

File No. TM07-1441-E
Location Map

 Shinn Ranch Site

0 0.5 1 Miles

Shinn Ranch Subdivision
Tentative Map Extension

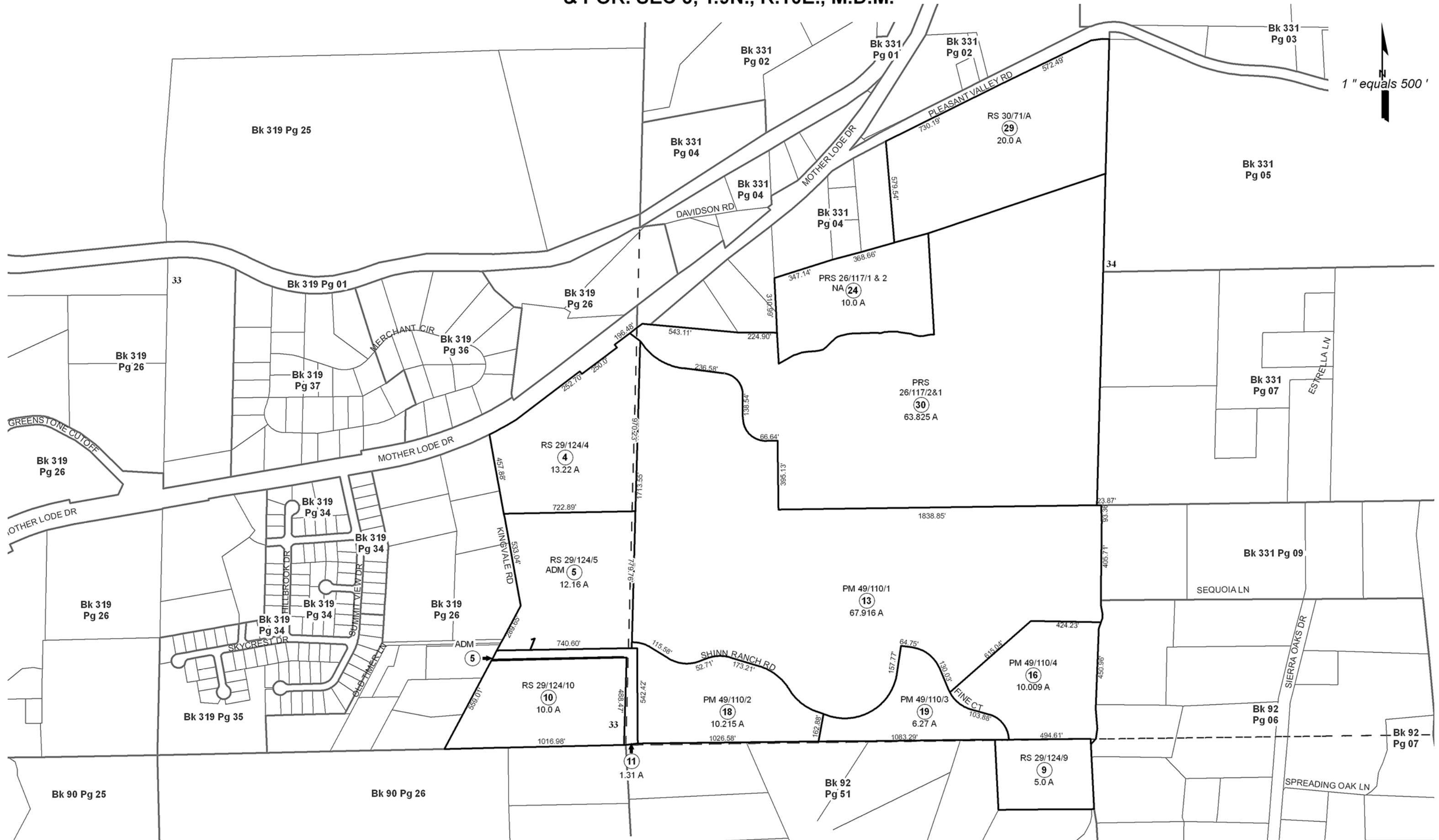
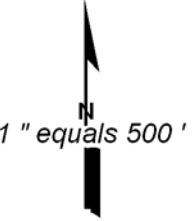


Exhibit A

18-1085 D 1 of 6

PORS. SECS. 33 & 34, T.10N., R.10E.,
& POR. SEC 3, T.9N., R.10E., M.D.M.

331:62



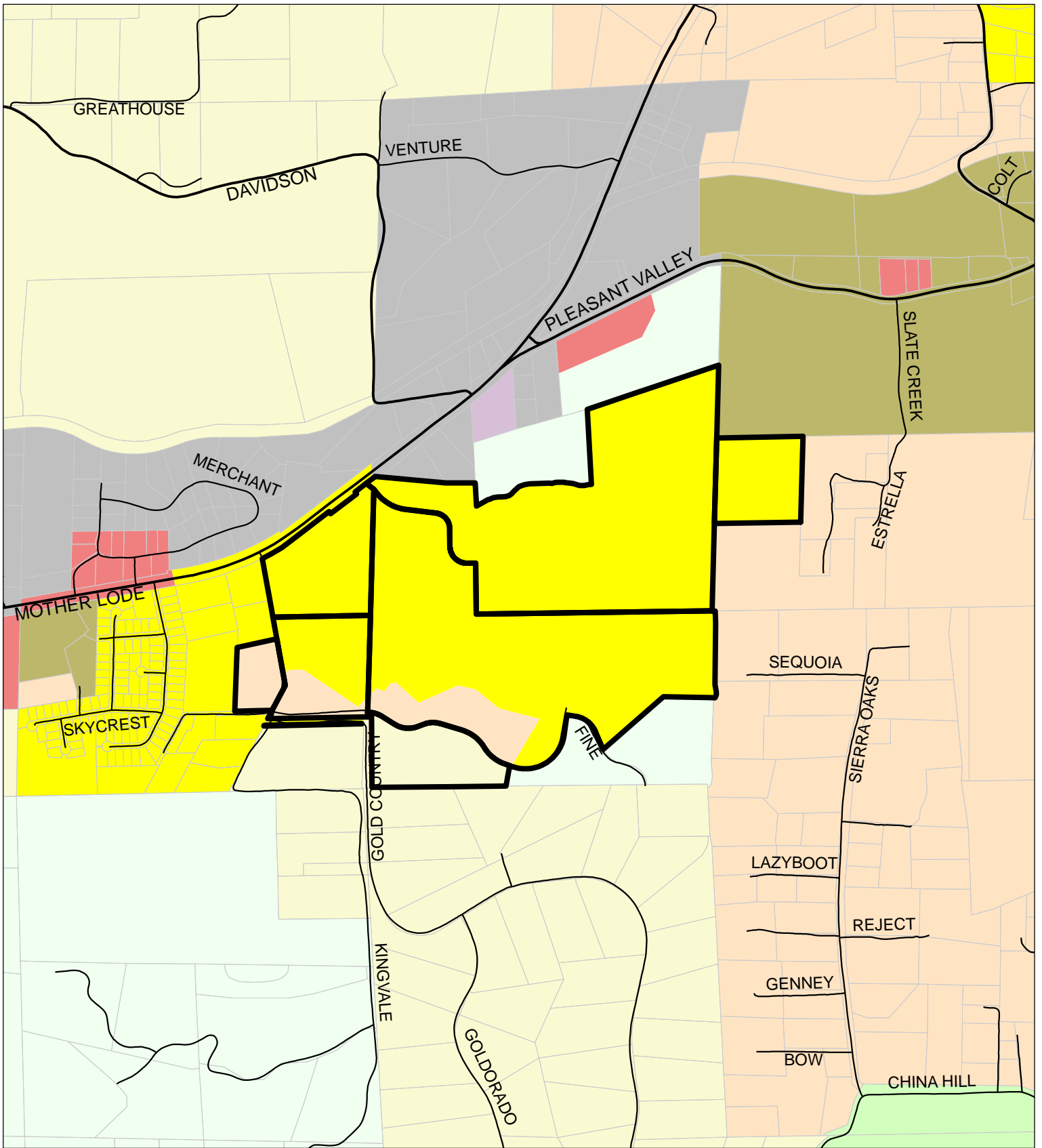
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

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

Exhibit B

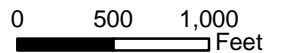
Rev. Sept. 14, 2007 Assessor's Map Bk. 331 Pg. 62
County of El Dorado, California

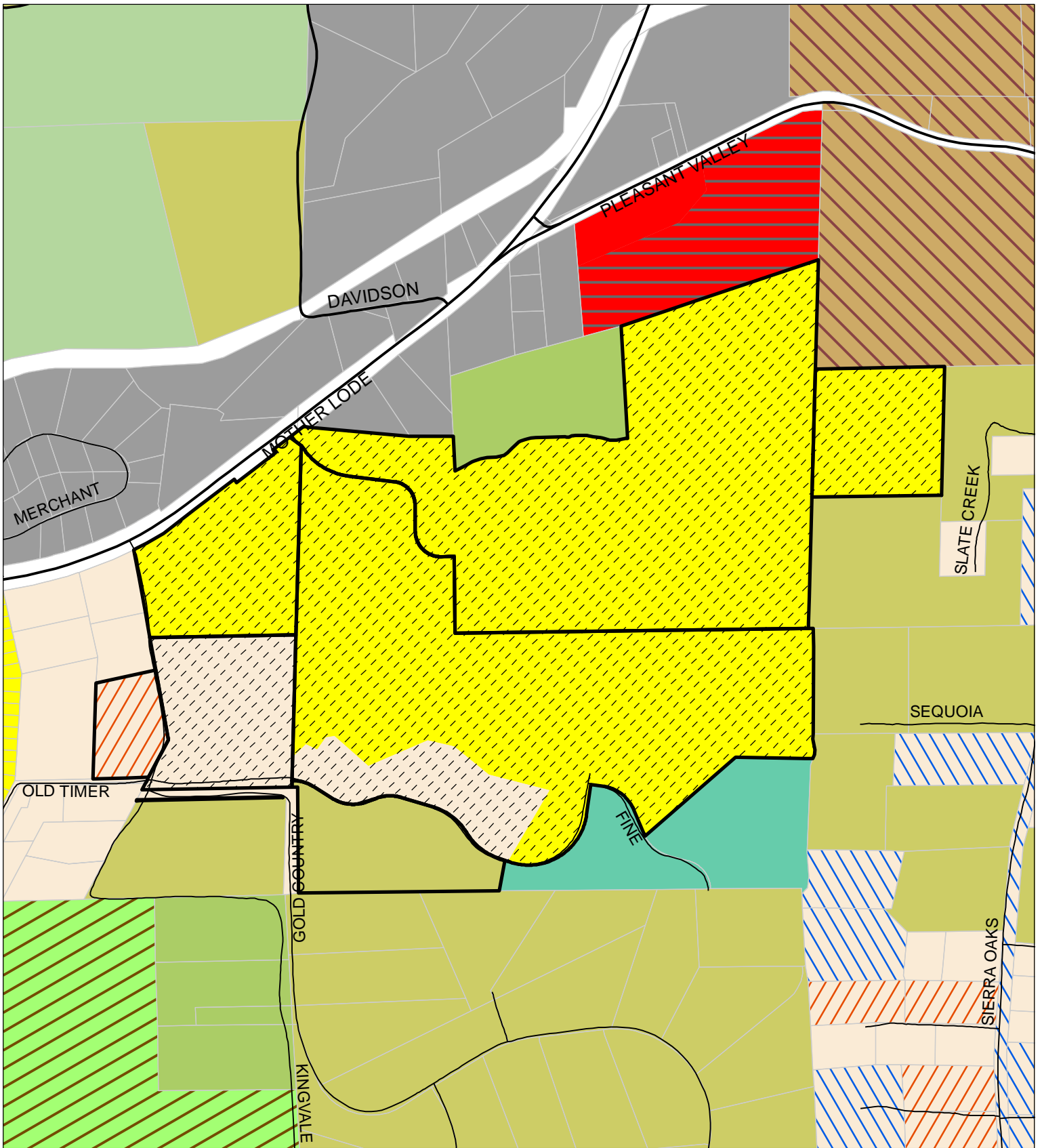


File No. TM07-1441-E
Land Use Map

Shinn Ranch
 Tentative Map Extension

- | | |
|--------------------------------|----------------------------------|
| Site | Low Density Residential (LDR) |
| Agricultural Lands (AL) | Medium Density Residential (MDR) |
| Commercial (C) | Multi-Family Residential (MFR) |
| High Density Residential (HDR) | Public Facilities (PF) |
| Industrial (I) | Rural Residential (RR) |



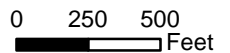


**File No. TM07-1441-E
Zoning Map**

Shinn Ranch
Tentative Map Extension

Exhibit D

- | | |
|--------------------------------------|-------------------------------------|
| Site | RM = Residential Multi-Unit |
| Planned Development Overlay | R1A = Residential 1 Acre |
| LA-10 = Limited Agriculture 10 Acres | R2A = Residential 2 Acres |
| PA-20 = Planned Agriculture 20 Acres | R3A = Residential 3 Acres |
| CC = Commercial Community | RE-5 = Residential Estate 5 Acres |
| CR = Commercial Regional | RE-10 = Residential Estate 10 Acres |
| IL = Industrial Low | RL-10 = Rural Land 10 Acres |
| R1 = Residential Single Unit | TC = Transportation Corridor |



AMENDED VESTING TENTATIVE SUBDIVISION MAP

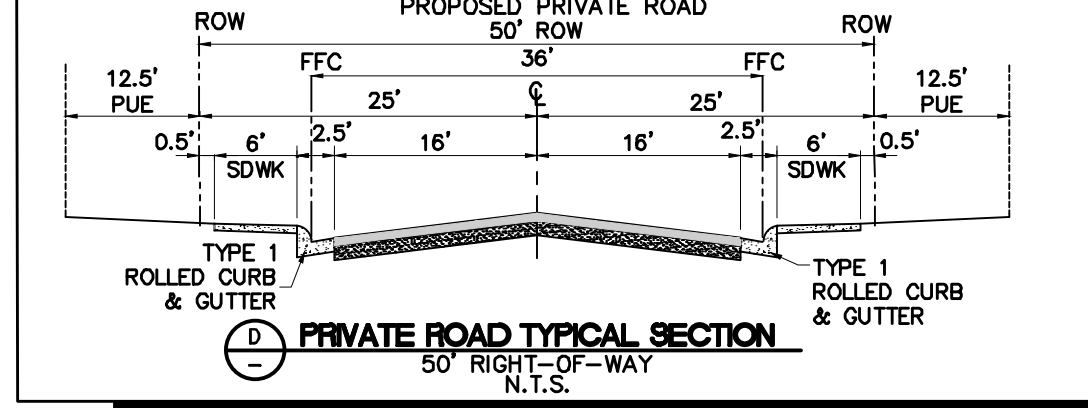
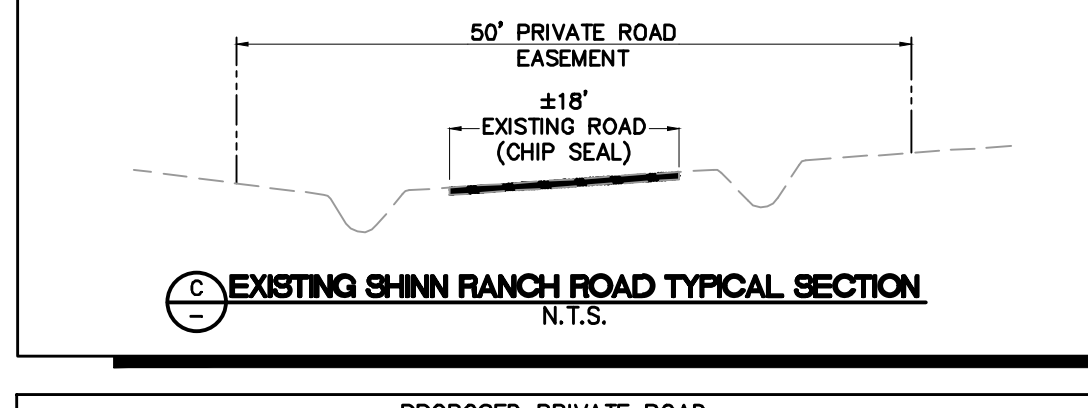
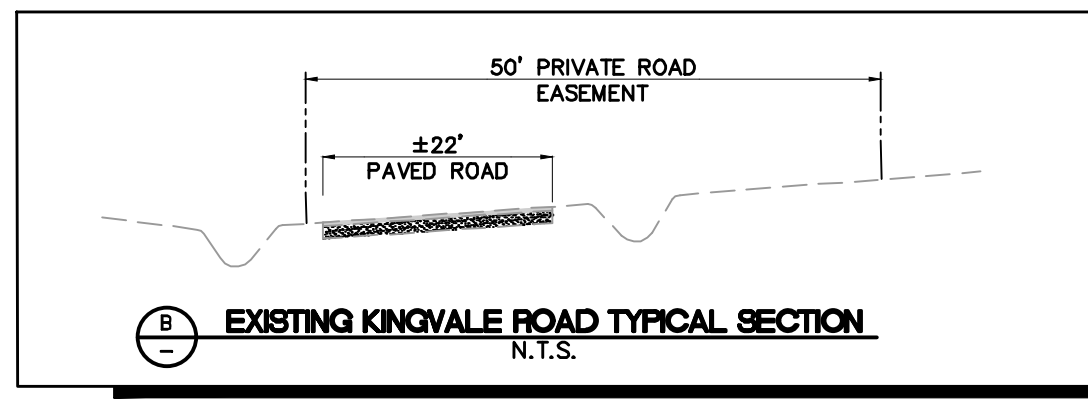
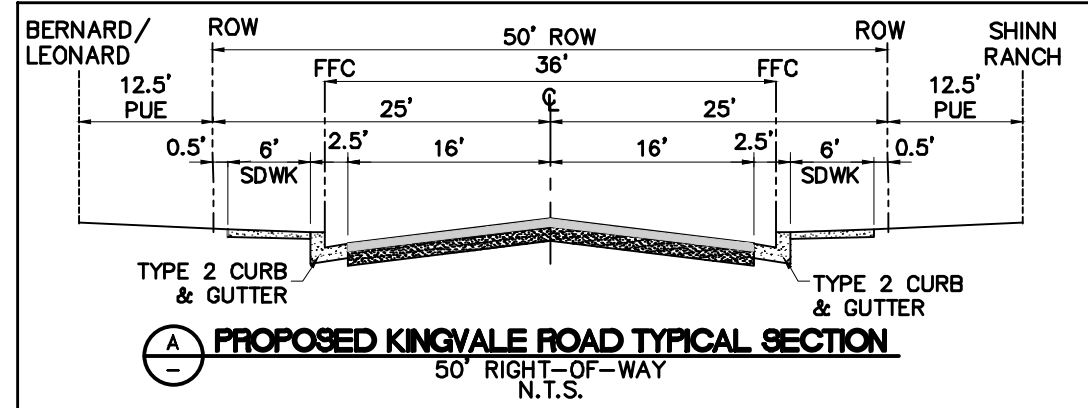
SHINN RANCH

EL DORADO COUNTY

BASIS OF BEARINGS
 THE EASTERLY BOUNDARY OF TRACT 2, AS SHOWN ON THE RECORD OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF EL DORADO COUNTY IN BOOK 29 OF RECORD OF SURVEYS, AT PAGE 124, THE BEARING OF WHICH IS S 02° 07' 28" W.

FLOOD ZONE
 FLOOD ZONE C AREAS OF MINIMAL FLOODING PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 06040AP01R DATED DECEMBER 18, 1983.

EL DORADO COUNTY DATUM BENCHMARK
 (NVD129) B.M. J-127 AT EL DORADO, EL DORADO COUNTY, AT THE POST OFFICE, IN THE WEST END OF THE SOUTH BRICK WALK, AND 3 FEET ABOVE THE SIDEWALK, A STANDARD DISK, STAMPED "1601.526 J 127 1932" AND SET VERTICALLY.



LOT AREA - SUMMARY

OPEN SPACE LOTS

LOT A	+0.217 AC	LOT D	+1.973 AC	LOT F	+21.049 AC
LOT B	+5.677 AC	LOT E	+11.729 AC	LOT G	+17.731 AC
LOT C	+12.367 AC				

STREET LOTS

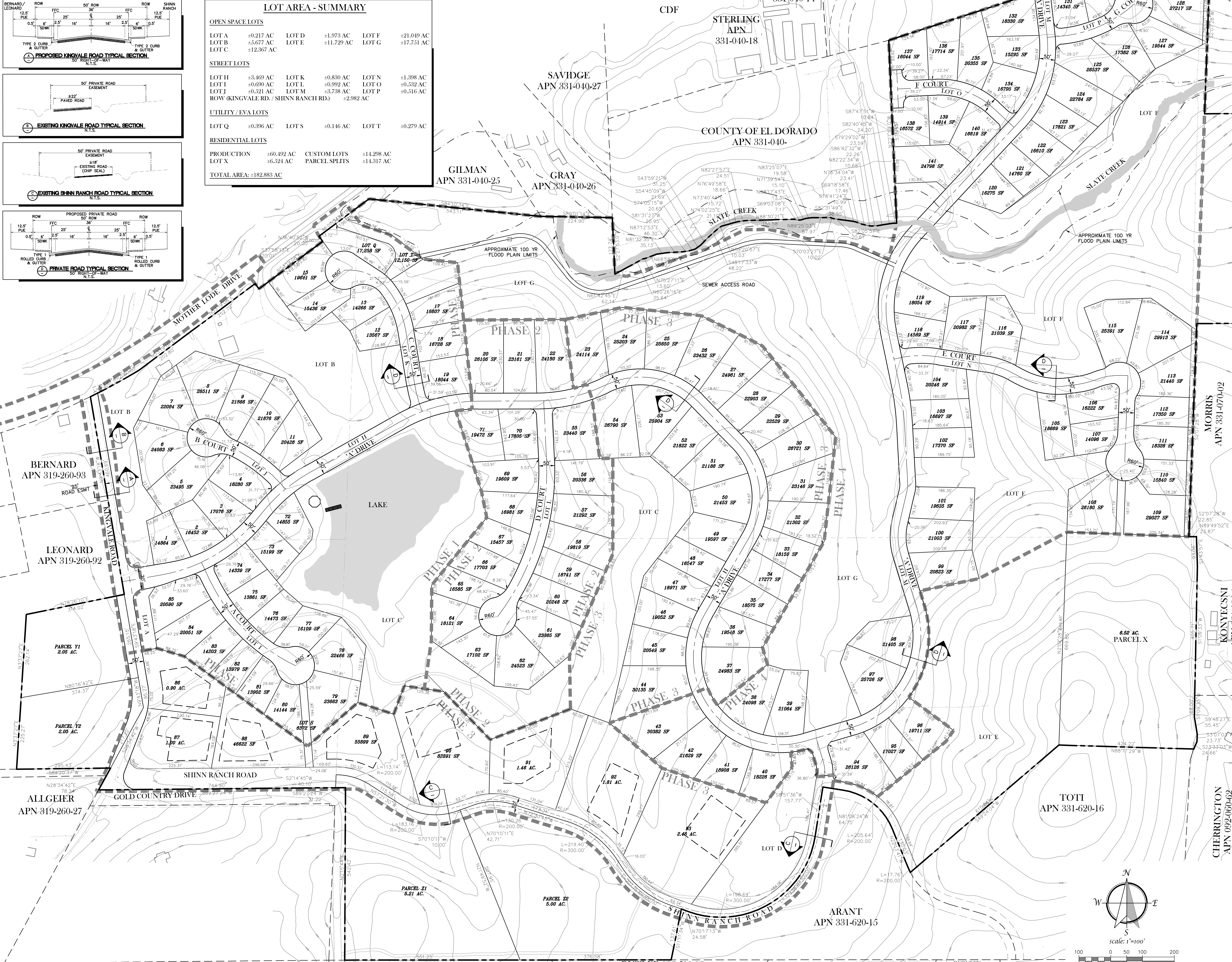
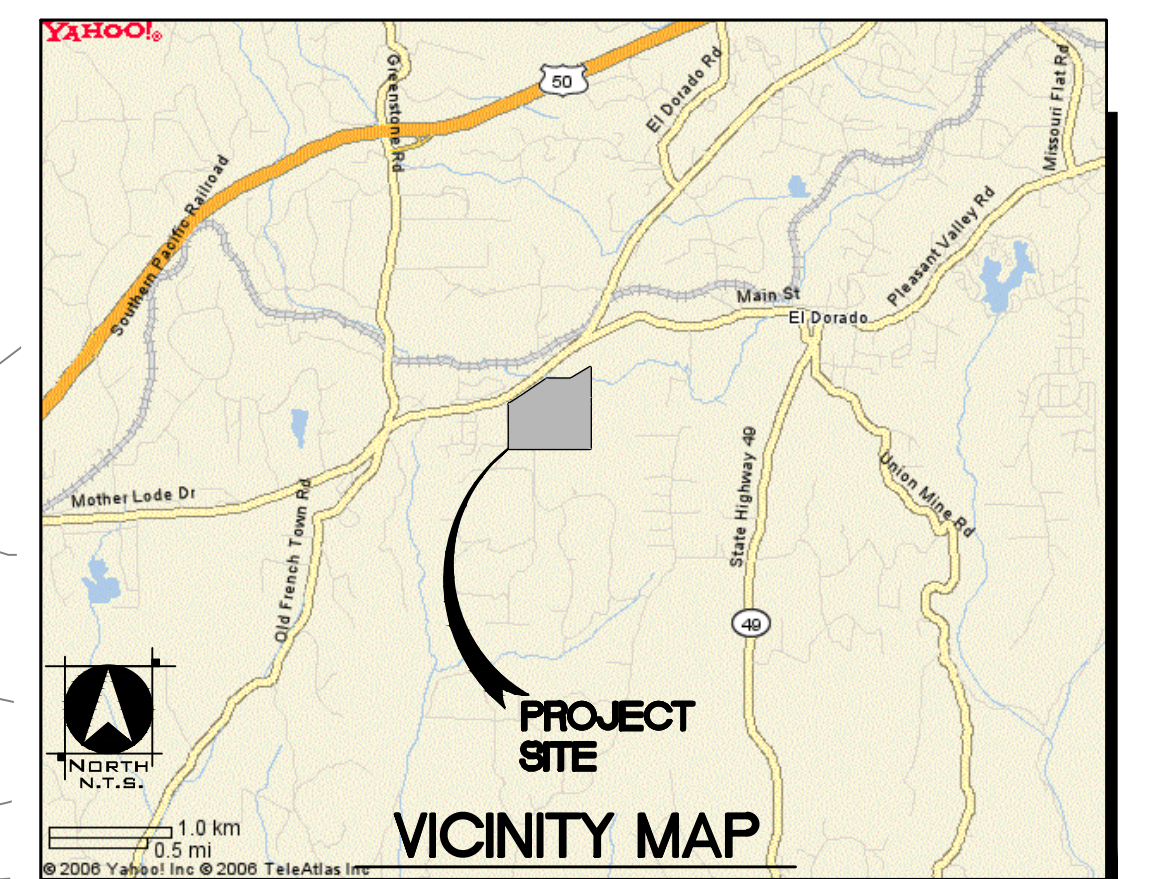
LOT H	+3.469 AC	LOT K	+0.830 AC	LOT N	+1.398 AC
LOT I	+0.690 AC	LOT L	+0.992 AC	LOT O	+0.532 AC
LOT J	+0.321 AC	LOT M	+3.738 AC	LOT P	+0.516 AC
ROW (KINGVALE RD., SHINN RANCH RD.)	+2.982 AC				

UTILITY/EVA LOTS

LOT Q	+0.396 AC	LOT S	+0.146 AC	LOT T	+0.279 AC
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RESIDENTIAL LOTS

PRODUCTION	+60.492 AC	CUSTOM LOTS	+14.298 AC
LOT X	+6.324 AC	PARCEL SPLITS	+14.317 AC
TOTAL AREA:	+182.883 AC		



UTILITY PROVIDERS

- WATER: EL DORADO IRRIGATION DISTRICT
- SANITARY SEWER: EL DORADO IRRIGATION DISTRICT
- FIRE: DIAMOND SPRINGS EL DORADO FPD
- PARK DISTRICT: EL DORADO COUNTY
- SCHOOL DISTRICT: MOTHER LOBE UNION
- STORM DRAIN: EL DORADO COUNTY DOT
- GAS & ELECTRIC: PG&E
- TELEPHONE: AT&T
- CABLE: AT&T BROADBAND

PRELIMINARY DEVELOPMENT SUMMARY

OWNER
 TOM SHINN
 SHINN RANCH INC.
 5725 MOTHER LODE DRIVE
 PLACERVILLE, CA 95667
 PH (530) 626-9188 FAX (530) 621-2001

APPLICANT
 RANCHO CORTINA PROPERTIES
 CAMILLE COURTNEY
 9575 CRAMER ROAD
 ALBURN, CA 95603
 PH (530) 887-8877 FAX (530) 888-8721

ENGINEER/PLANNER
 TSD ENGINEERING
 CASEY S. HICKERT
 31 NATOMA STREET, SUITE 160
 FOLSOM, CA 95630
 PH (916) 698-0707 FAX (916) 698-0701

SCALE
 1" = 100'
 CONTOUR INTERVALS 10' CONTOURS

SECTION 2, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.M.

ASSESSORS PARCEL NUMBERS
 (SHINN RANCH) APN 331-620-30, 04, 05, 13, 331-070-01
 (PARCEL SPLITS) APN 331-620-18 & 319-260-89

EXISTING ZONING
 RA-20, RI, R-3
 RE-10, & RE-3

PROPOSED ZONING
 RI-PD & RIA-PD

SFD AREA = 94.82 AC (57%)
OPEN SPACE AREA = 57.76 AC (49%)
TOTAL SITE AREA (SHINN RANCH) = 146.58 AC
TOTAL SITE AREA (PARCEL SPLITS) = 14.3 AC
TOTAL ROW AREA = 3.0 AC
TOTAL AREA = 182.9 AC

TOTAL # UNITS (SHINN RANCH) = 146 UNITS
 133 SFD PRODUCTION LOTS
 (MIN. PARCEL AREA - 13,500 FT²)
 9 CUSTOM LOTS
 (MIN. PARCEL AREA - 0.9 AC)
 4 PARCEL SPLIT LOTS
 (MIN. PARCEL AREA - 2.05 AC)

NET DENSITY (SHINN RANCH) = ±0.86 DU/ACRE

GENERAL PLAN DESIGNATION = LDR / MDR / HDR

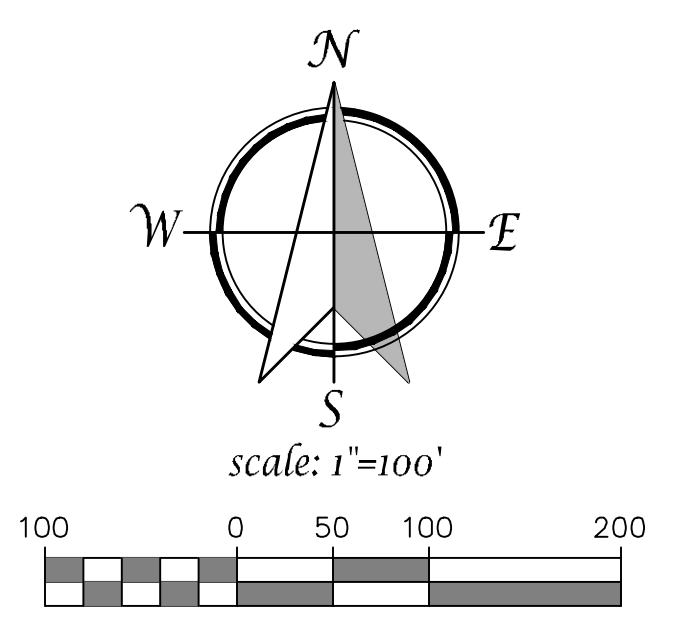
PHASING
 PHASE 1 - LOTS 1-19 & 72-83
 PHASE 2 - LOTS 20-22 & 55-71
 PHASE 3 - LOTS 23-71 & 54-56
 PHASE 4 - LOTS 38-43, 94-141

PLANNING COMMISSION:
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS:
 APPROVAL/DENIAL DATE: _____

AMENDED VESTING TENTATIVE MAP
 MARCH 21, 2012
 REVISED APRIL 11, 2016

TSD Engineering, Inc.
 Total Site Design

31 Natoma Street, Suite #160
 Folsom, CA 95630
 TEL: 916-698-0707 FAX: 916-698-0701



Shinn Ranch Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	12/04/2007	2
		Original Expiration	12/04/2009	
		<i>EDC code Sec. 120.74.020</i>		
2	Automatic	Automatic Time Extension	12/04/2009	2
		Revised Expiration	12/04/2010	
		<i>Note : Two-year time extension under 66452.21 (SB1185)</i>		
3	Automatic	Automatic Time Extension	12/04/2010	2
		Revised Expiration	12/04/2012	
		<i>Note :Two-year time extension under 66452.22 (AB 333)</i>		
4	Automatic	Time Extension	12/04/2012	2
		Revised Expiration	12/04/2014	
		<i>Note: Two-year time extension under SMA 66452.23 (AB 208)</i>		
5	Automatic	Time Extension	12/04/2014	2
		Revised Expiration	12/04/2016	
		<i>Note: Two-year time extension under SMA 66452.24 (AB 116)</i>		
6	Discretionary/ Legislative	Time Extension	12/04/2016	2
		Revised Expiration	12/04/2018	
		<i>Note: Request for two-year time extension in accordance with SMA 66452.a.</i>		
Current Request				
7	Discretionary/ Legislative	Time Extension	12/04/2018	3
		Revised Expiration if Approved	12/04/2021	
		<i>Note: Request for three- year time extension in accordance with SMA 66452.a.</i>		

Exhibit F