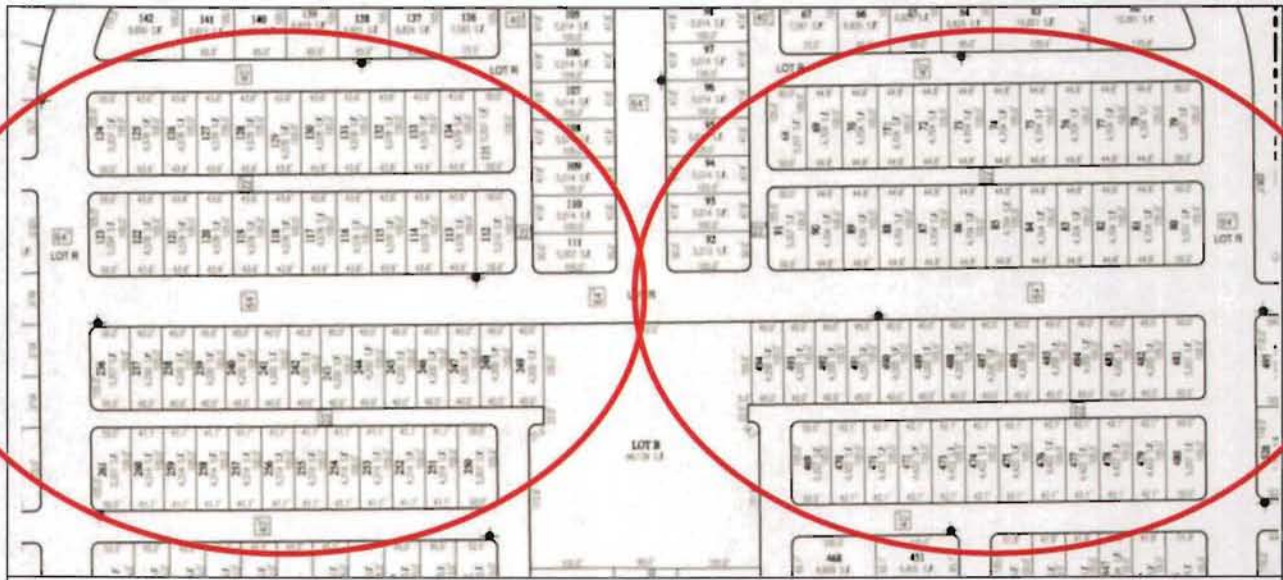
Exhibit H



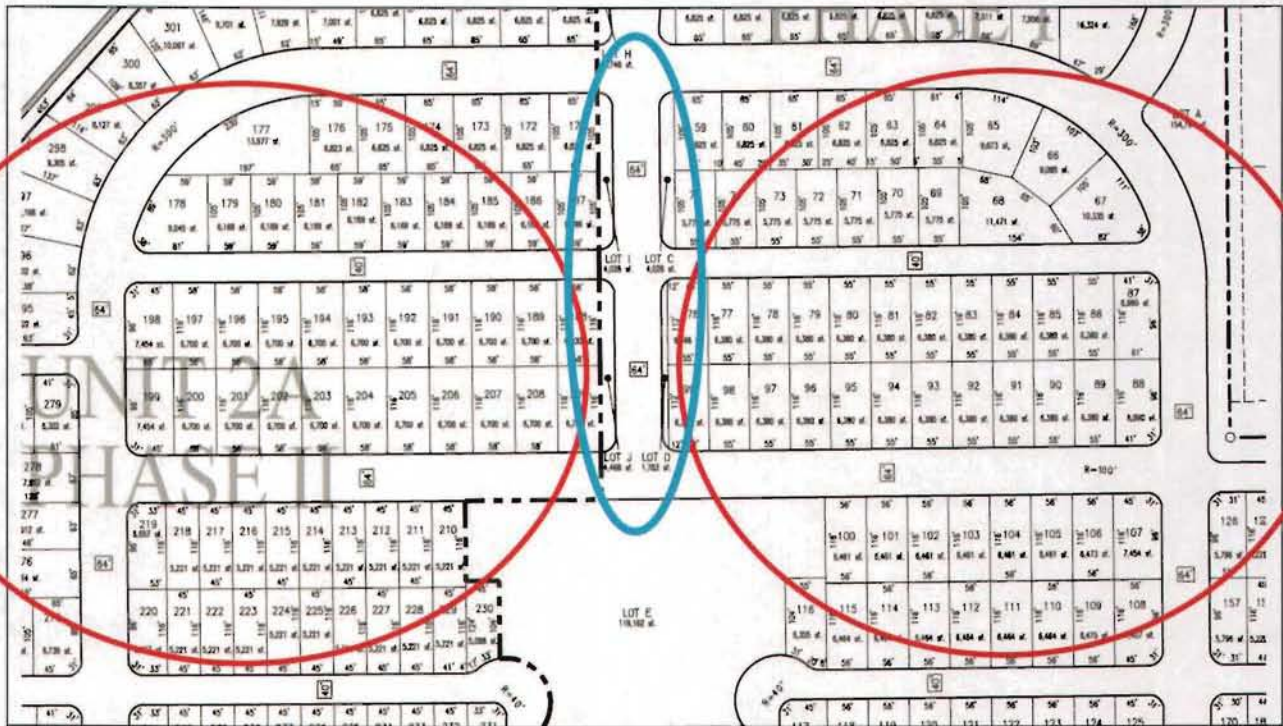
Approved Phasing Plan for Carson Creek Unit 2 Tentative Subdivision Map



Revised Phasing Plan for Carson Creek Unit 2 Tentative Subdivision Map


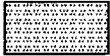




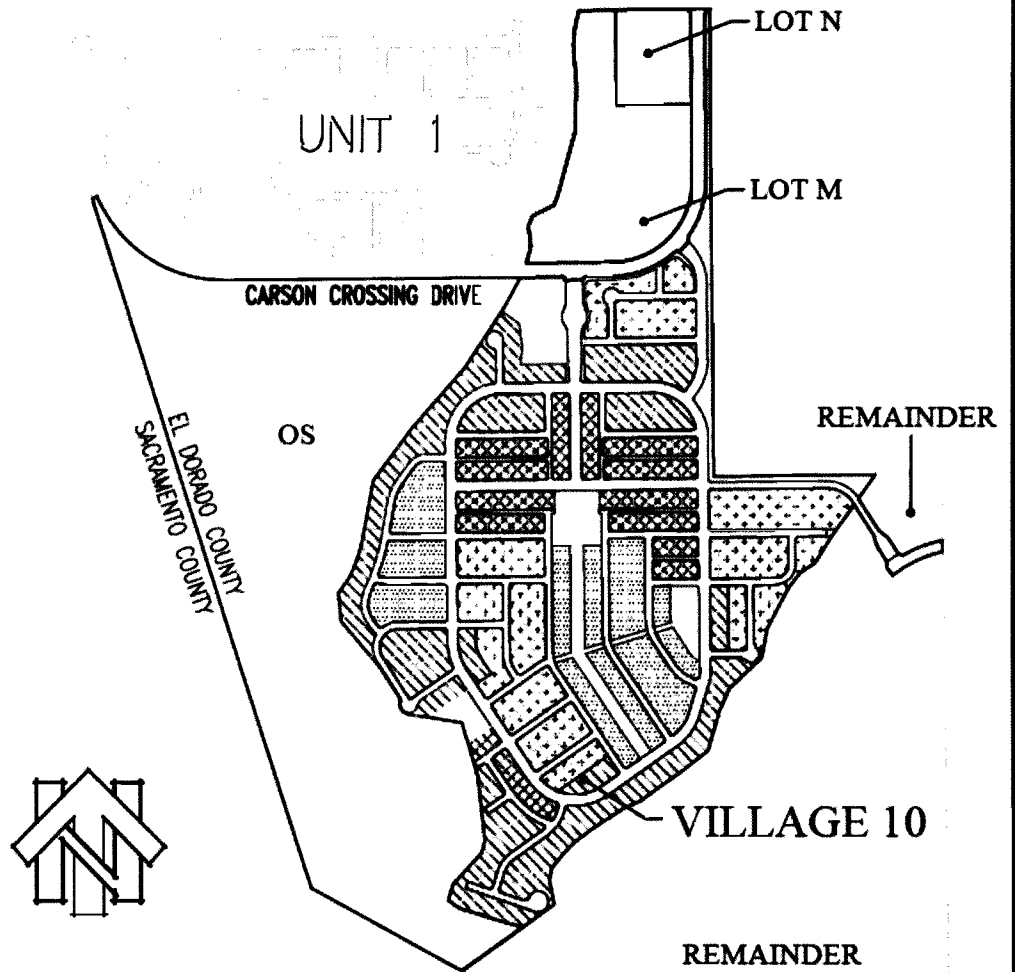
Detailed Location of Alley-load Residential Lots in Approved Carson Creek Unit 2 Tentative Map


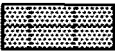



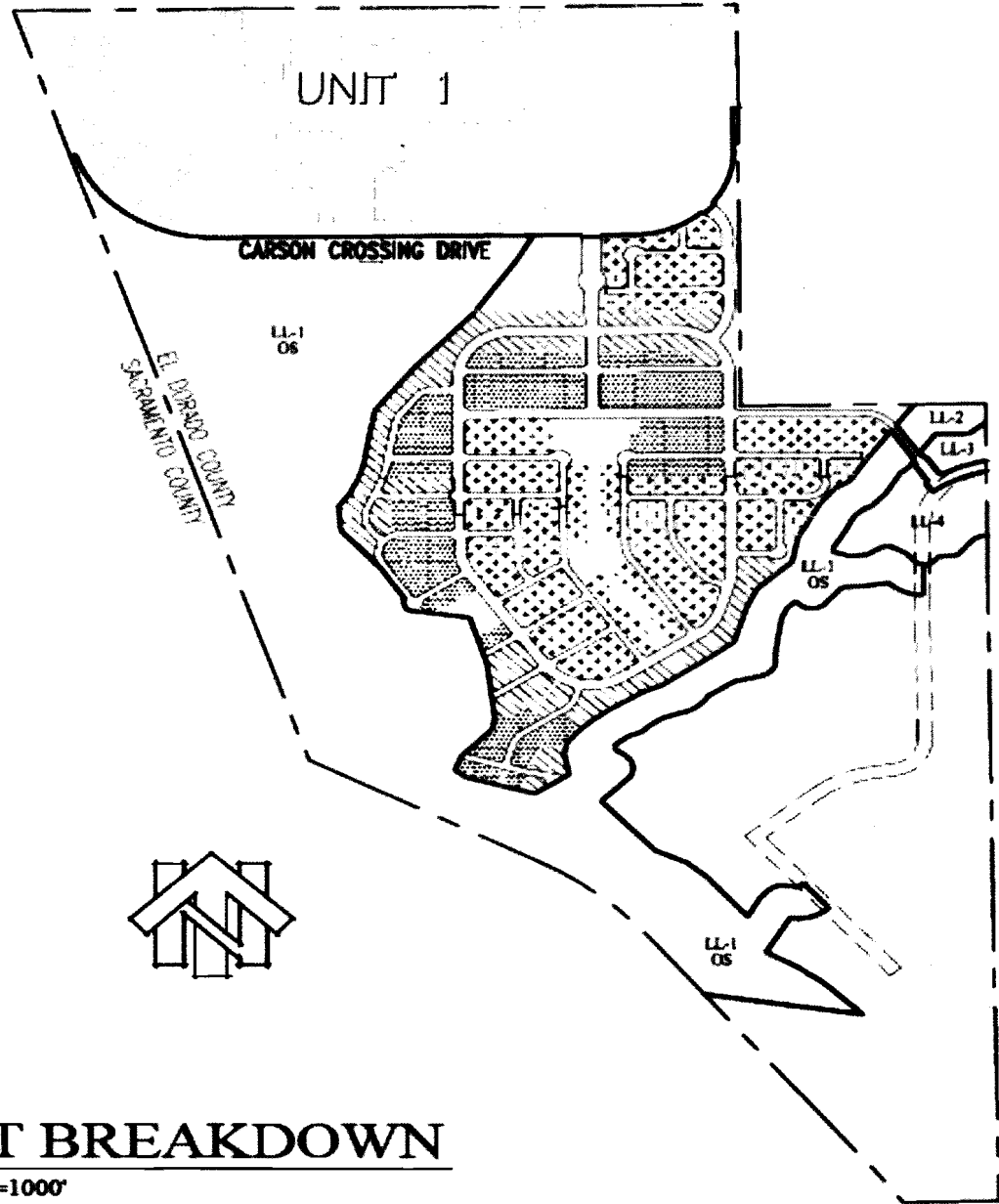
Detailed Location of Standard Residential Lots (in red circles) and Landscape Lots (in blue) in Revised Carson Creek Unit 2 Tentative Map

Exhibit K

LEGEND		
PATTERN	TYP. LOT SIZE	VILLAGE 10
	65' x 105'	157
	55' x 105'	128
	45' x 105'	203
	40' x 102'	146

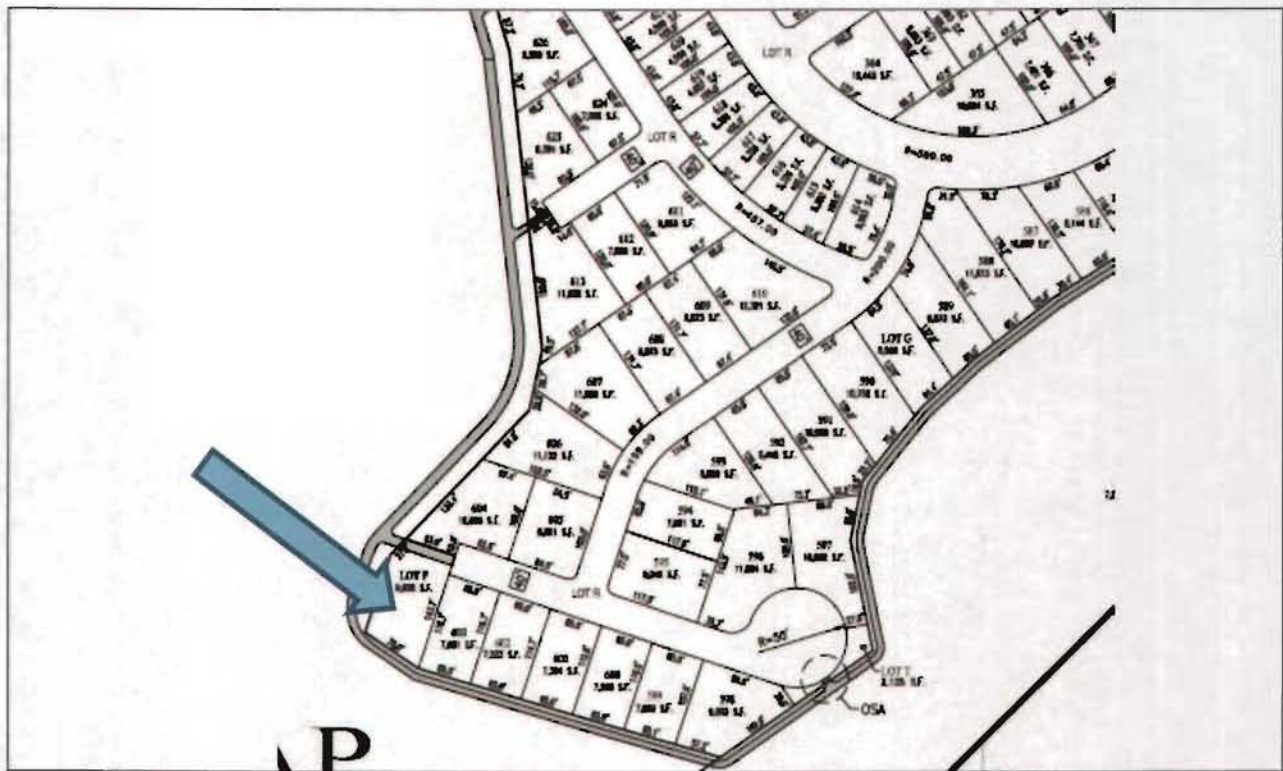


LEGEND		
PATTERN	TYP. LOT SIZE	VILLAGE 10
	65' x 105'	105
	55' x 105'	165
	45' x 105'	364
UNIT 2 TOTAL		<u>634</u>



RESIDENTIAL LOT BREAKDOWN

SCALE: 1"=1000'



Location of Sewer Lift Station on Lot F based on Approved Carson Creek Unit 2 Tentative Map



Relocation of Sewer Lift Station on Lot U and overall reconfiguration of circulation in the southern project area based on revised Carson Creek Unit 2 Tentative Map

local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous materials.

48. **Historic Mining**

Prior to the issuance of a grading permit, shallow groundwater and on-site drainage area shall be sampled to determine the potential presence of on-site contamination (mercury, etc.). If contamination is found, the appropriate regulatory agency shall be contacted. If deemed necessary by the appropriate regulatory agency, remediation shall be undertaken in accordance with all existing local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

49. **UTS's**

Prior to the issuance of a grading permit, the extent (soil and/or groundwater) of potential on-site contamination resulting from the operation of off-site USTs shall be assessed. Once the extent of contamination has been determined, the appropriate regulatory agency shall be consulted in identifying the responsible party and initiating the development of a remediation program in accordance with all applicable local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

50. **El Dorado Hills CSD Fiscal Impacts**

The developer shall form a Landscaping and Lighting District, or other financing mechanism, to cover maintenance costs for landscaping, lighting, fencing, sound walls, entry monuments, neighborhood parks, open space, and other public or common areas in the Carson Creek Specific Plan area.

51. **Cumulative Transportation and Circulation Impacts**

- a) **Widen Latrobe Road** from two to four lanes between Golden Foothill Parkway South and Investment Boulevard in order to improve the daily roadway segment LOS to B or better.

- 52. The project applicant will undertake the following activities to encourage construction of the 30-acre regional park as soon as feasible:

- a) The applicant shall rough grade the regional park site and shall construct a chip-and-seal road to the park site within 60 days of recording of the first final subdivision map for Euer Ranch (Phase 1).
- b) The County intends to form a county- or region-wide financing mechanism such as an El Dorado Hills ("EDH") regional park district or zone of benefit to pay for ongoing regional park maintenance and any improvements, including those noted in subsection d) below. The formation of this funding mechanism is a precondition to the applicant's obligations under subsections c) through h) below.
- c) The Carson Creek Specific Plan Area shall join in the agreed-upon financing mechanism.
- d) The applicant shall seek to annex the Carson Creek Specific Plan Area into EID in order to obtain the necessary water resources for the regional park; reclaimed water shall be used to the extent feasible to water the ballfields but potable water is necessary for drinking fountains.
- e) The applicant shall advance funds for conducting a nexus study for the regional park assessment district or other agreed-upon, formed financing mechanism within 120 days.
- f) The applicant shall advance funds, within 180 days after the County approves the first tentative map for Phase 2 of the Carson Creek Specific Plan Area, to pay for completing the following:
 - [1] grading 20 acres for ball fields per County specifications;
 - [2] installing chip-and-seal parking area at the regional park;
 - [3] installing potable and reclaimed water lines to the regional park;

- [4] obtaining EDUs for EID water and/or installing a well-water system;
- [5] installing shielded sports lighting on 15 acres of ball fields;
- [6] installing restrooms, bleachers, and concession stands;
- [7] installing drainage system, irrigation system, and turf on 15 acres of ballfields.

g) The applicants contributions noted above in subsections a), e), and f) shall be considered a loan, which shall be paid back by the assessment district, or other approved financing mechanism, upon the sale of the bonds necessary to construct the facility

53. The applicant will pay light rail fees in the following circumstances: (1) a region-wide or county-wide, light-rail fee requirement is imposed; (2) before grading permits are issued; and (3) fees shall only apply to units in which no building permit has been issued at the time the light rail fee is imposed. The applicant will receive credit against any fees for any light rail related improvements or land donated to serve light rail.

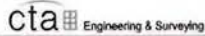
54. Open channel drainage: The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open, unlined and vegetated channels to facilitate removal of pollutants and sediment and to preserve a more natural, rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system. Such practices shall include utilizing grassy swales, open ditches, energy dissipaters, water quality ponds, and grease/oil traps.

a) Open Space Areas: All drainage in open space corridors shall remain natural, unlined and open. Except as expressly indicated elsewhere in the specific plan, the applicant will not use culverts in these channels and roadcrossings shall be bridged.

b) Within areas designated for residential and industrial use, vegetated open-channel drainage shall be the primary

LARGE LOT FINAL MAP OF
CARSON CREEK

A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E. M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: NONE SHEET 1 OF 6 APRIL, 2014



OWNER'S STATEMENT

THE UNDERSIGNED OWNERS OF RECORD TITLE INTEREST HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

LENNAR HOMES OF CALIFORNIA, INC.
A CALIFORNIA CORPORATION

CARSON CREEK EL DORADO, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LENNAR HOMES OF CALIFORNIA, INC.
A CALIFORNIA CORPORATION
MEMBER

LARRY GUALCO, VICE PRESIDENT

LARRY GUALCO, VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

ON _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED LARRY GUALCO WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (SEAL)

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

ON _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED LARRY GUALCO WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (SEAL)

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY 26, 2013, SERIES NO. 2013-39187, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

PLACER TITLE COMPANY

NAME:

TITLE:

NOTARY ACKNOWLEDGMENT

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

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (SEAL)

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 LENNAR HOMES OF CALIFORNIA INC. IN DECEMBER, 2013. 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 NOVEMBER, 2014 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

DATE: _____

KEVIN A. HEENEY LS 5914



NOTICE OF RESTRICTION

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. _____ AFFECTS LOTS 1-18, LIMITING DEVELOPMENT TO PHASING & FINANCING PURPOSES ONLY.

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 7 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____

BY:
RICHARD L. BRINER, L.S. 5084
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

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

**COMMUNITY DEVELOPMENT AGENCY
COUNTY ENGINEER'S STATEMENT**

I, _____, THE UNDERSIGNED, HEREBY STATE THAT THERE ARE NO IMPROVEMENTS REQUIRED AT THIS TIME, AND THAT THE ROADS SHOWN HEREON SHALL BE CONSTRUCTED WITH THE FILING OF EACH SUBSEQUENT FINAL MAP FOR THIS PROJECT.

DATE: _____

COUNTY ENGINEER
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION
COUNTY OF EL DORADO, CALIFORNIA

**COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIRECTOR'S STATEMENT**

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON FEBRUARY 14, 2008 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

BY:
ROGER TROUT
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, C.L. RAFFETY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE: _____

C.L. RAFFETY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: DEPUTY

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____ ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION.

DATE: _____

JAMES S. MITRISIN
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

BY:

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____, IN BOOK _____ OF MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF
LENNAR HOMES OF CALIFORNIA, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY
PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: DEPUTY

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- ▣ SET 5/8" REBAR WITH CAP STAMPED LS 5914
- ⊕ SET 1-1/2" CAPPED IRON PIPE STAMPED LS 5914
- || RECORD DATA PER REFERENCE NUMBER
- 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

LARGE LOT FINAL MAP OF
CARSON CREEK
 A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E. M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 SCALE: 1"=600' SHEET 2 OF 6 APRIL, 2014



REFERENCES

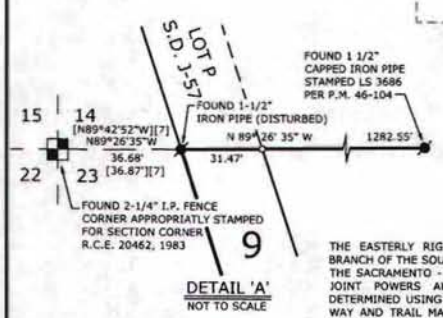
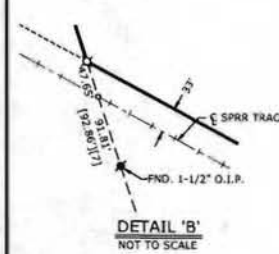
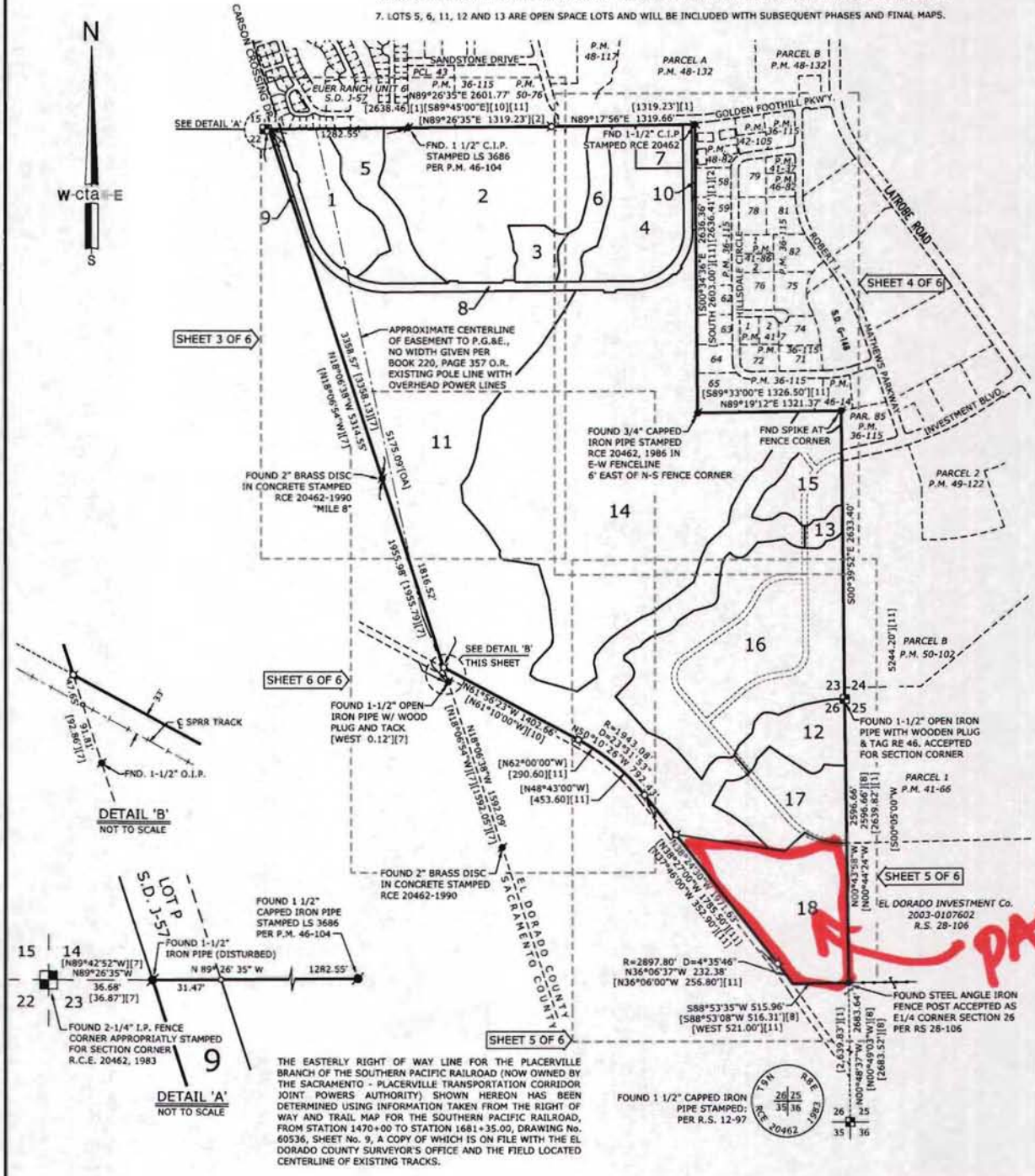
- 1) R.S. 12-97
- 2) P.M. 36-115
- 3) P.M. 37-23
- 4) P.M. 38-137
- 5) P.M. 41-66
- 6) S.D. J-57
- 7) R.S. 17-147
- 8) R.S. 28-106
- 9) R.S. 17-25
- 10) DOC No. 2003-0069640
- 11) DOC No. 2003-0069639
- 12) P.M. 46-14

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 545.45 ACRES, CONSISTING OF 11 LARGE LOTS, 5 OPEN SPACE LOTS AND 2 LANDSCAPE CORRIDOR LOTS.
3. THE STREETS SHOWN HEREON, INCLUDING LOT 8, 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. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY IN BOOK 360, PAGE 176, OFFICIAL RECORDS OF EL DORADO COUNTY MAY AFFECT THIS PROPERTY BUT THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE RECORD DOCUMENT.
6. LOTS 9 AND 10 ARE LANDSCAPE CORRIDOR LOTS AND WILL BE INCLUDED WITH SUBSEQUENT PHASES AND FINAL MAPS.
7. LOTS 5, 6, 11, 12 AND 13 ARE OPEN SPACE LOTS AND WILL BE INCLUDED WITH SUBSEQUENT PHASES AND FINAL MAPS.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE PLAT OF EGER RANCH UNIT NO. 6, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK J OF MAPS, PAGE 57, BASED ON MONUMENTS FOUND ALONG THE SOUTH LINE OF SAID PLAT, THE BEARING BEING N.89°26'35"E.

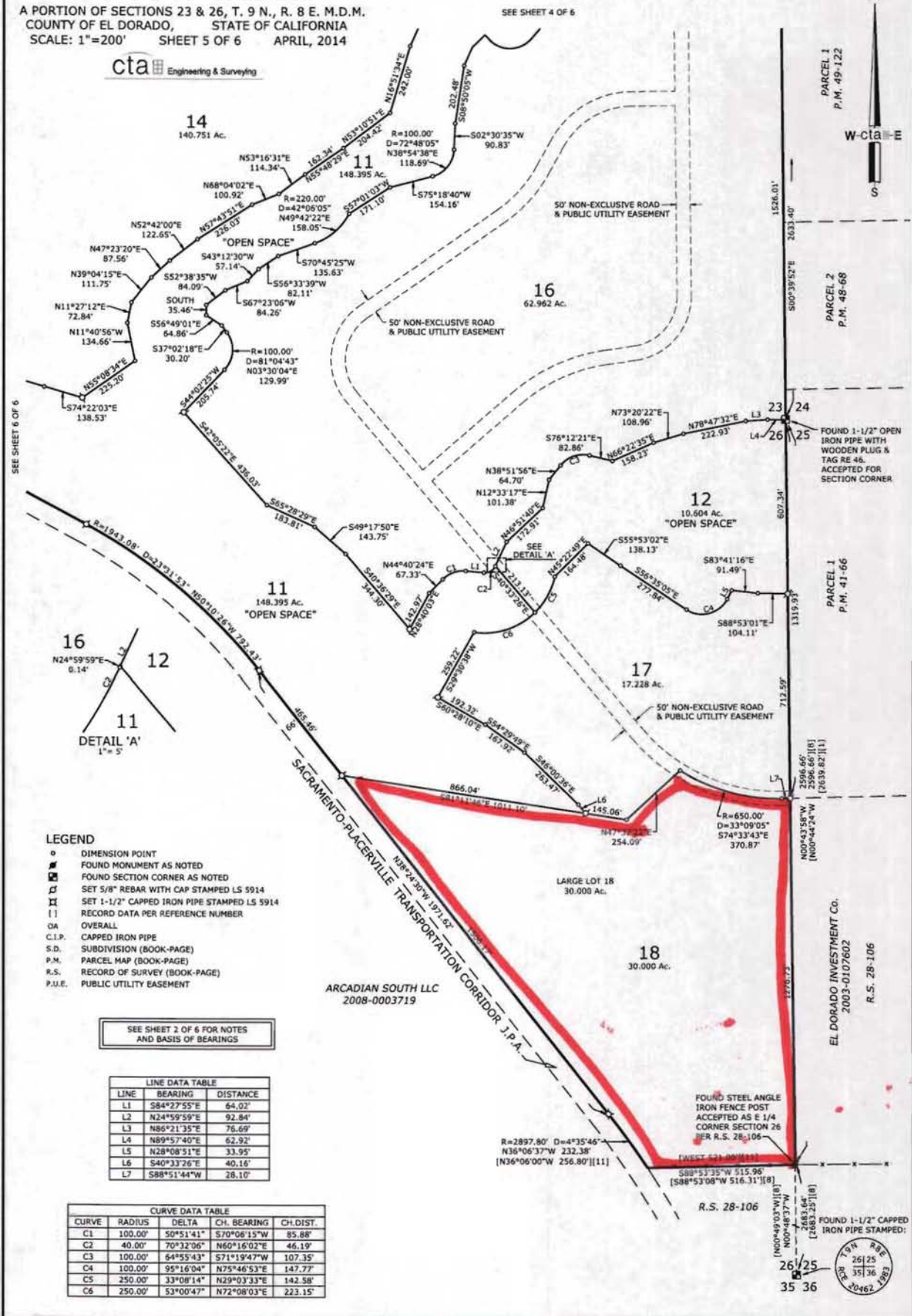


THE EASTERLY RIGHT OF WAY LINE FOR THE PLACERVILLE BRANCH OF THE SOUTHERN PACIFIC RAILROAD (NOW OWNED BY THE SACRAMENTO - PLACERVILLE TRANSPORTATION CORRIDOR JOINT POWERS AUTHORITY) SHOWN HEREON HAS BEEN DETERMINED USING INFORMATION TAKEN FROM THE RIGHT OF WAY AND TRAIL MAP FOR THE SOUTHERN PACIFIC RAILROAD, FROM STATION 1470+00 TO STATION 1681+35.00, DRAWING No. 60536, SHEET No. 9, A COPY OF WHICH IS ON FILE WITH THE EL DORADO COUNTY SURVEYOR'S OFFICE AND THE FIELD LOCATED CENTERLINE OF EXISTING TRACKS.

LARGE LOT FINAL MAP OF CARSON CREEK

A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E. M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=200' SHEET 5 OF 6 APRIL, 2014

cta Engineering & Surveying



- LEGEND**
- o DIMENSION POINT
 - FOUND MONUMENT AS NOTED
 - FOUND SECTION CORNER AS NOTED
 - ⊕ SET 5/8" REBAR WITH CAP STAMPED LS 5914
 - ⊕ SET 1-1/2" CAPPED IRON PIPE STAMPED LS 5914
 - || RECORD DATA PER REFERENCE NUMBER
 - 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

SEE SHEET 2 OF 6 FOR NOTES AND BASIS OF BEARINGS

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S84°27'55"E	64.02'
L2	N24°59'59"E	92.84'
L3	N86°21'35"E	76.69'
L4	N89°57'40"E	62.92'
L5	N28°08'51"E	33.95'
L6	S40°33'26"E	40.16'
L7	S88°51'44"W	28.10'

CURVE DATA TABLE

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	100.00'	50°51'41"	S70°06'15"W	85.88'
C2	40.00'	70°32'06"	N60°16'02"E	46.19'
C3	100.00'	64°55'43"	S71°19'47"W	107.35'
C4	100.00'	95°16'04"	N75°46'53"E	147.77'
C5	250.00'	33°08'14"	N29°03'33"E	142.58'
C6	250.00'	53°00'47"	N72°08'03"E	223.15'

FOUND 1-1/2" CAPPED IRON PIPE STAMPED:
R.S. 28-106
26125
35136
20462