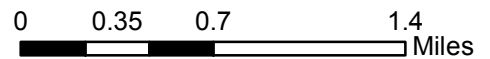


TM05-1393-E/Serrano Village M4
 Location Map
 Exhibit A



PORS. SECS. 25 & 26, T.10N., R.8E., M.D.M. &
SERRANO VILLAGE M

123:63

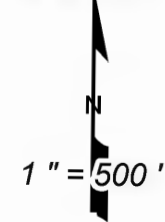
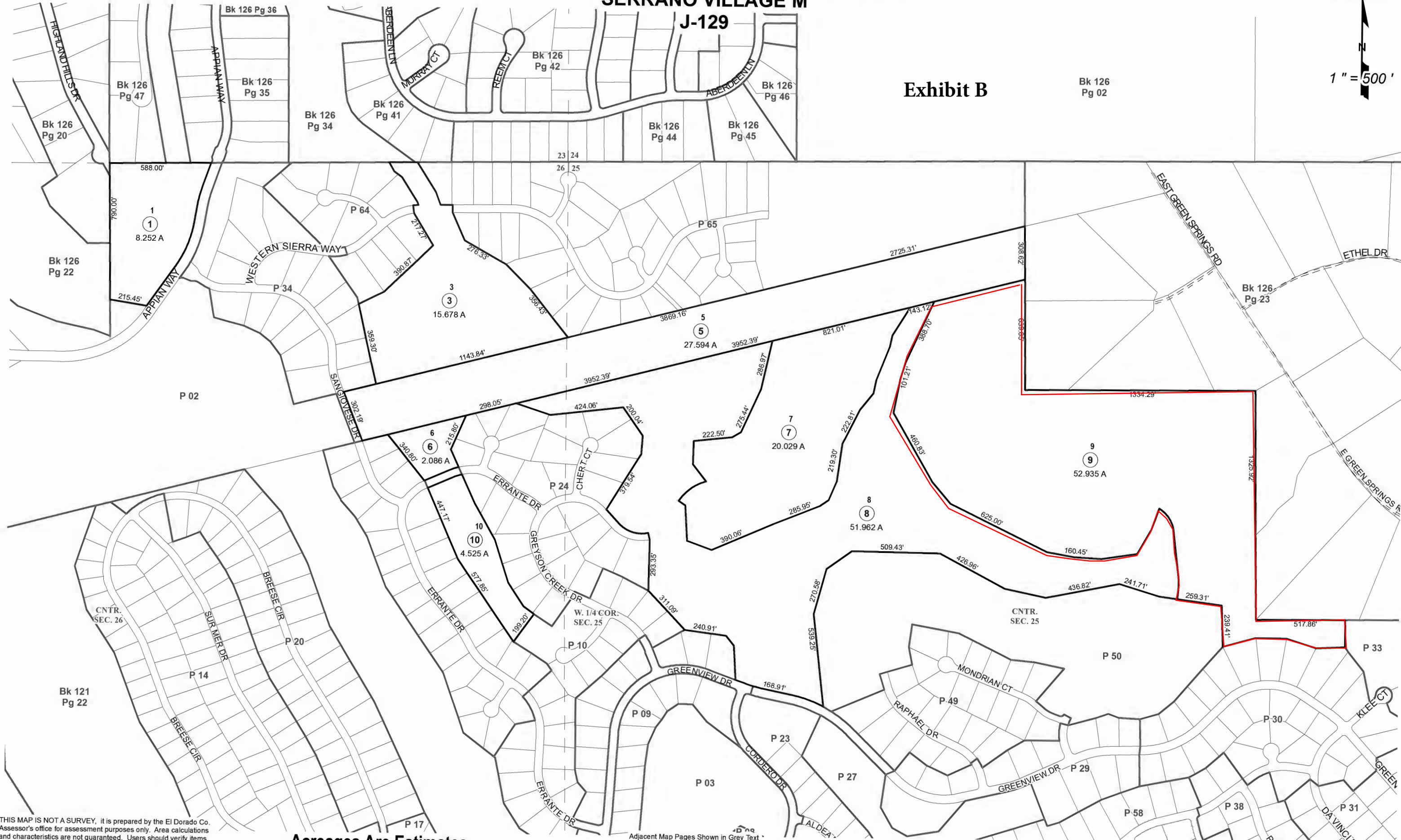


Exhibit B



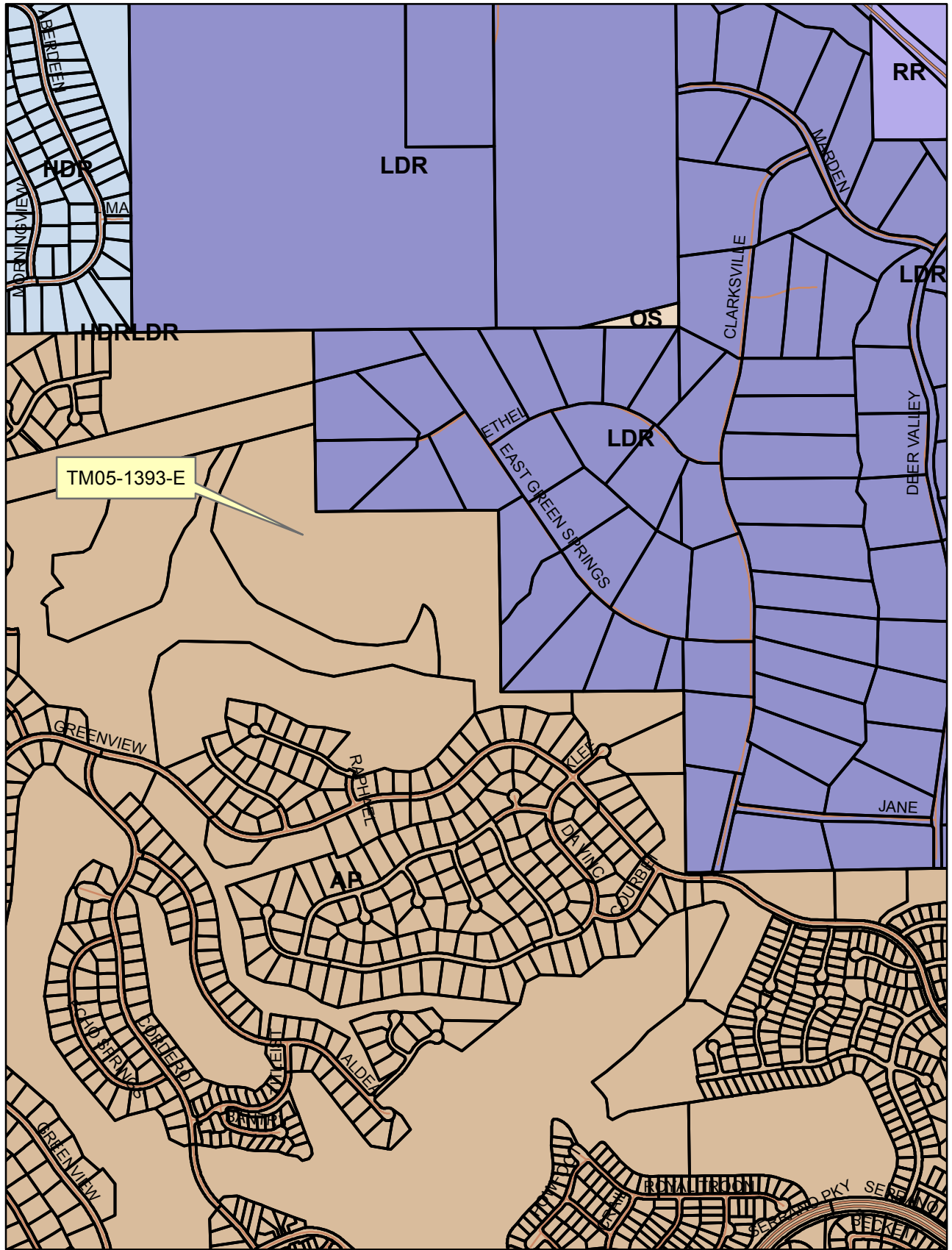
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

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

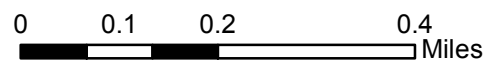
REV. NOV 12, 2015

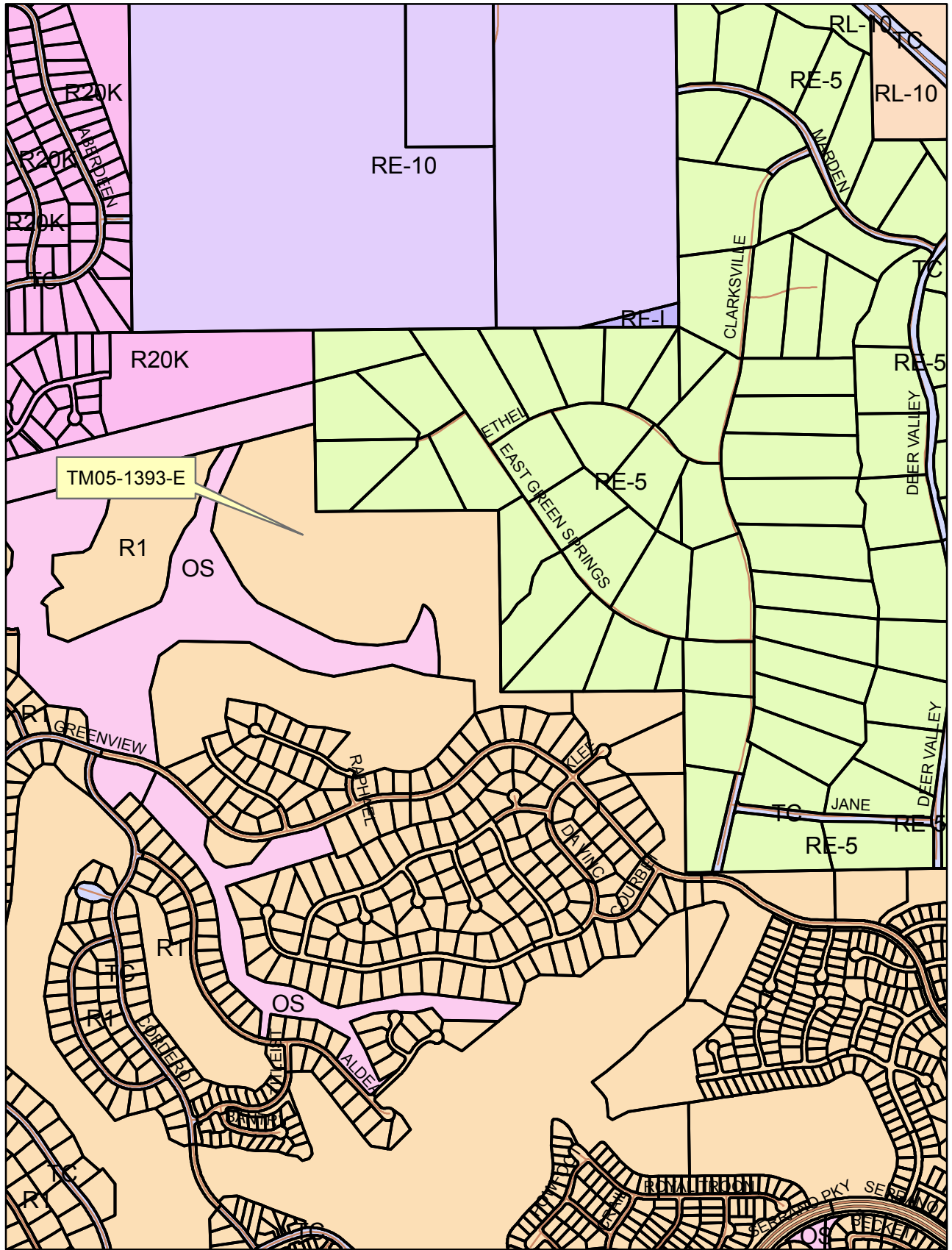
Assessor's Map Bk. 123, Pg. 63
County of El Dorado, CA
08-0027 6D 2 of 11



- AP
- HDR
- LDR
- OS
- RR

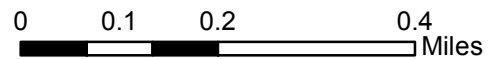
TM05-1393-E/Serrano Village M4
Land Use Map
Exhibit C

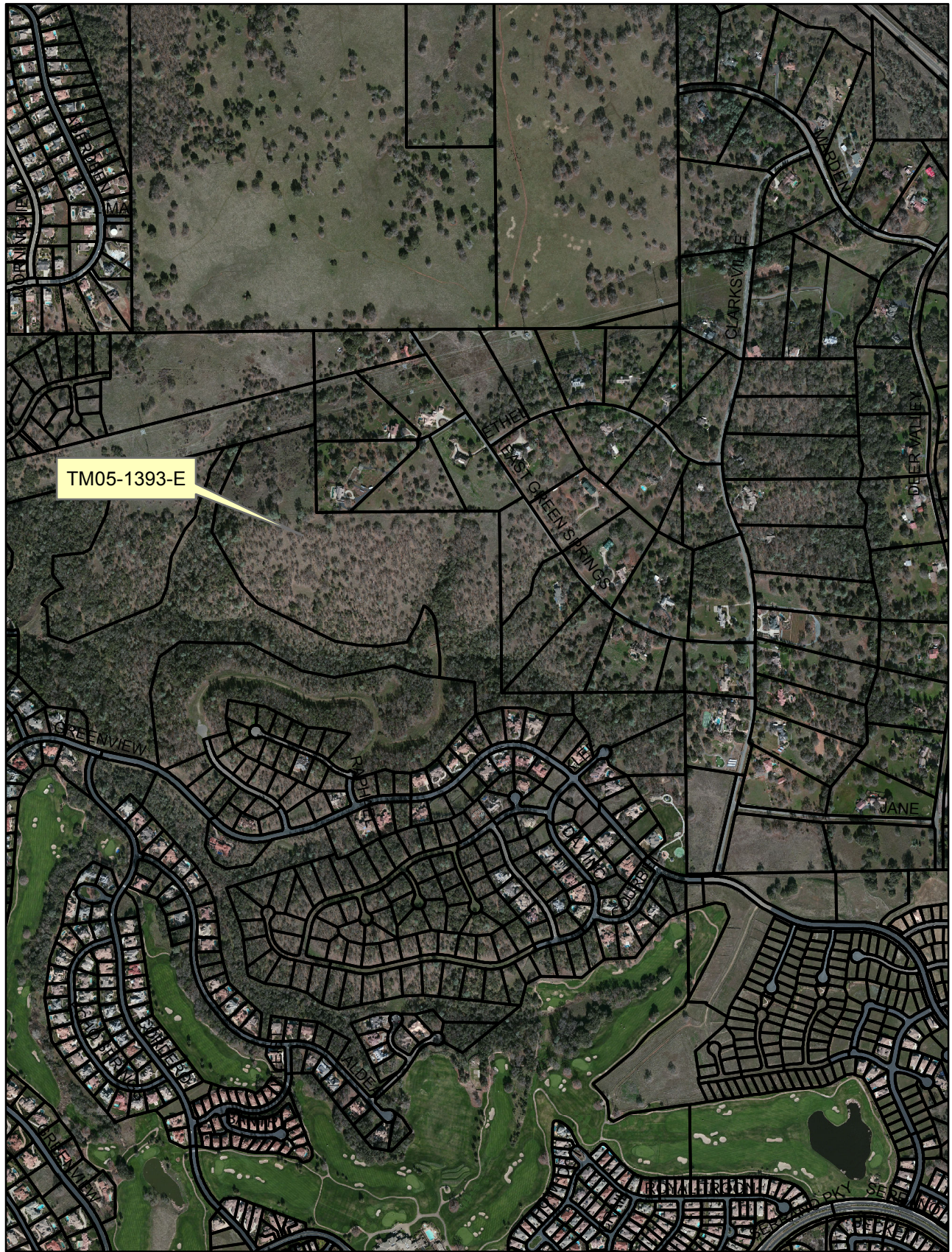




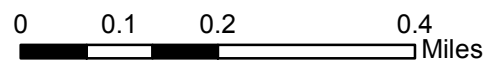
- OS
- R1
- R20K
- RE-10
- RE-5
- RF-L
- RL-10
- TC

TM05-1393-E/Serrano Village M4
Zoning Map
Exhibit D

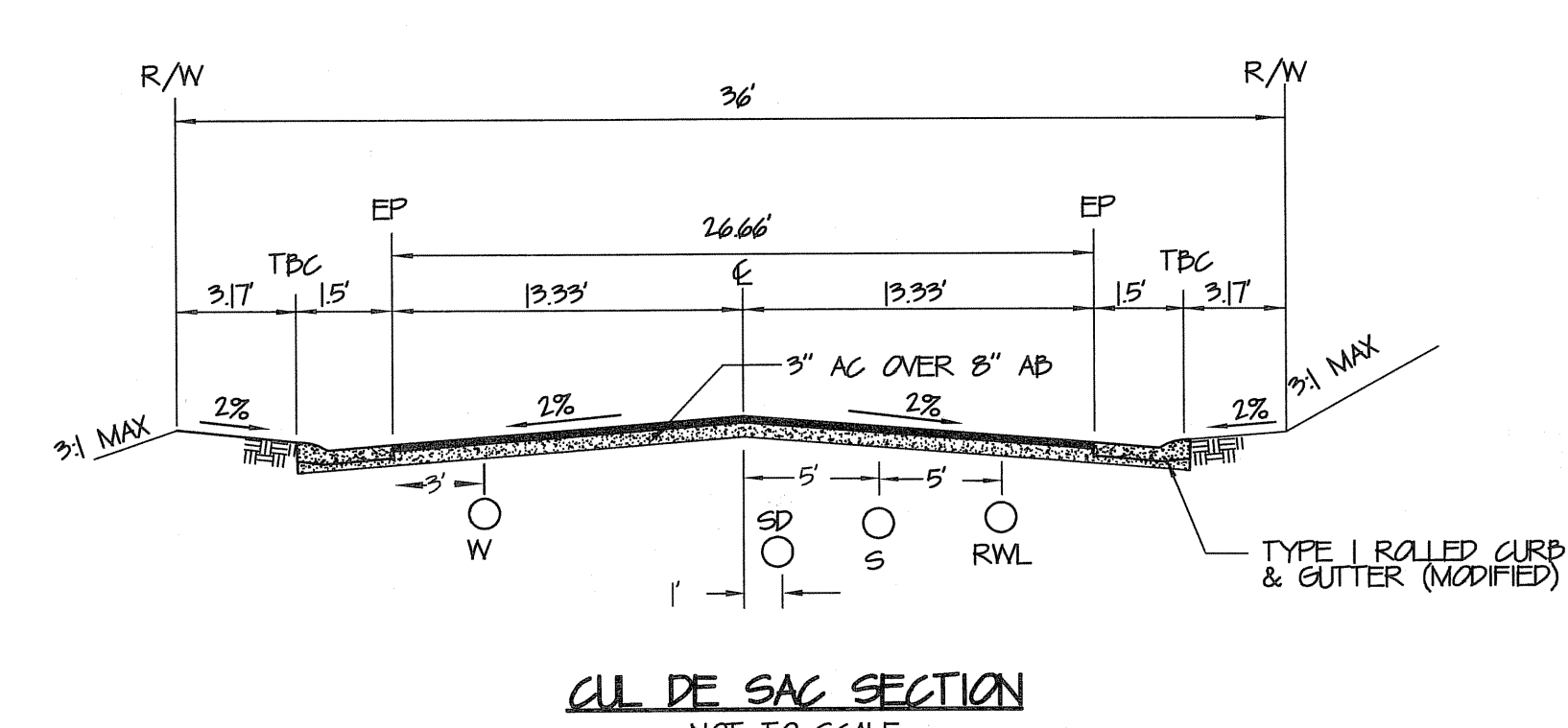
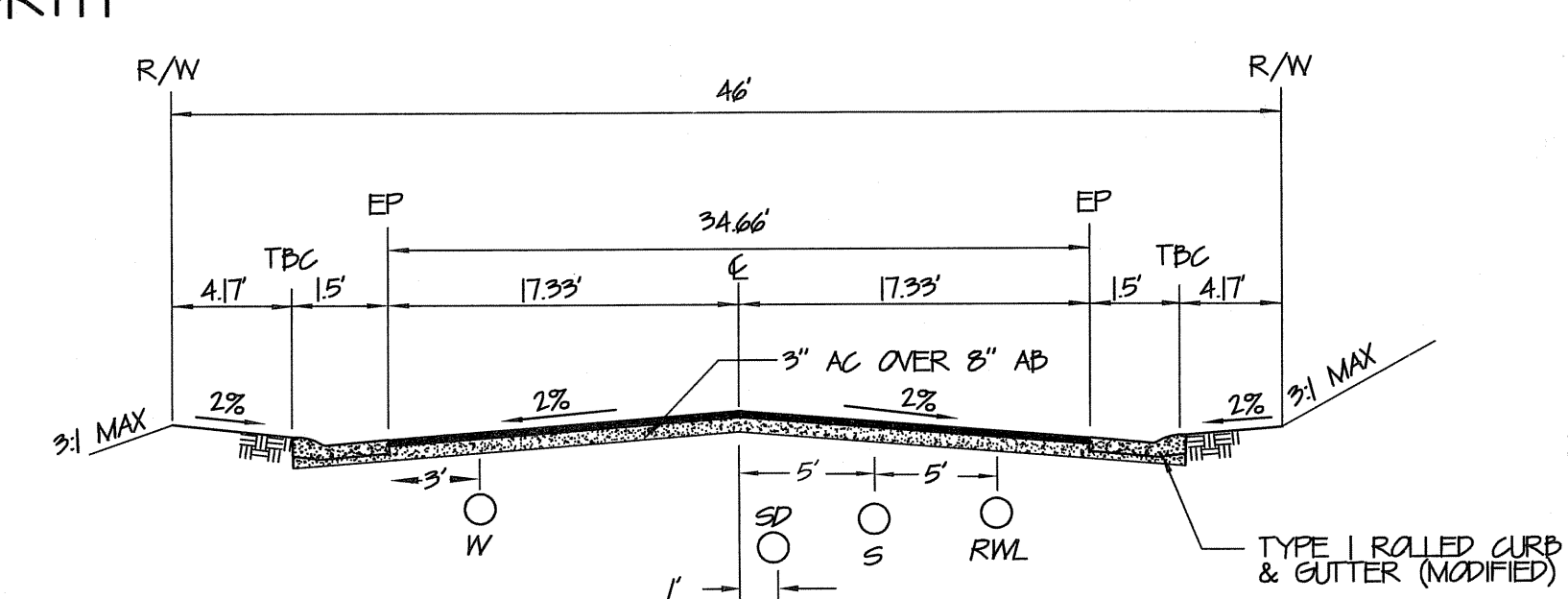
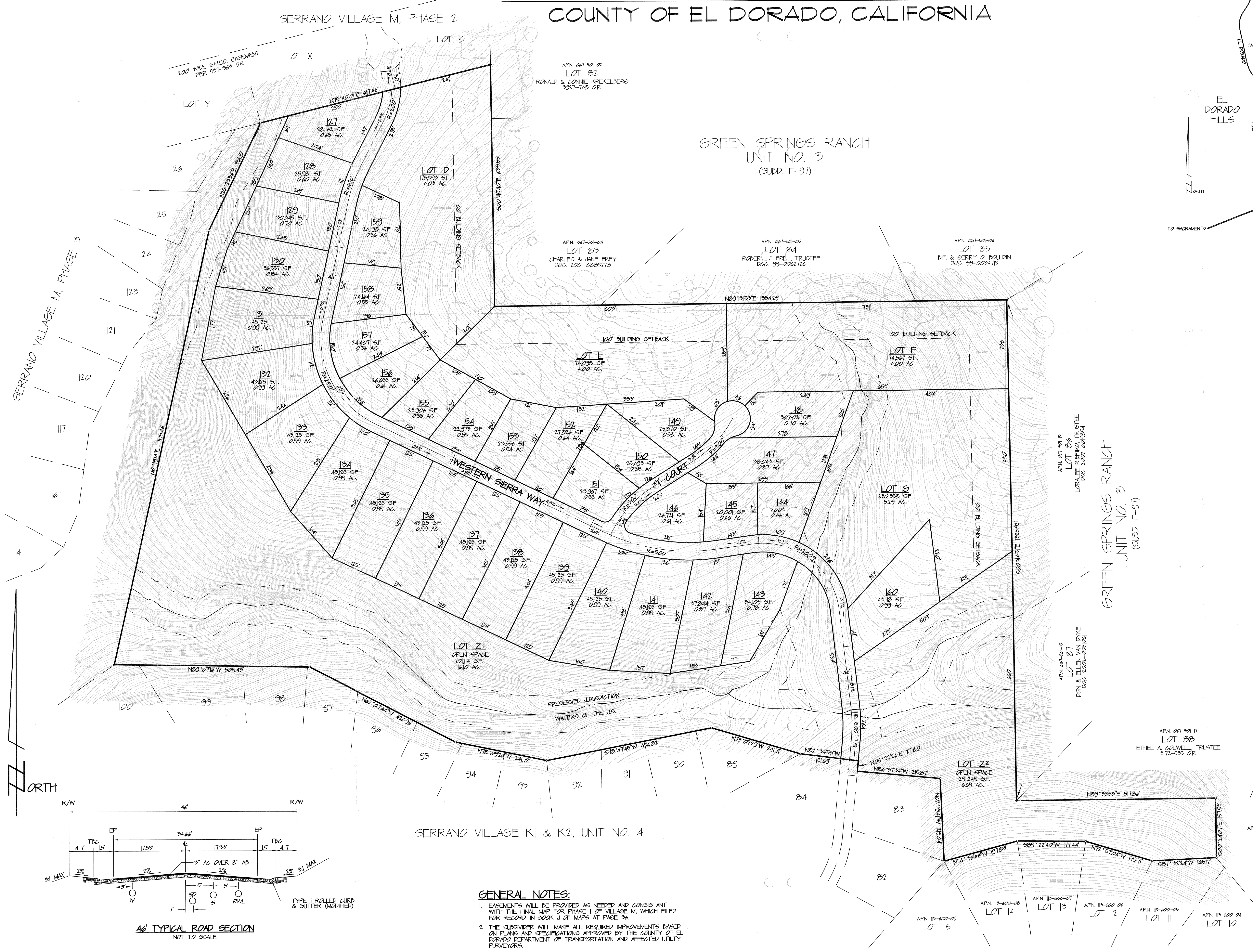
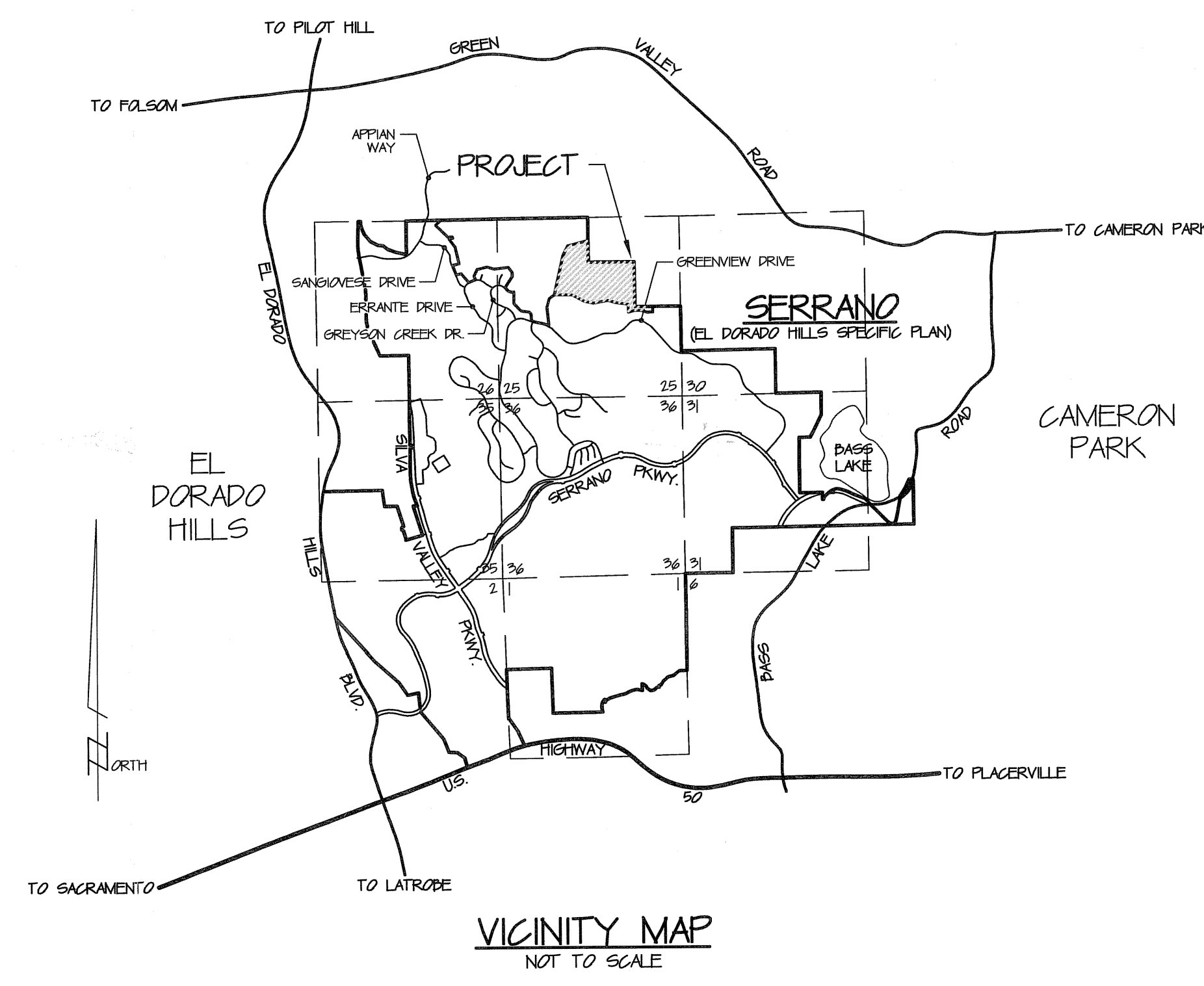




TM05-1393-E/Serrano Village M4
Aerial Map
Exhibit E



TENTATIVE MAP SERRANO VILLAGE M, PHASE 4 COUNTY OF EL DORADO, CALIFORNIA

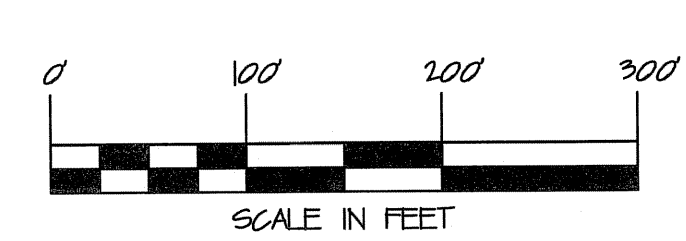


SERRANO VILLAGE K1 & K2, UNIT NO. 4

SERRANO VILLAGE K1 & K2, UNIT NO. 1
(SUDD. J-13)
SERRANO ASSOCIATES, LLC
DOC. 2009-0126091

- GENERAL NOTES:**
- EASEMENTS WILL BE PROVIDED AS NEEDED AND CONSISTANT WITH THE FINAL MAP FOR PHASE 1 OF VILLAGE M, WHICH FILED FOR RECORD IN BOOK J OF MAPS AT PAGE 36.
 - THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY PURVEYORS.
 - DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTION 1002010 OF THE EL DORADO COUNTY SUBDIVISIONS ORDINANCE.
 - THE LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 3, 1993, RECORDED IN BOOK 5028 AT PAGE 125 OR.
 - THE LOTS SHOWN HEREON ARE SUBJECT TO THE COVENANTS, CONDITIONS & RESTRICTIONS AND RESERVATION OF EASEMENTS PER 4927-691 OR AND ALL SUBSEQUENT MODIFICATIONS THERETO.
 - PURSUANT TO SECTION 4449910-1/2 OF THE SUBDIVISION MAP ACT, THE LAND WITHIN AN FINAL MAP FILED SUBSEQUENT TO APPROVAL OF THIS REVISED TENTATIVE MAP SHALL BE CONSIDERED MERGED AND ANY PUBLIC EASEMENTS AND RIGHTS OF WAY NOT SHOWN WILL BE CONSIDERED ABANDONED. SAID ABANDONMENT ENCOMPASSES THE FOLLOWING:
 - THE NON-EXCLUSIVE ROAD & PUBLIC UTILITIES EASEMENTS RESERVED FOR FUTURE DEDICATION ON THE PLAT OF SERRANO VILLAGE M, UNIT NO. 1, BOOK J OF MAPS, AT PAGE 36.
 - LOTS 21 AND 22 ARE NATURAL OPEN SPACE AND SHALL BE OWNED, MAINTAINED AND ADMINISTERED AS CONTEMPLATED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.

Exhibit F



ENGINEER'S STATEMENT:
I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS SERRANO VILLAGE M, PHASE 4, HAS BEEN PREPARED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, RCE 20462
REG. EXP. DATE: 02/20/13

OWNER OF RECORD:
SERRANO ASSOCIATES, LLC
4515 SERRANO PARKWAY
EL DORADO HILLS, CA 95762
TEL: 916-993-4060 FAX: 916-993-4116

NAME OF APPLICANT:
SERRANO ASSOCIATES, LLC
4515 SERRANO PARKWAY
EL DORADO HILLS, CA 95762
TEL: 916-993-4060 FAX: 916-993-4116

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
4020 PLAZA COLORADO CIRCLE
CAMERON PARK, CA 95602
TEL: 530-877-1741 FAX: 530-676-4205
EMAIL: mapping@thornecivil.com

SCALE:
1" = 100'

CONTOUR INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
RADIAN AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:
SECTION 25, T. 12 N., R. 8 E., M2M.

ASSESSOR'S PARCEL NUMBER:
113-550-06 & 07 AND A PORTION OF 113-550-05

PRESIDENT ZONING:
MIXED, OS, R2K AND R1-PD

TOTAL AREA:
43,092 ACRES

TOTAL NUMBER OF PARCELS:
34 CUSTOM LOTS
4 ESTATE LOTS
2 OPEN SPACE LOTS

MINIMUM PARCEL AREA:
32,000 SF

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
EL DORADO HILLS WATER/FIRE

DATE:
JUNE 14, 2009
REVISED: DECEMBER 15, 2009
REVISED: MARCH 25, 2008

ZONING ADMINISTRATOR: Planning Commission
APPROVAL/DENIAL DATE: December 13, 2009

BOARD OF SUPERVISORS:
APPROVAL/DENIAL DATE: May 6, 2008

TENTATIVE MAP
REVISED: MARCH 25, 2008

**TM 05-1393 & PD 05-0006 / Serrano Village M4
Tentative Subdivision Map Time Extension
October 2016
Project Narrative**

Original Approval and Current Expiration. The Board of Supervisors conditionally approved TM 05-1393 and PD 05-0006 May 6, 2008, with an original expiration date of May 6, 2011. The Legislature's passage of three automatic time extensions (AB 333, AB 208, and AB 116) extended the expiration date to May 6, 2017.

Reasons why map not filed. The Village M area of the El Dorado Hills Specific Plan is one of the largest undeveloped villages in the Serrano community. Three different tentative maps have been approved for Village M for nearly 170 lots. Given the topography and oak tree canopy, the lots are either reserved for custom home construction or individually graded for production units. The applicant built 49 lots in Village M2 last year and is commencing construction on the remaining 52 lots in Village M2 and Village M3 late 2016.

Village M4 is located in the northeastern portion of the Specific Plan and lacks the necessary off-site infrastructure to serve this phase of development. The pending construction of the second phase of Village M2 will extend utilities to serve Village M4 from the north, but still requires the future construction of Village K1/K2 Phase 4 to extend utilities from the south.

With the market absorption of Villages M2 and M3 complete or partially complete, Village M4 could be the next logical phase of construction, provided there is market demand for this next phase of custom-graded lots.

General status of project. Due to the lack of interest by the homebuilding industry or custom home builders, and the lack of off-site infrastructure extended to the project site, the applicant has not commenced any activity in satisfying the Conditions of Approval. Once there is market demand for this next phase of development, the applicant will commence the improvement plan stage and take action on the Conditions of Approval and prepare the final map for recording.

TM 05-1393-E

Requested Extension. Section 120.740.030 of the El Dorado County Subdivision Ordinance allows for time extensions not exceeding six years and subdividers may request more than one time extension at a time. Subsequently, Serrano Associates is applying for six (6) 1-year time extensions allowed under Section 120.740.030.

Serrano Village M4 Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	05/06/2008	3
		Original Expiration	05/06/2011	
		<i>EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)</i>		
2	Automatic	Automatic Time Extension	05/06/2011	2
		Revised Expiration	05//06/2013	
		<i>Note : Two-year time extension under 66452.22 (AB 333)</i>		
2	Automatic	Automatic Time Extension	05/06/2013	2
		Revised Expiration	05/06/2015	
		<i>Note :Two-year time extension under 66452.23 (AB 208, enacted on 07/11/11)</i>		
3	Automatic	Time Extension	05/06/2015	2
		Revised Expiration	05/06/2017	
		<i>Note: Two-year time extension under SMA 66452.24 (AB 116)</i>		
Current Request				
4	Discretionary/ Legislative	Time Extension	6	6
		Revised Expiration if Approved	05/06/2023	
		<i>Note: Request for six year time extension in accordance with SMA 66452.a.</i>		

Exhibit G

**TM 05-1393 & PD 05-0006 / Serrano Village M4
Tentative Subdivision Map Time Extension
October 2016
Project Narrative**

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**Exhibit H
TM 05-1393-E**

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