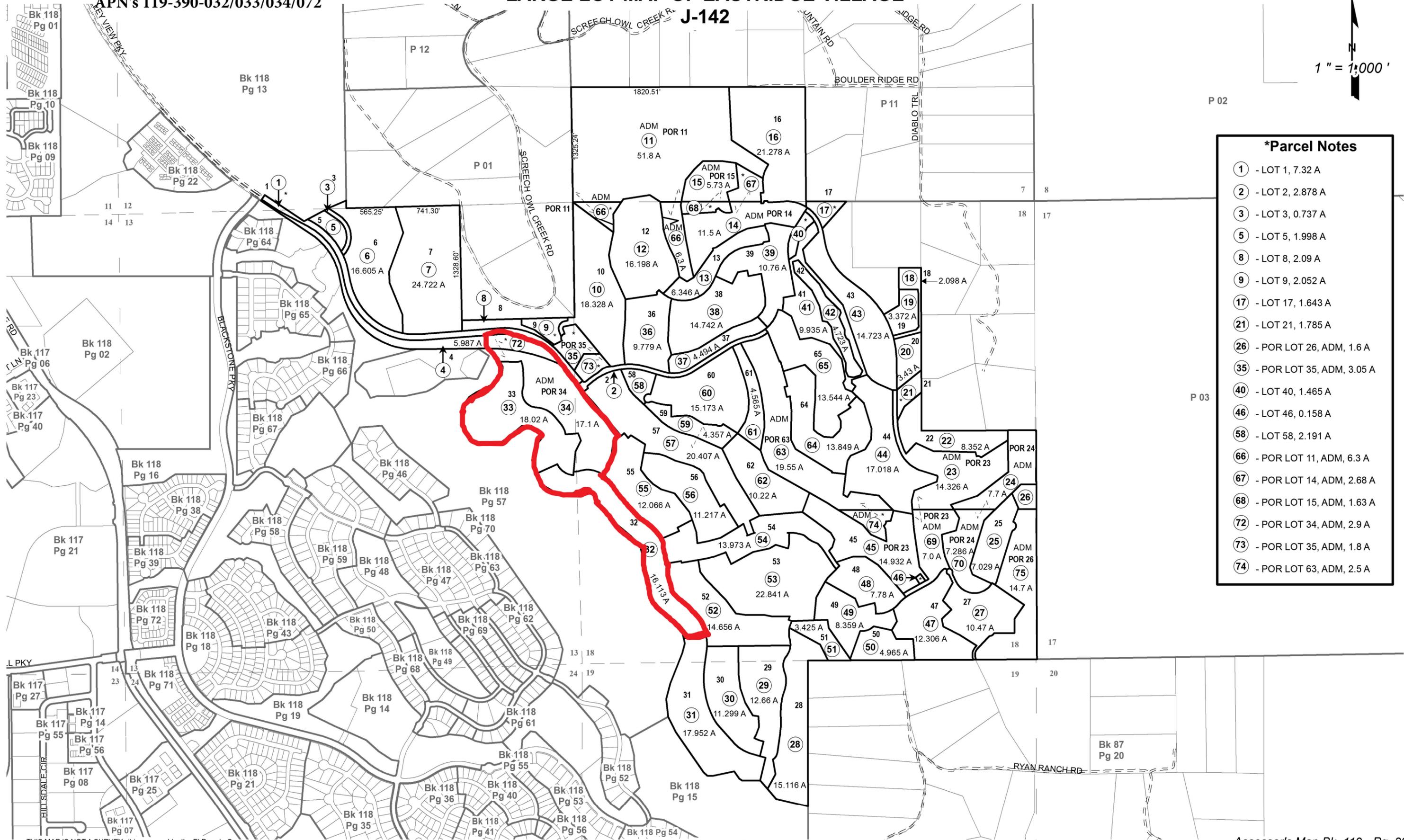
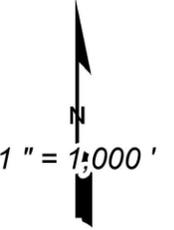


SECS. 12 & 13, T.9N., R.8E., & SECS. 7, 18 & 19, T.9N., R.9E., M.D.M.
LARGE LOT MAP OF EASTRIDGE VILLAGE



***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
- ㉗ - LOT 40, 1.465 A
- ㉘ - LOT 46, 0.158 A
- ㉚ - LOT 58, 2.191 A
- ㉛ - POR LOT 11, ADM, 6.3 A
- ㉜ - POR LOT 14, ADM, 2.68 A
- ㉝ - POR LOT 15, ADM, 1.63 A
- ㉞ - POR LOT 34, ADM, 2.9 A
- ㉟ - POR LOT 35, ADM, 1.8 A
- ㊱ - 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.

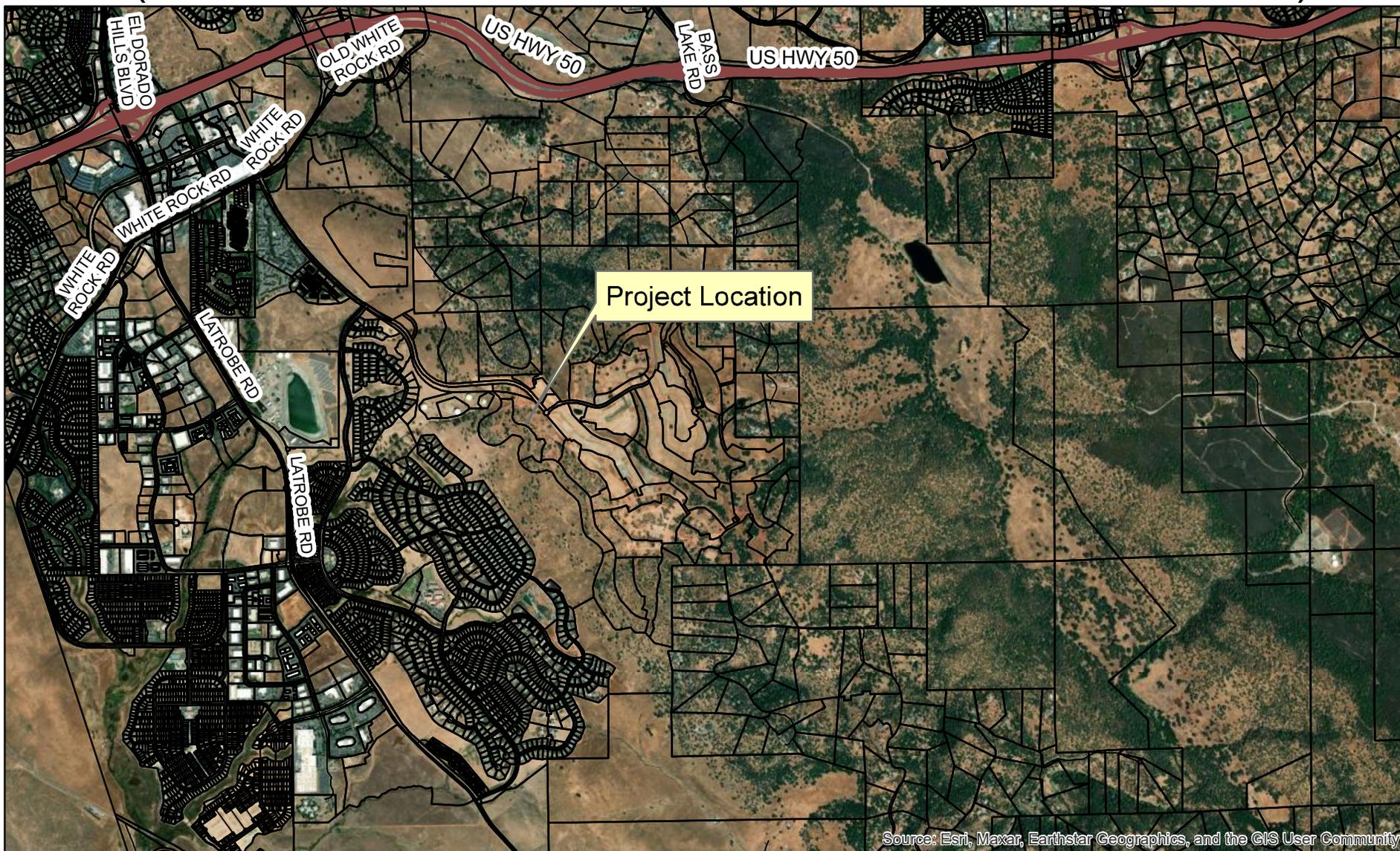
Acreages Are Estimates

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

TM-F25-0003 East Ridge Village Unit 8A

Exhibit B - Vicinity Map

(119-390-032, 119-390-033, 119-390-034, 119-390-072)



Legend

 Parcel Lines

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

Map created November 25, 2025

26-0371 E 2 of 36

PLAT OF

EAST RIDGE VILLAGE UNIT NO. 8A

LOTS 32, 33 & 34, AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142 AND LYING IN SECTION 13, T. 9 N., R. 8 E. AND SECTION 18, T. 9 N., R. 9 E., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

JULY, 2025 SHEET 1 OF 8

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS 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-1' AND LOT 'R-2' 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 'L-2', 'L-3', 'L-4', 'L-10' AND 'L-11' 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-1', LOT 'R-2' 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 CONTIGUOUS TO ALL STREETS EXTENDING FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL FOR ROAD SLOPE MAINTENANCE PURPOSES.

D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.

E. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

VALLEY VIEW IMPROVEMENT COMPANY, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

MILROSE PROPERTIES CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY:

BY:

NAME:
TITLE:

NAME:
TITLE:

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

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, 2026 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____



TIMOTHY E. PETERSON P.L.S. 9891

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

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

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: _____

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

COUNTY TAX COLLECTOR'S STATEMENT

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

DATE: _____

KAREN E. COLEMAN
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____, DEPUTY

BOARD CLERK'S STATEMENT

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYOR'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-1', LOT 'R-2' 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 _____, 2025 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

PLAT OF
**EAST RIDGE VILLAGE
 UNIT NO. 8A**

LOTS 32, 33 & 34, AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142 AND LYING IN SECTION 13, T. 9 N., R. 8 E. AND SECTION 18, T. 9 N., R. 9 E., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

JULY, 2025 SHEET 2 OF 8 SCALE: 1" = 300'

ABANDONMENT OF EASEMENTS

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

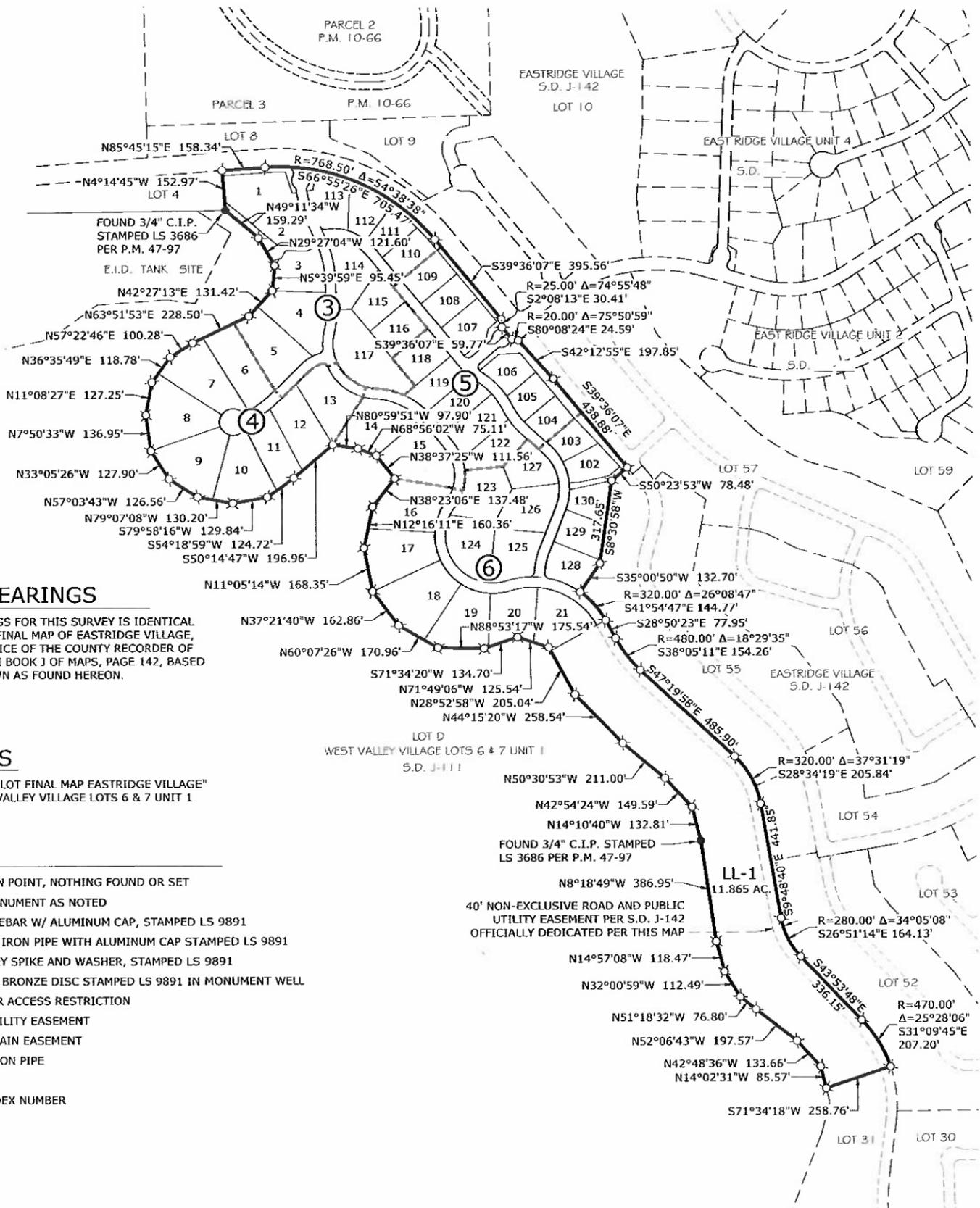
1. THE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AS SHOWN WITHIN LOTS 32, 33 & 34 AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, FILED IN BOOK J OF SUBDIVISIONS, PAGE 142, OFFICIAL RECORDS OF EL DORADO COUNTY, EXCEPT THOSE PORTIONS SHOWN HEREON.

NOTICE OF RESTRICTION

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. _____ AFFECTS LOT LL-1 BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.

NOTES

1. THIS SUBDIVISION CONTAINS 54.240 ACRES GROSS, CONSISTING OF 50 RESIDENTIAL LOTS, 7 LETTERED LOTS AND 1 LARGE LOT, AND IS CONSISTENT WITH THE TENTATIVE MAP TM14-1521 APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 11, 2015.
2. LOTS 'R-1' & 'R-2' SHOWN HEREON ARE DESIGNATED AS A "PRIVATE STREET(S)" 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 L-2, L-3, L-4, L-10 & L-11 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 EAST RIDGE UNIT 8A SUBDIVISION SHALL COMPLY FULLY WITH ALL PROVISIONS DESCRIBED IN THE EAST RIDGE WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN, AND ALL AMENDMENTS THERETO, AS DESCRIBED IN SECTION _____ OF THE CCR'S FOR THE DEVELOPMENT, 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.
7. THE STORM DRAIN EASEMENT (S.D.E.) CENTERLINES SHOWN HEREON ARE BASED UPON THE DESIGN LOCATIONS OF DITCHES TO BE CONSTRUCTED FOR THIS SUBDIVISION. THE ACTUAL LOCATION OF THESE EASEMENT CENTERLINES WILL BE CENTERED ON THE AS-BUILT LOCATION OF THESE DITCHES.



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. S.D. J-111 "WEST VALLEY VILLAGE LOTS 6 & 7 UNIT 1"

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- ⊕ SET 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 9891
- ⊗ SET 1 1/2" IRON PIPE WITH ALUMINUM CAP STAMPED LS 9891
- ⊙ SET SURVEY SPIKE AND WASHER, STAMPED LS 9891
- ⊚ SET 3 1/2" BRONZE DISC STAMPED LS 9891 IN MONUMENT WELL
- VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- C.I.P. CAPPED IRON PIPE
- (OA) OVERALL
- ④ SHEET INDEX NUMBER

PLAT OF
**EAST RIDGE VILLAGE
 UNIT NO. 8A**

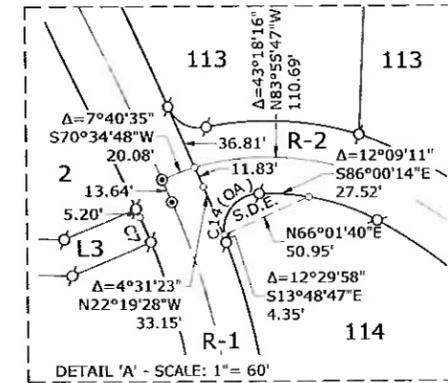
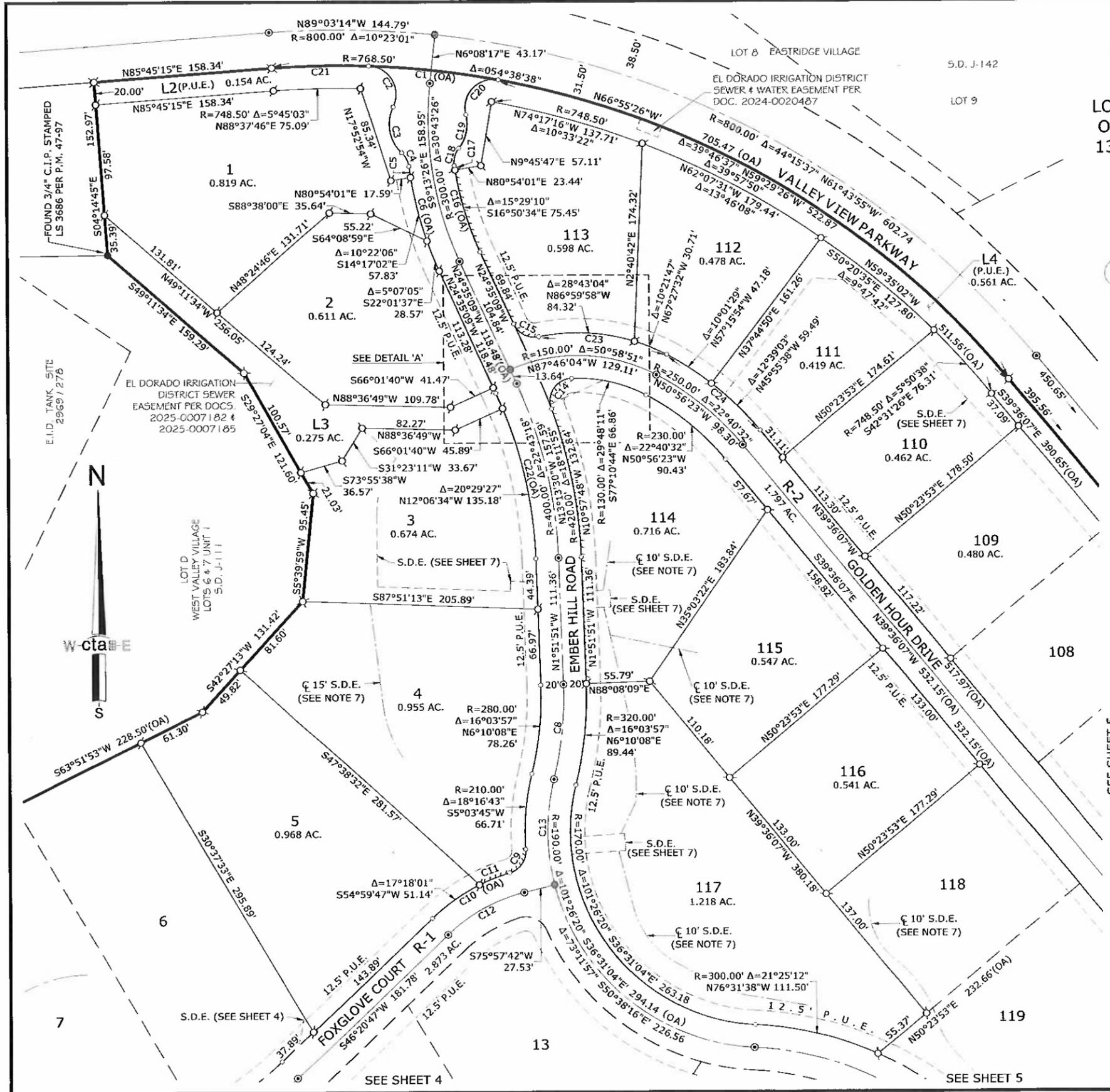
LOTS 32, 33 & 34, AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142 AND LYING IN SECTION 13, T. 9 N., R. 8 E. AND SECTION 18, T. 9 N., R. 9 E., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

JULY, 2025 SHEET 3 OF 8 SCALE: 1" = 60'

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

SEE SHEET 7 FOR EASEMENT DETAILS



CURVE DATA TABLE - THIS SHEET ONLY

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=768.50'	Δ=08°37'33"	S83°41'31"E	115.59'
C2	R=25.00'	Δ=114°18'29"	N30°51'03"W	42.01'
C3	R=34.50'	Δ=73°13'26"	S10°18'31"E	41.15'
C4	R=20.00'	Δ=39°33'49"	N27°08'20"W	13.54'
C5	R=320.00'	Δ=01°44'34"	S08°13'42"E	9.73'
C6	R=320.00'	Δ=17°13'44"	S15°58'17"E	95.86'
C7	R=380.00'	Δ=02°13'52"	N23°28'13"W	14.80'
C8	R=300.00'	Δ=16°03'57"	N06°10'08"E	83.85'
C9	R=20.00'	Δ=77°19'22"	N34°35'04"E	24.99'
C10	R=170.00'	Δ=26°53'58"	S59°47'46"W	79.08'
C11	R=170.00'	Δ=09°35'58"	S68°26'46"W	28.45'
C12	R=150.00'	Δ=29°36'56"	S61°09'15"W	76.67'
C13	R=190.00'	Δ=28°14'24"	N00°04'54"E	92.70'
C14	R=20.00'	Δ=107°58'57"	S33°55'42"W	32.36'
C15	R=20.00'	Δ=76°46'21"	N62°58'20"W	24.84'
C16	R=280.00'	Δ=16°16'26"	N16°26'57"W	79.26'
C17	R=280.00'	Δ=00°47'15"	N08°42'21"W	3.85'
C18	R=20.00'	Δ=46°43'03"	N15°02'48"E	15.86'
C19	R=34.50'	Δ=52°05'33"	N12°21'33"E	30.30'
C20	R=25.00'	Δ=114°18'29"	N43°28'01"E	42.01'
C21	R=768.50'	Δ=06°14'28"	N88°52'29"E	83.67'
C22	R=380.00'	Δ=22°43'18"	N13°13'30"W	149.71'
C23	R=170.00'	Δ=39°04'52"	N81°49'04"W	113.72'
C24	R=270.00'	Δ=22°40'32"	N50°56'23"W	106.16'

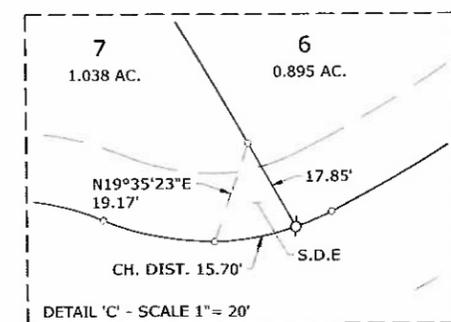
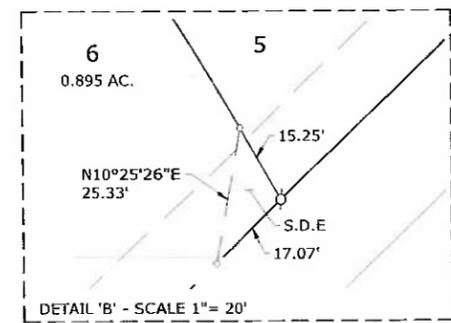
PLAT OF
**EAST RIDGE VILLAGE
 UNIT NO. 8A**
 LOTS 32, 33 & 34, AS SHOWN ON THE LARGE LOT FINAL MAP
 OF EASTRIDGE VILLAGE, S.D. J-142 AND LYING IN SECTION
 13, T. 9 N., R. 8 E. AND SECTION 18, T. 9 N., R. 9 E., M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

JULY, 2025 SHEET 4 OF 8 SCALE: 1" = 60'

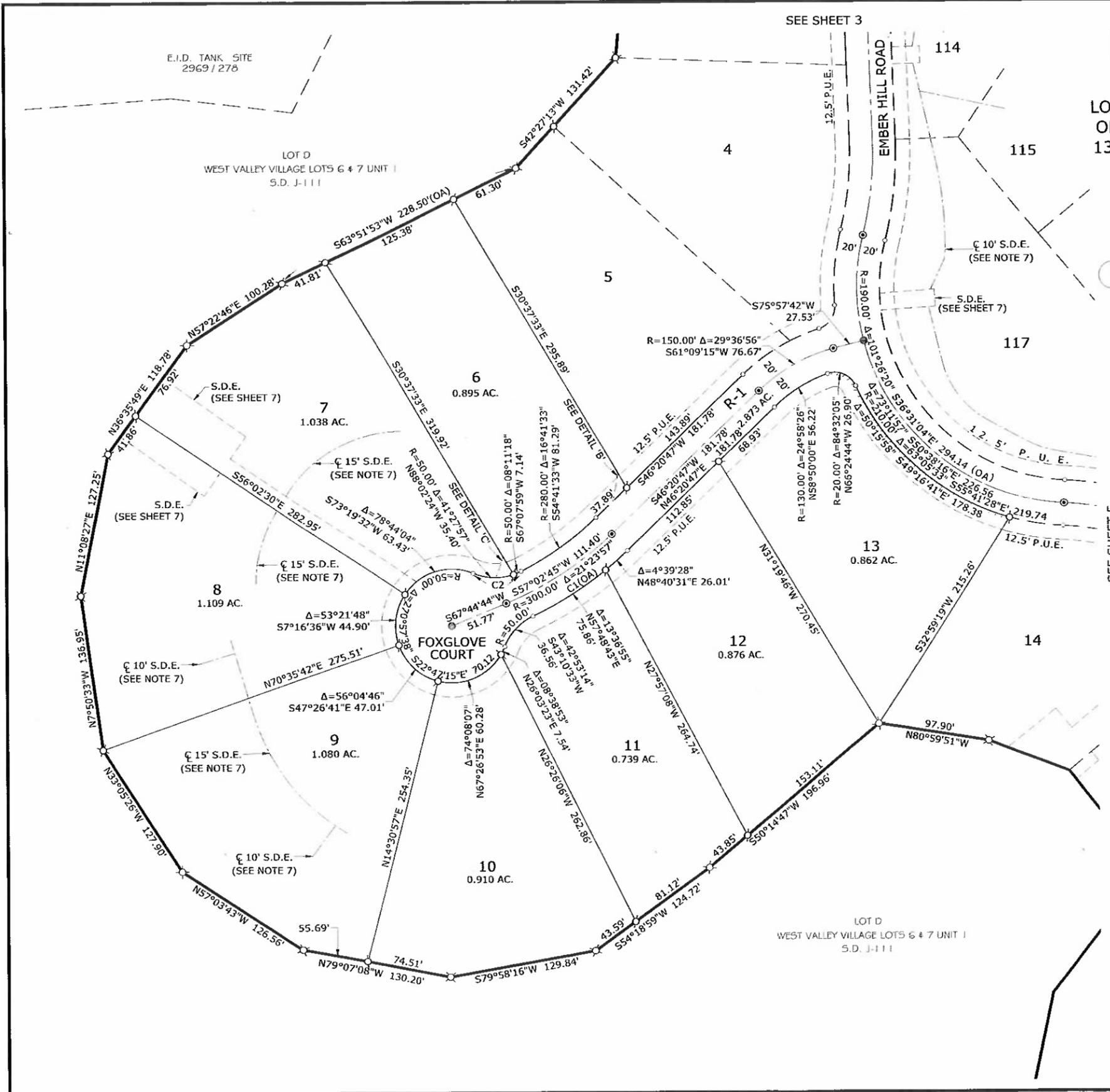
SEE SHEET 2 FOR NOTES, LEGEND, BASIS OF BEARINGS AND REFERENCES

SEE SHEET 7 FOR EASEMENT DETAILS



CURVE DATA TABLE - THIS SHEET ONLY

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=320.00'	Δ=18°16'23"	N55°28'59"E	101.62'
C2	R=50.00'	Δ=49°39'14"	S87°51'57"W	41.99'



PLAT OF
**EAST RIDGE VILLAGE
UNIT NO. 8A**

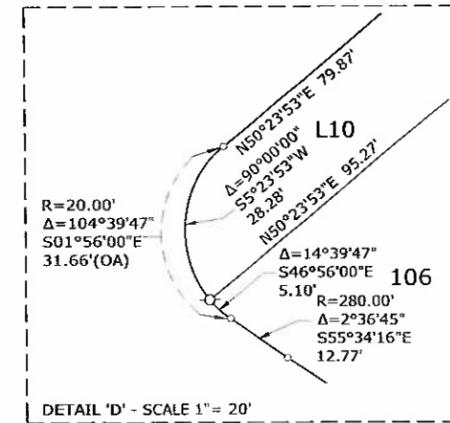
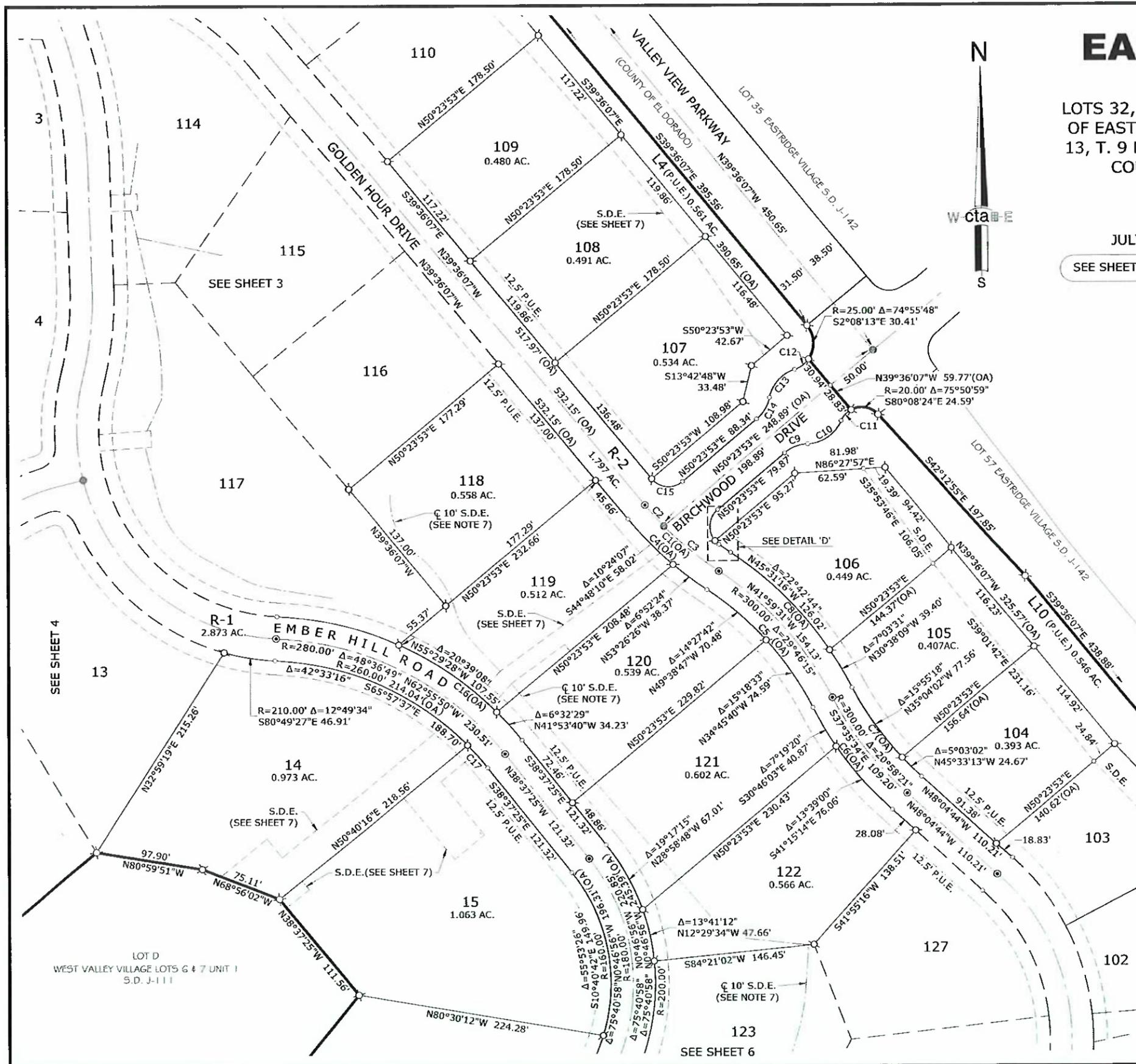
LOTS 32, 33 & 34, AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142 AND LYING IN SECTION 13, T. 9 N., R. 8 E. AND SECTION 18, T. 9 N., R. 9 E., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

JULY, 2025 SHEET 5 OF 8 SCALE: 1"= 60'

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

SEE SHEET 7 FOR EASEMENT DETAILS



CURVE DATA TABLE - THIS SHEET ONLY

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=300.00'	Δ=17°16'31"	S48°14'23"E	90.11'
C2	R=300.00'	Δ=04°56'11"	S42°04'12"E	25.84'
C3	R=300.00'	Δ=12°20'21"	S50°42'28"E	64.48'
C4	R=320.00'	Δ=17°16'31"	S48°14'23"E	96.12'
C5	R=280.00'	Δ=29°46'15"	S41°59'31"E	143.86'
C6	R=320.00'	Δ=20°58'21"	S37°35'34"E	116.48'
C7	R=280.00'	Δ=20°58'21"	N37°35'34"W	101.92'
C8	R=320.00'	Δ=29°46'15"	N41°59'31"W	164.41'
C9	R=35.50'	Δ=37°32'48"	N69°10'17"E	22.85'
C10	R=34.50'	Δ=64°51'03"	N55°31'09"E	37.00'
C11	R=20.00'	Δ=38°50'28"	N42°30'52"E	13.30'
C12	R=25.00'	Δ=37°17'21"	S53°58'22"W	15.98'
C13	R=34.50'	Δ=59°45'57"	S42°44'04"W	34.48'
C14	R=35.50'	Δ=37°32'48"	S31°37'29"W	22.85'
C15	R=20.00'	Δ=90°00'00"	N84°36'07"W	28.28'
C16	R=300.00'	Δ=48°36'49"	N62°55'50"W	246.97'
C17	R=260.00'	Δ=06°03'34"	N41°39'12"W	27.48'

PLAT OF EAST RIDGE VILLAGE UNIT NO. 8A

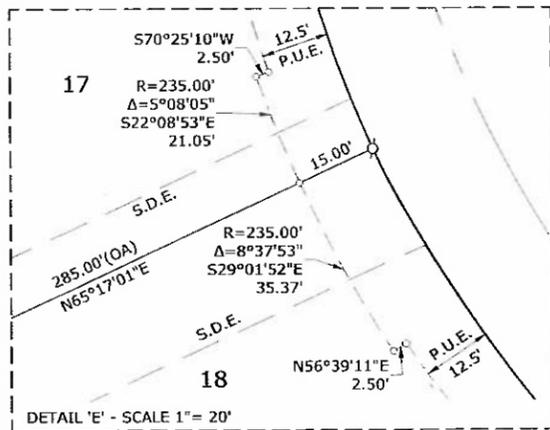
LOTS 32, 33 & 34, AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142 AND LYING IN SECTION 13, T. 9 N., R. 8 E. AND SECTION 18, T. 9 N., R. 9 E., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA

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JULY, 2025 SHEET 6 OF 8 SCALE: 1" = 60'

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

SEE SHEET 7 FOR EASEMENT DETAILS

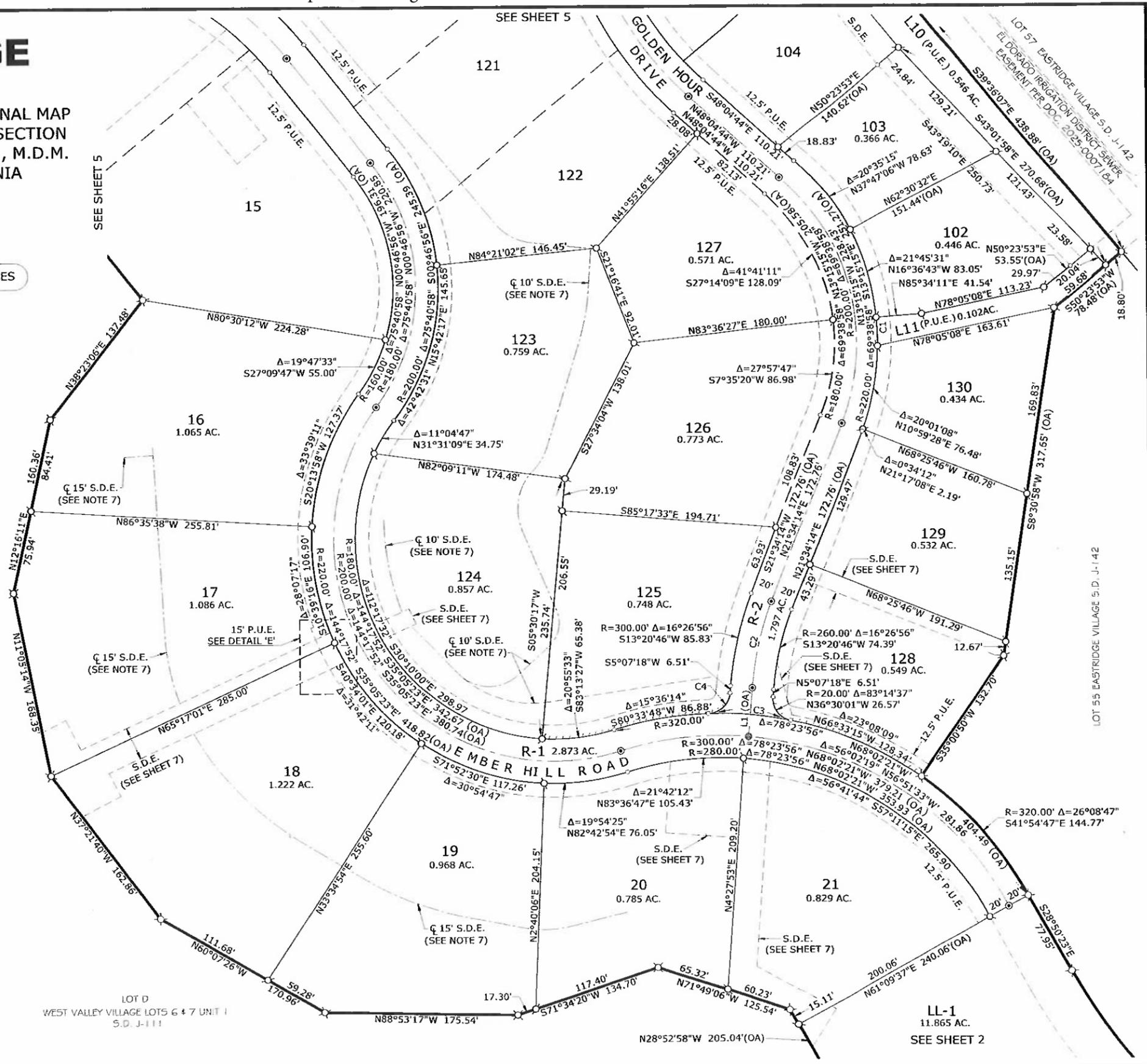


LINE DATA TABLE - THIS SHEET ONLY

LINE	BEARING	DISTANCE
L1	S05°07'18"W	44.15'

CURVE DATA TABLE - THIS SHEET ONLY

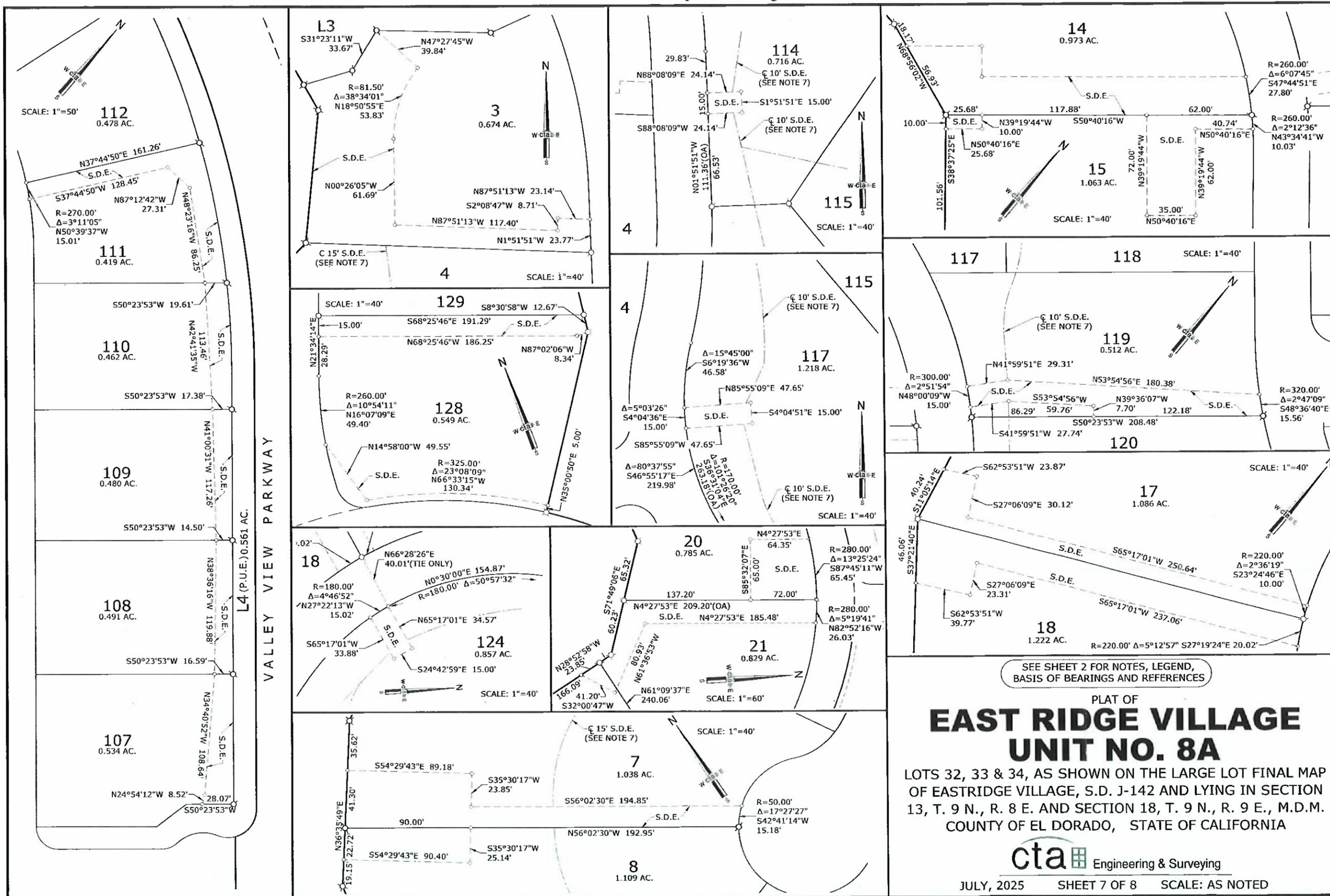
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=220.00'	Δ=06°42'52"	N02°22'31"W	25.57'
C2	R=280.00'	Δ=16°26'56"	S13°20'46"W	80.11'
C3	R=320.00'	Δ=13°30'46"	N84°52'42"W	75.29'
C4	R=20.00'	Δ=83°14'37"	S46°44'36"E	26.57'



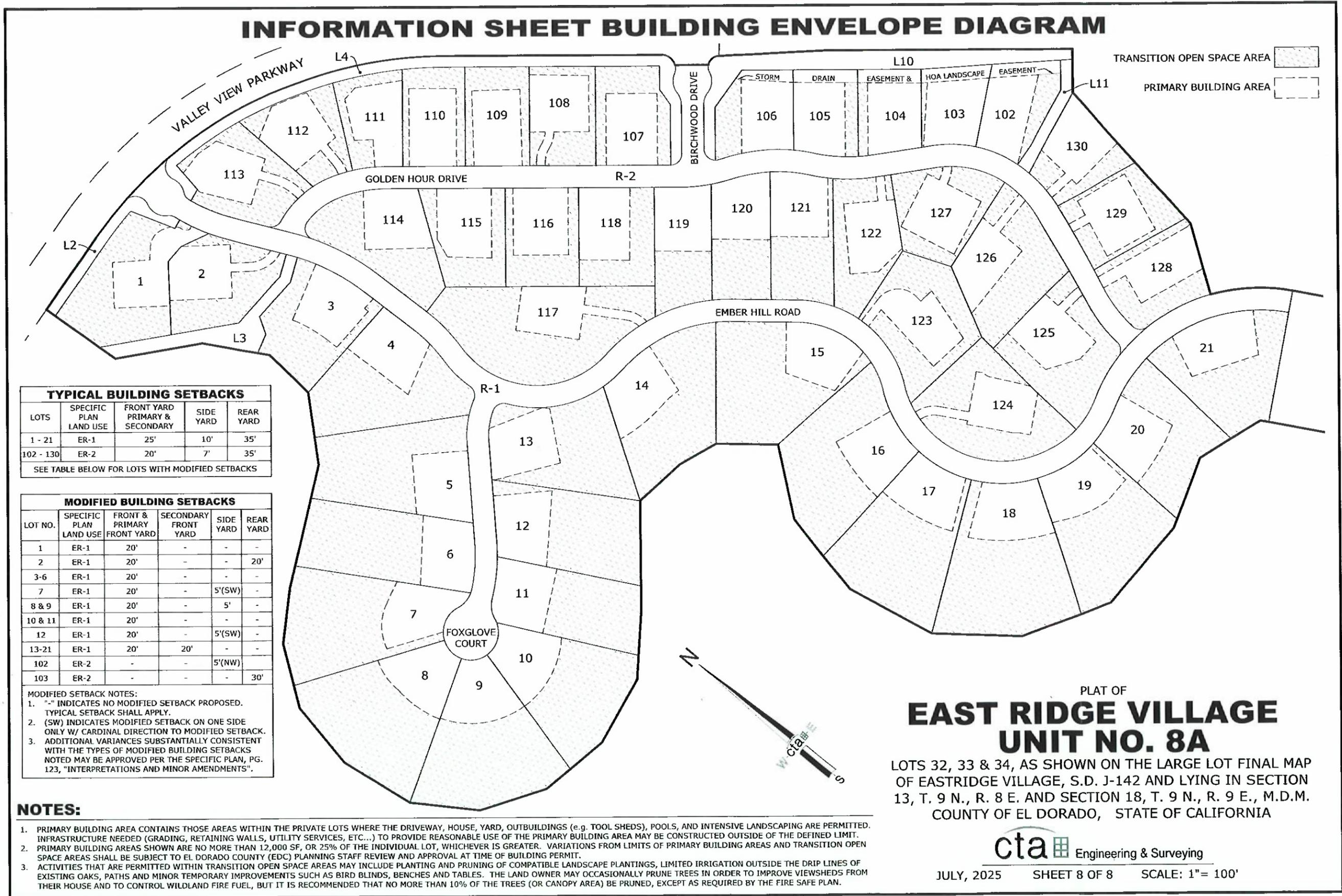
LOT D
WEST VALLEY VILLAGE LOTS 6 & 7 UNIT I
S.D. J-1111

LL-1
11.865 AC.
SEE SHEET 2

TM-F25-0003 East Ridge Village Unit 8A
Exhibit C - Final Map for East Ridge Unit 8A



INFORMATION SHEET BUILDING ENVELOPE DIAGRAM



TYPICAL BUILDING SETBACKS

LOTS	SPECIFIC PLAN LAND USE	FRONT YARD PRIMARY & SECONDARY	SIDE YARD	REAR YARD
1 - 21	ER-1	25'	10'	35'
102 - 130	ER-2	20'	7'	35'

SEE TABLE BELOW FOR LOTS WITH MODIFIED SETBACKS

MODIFIED BUILDING SETBACKS

LOT NO.	SPECIFIC PLAN LAND USE	FRONT & PRIMARY FRONT YARD	SECONDARY FRONT YARD	SIDE YARD	REAR YARD
1	ER-1	20'	-	-	-
2	ER-1	20'	-	-	20'
3-6	ER-1	20'	-	-	-
7	ER-1	20'	-	5'(SW)	-
8 & 9	ER-1	20'	-	5'	-
10 & 11	ER-1	20'	-	-	-
12	ER-1	20'	-	5'(SW)	-
13-21	ER-1	20'	20'	-	-
102	ER-2	-	-	5'(NW)	-
103	ER-2	-	-	-	30'

MODIFIED SETBACK NOTES:

- "-" INDICATES NO MODIFIED SETBACK PROPOSED. TYPICAL SETBACK SHALL APPLY.
- (SW) INDICATES MODIFIED SETBACK ON ONE SIDE ONLY W/ CARDINAL DIRECTION TO MODIFIED SETBACK.
- ADDITIONAL VARIANCES SUBSTANTIALLY CONSISTENT WITH THE TYPES OF MODIFIED BUILDING SETBACKS NOTED MAY BE APPROVED PER THE SPECIFIC PLAN, PG. 123, "INTERPRETATIONS AND MINOR AMENDMENTS".

NOTES:

- 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.
- PRIMARY BUILDING AREAS SHOWN ARE NO MORE THAN 12,000 SF, OR 25% OF THE INDIVIDUAL LOT, WHICHEVER IS GREATER. 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.
- 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.

PLAT OF
**EAST RIDGE VILLAGE
 UNIT NO. 8A**
 LOTS 32, 33 & 34, AS SHOWN ON THE LARGE LOT FINAL MAP
 OF EASTRIDGE VILLAGE, S.D. J-142 AND LYING IN SECTION
 13, T. 9 N., R. 8 E. AND SECTION 18, T. 9 N., R. 9 E., M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

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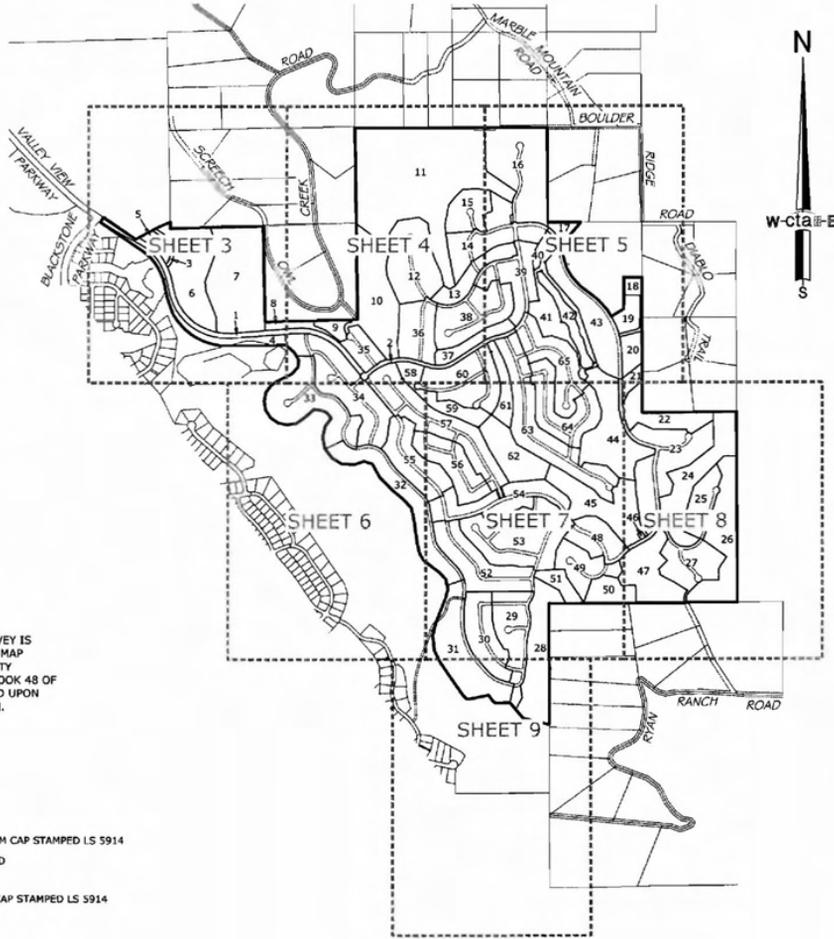
JULY, 2025 SHEET 8 OF 8 SCALE: 1" = 100'

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

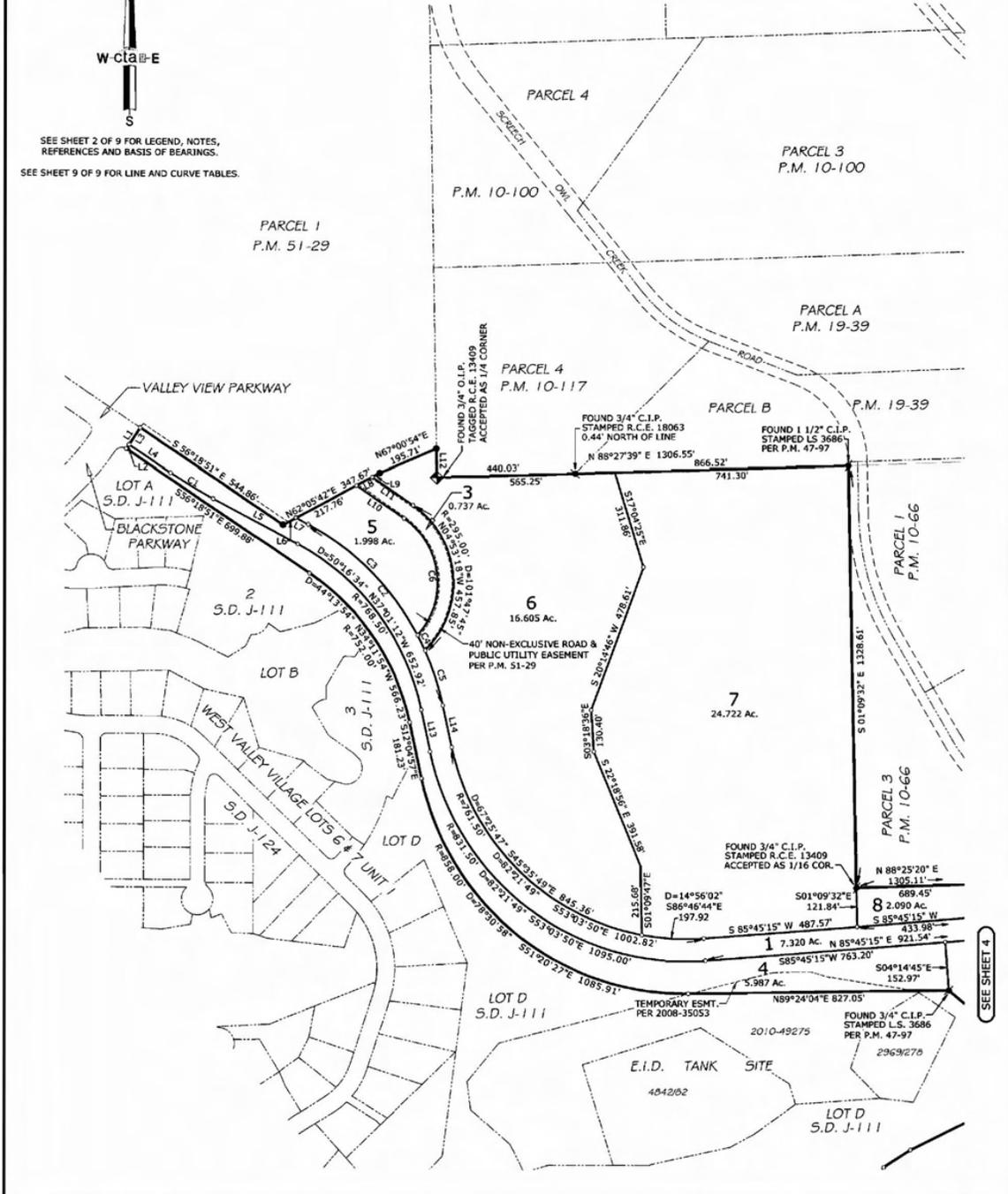
PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
 LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

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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.



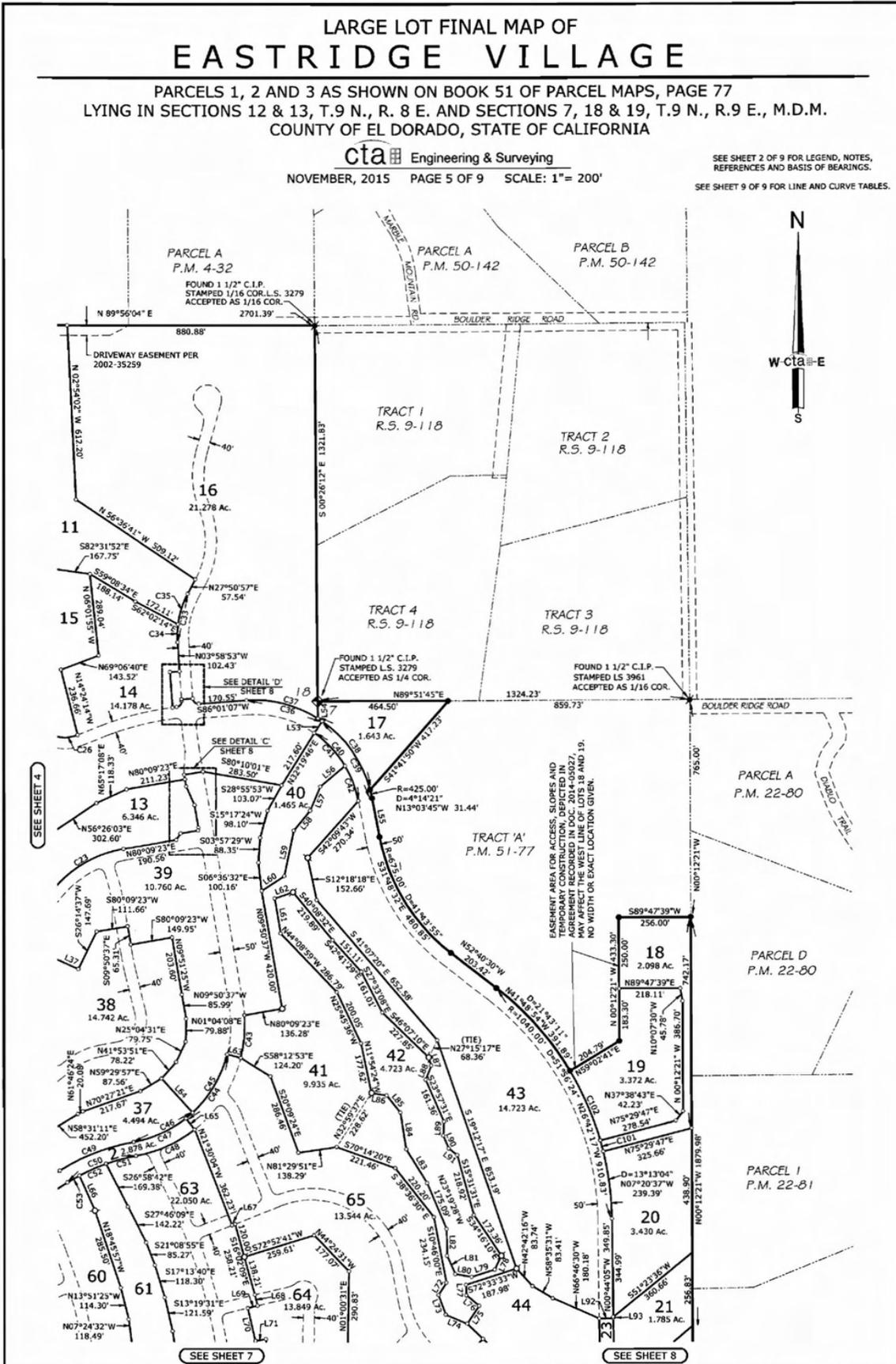
SEE SHEET 4

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 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.

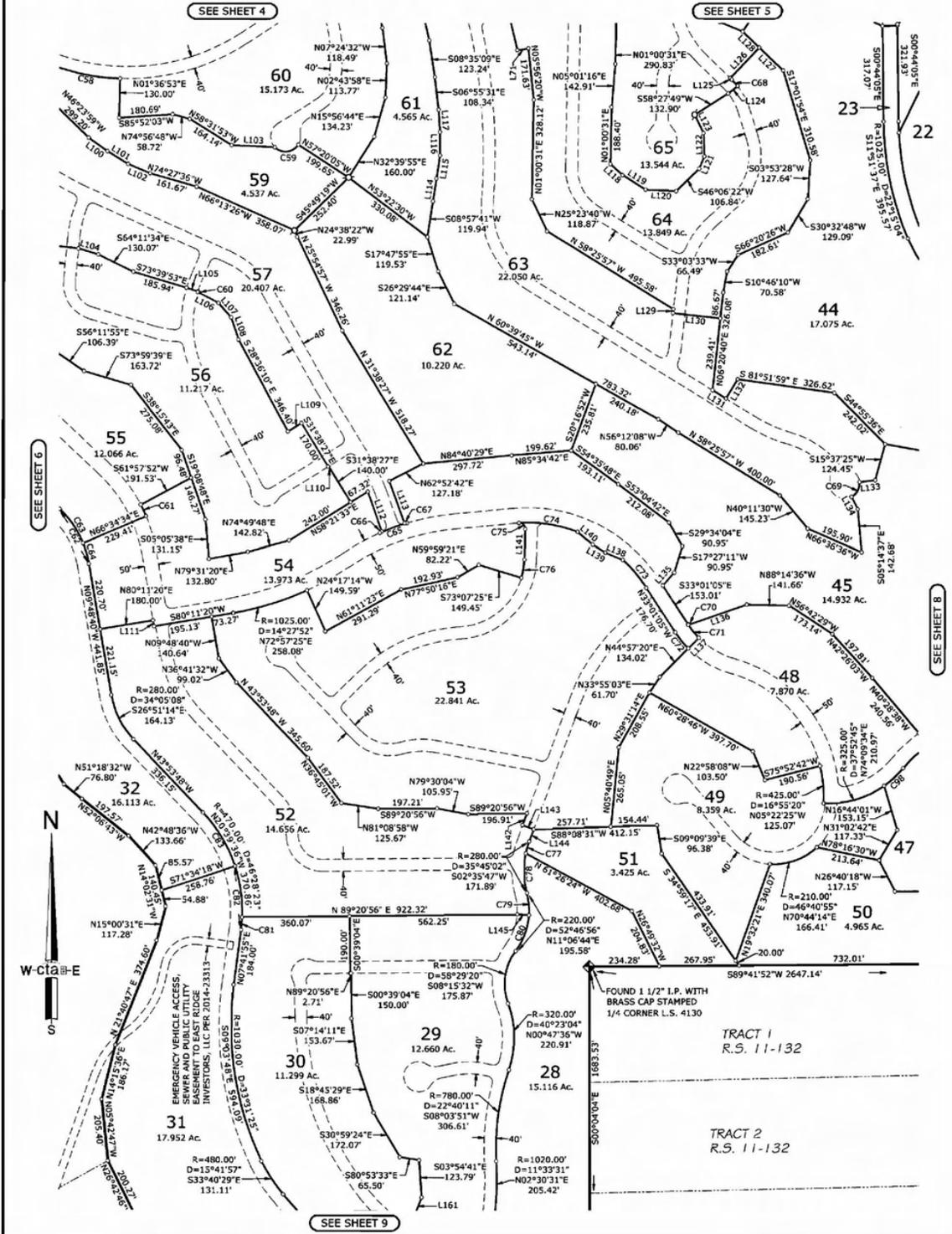


LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

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

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

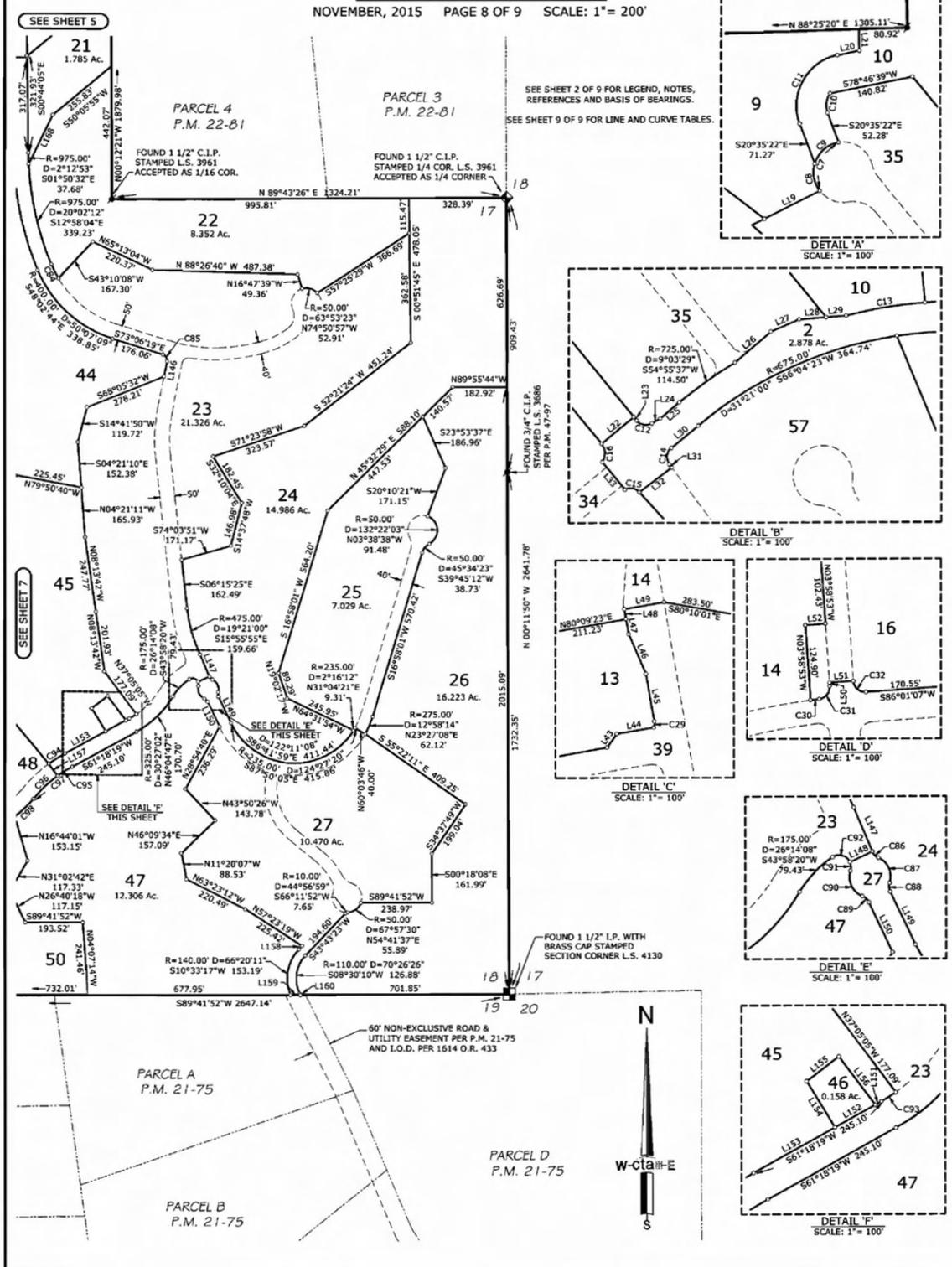
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NOVEMBER, 2015 PAGE 7 OF 9 SCALE: 1" = 200'



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

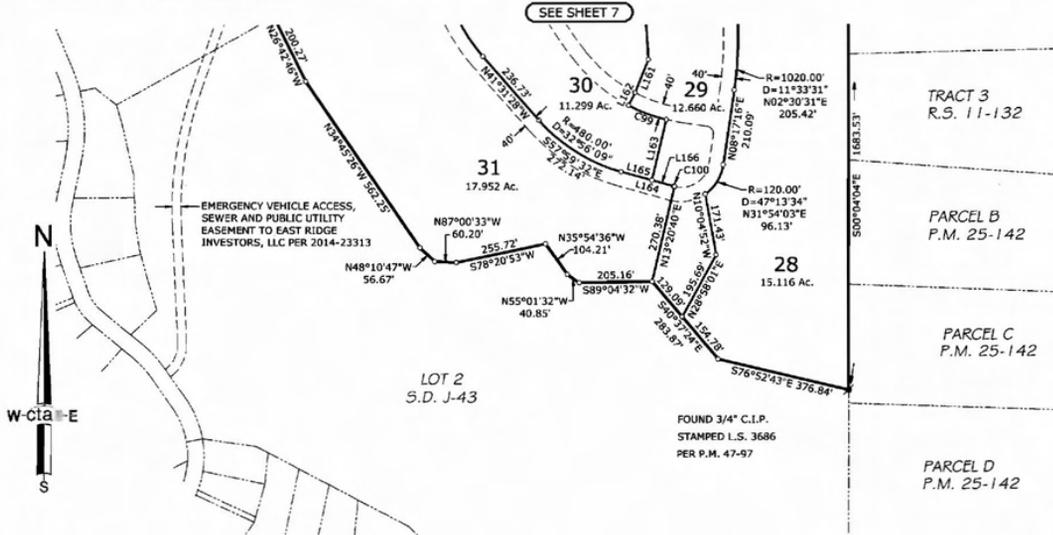
PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

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NOVEMBER, 2015 PAGE 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.



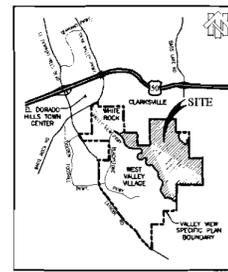
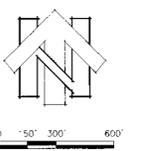
LINE DATA TABLE					
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N33°41'09\"	80.00'	L57	N22°59'09\"	92.05'
L2	S33°41'09\"	16.30'	L58	N39°40'38\"	91.47'
L3	N33°41'09\"	63.30'	L59	N12°07'01\"	163.93'
L4	S56°18'51\"	158.67'	L60	N56°32'33\"	95.15'
L5	N62°09'29\"	305.03'	L61	N09°50'37\"	124.62'
L6	N62°05'42\"	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	S09°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	N52°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\"	40.00'	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	N39°09'23\"	62.86'	L100	N54°25'28\"	77.04'
L45	S09°50'37\"	80.24'	L101	N58°09'09\"	80.65'
L46	S23°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	S75°28'48\"	40.00'
L50	S03°56'34\"	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'
L113	N19°55'52\"	148.70'	L114	S08°57'41\"	76.14'
L115	S08°57'41\"	77.29'	L116	S00°31'58\"	72.55'
L117	S03°16'28\"	73.87'	L118	N47°47'20\"	55.24'
L119	N58°25'57\"	90.00'	L120	N86°43'59\"	102.22'
L121	S23°03'40\"	44.30'	L122	S01°46'07\"	76.30'
L123	S26°20'25\"	68.33'	L124	N51°04'07\"	40.00'
L125	S46°17'05\"	7.66'	L126	S43°25'53\"	139.93'
L127	S46°14'20\"	111.60'	L128	S46°14'20\"	77.00'
L129	N06°20'40\"	12.82'	L130	N83°39'20\"	160.00'
L131	S58°25'57\"	53.65'	L132	N31°34'03\"	75.12'
L133	S84°11'54\"	53.28'	L134	S27°16'12\"	45.65'
L135	S41°35'30\"	57.05'	L136	S71°09'36\"	207.55'
L137	N44°49'42\"	50.00'	L138	S67°29'42\"	63.25'
L139	S58°23'35\"	50.39'	L140	S49°58'30\"	65.42'
L141	N01°41'28\"	100.70'	L142	N20°28'18\"	41.85'
L143	N69°31'42\"	40.00'	L144	N20°28'18\"	42.64'
L145	S85°59'55\"	40.00'	L146	N1°23'41\"	50.99'
L147	N23°05'15\"	79.29'	L148	S65°01'32\"	41.52'
L149	S65°01'32\"	41.52'	L150	N25°36'18\"	91.92'
L151	N61°18'19\"	12.40'	L152	N61°18'19\"	76.78'
L153	N61°18'19\"	155.92'	L154	S23°03'02\"	90.03'
L155	S52°54'55\"	68.05'	L156	N37°05'05\"	100.89'
L157	S35°58'43\"	50.00'	L158	S43°43'33\"	16.10'
L159	S89°41'52\"	33.10'	L160	S26°43'03\"	4.70'
L161	S22°07'57\"	99.30'	L162	S27°22'44\"	40.00'
L163	S13°30'39\"	173.55'	L164	S74°27'37\"	62.87'
L165	S74°27'37\"	62.87'	L166	S74°27'37\"	62.87'
L167	N35°00'50\"	132.70'	L168	S28°23'33\"	182.69'

CURVE DATA TABLE			
CURVE	RADIUS	DELTA	CH. BEARING
C1	1531.50'	5°50'38\"	S59°14'10\"
C2	838.50'	50°16'34\"	N37°01'12\"
C3	838.50'	34°09'38\"	N45°04'40\"
C4	838.50'	3°31'40\"	N26°11'01\"
C5	838.50'	12°29'16\"	N18°07'34\"
C6	245.00'	97°59'48\"	N06°47'16\"
C7	50.00'	118°47'26\"	S21°33'08\"
C8	50.00'	54°07'25\"	S10°46'52\"
C9	50.00'	64°40'01\"	S48°36'51\"
C10	35.00'	56°08'01\"	S07°28'39\"
C11	85.00'	99°22'01\"	S29°05'39\"
C12	20.00'	80°32'16\"	S79°52'15\"
C13	725.00'	10°36'09\"	S80°44'07\"
C14	20.00'	8°23'52\"	S06°40'57\"
C15	20.00'	75°50'59\"	N80°08'20\"
C16	25.00'	74°55'48\"	N02°08'13\"
C17	375.00'	48°38'46\"	N81°44'20\"
C18	375.00'	9°15'42\"	S78°34'08\"
C19	375.00'	39°23'04\"	N77°06'30\"
C20	20.00'	79°43'40\"	N02°58'40\"
C21	380.00'	26°54'57\"	S56°17'59\"
C22	380.00'	9°36'18\"	S47°38'39\"
C23	420.00'	56°03'55\"	S52°07'25\"
C24	320.00'	3°09'44\"	S17°27'51\"
C25	20.00'	77°50'48\"	N04°29'03\"
C26	130.00'	77°00'21\"	S72°56'32\"
C27	320.00'	16°03'57\"	N06°10'08\"
C28	420.00'	17°17'27\"	N10°30'35\"
C29	20.00'	29°41'58\"	N05°00'22\"
C30	1020.00'	0°49'50\"	S83°23'57\"
C31	20.00'	87°47'45\"	N39°55'00\"
C32	20.00'	90°00'00\"	S48°58'53\"
C33	320.00'	31°49'50\"	S11°56'02\"
C34	320.00'	11°19'38\"	S01°44'56\"
C35	320.00'	20°30'12\"	S17°35'51\"
C36	425.00'	38°11'50\"	N74°52'58\"
C37	425.00'	35°44'07\"	N76°06'49\"
C38	425.00'	43°03'51\"	N36°42'51\"
C39	425.00'	44°50'28\"	N33°21'48\"
C40	375.00'	44°50'28\"	N33°21'48\"
C41	375.00'	24°24'57\"	N43°34'34\"
C42	375.00'	20°25'31\"	N21°09'20\"
C43	470.00'	18°26'40\"	N05°01'13\"
C44	420.00'	37°25'06\"	N32°57'06\"
C45	420.00'	33°03'35\"	N30°46'20\"
C46	420.00'	32°32'27\"	N63°34'21\"
C47	420.00'	28°10'56\"	N65°45'07\"
C48	470.00'	28°10'56\"	N65°45'07\"
C49	725.00'	22°25'37\"	S68°37'46\"
C50	675.00'	22°25'37\"	S68°37'46\"
C51	675.00'	9°24'22\"	S75°08'24\"
C52	675.00'	8°51'30\"	S66°00'28\"
C53	675.00'	4°09'45\"	S59°29'50\"
C54	225.00'	8°46'02\"	N35°13'06\"
C55	90.00'	18°73'38\"	S29°08'07\"
C56	50.00'	49°38'22\"	S89°39'53\"
C57	50.00'	42°56'22\"	S86°59'07\"
C58	745.00'	16°50'25\"	S79°57'55\"
C59	50.00'	10°33'06\"	N83°49'09\"
C60	380.00'	0°25'03\"	S16°18'41\"
C61	525.00'	4°36'41\"	N25°43'47\"
C62	320.00'	37°31'19\"	N28°34'19\"
C63	320.00'	24°54'48\"	N34°52'34\"
C64	320.00'	12°36'31\"	N16°06'55\"
C65	825.00'	6°46'06\"	S70°03'58\"
C66	20.00'	24°34'51\"	N54°23'29\"
C67	20.00'	24°35'39\"	N85°44'50\"
C68	220.00'	7°21'12\"	N42°36'29\"
C69	50.00'	68°31'53\"	N78°27'51\"
C70	275.00'	0°39'47\"	S33°20'58\"
C71	275.00'	11°29'26\"	S39°25'35\"
C72	325.00'	12°09'13\"	S39°05'41\"
C73	475.00'	14°44'29\"	N40°23'19\"
C74	475.00'	24°02'58\"	N81°19'40\"
C75	20.00'	95°02'37\"	N45°49'50\"
C76	230.00'	15°14'20\"	N09°18'38\"
C77	280.00'	8°29'42\"	S16°13'27\"
C78	280.00'	27°15'21\"	S01°39'04\"
C79	220.00'	19°16'49\"	N05°38'20\"
C80	220.00'	33°30'07\"	N20°45'09\"
C81	470.00'	5°07'20\"	N05°08'15\"
C82	470.00'	26°07'37\"	N05°21'54\"
C83	470.00'	25°28'06\"	N31°09'45\"
C84	350.00'	8°41'29\"	S27°19'54\"
C85	20.00'	84°30'00\"	N30°51'19\"
C86	20.00'	43°17'07\"	S44°23'13\"
C87	34.50'	83°12'17\"	N24°25'38\"
C88	20.00'	42°46'55\"	S04°12'57\"
C89	20.00'	42°46'55\"	N46°59'52\"
C90	34.50'	85°33'49\"	S25°36'25\"
C91	20.00'	43°08'58\"	N03°53'59\"
C92	20.00'	97°56'08\"	N73°56'32\"
C93	275.00'	5°48'28\"	N58°24'05\"
C94	505.00'	7°17'02\"	S57°39'48\"
C95	455.00'	7°17'02\"	S57°39'48\"
C96	455.00'	14°03'33\"	S46°59'30\"
C97	455.00'	21°20'35\"	S50°38'01\"
C98	325.00'	15°15'28\"	N47°35'27\"
C99	470.00'	13°52'06\"	S69°33'19\"
C100	80.00'	2°11'43\"	S75°33'28\"
C101	1040.00'	2°12'14\"	N15°03'17\"
C102	1040.00'	14°47'55\"	N23°33'21\"
C103	180.00'	20°55'33\"	S83°13'27\"

TENTATIVE MAP EAST RIDGE VILLAGE

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

SEPTEMBER, 2014
REVISED: MAY, 2015



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-3L, 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)

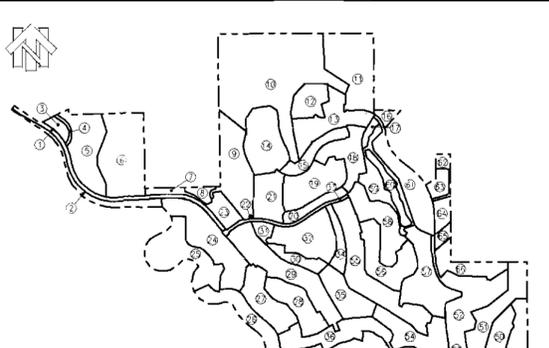
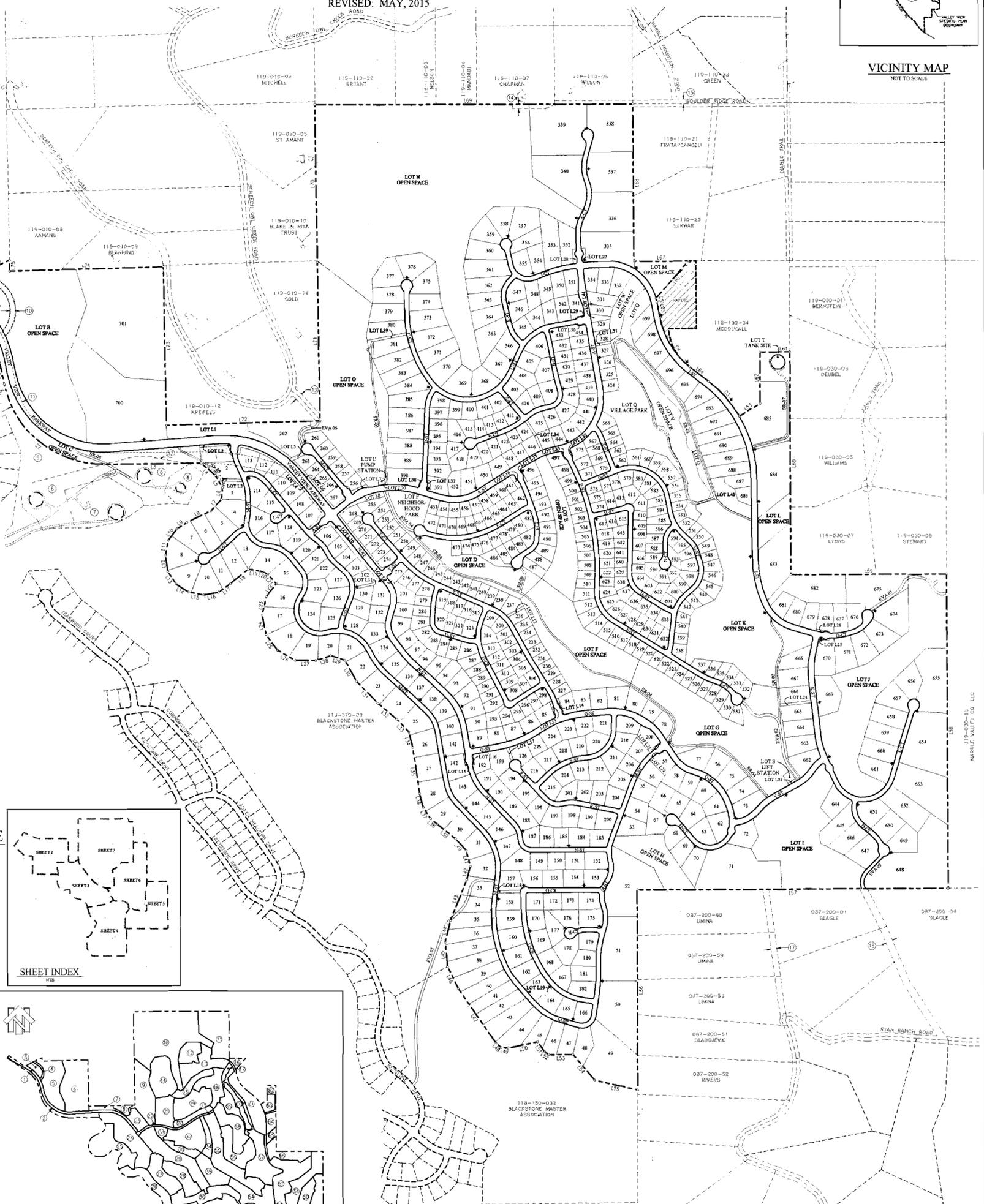
DATE OF PREPARATION

SEPTEMBER, 2014
REVISED: MARCH, 2015

ENGINEER'S CERTIFICATE

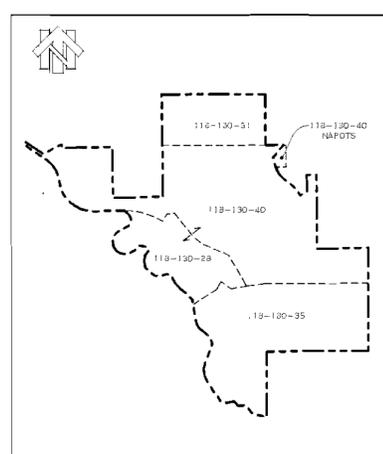
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "DIXON RANCH" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY EL DORADO COUNTY

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	—	35	3.87 AC	—	52	7.02 AC	3P
2	3.96 AC	—	19	18.76 AC	3P	36	4.57 AC	—	53	14.89 AC	—
3	3.86 AC	—	20	14.74 AC	1I	37	10.22 AC	—	54	21.92 AC	3C
4	8.74 AC	—	21	4.49 AC	2I	38	13.99 AC	3P	55	8.39 AC	—
5	14.02 AC	—	22	3.79 AC	1B	39	22.84 AC	3D	56	14.89 AC	—
6	24.70 AC	3B	23	8.96 AC	—	40	14.60 AC	2I	57	22.07 AC	1A
7	2.09 AC	—	24	4.82 AC	1D	41	17.91 AC	2N	58	13.87 AC	1B
8	18.34 AC	—	25	20.13 AC	2A	42	11.30 AC	2M	59	17.97 AC	—
9	58.89 AC	—	26	14.81 AC	2C	43	13.66 AC	2K	60	13.30 AC	1C
10	21.28 AC	2T	27	14.11 AC	2D	44	15.17 AC	2L	61	9.84 AC	—
11	7.35 AC	2S	28	13.06 AC	2B	45	3.43 AC	—	62	4.78 AC	—
12	14.19 AC	3K	29	11.22 AC	1P	46	8.37 AC	3E	63	14.71 AC	1A
13	14.19 AC	3L	30	20.39 AC	1B	47	4.98 AC	2I	64	2.16 AC	—
14	16.30 AC	3D	31	4.54 AC	—	48	7.87 AC	2K	65	1.37 AC	1B
15	4.34 AC	3D	32	2.19 AC	—	49	12.31 AC	—	66	3.43 AC	3B
16	1.64 AC	—	33	11.17 AC	1D	50	16.33 AC	3I	67	1.89 AC	—
			34	15.17 AC	1D	51	16.33 AC	3D	68	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	L21	111.58	N39°37'25.22"W	L41	140.45	N14°02'19.02"W	L61	250.00	N07°07'38.84"E	
L2	181.23	N10°04'57.49"W	L22	137.48	N09°23'08.97"E	L42	117.28	N15°06'31.07"E	L62	423.97	N07°12'21.94"W	
L3	827.05	S08°24'04.03"E	L23	160.38	N12°18'11.30"E	L43	374.60	N20°40'47.34"E	L63	204.78	N59°02'41.94"E	
L4	159.29	N09°18'34.25"W	L24	168.35	N11°05'13.71"E	L44	186.17	N14°15'38.38"E	L64	138.02	S50°40'29.88"E	
L5	121.02	N07°27'04.14"W	L25	162.86	N13°21'40.16"W	L45	205.40	N02°42'48.84"W	L65	138.03	S10°56'34.71"E	
L6	95.42	N07°30'39.87"E	L26	170.96	N07°21'26.44"W	L46	200.27	N02°42'45.79"W	L66	417.23	S41°41'49.84"W	
L7	131.42	N42°21'12.73"E	L27	175.54	N09°33'19.02"E	L47	561.25	S34°45'25.91"E	L67	484.50	N09°51'44.32"E	
L8	228.52	N05°51'32.34"E	L28	134.20	S11°34'20.50"W	L48	564.87	N09°10'47.68"W	L68	1391.67	S02°08'11.54"E	
L9	180.20	N07°52'45.97"E	L29	125.54	N11°44'25.50"W	L49	40.37	N07°00'31.92"E	L69	2701.38	N09°58'01.90"E	
L10	118.98	N06°25'49.94"E	L30	205.04	N09°52'57.80"W	L50	255.72	S10°20'52.69"W	L70	1325.24	N07°51'18.12"W	
L11	122.85	N11°08'33.75"E	L31	284.54	N40°15'23.87"W	L51	154.11	N09°34'33.63"W	L71	1220.76	N07°53'30.26"W	
L12	136.95	N07°30'31.72"W	L32	211.00	N02°10'32.87"W	L52	40.88	N05°01'32.08"W	L72	1360.11	N09°25'19.87"E	
L13	127.90	N03°00'26.90"E	L33	149.50	N42°34'24.92"W	L53	200.14	S49°04'31.65"W	L73	1328.61	S1°24'31.94"E	
L14	126.56	N07°03'42.80"E	L34	132.81	N14°10'40.39"W	L54	283.87	N40°37'34.24"E	L74	1275.75	N46°17'39.00"E	
L15	130.20	N07°07'08.95"W	L35	388.93	N14°18'48.52"W	L55	376.64	N07°57'42.56"W	L75	89.11	S07°58'29.82"E	
L16	129.64	S10°58'15.78"W	L36	184.47	N14°51'07.92"E	L56	1665.53	S07°04'34.75"E	L76	175.11	N07°00'54.80"E	
L17	124.72	S14°18'58.78"W	L37	112.49	N02°00'58.83"W	L57	2844.14	S09°41'52.05"W	L77	747.67	N07°05'42.43"E	
L18	196.80	S07°14'41.11"W	L38	78.86	N01°18'31.00"E	L58	2844.28	S09°11'49.57"W	L78	548.86	S56°18'51.30"E	
L19	97.40	N07°59'51.78"E	L39	191.57	N07°05'42.80"E	L59	1324.31	N09°43'25.54"E	L79	80.97	N31°41'08.70"E	
L20	25.11	N08°58'32.12"W	L40	133.84	N47°48'35.50"E	L60	1879.98	S07°12'11.67"E				

Curve Table

Curve #	Length	Radius	Delta
C1	580.57	722.00	44.12°
C2	1175.78	858.00	78.52°
C3	394.24	1040.00	25.72°
C4	493.48	875.00	41.73°
C5	2144	435.00	42.81°

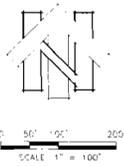
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

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

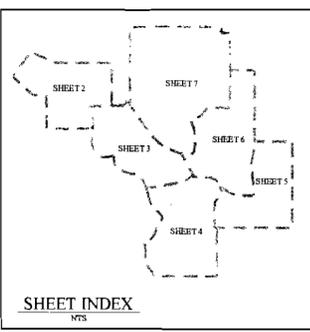
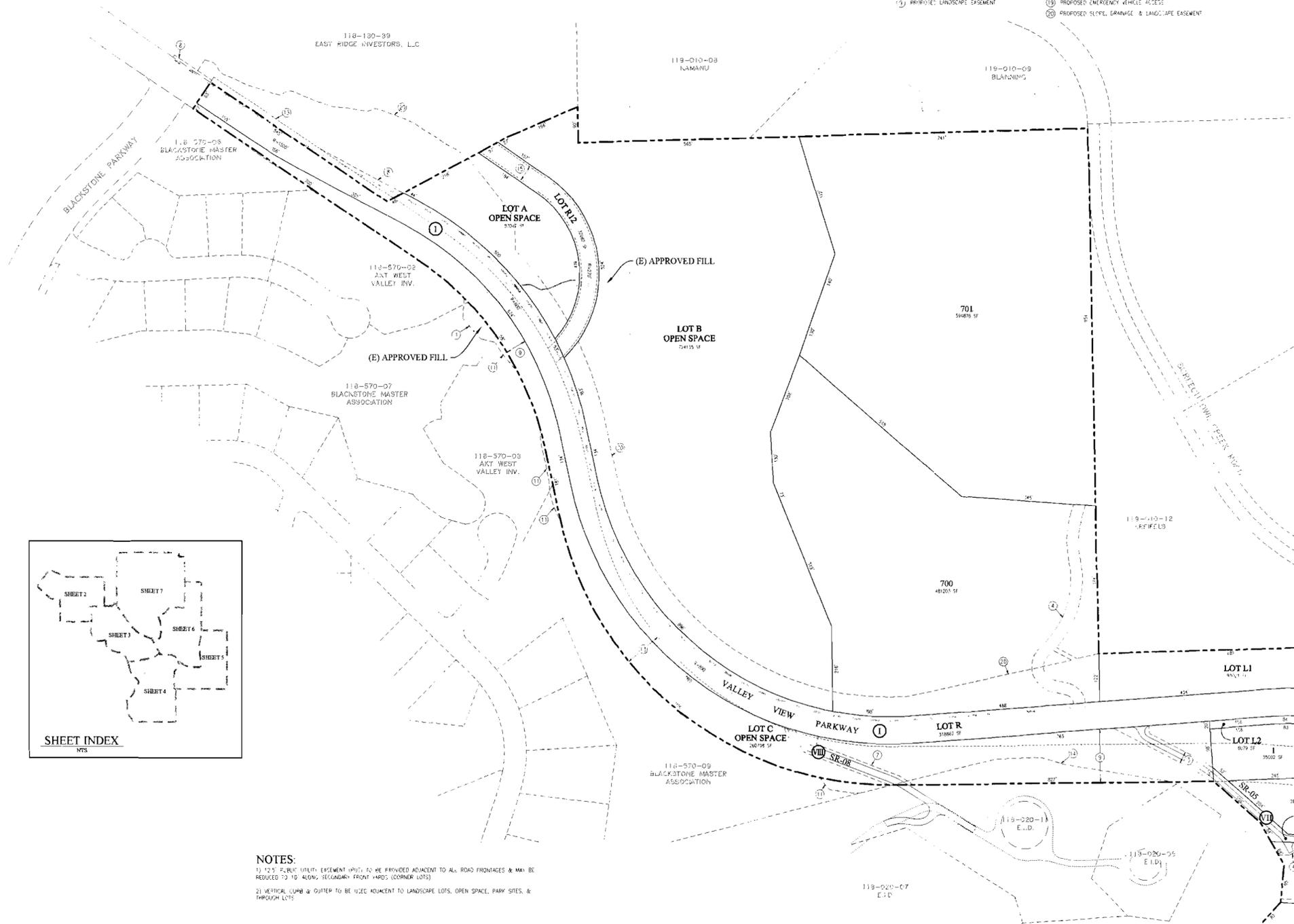


LEGEND

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

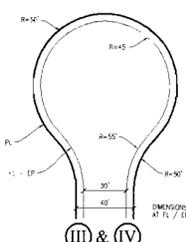
KEY NOTES:

- 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. NON-EXCLUSIVE ROAD & PUE
- ⑮ E.T. 20' SEWER & MULTI-USE TRAIL EASEMENT
- ⑯ PROPOSED EMERGENCY VEHICLE ACCESS & PUE
- ⑰ PROPOSED MULTI-USE TRAIL EASEMENT
- ⑱ PROPOSED EMERGENCY VEHICLE ACCESS
- ⑳ PROPOSED SLOPE, DRAINAGE & LANDSCAPE EASEMENT

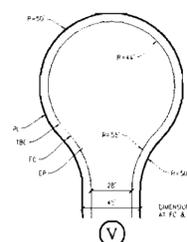


NOTES:

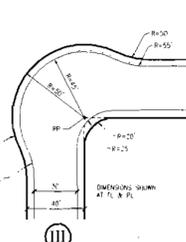
- 1) 12" PUBLIC UTILITY EASEMENT (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES & MAY BE REDUCED TO 10' ALONG SECONDARY FRONT YARDS (CORNER LOTS)
- 2) VERTICAL CURB & GUTTER TO BE 1/2" EC ADVANTAGE TO LANDSCAPE LOTS, OPEN SPACE, PARK SITES, & THROUGH LOTS



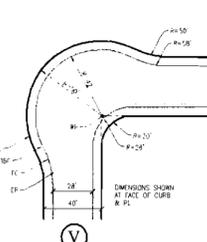
TYPICAL CUL-DE-SAC
 LOCAL ROAD - TYPE 2A & 2B
 SCALE 1" = 40'



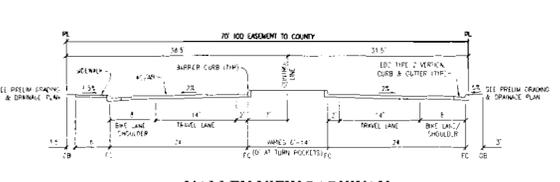
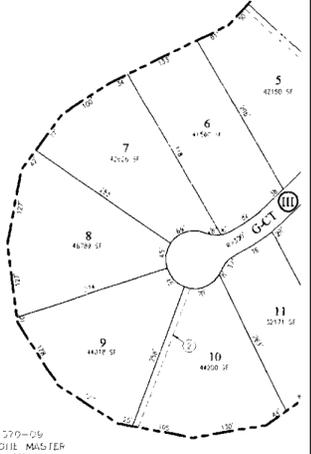
TYPICAL CUL-DE-SAC
 LOCAL ROAD - TYPE 1
 SCALE 1" = 40'



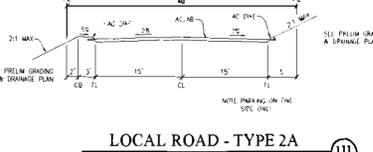
TYPICAL KNUCKLE
 LOCAL ROAD - TYPE 2A
 SCALE 1" = 40'



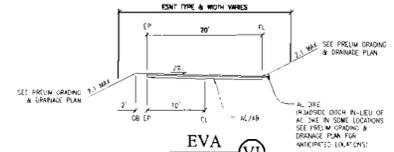
TYPICAL KNUCKLE
 LOCAL ROAD - TYPE 1
 SCALE 1" = 40'



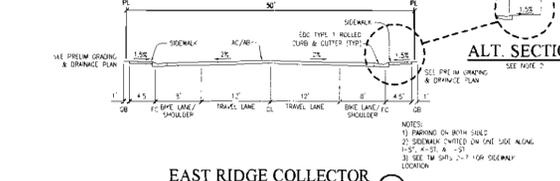
VALLEY VIEW PARKWAY
 SCALE 1" = 10'



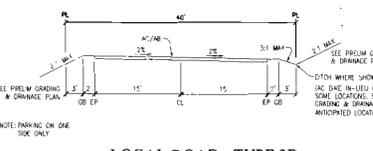
LOCAL ROAD - TYPE 2A
 SCALE 1" = 10'



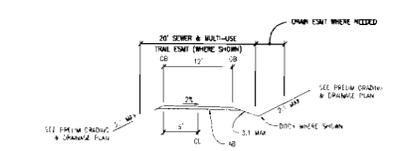
EVA
 SCALE 1" = 10'



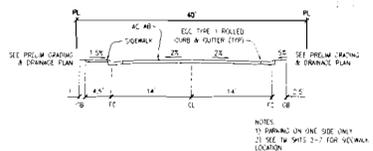
EAST RIDGE COLLECTOR
 SCALE 1" = 10'



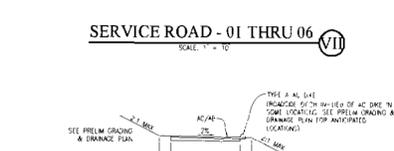
LOCAL ROAD - TYPE 2B
 SCALE 1" = 10'



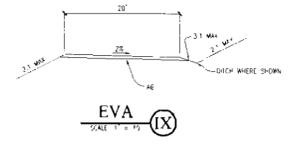
SERVICE ROAD - 01 THRU 06
 SCALE 1" = 10'



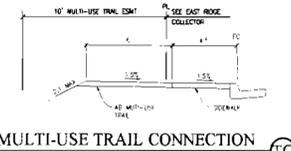
LOCAL ROAD - TYPE 1
 SCALE 1" = 10'



SERVICE ROAD - 07 & 08
 SCALE 1" = 10'



EVA
 SCALE 1" = 10'



MULTI-USE TRAIL CONNECTION
 SCALE 1" = 10'

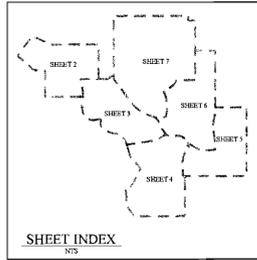
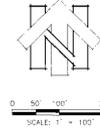
APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE June 11, 2015
 BY *Roger Trout*
 EXECUTIVE SECRETARY

cta
 Engineering & Surveying
 Civil Engineering Land Surveying Land Planning
 3023 Markway Circle, Riverside, California, CA 92504
 (951) 508-0919 F (951) 508-3479 www.cta.com

TENTATIVE MAP EAST RIDGE VILLAGE

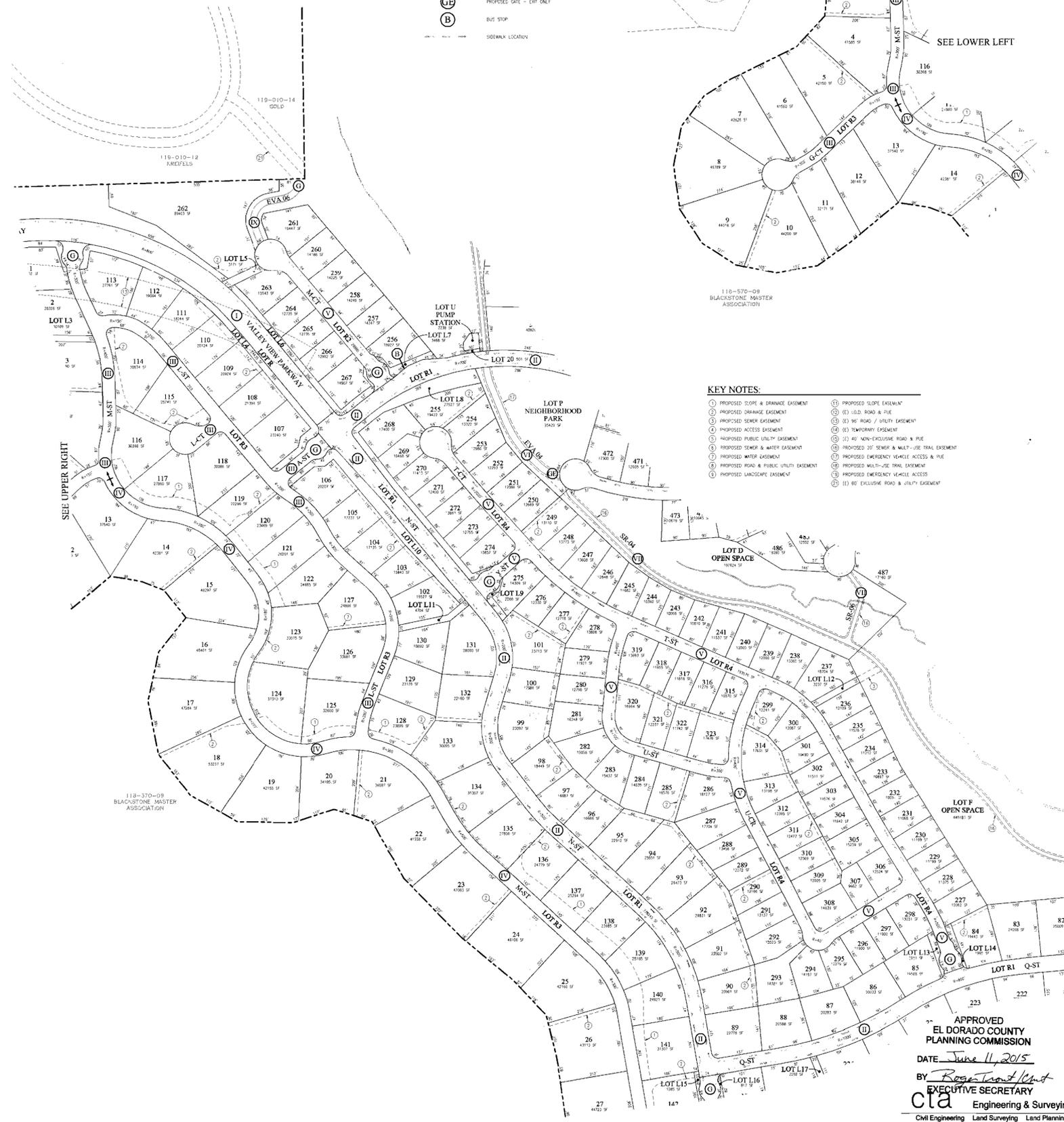
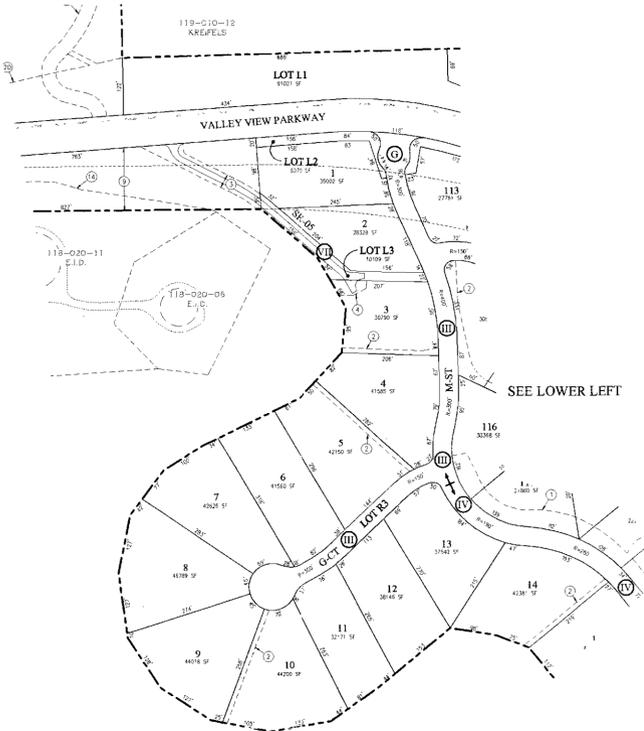
COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 3 OF 7 STATE OF CALIFORNIA

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:

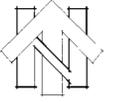
- ① PROPOSED SLOPE & DRAINAGE EASEMENT
- ② PROPOSED DRAINAGE EASEMENT
- ③ PROPOSED SEWER EASEMENT
- ④ PROPOSED ACCESS EASEMENT
- ⑤ PROPOSED PUBLIC UTILITY EASEMENT
- ⑥ PROPOSED SEWER & WATER EASEMENT
- ⑦ PROPOSED WATER EASEMENT
- ⑧ PROPOSED ROAD & PUBLIC UTILITY EASEMENT
- ⑨ PROPOSED LANDSCAPE EASEMENT
- 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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 DATE June 11, 2015
 BY Roger Trout
 EXECUTIVE SECRETARY
 cta Engineering & Surveying
 Civil Engineering Land Surveying Land Planning
 3223 Market Circle, Rancho Cordova, CA 95742
 916.886.8218 F 916.886.8275 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'



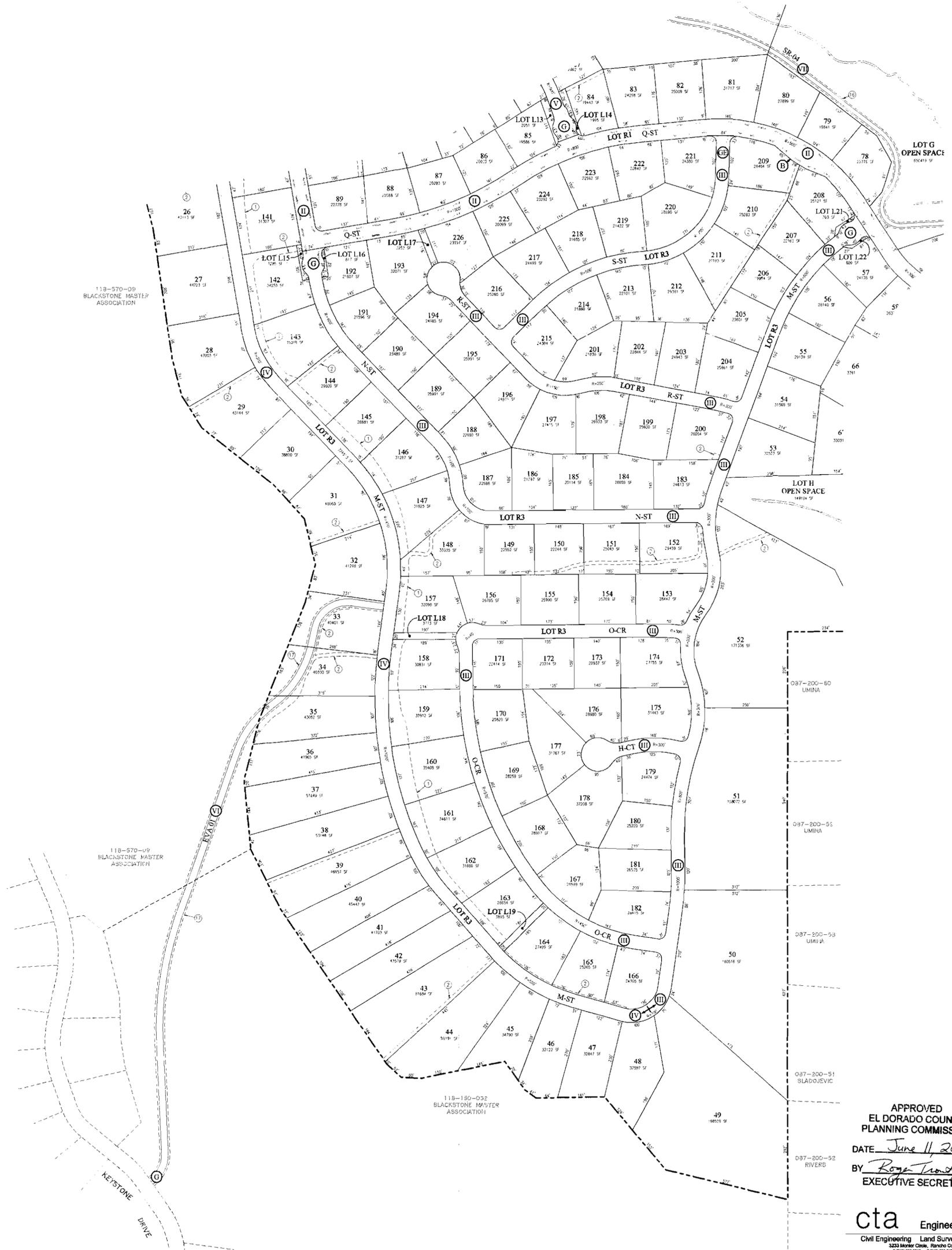
SHEET INDEX
 NTS

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" ROAD & PUE
- ⑫ 1'-0" ROAD / UTILITY EASEMENT
- ⑬ 1'-0" 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

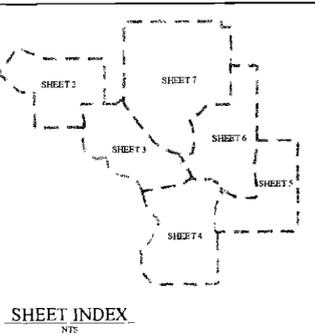
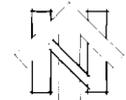
APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE: June 11, 2015
 BY: Roger Trond/Cmt
 EXECUTIVE SECRETARY

cta Engineering & Surveying
 Civil Engineering Land Surveying Land Planning
 3233 Monterey Circle, Rancho Cordova, CA 95742
 916.852.2919 F 916.758.2919 www.cta.com

TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 5 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014
 REVISED: MAY, 2015



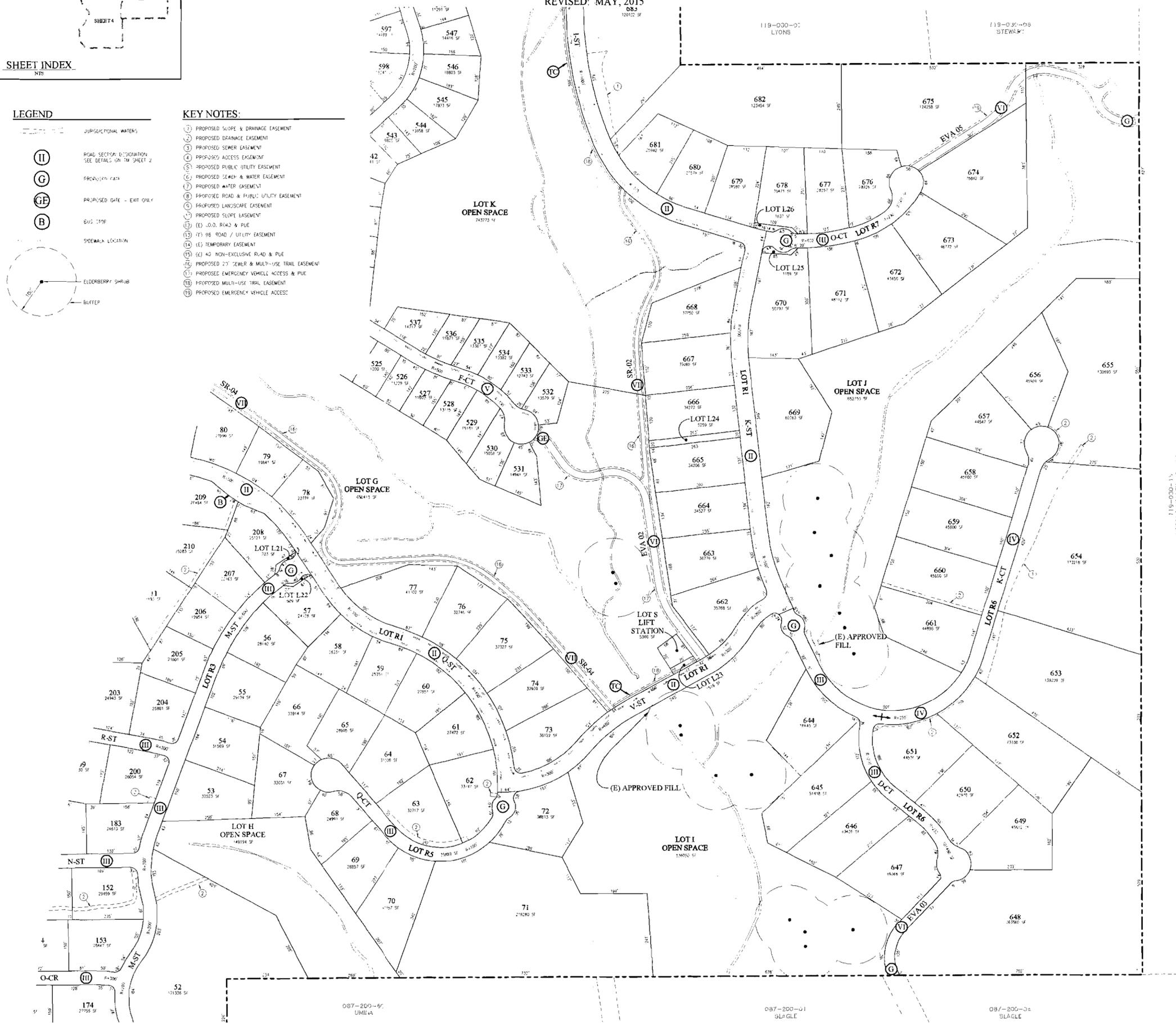
SHEET INDEX
 NTS

LEGEND

- JURISDICTIONAL WATERS
- ROAD SECTION ELEVATION
SEE DETAILS ON TM SHEET 2
- PROPOSED GATE
- PROPOSED GATE - EXIT ONLY
- BUS STOP
- SIDEWALK LOCATION
- ELDERBERRY SHRUB
- BUFFER

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) J.O.D. ROAD & PUE
- (12) 75' 00" 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
- (19) PROPOSED EMERGENCY VEHICLE ACCESS



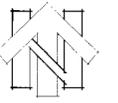
115-070-15
 MAPPLE VALLEY CO. LLC

cta Engineering & Surveying
 Civil Engineering Land Surveying Land Planning
 3023 Mosier Circle, Rancho Cordova, CA 95742
 T (916) 538-0710 F (916) 538-2470 www.cta.net

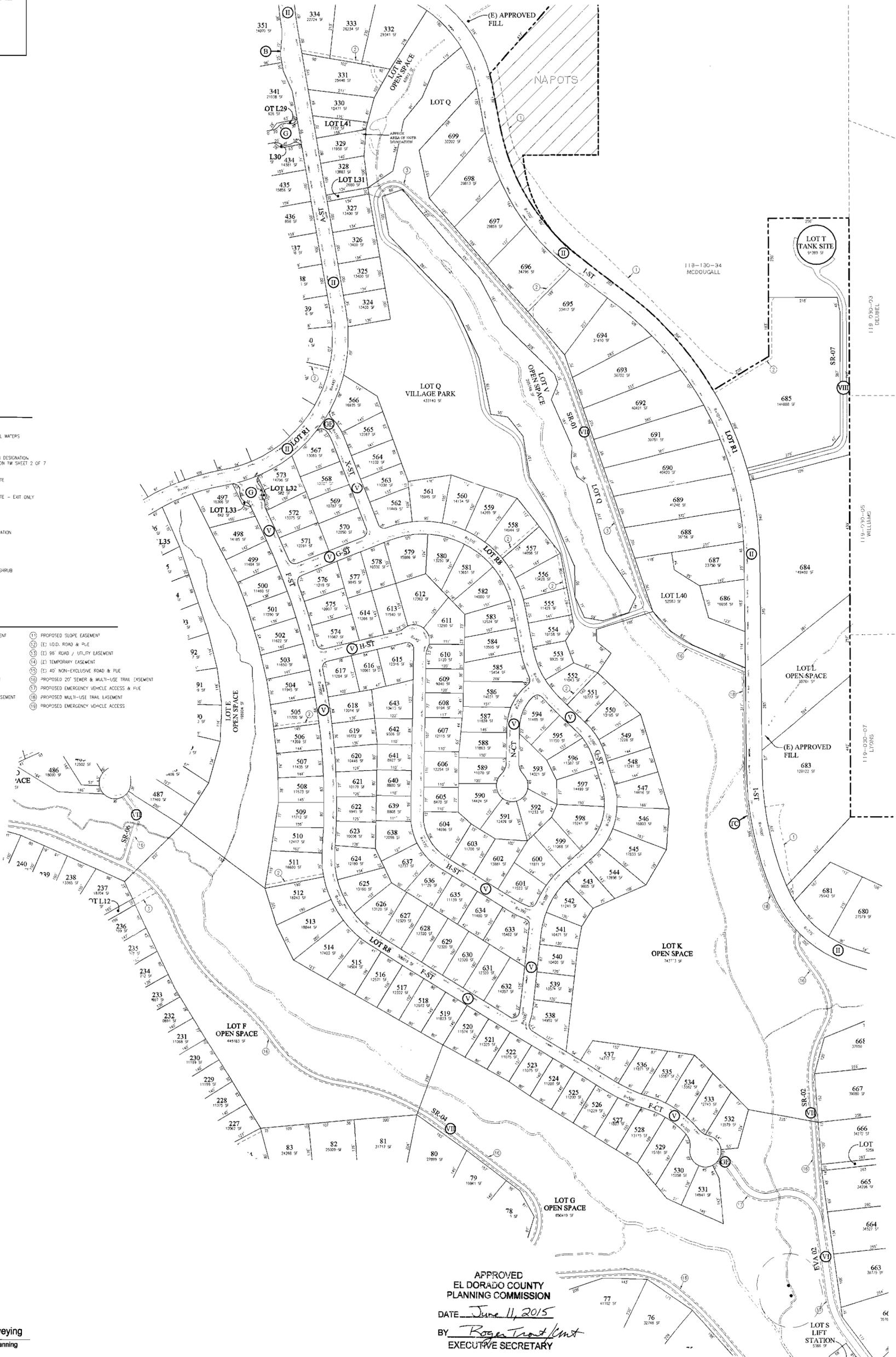
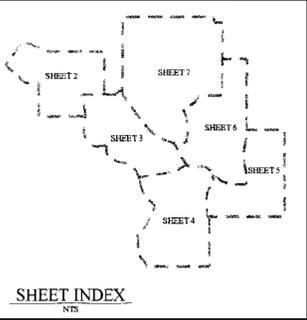
APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE: June 11, 2015
 BY: Roger Trout/Cmt
 EXECUTIVE SECRETARY

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 |

cta Engineering & Surveying
 CMI Engineering Land Surveying Land Planning
 3253 Westline Circle, Rancho Cordova, CA 95742
 T (916) 558-0919 F (916) 558-2019 www.cta.net

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

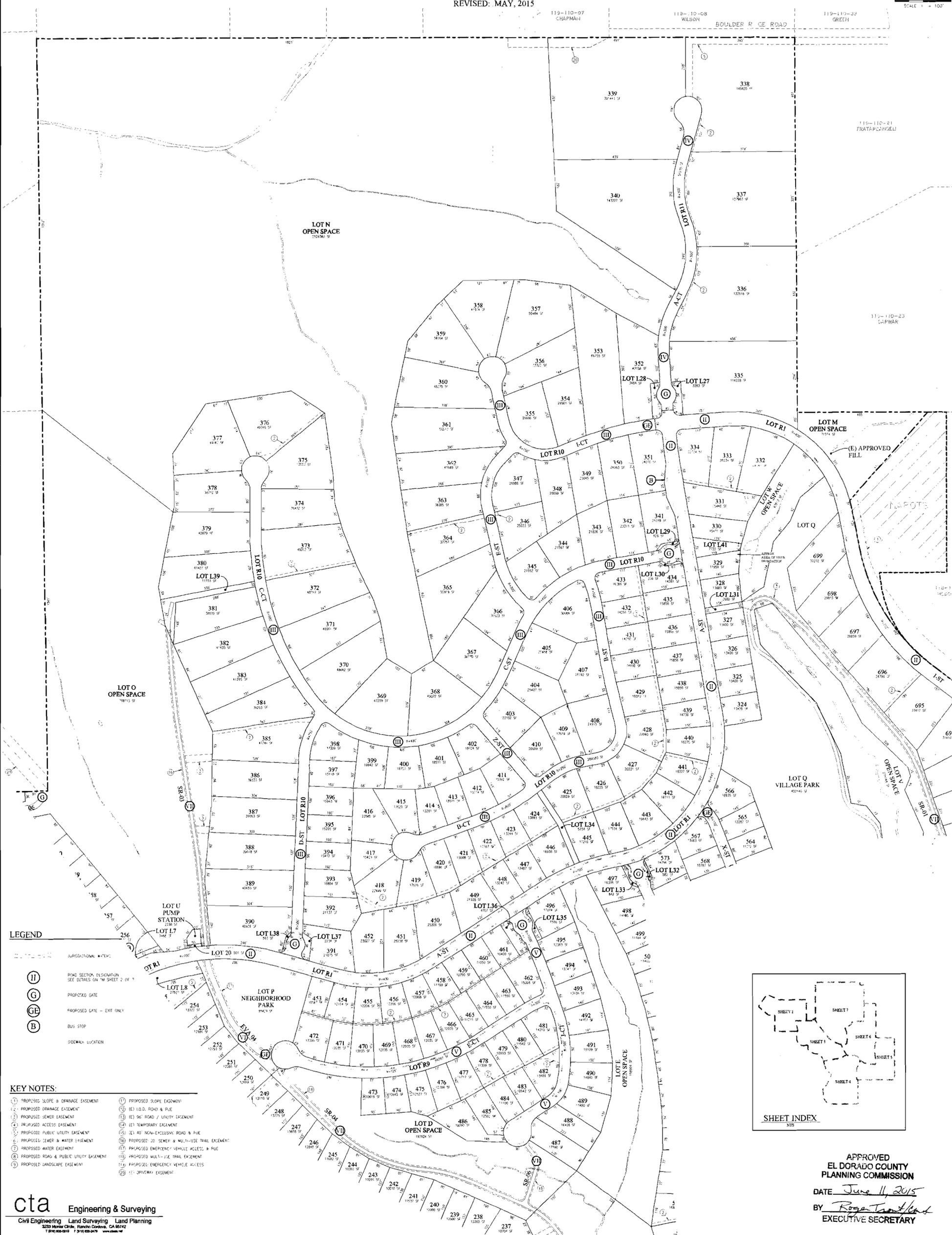
TENTATIVE MAP EAST RIDGE VILLAGE

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

SEPTEMBER, 2014
 REVISED: MAY, 2015

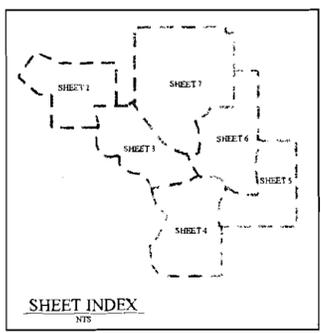


SCALE 1" = 100'



- 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
 - ⑲ (E) DRIVEWAY EASEMENT



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

cta Engineering & Surveying
 Civil Engineering Land Surveying Land Planning
 3293 Menlo Circle, Rancho Cordova, CA 95742
 (916) 850-0919 (916) 850-2478 www.cta.com



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for: DS1225-258 Date: December 11, 2025

SUBDIVISION PARCEL SPLIT OTHER

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

CTA Engineering & Surveying
Attn: Tulen Emery
Email: TEmery@ctaes.net

East Ridge Village Unit 8A
APNs: 119-390-032, -033, -034, -072
Location: East of Teakwood 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: 50 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 50 EDUs (Equivalent Dwelling Unit).

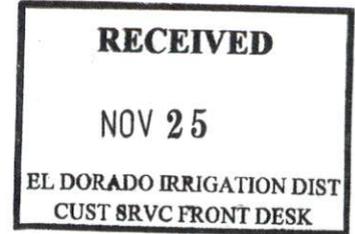
Project No. / Work Order No: 4216DEV 1176112
Service Purchase Project No.: 4428SP & 4429SP

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



In reply refer to: DS1125-228

November 5, 2025

Valley View Improvement Company, LLC
Attn: Tulen Emery & Rick Jordan
Via Email: temery@ctaes.net
Via Email: rick.jordan@terrenoland.com

ESTIMATED COST – WATER AND/OR WASTEWATER SERVICE

PROJECT NAME: East Ridge Village Unit 8A
PROJECT NO.: 4216DEV/4428SP
ASSESSOR'S PARCEL NUMBER(S): 119-390-032 & 119-390-033
TYPE OF SERVICE: 24 Single Family Residential/Domestic Meters

1-inch Water Meter Hardware (\$776*24)	\$ 18,624.00
Water Facility Capacity Charge (FCC) (\$34,140*24)	\$ 819,360.00
Wastewater Facility Capacity Charge (FCC) (\$13,931*24)	\$ 334,344.00
Wastewater Inspection Fee (\$200.00*24)	\$ 4,800.00
TOTAL	\$1,177,128.00

The Fees Quoted Above Are Subject To Change Without Notice. FCC's Increase January 1st of Every Year.

- Service Application
Read and initial each item and sign the bottom. Take a copy for your records.
- Please return the original signed Service Application along with your check in the amount of \$1,177,128.00.

Sincerely,

Lucina Vidales
Development Services

TM-F25-0003 East Ridge Village Unit 8A
Exhibit F: East Ridge Village Unit 8A Meter Award Letter

System: 12/22/2025 4:03:57 PM
User Date: 12/22/2025

El Dorado Irrigation District
SALES POSTING JOURNAL
Sales Order Processing

Page: 1
User ID: gpik

Batch ID: gpik
Batch Comment:

Audit Trail Code: SLSTE00001954

Approved:	Batch Total Actual:	\$0.00	Batch Total Control:	\$0.00
Approved By:	Trx Total Actual:	0	Trx Total Control:	0
Approval Date:	0/0/0000			

Type	Document Number	Doc Date	Post Date	Customer ID	Name	Salesperson		
	Subtotal	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Document Total	Discount Avail	
INV	0002243	12/22/2025	12/22/2025	DS-VALLEY VIEW	VALLEY VIEW IMPROVEMENT CO			
	\$1,177,128.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,177,128.00	\$0.00	

Item Number	Description	Quantity	Unit Price	Extended Price
DS-WATER FCC	Water FCC's		\$0.00	
	EA DEV SERV	24.00	\$33,470.00	\$803,280.00
DS-GABBRO SOILS	Gabbro Soils		\$0.00	
	EA DEV SERV	24.00	\$345.00	\$8,280.00
DS-LINE/COVER PH III	Line/Cover Surcharge PH III		\$0.00	
	EA DEV SERV	24.00	\$325.00	\$7,800.00
DS-POTABLE METER - 1"	Potable Meter 1' Flat Fee		\$0.00	
	EA DEV SERV	24.00	\$776.00	\$18,624.00
DS-WASTEWATER FCC	Wastewater FCC's		\$0.00	
	EA DEV SERV	24.00	\$13,931.00	\$334,344.00
DS-WASTEWATER INSPECTION	Wastewater Inspection Fee		\$0.00	
	EA DEV SERV	24.00	\$200.00	\$4,800.00
				\$1,177,128.00

Account Number	Account Description	Account Type	Debit Amount	Credit Amount
370-0000-0000-41020	FCC-EL DORADO HILLS	SALES	\$0.00	\$803,280.00
325-0000-0000-41050	FCC-GABRO SOILS	SALES	\$0.00	\$8,280.00
356-0000-0000-40202	SERVICE CHARGE-RESERVOIR SUR PHASE I	SALES	\$0.00	\$7,800.00
310-0000-0000-40290	MISCELLANEOUS FEES	SALES	\$0.00	\$18,624.00
470-0000-0000-41020	FCC-EL DORADO HILLS	SALES	\$0.00	\$334,344.00
410-0000-0000-40220	INSPECTION FEES	SALES	\$0.00	\$4,800.00
110-0000-0000-11125	CASH IN BANK - BANK OF AMERICA-PAYRO	CASH	\$1,177,128.00	\$0.00
			\$1,177,128.00	\$1,177,128.00

Cash Receipt/Payment No.	Type	Card Name/Check Number	Amount
PYMNT000000004019	Check Payment	10535	\$1,177,128.00
			\$1,177,128.00

Subtotal	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Document Total	Discount Avail
\$1,177,128.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,177,128.00	\$0.00



SERVICE APPLICATION – WATER AND/OR WASTEWATER SERVICE

Property Owner(s): Valley View Improvement Company, LLC, a California limited liability company

APN #: 119-390-032 & 119-390-033

Address: L 32 Eastridge Village & L 33 Eastridge Village
(East Ridge Unit 8A)

Service: 1" meter for fire sprinkler operations. 24 water/sewer EDU's purchased.

Applicant (I) hereby make application for water/sewer/recycled service, subject to the current Board Policies and Administrative Regulations of the District. Applicant understands that the District's responsibility for maintenance extends to the meter and the responsibility beyond the meter is the Applicant's. Applicant hereby accepts the terms of this application as set forth below.

1. WV (Initial) - All applicable fees paid are not refundable or transferable unless they meet the criteria set forth in Board Policy 9020 with one exception; time and material deposits.
2. WV (Initial) - **The meter(s) will be installed upon acceptance of this application, if in compliance with Board Policy 9020. If a line extension is being constructed to provide the service, approval to issue the meter(s) for installation will be required from the District's Construction Inspection Supervisor. Once issued, installation is typically completed within an 8 week time period.** The District guarantees all workmanship and materials furnished in the meter installation to be free from defects for a period of one (1) year from the date of installation. After one (1) year, the District will maintain the meter. The maintenance beyond the meter (including the back flow assembly and pressure regulator, if applicable) is the Applicant's responsibility.
3. WV (Initial) - **Water** service billing for base charges and any consumption will begin on the day the meter is installed.
4. WV (Initial) - **Sewer** service billing will begin after the District's final sewer inspection (residential) or once the Certificate of Occupancy is signed (commercial, multi-family). **Residential Parcels:** I have received information on the inspection requirements.
5. WV (Initial) - Utility billings are the responsibility of the **property owner**. This remains in effect until the Utility Billing department is notified of a change in ownership.
6. WV (Initial) - **Flat Rate Fee Installation:**
The cost of the meter installation meets the requirements for a Flat Fee installation. FLAT FEE DEFINITION: Meter installation with no more than 10 feet of service line or where a meter outlet has been provided and/or sewer service stub is in place. **If there is no outlet/sewer service stub, time and materials will be charged to provide one. A fee for a written estimate will apply. Should meter installation be delayed for any reason whatsoever, additional meter hardware costs may be billed to the applicant in the event of an increase in costs.**
7. N/A (Initial) - **Time and Material Deposits:** A time and materials deposit has been included with the total charges. Actual costs will be determined after the work has been completed. All charges above the estimate will be billed to the applicant. Should actual cost be less than the estimate, a refund will be made to the applicant. The DEPOSIT is \$N/A.

Name: Valley View Improvement Company, LLC, a California limited liability company
APN: 119-390-032 & 119-390-033

8. WV (Initial) - Owner/Applicant understands and agrees that they are solely responsible for contacting the fire department having jurisdiction over the above referenced property to verify any fire suppression requirements as a condition of construction. The purchase and installation of a water meter does not guarantee construction can commence. Owner/Applicant shall, at their sole cost and expense, be responsible for implementing all such improvements and meeting all such requirements. **Residential Parcels:** if a larger meter and/or service lateral is required for operation of a private fire sprinkler system, I understand I will be responsible for any associated costs to provide the upsize. A written job estimate may be required to determine the approximate time and materials costs. A fee for the estimate may apply.
9. WV (Initial) - A pressure regulator is not supplied by the District as part of the meter installation. Customers should refer to the Universal Plumbing Code for regulatory requirements regarding installing pressure regulators. A pressure regulator is a device used to control the speed and flow of water within a customer's service line. The undersigned acknowledges that the District's water lines can be subject to variable and/or high pressure without prior warning and/or notice. The undersigned owner is responsible for procuring the installation of a pressure regulator if they so desire. The undersigned owner hereby releases the District from any and all liability with regard to damage caused to the customer's service line, household fixtures and/or interior damage resulting from a fluctuation in pressure in the District's water main.
10. WV (Initial) - Please answer each of the following questions: **(Circle one)**
- Does your parcel have an active well? YES **NO**
 - Does your parcel have a pumped sewer lateral? YES **NO**
 - Does your parcel serve any commercial, industrial or Ag purposes? YES **NO**
 - Does your fire sprinkler system plan to use an additive such as a fire retardant?
YES **NO**
- If you answered yes to any of the above questions, you understand that a backflow device may be required. The meter may be installed and locked-off until the District inspects for backflow prevention compliance.
11. WV (Initial) - I understand that water meters will not be installed until the final map has been approved, new parcel number/s and address/es have been assigned, and/or approval is obtained from the District Inspection staff, all applicable fees paid, and all other conditions relating to services satisfied. **It is the property owner's responsibility to notify the District upon final map (subdivisions).** I understand any water meters not installed during the course of the project will be installed upon completion of the project and service will be activated in the owner's name.
12. WV (Initial) - The signatories hereto are fully authorized to bind their respective parties to this application.
13. WV (Initial) - Applicant agrees that the meter remains the property of the District and that access to the meter is available at all times; access shall not be hampered by fencing or other obstructions. Should access become obstructed, the District may discontinue water service until corrections are made or may relocate the meter at applicant's expense. Applicant agrees to pay for meter repairs caused by misuse and/or additional Facility Capacity Charges (FCCs) as defined in Board Policy 9020.

Name: Valley View Improvement Company, LLC, a California limited liability company
APN: 119-390-032 & 119-390-033

Please refer to eid.org for the current Rate Schedule and additional information regarding service including the District's Drought Action Plan, Fire Flow Design Pressures, Backflow Prevention Requirements, EID Design & Construction Standards & more.

Valley View Improvement Company, LLC
a California limited liability company

EL DORADO IRRIGATION DISTRICT



By: William B. Bunce, President

Development Services

FOR OFFICE USE ONLY

APPLICATION RECEIVED: 12/10/25
PROJECT NUMBER: 42160EV + 4428SP
WORK ORDER NUMBER:

TM-F25-0003 East Ridge Village Unit 8A
Exhibit F: East Ridge Village Unit 8A Meter Award Letter

System: 12/22/2025 4:12:30 PM
User Date: 12/22/2025

El Dorado Irrigation District
SALES POSTING JOURNAL
Sales Order Processing

Page: 1
User ID: gpike

Batch ID: gpike
Batch Comment:

Audit Trail Code: SLSTE00001955

Approved:	Batch Total Actual:	\$0.00	Batch Total Control:	\$0.00
Approved By:	Trx Total Actual:	0	Trx Total Control:	0
Approval Date:	0/0/0000			

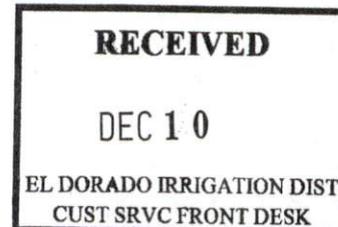
Type	Document Number	Doc Date	Post Date	Customer ID	Name	Salesperson		
	Subtotal	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Document Total	Discount Avail	
INV	0002244	12/22/2025	12/22/2025	DS-MILLROSE LLC	MILLROSE PROPERTIES CA LLC			
	\$1,275,222.00	\$0.00		\$0.00	\$0.00	\$1,275,222.00	\$0.00	

Item Number	Description	Quantity	Unit Price	Extended Price
U of M	Site			
DS-WATER FCC	Water FCC's		\$0.00	
	EA DEV SERV	26.00	\$33,470.00	\$870,220.00
DS-LINE/COVER PH III	Line/Cover Surcharge PH III		\$0.00	
	EA DEV SERV	26.00	\$325.00	\$8,450.00
DS-GABBRO SOILS	Gabbro Soils		\$0.00	
	EA DEV SERV	26.00	\$345.00	\$8,970.00
DS-POTABLE METER - 1"	Potable Meter 1' Flat Fee		\$0.00	
	EA DEV SERV	26.00	\$776.00	\$20,176.00
DS-WASTEWATER FCC	Wastewater FCC's		\$0.00	
	EA DEV SERV	26.00	\$13,931.00	\$362,206.00
DS-WASTEWATER INSPECTION	Wastewater Inspection Fee		\$0.00	
	EA DEV SERV	26.00	\$200.00	\$5,200.00
				\$1,275,222.00

Account Number	Account Description	Account Type	Debit Amount	Credit Amount
370-0000-0000-41020	FCC-EL DORADO HILLS	SALES	\$0.00	\$870,220.00
356-0000-0000-40202	SERVICE CHARGE-RESERVOIR SUR PHASE I	SALES	\$0.00	\$8,450.00
325-0000-0000-41050	FCC-GABRO SOILS	SALES	\$0.00	\$8,970.00
310-0000-0000-40290	MISCELLANEOUS FEES	SALES	\$0.00	\$20,176.00
470-0000-0000-41020	FCC-EL DORADO HILLS	SALES	\$0.00	\$362,206.00
410-0000-0000-40220	INSPECTION FEES	SALES	\$0.00	\$5,200.00
110-0000-0000-11125	CASH IN BANK - BANK OF AMERICA-PAYRO	CASH	\$1,275,222.00	\$0.00
			\$1,275,222.00	\$1,275,222.00

Cash Receipt/Payment No.	Type	Card Name/Check Number	Amount
PYMNT000000004020	Check Payment	2584712	\$1,275,222.00
			\$1,275,222.00

Subtotal	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Document Total	Discount Avail
\$1,275,222.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275,222.00	\$0.00



In reply refer to: DS1125-229

November 5, 2025

JK
Millrose Properties California LLC
Attn: Tulen Emery & Jacquelyn Trommer
Via Email: temery@ctaes.net
Via Email: Jacquelyn.trommer@lennar.com

ESTIMATED COST – WATER AND/OR WASTEWATER SERVICE

PROJECT NAME: East Ridge Village Unit 8A *4428SP*
PROJECT NO.: 4216DEV/4429SP
ASSESSOR'S PARCEL NUMBER(S): 119-390-034 & 119-390-072
TYPE OF SERVICE: 26 Single Family Residential/Domestic Meters

1-inch Water Meter Hardware (\$776*26)	\$ 20,176.00
Water Facility Capacity Charge (FCC) (\$34,140*26)	\$ 887,640.00
Wastewater Facility Capacity Charge (FCC) (\$13,931*26)	\$ 362,206.00
Wastewater Inspection Fee (\$200*26)	\$ 5,200.00
TOTAL	\$1,275,222.00

The Fees Quoted Above Are Subject To Change Without Notice. FCC's Increase January 1st of Every Year.

- Service Application
Read and initial each item and sign the bottom. Take a copy for your records.
- Please return the original signed Service Application along with your check in the amount of \$1,275,222.00.

Sincerely,

Lucina Vidales
Development Services



SERVICE APPLICATION – WATER AND/OR WASTEWATER SERVICE

Property Owner(s): Millrose Properties California, LLC, a California limited liability company

APN #: 119-390-034 & 119-390-072

Address: PL 34 ADM EASTRIDGE VILLAGE
(East Ridge Unit 8A)

Service: 1" meter for fire sprinkler operations. 26 water/sewer EDU's purchased.

Applicant (I) hereby make application for water/sewer/recycled service, subject to the current Board Policies and Administrative Regulations of the District. Applicant understands that the District's responsibility for maintenance extends to the meter and the responsibility beyond the meter is the Applicant's. Applicant hereby accepts the terms of this application as set forth below.

1. MS (Initial) - All applicable fees paid are not refundable or transferable unless they meet the criteria set forth in Board Policy 9020 with one exception; time and material deposits.
2. MS (Initial) - **The meter(s) will be installed upon acceptance of this application, if in compliance with Board Policy 9020. If a line extension is being constructed to provide the service, approval to issue the meter(s) for installation will be required from the District's Construction Inspection Supervisor. Once issued, installation is typically completed within an 8 week time period.** The District guarantees all workmanship and materials furnished in the meter installation to be free from defects for a period of one (1) year from the date of installation. After one (1) year, the District will maintain the meter. The maintenance beyond the meter (including the back flow assembly and pressure regulator, if applicable) is the Applicant's responsibility.
3. MS (Initial) - **Water** service billing for base charges and any consumption will begin on the day the meter is installed.
4. MS (Initial) - **Sewer** service billing will begin after the District's final sewer inspection (residential) or once the Certificate of Occupancy is signed (commercial, multi-family). **Residential Parcels:** I have received information on the inspection requirements.
5. MS (Initial) - Utility billings are the responsibility of the **property owner**. This remains in effect until the Utility Billing department is notified of a change in ownership.
6. MS (Initial) - **Flat Rate Fee Installation:**
The cost of the meter installation meets the requirements for a Flat Fee installation. FLAT FEE DEFINITION: Meter installation with no more than 10 feet of service line or where a meter outlet has been provided and/or sewer service stub is in place. **If there is no outlet/sewer service stub, time and materials will be charged to provide one. A fee for a written estimate will apply. Should meter installation be delayed for any reason whatsoever, additional meter hardware costs may be billed to the applicant in the event of an increase in costs.**
7. N/A (Initial) - **Time and Material Deposits:** A time and materials deposit has been included with the total charges. Actual costs will be determined after the work has been completed. All charges above the estimate will be billed to the applicant. Should actual cost be less than the estimate, a refund will be made to the applicant. The DEPOSIT is \$N/A.

