



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2018-0037876-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Thursday, SEP 27, 2018 14:36:02  
Ttl Pd \$0.00 Rcpt # 0001964553  
JDN/C1/1-7

**RECORDING REQUESTED BY**  
Board of Supervisors

**WHEN RECORDED MAIL TO:**

NAME: BOARD OF SUPERVISORS

MAILING ADDRESS: 330 Fair Lane

CITY, STATE, PRICEVILLE CA  
ZIP CODE 95667

18- 1367

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDERS USE

TITLE(S)

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS FOR SERRANO  
VILLAGE K5 - UNIT 8

**AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS**

WHEREAS, Tentative Subdivision Map TM 10-1496R, also referred to as Serrano Village K5 – Unit 8 of the El Dorado Hills Specific Plan, was approved by the County of El Dorado on September 25, 2018, and included the following conditions relating to roads:

“10. Offer of Dedication (onsite roadways): 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 the 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 Owners’ Association simultaneously with the filing of the final map.

11. Offer of Dedication (onsite roadways): An irrevocable offer of dedication, in fee, shall be made of 45.5 feet in radius for the cul-de-sac, 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 the 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 Owners’ Association simultaneously with the filing of the final map.” and,

WHEREAS, the roadways in the El Dorado Hills Specific Plan, excepting El Dorado Hills Blvd., Silva Valley Parkway, Appian Way and Serrano Parkway, are intended to be private roads maintained by the Serrano Master Homeowners' Association, and

WHEREAS, while the County intends to reject the offer of dedication for the private roads at the time of the final subdivision map for the Village, or any phase thereof is approved, the County and SERRANO ASSOCIATES, LLC, a Delaware limited liability company, and CALATLANTIC GROUP, INC., a Delaware corporation, the owners of Serrano Village K5 – Unit 8, wish to define the events upon which the County may rescind its rejection and accept the private roads.

NOW, THEREFORE, IT IS HEREBY AGREED by and between the County of El Dorado, a political subdivision of the State of California, and SERRANO ASSOCIATES, LLC, a Delaware limited liability company, and CALATLANTIC GROUP, INC., a Delaware corporation, as follows:

1. The County shall reject all offers of dedication for roads within Serrano Village K5 – Unit 8 at the time of approval of the final map(s) therefore, excepting to the extent applicable, El Dorado Hills Blvd., Silva Valley Parkway, Appian Way and Serrano Parkway.
2. Notwithstanding the rights granted to it under Government Code section 66477.2(a), the County shall not thereafter rescind its action and accept the roads unless the Board of Supervisors has made a finding, based upon substantial evidence submitted at a public hearing specially held by the Board to consider the matter, that the Serrano Master Homeowners' Association, or its successor-in-interest, has: (1) abandoned its maintenance responsibilities or real property interest in said roadway(s), or; (2) failed to maintain such

roadway(s) in a safe and proper manner or in accordance with applicable County maintenance standards.

3. This Agreement is intended to manifest the understanding of the parties with respect to Conditions 10 and 11 of TM 10-1496R, and shall be utilized as the framework for the interpretation of other similar conditions imposed upon other tentative maps within the El Dorado Hills Specific Plan.
4. This Agreement is conditioned upon the creation and continued existence of the Serrano Master Homeowners' Association, or its successor-in-interest. In the event said organization or a similar such organization is not formed, or said organization ceases to exist without a successor-in-interest taking over its legal responsibilities for maintenance, then this Agreement shall become null and void without any further action by the County.

Dated: 9/25/2014

COUNTY OF EL DORADO

By: 

Chairman, Board of Supervisors

ATTEST:

JAMES E. MITRISIN, Clerk  
of the Board of Supervisors

By:   
Deputy Clerk

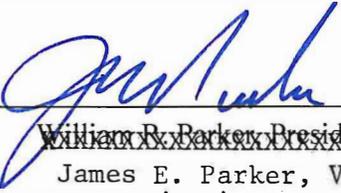
Dated: 9/25/2014

**OWNERS**

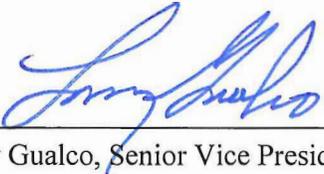
SERRANO ASSOCIATES, LLC  
a Delaware limited liability company

CALATLANTIC GROUP, INC.  
a Delaware corporation

By: Parker Development Company  
a California corporation  
Its Managing Member

By:   
\_\_\_\_\_  
~~William R. Parker, President~~  
James E. Parker, Vice President

Date: 5/15/18

By:   
\_\_\_\_\_  
Larry Gualco, Senior Vice President

Date: 5/14/18

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Placer

On, 5/14/2018, before me, Wendi Sanger, notary public  
Date Name, Title of Officer, Notary Public

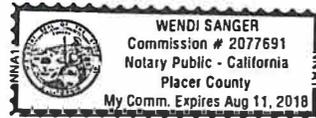
Personally appeared Larry Gualco  
Name(s) of Signer(s)  
Name(s) of Signer(s)

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 Wendi Sanger (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF El Dorado

On, 5/15/18, before me, Diane Costa, Notary Public  
Date Name, Title of Officer, Notary Public

Personally appeared

James E. Parker  
Name(s) of Signer(s)

\_\_\_\_\_  
Name(s) of Signer(s)

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/het/their authorized capacity(ies), and that by his/het/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 Diane Costa (Seal)

