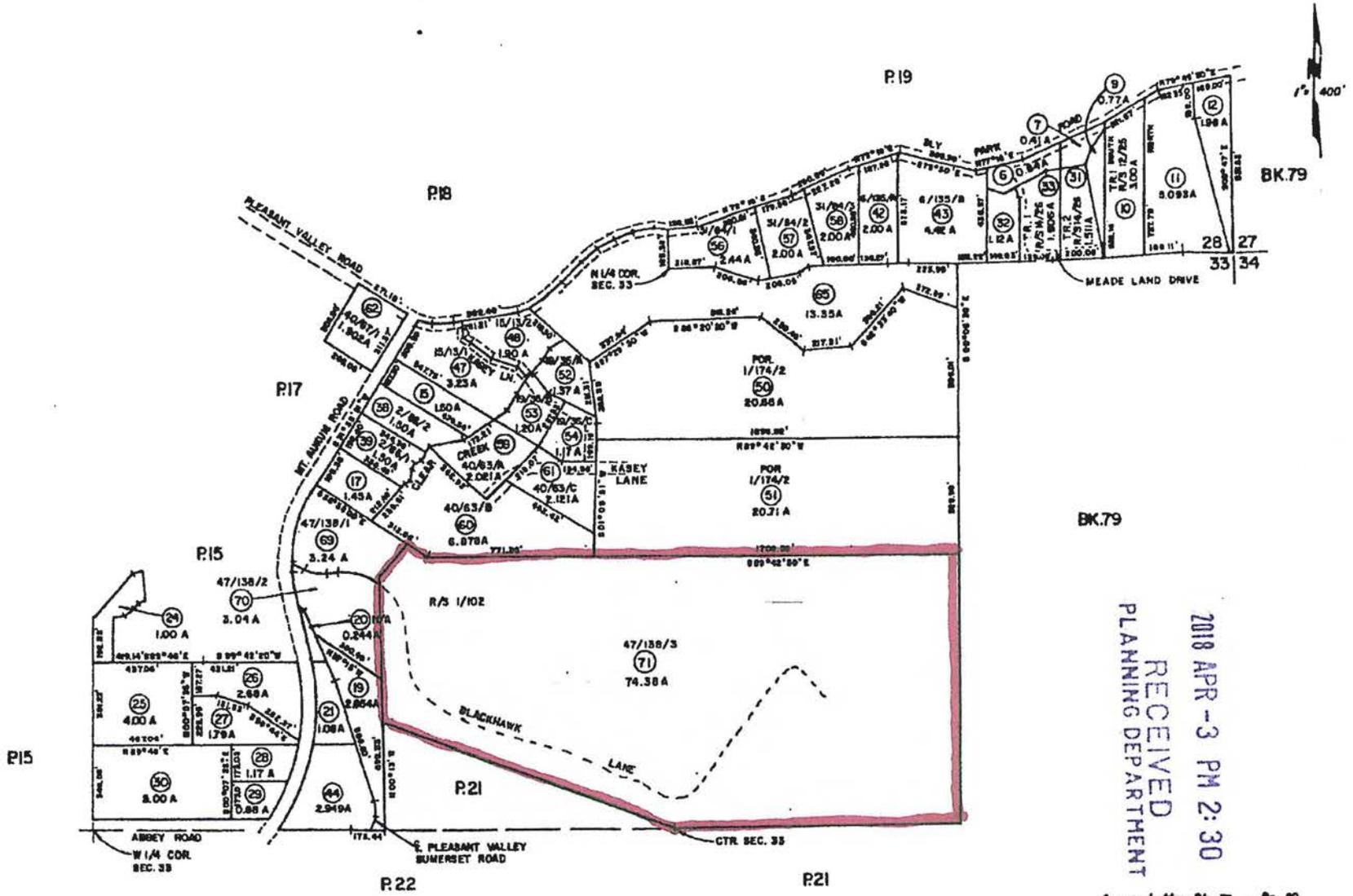


TM08-1466-F/Blackhawk Estates

Location Map

Exhibit A





2018 APR - 3 PM 2:30
 RECEIVED
 PLANNING DEPARTMENT

Assessor's Map Bk. 78 - Pg. 20
 County of El Dorado, California

MAY 02 2005

THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co.
 Assessor's office for assessment purposes only.

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

09-1167 E:24

2018 APR -3 PM 2:30
RECEIVED
PLANNING DEPARTMENT

BLACKHAWK ESTATES

A RURAL SUBDIVISION
A PORTION OF THE N1/2 OF SEC. 33, T.10N, R.12E, M.D.M.
BEING PARCEL 3 OF P.M. 47-138
COUNTY OF EL DORADO, CALIFORNIA
FEBRUARY 2016 SHEET 1 OF 4

NOTE:

REFER TO DOCUMENT No. _____ FOR NOTICE OF RESTRICTION FOR SCHOOL FEES.

REFER TO DOCUMENT No. _____ FOR FIRE SAFE PLAN.

OWNER'S STATEMENT

THE UNDERSIGNED OWNER 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 A NON EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT SHOWN HEREON AS BLACKHAWK LANE, FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE STREETS OR 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 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 FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO OF THE FOLLOWING:

- EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE PIPES AND STRUCTURES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND TWELVE AND ONE HALF (12 1/2) FEET ON EACH SIDE OF ALL CONSTRUCTED DRAINAGE WAYS, FIFTY FEET ON EACH SIDE OF THE NATURAL DRAINAGE WAY ON LOT 1, AND TWENTY FIVE (25) FEET ON EACH SIDE OF ALL OTHER NATURAL DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.
- SETBACK AND SLOPE EASEMENTS, TWENTY (20) FEET CONTIGUOUS TO ALL STREETS OR FIVE (5) FEET BEYOND THE TOP OF CUT OR TOE OF FILL WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:

- 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 THE FRONT TWENTY (20) FEET CONTIGUOUS TO ALL STREETS.

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

BRUCE WRTANEN

DIANE WRTANEN

NOTARY'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA
COUNTY OF EL DORADO

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

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

WITNESS MY HAND.

PRINCIPAL COUNTY OF BUSINESS _____
COMMISSION NO. _____
COMMISSION EXPIRES: _____

NAME _____

TENTATIVE MAP # TM08-1466 APPROVED ON 10-20-2009

COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON OCTOBER 20, 2009 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.
DATE: _____

ROGER TROUT
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, ANDREW S. GABER, HEREBY STATE THAT THE REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED.
DATE: _____

ANDREW S. GABER, R.C.E. 45187
COUNTY ENGINEER
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION
COUNTY OF EL DORADO, CALIFORNIA

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS BY ORDER ON _____ ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION AND HEREBY REJECT THE OFFERS OF DEDICATION TO THE COUNTY OF EL DORADO OF THE STREETS, OTHER PUBLIC WAYS AND DRAINAGE EASEMENTS AND FACILITIES SHOWN HEREON.
DATE: _____

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

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER OED OF TRUST RECORDED _____ INSTRUMENT NO. _____ HEREBY CONSENT TO THE PREPARATION, THE IRREVOCABLE OFFERS OF DEDICATION AND THE FILING OF THIS MAP.

SIGNATURE _____

PRINTED NAME _____

TITLE _____

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S) WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND

STATE OF CALIFORNIA
COUNTY OF EL DORADO

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

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

WITNESS MY HAND.

PRINCIPAL COUNTY OF BUSINESS _____
COMMISSION NO. _____
COMMISSION EXPIRES: _____

NAME _____

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE SURVEY AND FINAL MAP OF THIS SUBDIVISION WERE MADE UNDER MY DIRECTION IN _____ AND ARE TRUE AND COMPLETE AS SHOWN; ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATE: _____

LAWRENCE A. PATTERSON
R.C.E. 26342

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 THE MAP IS TECHNICALLY CORRECT.

DATE: _____

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

BY: _____
PHILIP R. MOSBACHER L.S. 7189
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

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

DATE: _____

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

BY: _____
DEPUTY

COUNTY RECORDER'S STATEMENT

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT _____ TITLE CERTIFICATE NO. _____ WAS FILED WITH THIS OFFICE AND THAT THIS FINAL MAP WAS ACCEPTED FOR RECORD AND WAS FILED IN BOOK _____ OF SUBDIVISION MAPS AT PAGE _____, DOCUMENT NO. _____, ON _____, 2016 AT _____.

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

BY: _____
DEPUTY

EXISTING ASSESSOR'S PARCEL NUMBER: 078-200-71

BLACKHAWK ESTATES

A RURAL SUBDIVISION
 A PORTION OF THE N1/2 OF SEC. 33, T.10N, R.12E, M.D.M.
 BEING PARCEL 3 OF P.M. 47-138
 COUNTY OF EL DORADO, CALIFORNIA
 FEBRUARY 2016 SCALE: 1" = 150'
 SHEET 2 OF 4

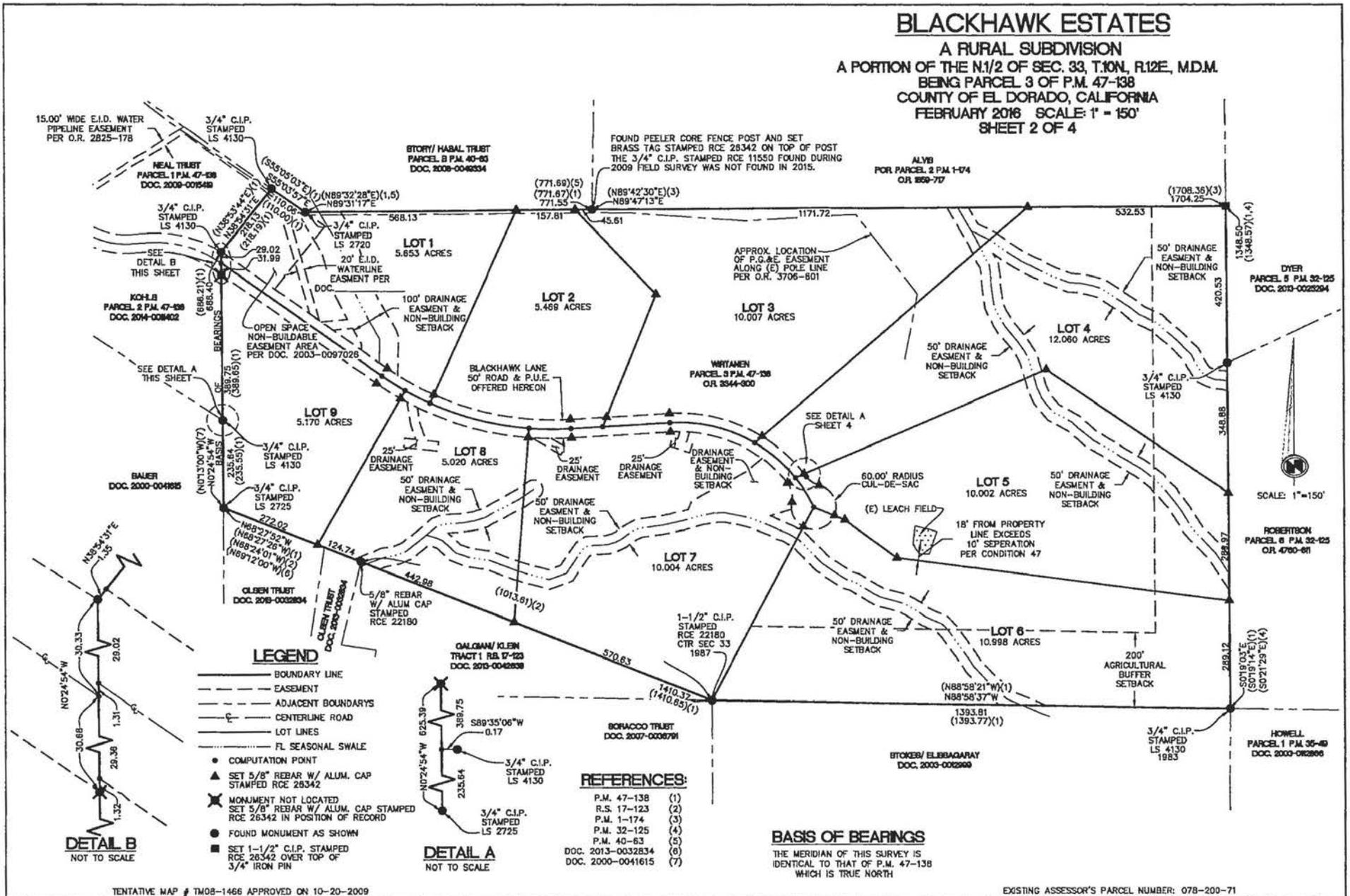


Exhibit C: Time Extension

BLACKHAWK ESTATES

A RURAL SUBDIVISION
 A PORTION OF THE N1/2 OF SEC. 33, T.10N, R.12E, M.D.M.
 BEING PARCEL 3 OF P.M. 47-138
 COUNTY OF EL DORADO, CALIFORNIA
 FEBRUARY 2016 SCALE: 1" = 100'
 SHEET 3 OF 4

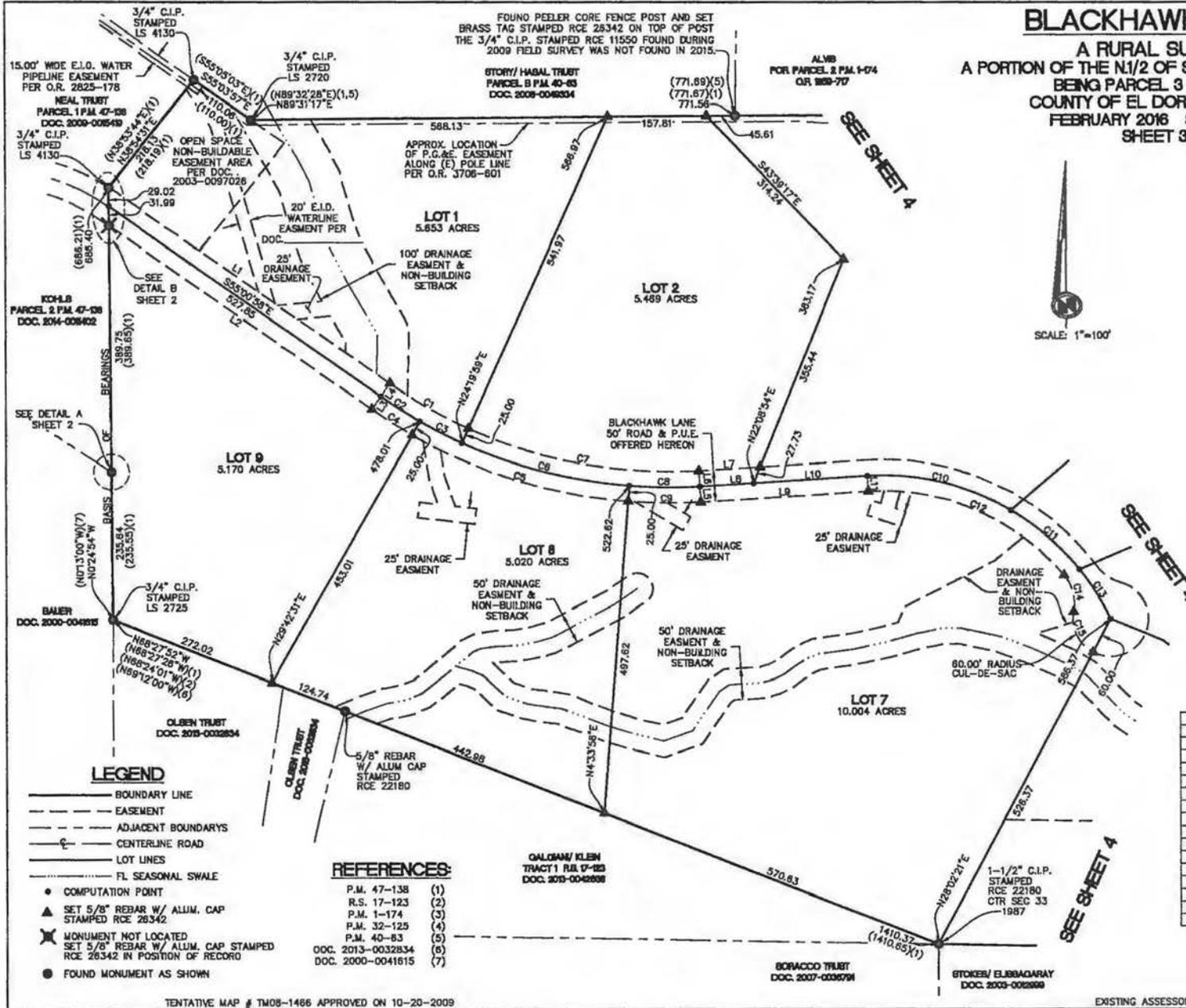


BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF P.M. 47-138 WHICH IS TRUE NORTH

LINE	BEARING	DIST.
L1	S55°00'58"E	544.57
L2	S55°00'58"E	510.09
L3	S34°59'02"W	25.00
L4	N34°59'02"E	25.00
L5	S3°30'31"E	25.00
L6	N3°30'31"W	25.00
L7	N88°29'29"E	97.46
L8	N88°29'29"E	85.45
L9	N88°29'29"E	266.65
L10	N88°29'29"E	181.20
L11	S3°30'31"E	25.00

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	775.00	144.06	10°39'02"	S60°20'29"E	143.86
C2	800.00	73.66	5°16'31"	S57°39'14"E	73.63
C3	800.00	75.05	5°22'31"	S62°58'45"E	75.03
C4	825.00	75.98	5°16'31"	S57°39'14"E	75.93
C5	825.00	362.03	25°08'35"	S72°51'47"E	359.13
C6	800.00	276.01	19°48'03"	S75°33'02"E	274.84
C7	775.00	376.80	27°50'30"	S79°35'16"E	372.90
C8	800.00	112.74	8°04'27"	S89°28'17"E	112.64
C9	825.00	116.26	8°04'27"	S89°28'17"E	116.16
C10	400.00	238.35	34°08'30"	N76°28'16"W	234.84
C11	400.00	144.39	20°40'57"	N49°01'32"W	143.61
C12	375.00	350.74	53°35'22"	N66°42'50"W	338.10
C13	400.00	93.28	13°21'41"	N32°00'13"W	93.07
C14	70.00	82.12	60°50'31"	N14°29'54"W	60.10
C15	60.00	76.32	72°53'01"	S25°31'09"E	71.28



LEGEND

- BOUNDARY LINE
- - - EASEMENT
- - - ADJACENT BOUNDARIES
- ⊕ CENTERLINE ROAD
- LOT LINES
- FL. SEASONAL SWALE

REFERENCES

- P.M. 47-138 (1)
- R.S. 17-123 (2)
- P.M. 1-174 (3)
- P.M. 32-125 (4)
- P.M. 40-83 (5)
- DOC. 2013-0032834 (6)
- DOC. 2000-0041815 (7)

- COMPUTATION POINT
- ▲ SET 5/8" REBAR W/ ALUM. CAP STAMPED RCE 26342
- ⊗ MONUMENT NOT LOCATED SET 5/8" REBAR W/ ALUM. CAP STAMPED RCE 26342 IN POSITION OF RECORD
- FOUND MONUMENT AS SHOWN

TENTATIVE MAP # TM08-1466 APPROVED ON 10-20-2009

EXISTING ASSESSOR'S PARCEL NUMBER: 078-200-71

BLACKHAWK ESTATES

A RURAL SUBDIVISION
 A PORTION OF THE N.1/2 OF SEC. 33, T.10N, R.12E, M.D.M.
 BEING PARCEL 3 OF P.M. 47-138
 COUNTY OF EL DORADO, CALIFORNIA
 FEBRUARY 2016 SCALE: T = 100'
 SHEET 4 OF 4

LEGEND

- BOUNDARY LINE
- - - EASEMENT
- - - ADJACENT BOUNDARIES
- CENTERLINE ROAD
- LOT LINES
- - - FL SEASONAL SWALE

- COMPUTATION POINT
- ▲ SET 5/8" REBAR W/ ALUM. CAP STAMPED RCE 28342
- ✱ MONUMENT NOT LOCATED SET 5/8" REBAR W/ ALUM. CAP STAMPED RCE 28342 IN POSITION OF RECORD
- FOUND MONUMENT AS SHOWN
- SET 1-1/2" C.I.P. STAMPED RCE 28342 OVER TOP OF 3/4" IRON PIN

REFERENCES:

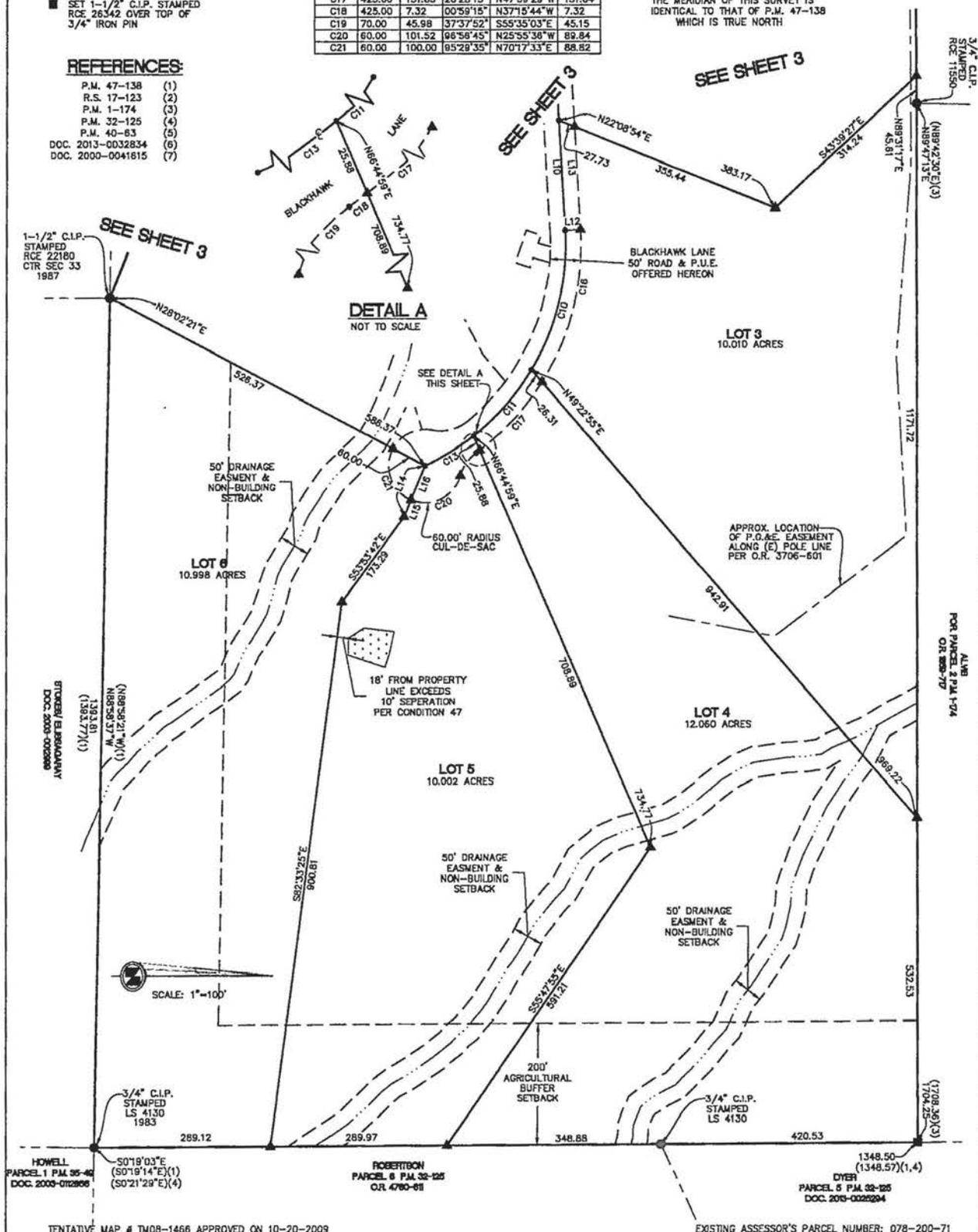
- P.M. 47-138 (1)
- R.S. 17-123 (2)
- P.M. 1-174 (3)
- P.M. 32-125 (4)
- P.M. 40-83 (5)
- DOC. 2013-0032834 (6)
- DOC. 2000-0041815 (7)

LINE	BEARING	DIST.
L10	N86°29'29"E	181.20
L12	N03°30'31"W	25.00
L13	N86°29'29"E	189.19
L14	S87°27'14"E	90.00
L15	S87°27'14"E	30.00
L16	S87°27'14"E	60.00

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	400.00	238.35	34°08'30"	N76°26'16"W	234.84
C11	400.00	144.39	20°40'57"	N49°01'32"W	143.61
C13	400.00	93.28	13°21'41"	N32°00'13"W	93.07
C16	425.00	281.71	35°16'59"	N75°52'03"W	257.59
C17	425.00	151.85	20°28'15"	N47°59'29"W	151.04
C18	425.00	7.32	00°59'15"	N37°15'44"W	7.32
C19	70.00	45.98	37°37'52"	S55°35'03"E	45.15
C20	60.00	101.52	96°58'45"	N25°55'38"W	89.84
C21	60.00	100.00	95°28'35"	N70°17'33"E	88.82

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF P.M. 47-138 WHICH IS TRUE NORTH



BLACKHAWK ESTATES
A RURAL SUBDIVISION
A PORTION OF THE N.1/2 OF SEC. 33, T.10N., R.12E., M.D.M.
BEING PARCEL 3 OF P.M. 47-138
COUNTY OF EL DORADO, CALIFORNIA
APRIL 2018 SHEET 1 OF 4

OWNER'S STATEMENT

THE UNDERSIGNED OWNER 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 A NON EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT SHOWN HEREON AS BLACKHAWK LANE, FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE STREETS OR 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 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 FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO OF THE FOLLOWING:

- EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE PIPES AND STRUCTURES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND TWELVE AND ONE HALF (12 1/2) FEET ON EACH SIDE OF ALL CONSTRUCTED DRAINAGE WAYS, FIFTY FEET (50) ON EACH SIDE OF THE NATURAL DRAINAGE WAY ON LOT 1, AND TWENTY FIVE (25) FEET ON EACH SIDE OF ALL OTHER NATURAL DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.
- SETBACK AND SLOPE EASEMENTS, TWENTY (20) FEET CONTIGUOUS TO ALL STREETS OR FIVE (5) FEET BEYOND THE TOP OF CUT OR TOE OF FILL WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

WE THE UNDERSIGNED, AS OWNERS OF THE LAND SHOWN HEREON, DO HEREBY STATE THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PUBLIC USES THE PUBLIC UTILITY EASEMENTS (PUEs) SHOWN ON THIS MAP FOR PUBLIC UTILITY PURPOSES INCLUDING ELECTRIC, GAS, COMMUNICATION FACILITIES AND ALL OTHER PUBLIC UTILITY PURPOSES; TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, INCLUDING THE RIGHT FROM TIME TO TIME TO TRIM AND CUT DOWN AND CLEAR AWAY OR OTHERWISE CONTROL ANY TREES OR BRUSH. THE PUES HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.

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

 BRUCE W. WIRTANEN

 DIANE M. WIRTANEN

NOTARY'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA
 COUNTY OF EL DORADO

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

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

WITNESS MY HAND.

 PRINCIPAL COUNTY OF BUSINESS _____
 COMMISSION NO.: _____
 COMMISSION EXPIRES: _____

NAME _____

TENTATIVE MAP # TM08-1466 APPROVED ON 10-20-2009

PLANNING AND BUILDING DIRECTORS STATEMENT

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON OCTOBER 20, 2009 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

BY: _____

 ROGER TROUT
 DIRECTOR, PLANNING AND BUILDING DEPT.
 COUNTY OF EL DORADO, CALIFORNIA

 PRINCIPAL PLANNER
 COUNTY OF EL DORADO, CALIFORNIA

EL DORADO COUNTY ENGINEER'S STATEMENT

I, ANDREW S. GABER, HEREBY STATE THAT THE REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED.

DATE: _____

 ANDREW S. GABER, R.C.E. 45187
 COUNTY ENGINEER
 COUNTY OF EL DORADO, CALIFORNIA

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER DEED OF TRUST RECORDED 7/21/2014, INSTRUMENT NO. 2014-27497 HEREBY CONSENT TO THE PREPARATION, THE IRREVOCABLE OFFERS OF DEDICATION AND THE FILING OF THIS MAP.

 SIGNATURE

 PRINTED NAME

 TITLE

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S) WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND

STATE OF CALIFORNIA
 COUNTY OF EL DORADO

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

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

WITNESS MY HAND.

 PRINCIPAL COUNTY OF BUSINESS _____
 COMMISSION NO.: _____
 COMMISSION EXPIRES: _____

NAME _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BRUCE W. WIRTANEN ON JULY 27, 2007. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: _____

 LAWRENCE A. PATTERSON
 R.C.E. 26342

Exhibit D

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 THE MAP IS TECHNICALLY CORRECT.

DATE: _____

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

BY: _____

 PHILIP R. MOSBACHER L.S. 7189
 DEPUTY SURVEYOR
 COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

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

DATE: _____

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

BY: _____

DEPUTY

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION AND HEREBY REJECT THE OFFERS OF DEDICATION TO THE COUNTY OF EL DORADO OF THE STREETS, OTHER PUBLIC WAYS AND DRAINAGE EASEMENTS AND FACILITIES SHOWN HEREON.

DATE: _____

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

BY: _____

COUNTY RECORDER'S STATEMENT

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

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

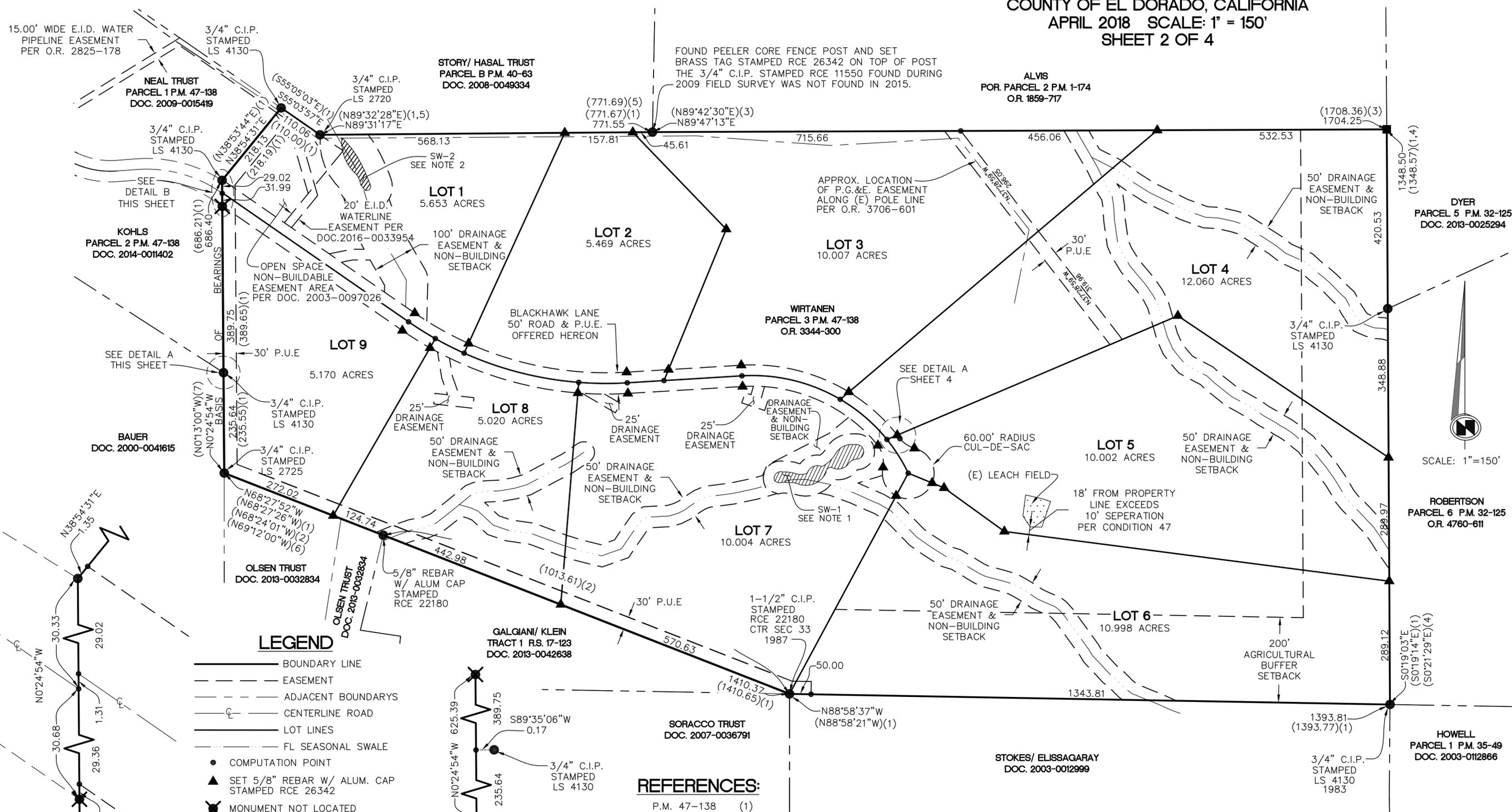
BY: _____

DEPUTY

EXISTING ASSESSOR'S PARCEL NUMBER: 078-200-71

BLACKHAWK ESTATES

A RURAL SUBDIVISION
 A PORTION OF THE N/2 OF SEC. 33, T.10N., R.12E., M.D.M.
 BEING PARCEL 3 OF P.M. 47-138
 COUNTY OF EL DORADO, CALIFORNIA
 APRIL 2018 SCALE: 1" = 150'
 SHEET 2 OF 4



- LEGEND**
- BOUNDARY LINE
 - - - EASEMENT
 - - - ADJACENT BOUNDARIES
 - CENTERLINE ROAD
 - LOT LINES
 - - - FL SEASONAL SWALE
 - COMPUTATION POINT
 - ▲ SET 5/8" REBAR W/ ALUM. CAP STAMPED RCE 26342
 - ✖ MONUMENT NOT LOCATED SET 5/8" REBAR W/ ALUM. CAP STAMPED RCE 26342 IN POSITION OF RECORD
 - FOUND MONUMENT AS SHOWN
 - SET 1-1/2" C.I.P. STAMPED RCE 26342 OVER TOP OF 3/4" IRON PIN

- REFERENCES:**
- P.M. 47-138 (1)
 - R.S. 17-123 (2)
 - P.M. 1-174 (3)
 - P.M. 32-125 (4)
 - P.M. 40-63 (5)
 - DOC. 2013-0032834 (6)
 - DOC. 2000-0041615 (7)

BASIS OF BEARINGS
 THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF P.M. 47-138 WHICH IS TRUE NORTH

- NOTES:**
1. 25 FOOT NON-BUILDING SETBACK FROM THE EDGE OF SEASONAL WETLAND (SW-1) ON LOT 7, AS SHOWN ON MAP.
 2. 50 FOOT NON-BUILDING SETBACK FROM THE EDGE OF SEASONAL WETLAND (SW-2) ON LOT 1, AS SHOWN ON MAP.

DETAIL B
 NOT TO SCALE

DETAIL A
 NOT TO SCALE

BLACKHAWK ESTATES

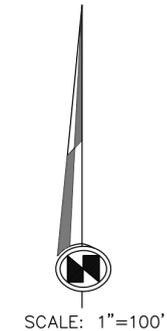
A RURAL SUBDIVISION
 A PORTION OF THE N1/2 OF SEC. 33, T.10N., R.12E., M.D.M.
 BEING PARCEL 3 OF P.M. 47-138
 COUNTY OF EL DORADO, CALIFORNIA
 APRIL 2018 SCALE: 1" = 100'
 SHEET 3 OF 4

NOTES:

- 25 FOOT NON-BUILDING SETBACK FROM THE EDGE OF SEASONAL WETLAND (SW-1) ON LOT 7, AS SHOWN ON MAP.
- 50 FOOT NON-BUILDING SETBACK FROM THE EDGE OF SEASONAL WETLAND (SW-2) ON LOT 1, AS SHOWN ON MAP.

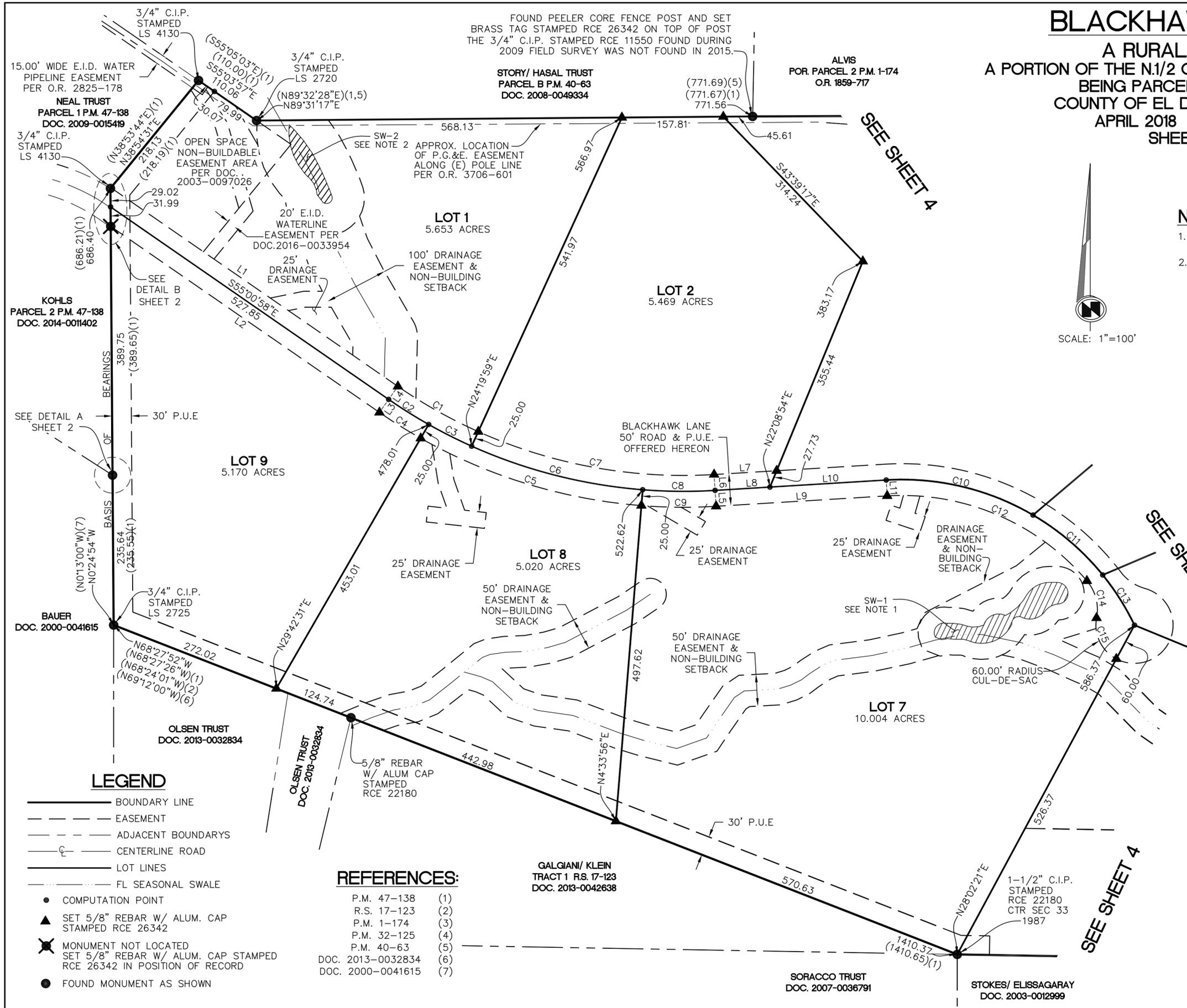
BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF P.M. 47-138 WHICH IS TRUE NORTH



LINE TABLE		
LINE	BEARING	DIST.
L1	S55°00'58"E	544.57
L2	S55°00'58"E	510.09
L3	S34°59'02"W	25.00
L4	N34°59'02"E	25.00
L5	S3°30'31"E	25.00
L6	N3°30'31"W	25.00
L7	N86°29'29"E	97.46
L8	N86°29'29"E	85.45
L9	N86°29'29"E	266.65
L10	N86°29'29"E	181.20
L11	S3°30'31"E	25.00

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	775.00	144.06	10°39'02"	S60°20'29"E	143.86
C2	800.00	73.66	5°16'31"	S57°39'14"E	73.63
C3	800.00	75.05	5°22'31"	S62°58'45"E	75.03
C4	825.00	75.96	5°16'31"	S57°39'14"E	75.93
C5	825.00	362.03	25°08'35"	S72°51'47"E	359.13
C6	800.00	276.01	19°46'03"	S75°33'02"E	274.64
C7	775.00	376.60	27°50'30"	S79°35'16"E	372.90
C8	800.00	112.74	8°04'27"	S89°28'17"E	112.64
C9	825.00	116.26	8°04'27"	S89°28'17"E	116.16
C10	400.00	238.35	34°08'30"	N76°26'16"W	234.84
C11	400.00	144.39	20°40'57"	N49°01'32"W	143.61
C12	375.00	350.74	53°35'22"	N66°42'50"W	338.10
C13	400.00	93.28	13°21'41"	N32°00'13"W	93.07
C14	70.00	62.12	50°50'31"	N14°29'54"W	60.10
C15	60.00	76.32	72°53'01"	S25°31'09"E	71.28



LEGEND

- BOUNDARY LINE
- - - EASEMENT
- - - ADJACENT BOUNDARIES
- C — CENTERLINE ROAD
- LOT LINES
- FL SEASONAL SWALE
- COMPUTATION POINT
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- DOC. 2013-0032834 (6)
- DOC. 2000-0041615 (7)

GALGANI/ KLEIN
 TRACT 1 R.S. 17-123
 DOC. 2013-0042638

SORACCO TRUST
 DOC. 2007-0036791

STOKES/ ELISSAGARAY
 DOC. 2003-0012999

LEGEND

- BOUNDARY LINE
- - - EASEMENT
- - - ADJACENT BOUNDARIES
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LINE TABLE		
LINE	BEARING	DIST.
L10	N86°29'29"E	181.20
L12	N03°30'31"W	25.00
L13	N86°29'29"E	169.19
L14	S67°27'14"E	90.00
L15	S67°27'14"E	30.00
L16	S67°27'14"E	60.00

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	400.00	238.35	34°08'30"	N76°26'16"W	234.84
C11	400.00	144.39	20°40'57"	N49°01'32"W	143.61
C13	400.00	93.28	13°21'41"	N32°00'13"W	93.07
C16	425.00	261.71	35°16'55"	N75°52'03"W	257.59
C17	425.00	151.85	20°28'15"	N47°59'29"W	151.04
C18	425.00	7.32	00°59'15"	N37°15'44"W	7.32
C19	70.00	45.98	37°37'52"	S55°35'03"E	45.15
C20	60.00	101.52	96°56'45"	N25°55'36"W	89.84
C21	60.00	100.00	95°29'35"	N70°17'33"E	88.82

BLACKHAWK ESTATES

A RURAL SUBDIVISION
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 BEING PARCEL 3 OF P.M. 47-138
 COUNTY OF EL DORADO, CALIFORNIA
 MARCH 2018 SCALE: 1" = 100'
 SHEET 4 OF 4

BASIS OF BEARINGS

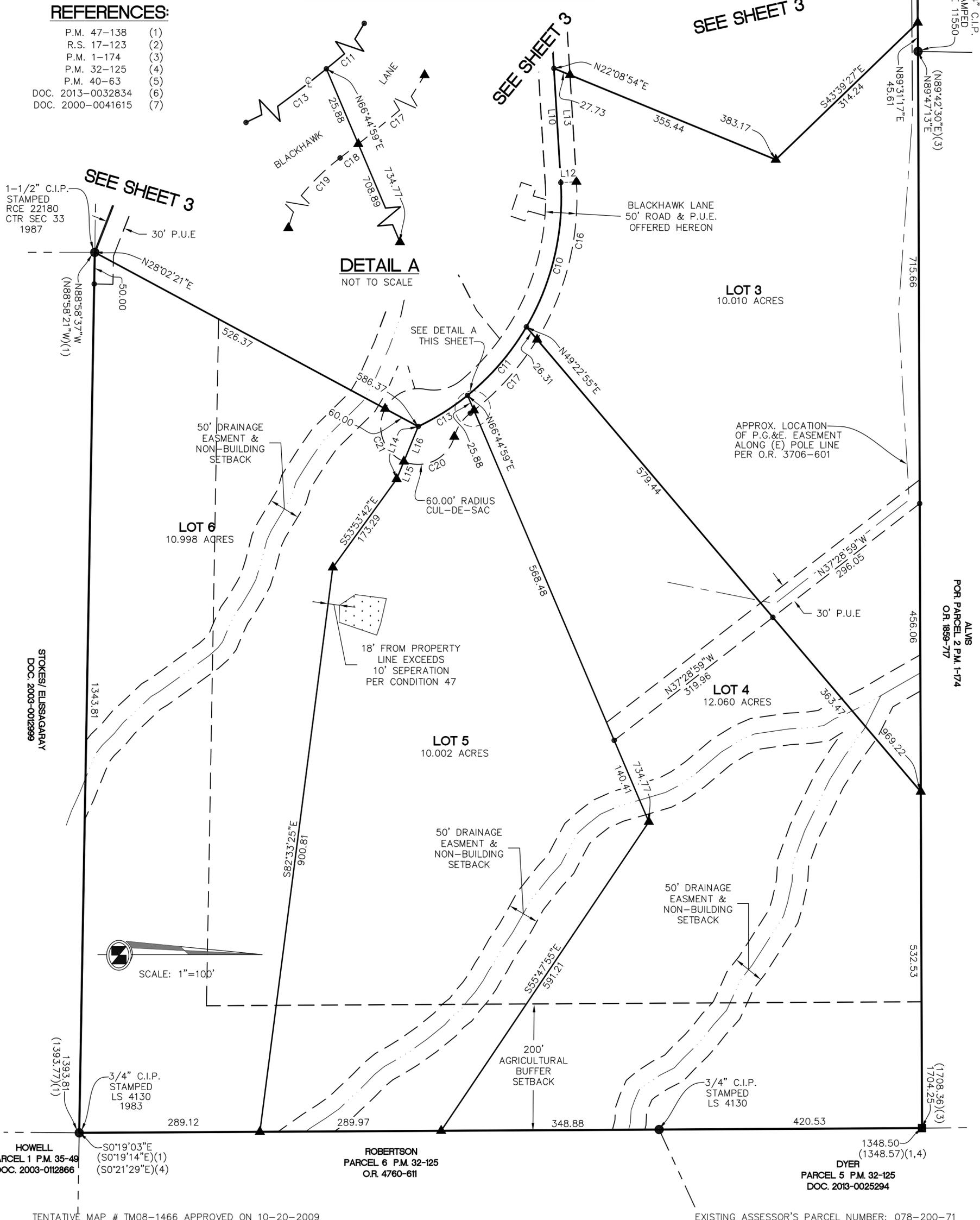
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- DOC. 2013-0032834 (6)
- DOC. 2000-0041615 (7)

SEE SHEET 3

SEE SHEET 3



TENTATIVE MAP # TM08-1466 APPROVED ON 10-20-2009

EXISTING ASSESSOR'S PARCEL NUMBER: 078-200-71

Verification Conformance to Conditions of Approval

The following details the conditions of approval for the Blackhawk Estates Tentative Subdivision Map as approved on October 2009 (original map) and November 2016 (time extension map). As applicable, each condition is substantiated with a response verifying conformance.

1. This tentative subdivision map is based upon and limited to compliance with the project description, the Staff Report hearing exhibits marked Exhibits A-0 (to include new Revised Exhibits B and D submitted under Staff Memo dated August 10, 2009) and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Rezone from Exclusive Agricultural (AE) to Estate Residential Five-Acre (RE-5) and Estate Residential Ten-Acre (RE-10) for APN 078-200-71;

Tentative Subdivision Map for APN 078-200-71 to subdivide the property into 9 single-family residential parcels ranging in size from 5 to 12.060 acres. All lots will be served by public water and individual septic systems. The following table is a breakdown of the interior of the subdivision and the approved lots:

Blackhawk Estates TM Lot Area Summary

Lot Number	Gross Area (Total lot area in acres)	December 2016 (Gross Area)
1	5.92	5.653
2	5.00	5.469
3	10.003	10.007
4	11.09	12.060
5	10.73	10.002
6	10.81	10.998
7	10.68	10.004
8	5.04	5.020
9	5.1	5.170

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape

and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Response: Condition satisfied. A determination of substantial conformance was made in December 2016 due to a minor reconfiguration of the lots. The lot count remained unchanged and the range of allowable parcel sizes was not exceeded. The table above includes the individual changes to parcel sizes as outlined in the Determination of Substantial Conformance in 2016. The rest of this condition is acknowledged and a response is not necessary.

Conditions from the Mitigated Negative Declaration

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

2. [MM Bio 1] A 25-foot setback from the edge of SW-1 and a 50-foot setback from the edge SW-2 shall be recorded on the final map as shown on the Biological Resource Study for Blackhawk Estates prepared by Sierra Ecosystem Associates on January 21, 2008. No development shall occur within the setback area. The identification shall be made on the final map, Site Plan Review, grading and building plans where applicable.

Monitoring: Prior to filing of final map, Site Plan Review (SPR), grading and/or building plan approval, Development Services shall verify that the identification has been made on the final map, Site Plan Review, grading and building plans where applicable. The setback lines shall be shown on any submitted development plans submitted for the grading permit and Development Services shall verify this prior to issuance of any grading permit.

Response: Condition satisfied. SW-1 and SW-2 are labeled on the final map sheets.

3. [MM Bio 7] A Streambed Alteration Agreement shall be obtained from CDFG, if applicable, pursuant to Section 1602 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures would be developed in coordination with CDFG in the context of the 1602 agreement process. Authorization prior to placement of any fill is required from the Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat. This authorization may require mitigation as deemed necessary by the Corps of Engineers.

Monitoring: The applicant shall provide a copy of the 1602 permit to Planning Services prior to issuance of the grading permit.

Response: Condition satisfied. This condition has been satisfied at the moment but shall still apply in the future for each stream crossing or any other activities affecting the bed, band, or associated riparian vegetation of any stream on the site.

4. [MM Bio 7] A bottomless arch culvert shall be installed in place of a standard culvert where the access road crosses the ephemeral drainage upstream of SW-1. Flow dissipation structures shall be placed at the outfall of the culvert to moderate additional sheet flow collected in the drainage as a result of increased hardscaping from the project.
Monitoring: The features shall be shown on improvement plans submitted to the DOT. Improvements plan shall be approved by the DOT prior to finaling of the map.

Response: Condition is not applicable. The tentative map was changed so that the road did not cross the ephemeral drainage upstream of SW-1.

Planning Services Site Specific and Standard Conditions

5. The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.

Response: Condition satisfied. The tentative subdivision map had an original expiration date of October 20, 2013 due to state legislation (Assembly Bill AB 208 and 116) the map was automatically extended. The Planning Commission subsequently approved three one-year time extensions on November 10, 2016 that resulted in new expiration date of October 20, 2019.

6. Prior to filing of the Final Map, in accordance with the executed agreement for project processing, all Development Services fees shall be paid.

Response: Condition satisfied. All applicable fees have been paid.

7. The applicant shall submit to Development Services the Department of Fish and Game filing fee and noticing fee prior to filing of the Notice of Determination by the County. No permits shall be issued or final map filed until said fees are paid.

Response: Condition satisfied. These fees have been paid, applicant submitted receipt dated November 09, 2009.

8. Prior to issuance of a grading permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services if deemed necessary prior to issuance of a grading permit for verification of compliance with applicable conditions of approval.

Response: Condition satisfied. The written description and documentation demonstrates the project conforms to the conditions of approval.

9. A water meter award letter from El Dorado Irrigation District or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the parcels created, shall be submitted to Planning Services at the time of filing the Final Map.

Response: Condition satisfied. The applicant submitted an El Dorado Irrigation District (EID) Award Letter dated March 30, 2018 that included a guarantee of water services for 4 out of the 9 proposed lots. One of the lots has an existing well and septic system. The remaining 4 lots water services are guaranteed by the second EID Award Letter dated May 29, 2018. Both of the EID award letters detail the required amount of meters to provide water and sewer service for the subdivision. (See Exhibit F)

10. Pursuant to Section 16.12.090, the project is responsible for parkland dedication which shall be satisfied by park in lieu fees. The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor; upon completion of appraisal, the applicant must pay the park fee, pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, to the General Services Facilities Department, and shall submit the receipt to El Dorado County Development Services with the Final Map application.

Response: Condition satisfied. Receipt invoice in project file.

11. Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

Response: Condition is not applicable.

12. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Development Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Development Services Director.

Response: Acknowledged. No response necessary.

13. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County

may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37. County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.

Response: Acknowledged. No response necessary.

14. The developer shall enter into an agreement with the School Districts to pay the sum of \$8,288.00 per residential unit constructed within the boundaries of the subdivision. The agreement shall provide for an annual adjustment in the fee by the increase in the Engineering News Record Construction Cost Index. This annual adjustment is based upon a base amount of \$8,288.00 as of January 1, 1997. The increase shall be calculated by the Districts as of January 1 of each year and implemented on July 1 of each year. The applicant should contact the County Office of Education prior to the issuance of any building permits to verify the applicable fee at the time of building permit issuance. The fee shall be payable by the owner of record at the time the building permit is issued and the agreement or a notice of restriction shall be recorded on the property to alert subsequent owners of this obligation.

Response: Condition satisfied. The school district supplied a letter announcing they no longer require a Notice of Restriction on the cover page of this subdivision map. The fees will be paid at the time of building permits.

15. Any future El Dorado County native oak tree canopy removed as identified on the improvement plans or for residential development shall be mitigated as specified in the Oak Woodland Management Plan, adopted by the Board of Supervisors on May 6, 2008.

Response: Acknowledged. No response necessary. Any future removal of Oak Trees shall comply with the applicable Oak Woodland Management Plan.

El Dorado County Department of Transportation

16. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map: (the requirements outlined in Table 1 are minimums)

Table 1				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*/ SHOULDER WIDTH	RIGHT OF WAY	EXCEPTIONS/ NOTES
Blackhawk Lane (<i>onsite</i>)	Std Plan 101C	20 ft / 2 ft	50ft	All weather surface capable of sustaining 75,000 lbs. No curb, gutter, or sidewalk is required.

* Road widths are measured from edge of pavement to edge of pavement if no curb (traveled way).

** Non-exclusive road and public utility easements included

Response: Condition satisfied. A design waiver request was made to the Planning Commission to modify the table above under condition #16 to state “20ft/2ft” under the column titled “Road width*/Shoulder Width,” via a staff memo dated June 25, 2009. The Planning Commission approved the modification at the July 23, 2009 hearing. All road improvements have been completed to the satisfaction of the Department of Transportation.

17. **Encroachment Permit:** The applicant shall construct and or verify the roadway encroachment from Blackhawk Lane onto Mt. Aukum Road is consistent with the provisions of County Design Std Plan **103D**. If necessary, the applicant shall obtain an encroachment permit from DOT. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Response: Condition satisfied. All road improvements and encroachments onto Mt. Aukum Road have been completed to the satisfaction of the Department of Transportation.

18. **Off-site Access Improvements:** The applicant shall construct and /or verify that the off-site portion of Blackhawk Lane, from the project boundary to Mt. Aukum Road, meets the requirements of the California Fire Code, Appendix D. The applicant shall provide an exhibit to the DOT, Planning, and the Fire Agency that shows Blackhawk Lane complies with Fire Safe Regulations. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation, including California Fire Code.

19. **Turnaround:** All proposed turnarounds shall be built to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Response: Condition satisfied. The turnaround has been completed to the satisfaction of the Department of Transportation.

DOT Standard Conditions

20. **Easements:** All applicable existing and proposed easements shall be shown on the project plans or final map.

Response: Condition satisfied. All easements are shown on the final map to the satisfaction of the Department of Transportation.

21. **Road & Public Utility Easements:** The applicant shall provide a 50 foot wide non-exclusive road and public utility easement for the on-site access roadway Blackhawk Lane on the final recorded map.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation.

22. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation.

23. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the map.

Response: Condition satisfied. The submitted declaration of covenants, conditions, and restrictions (CCR's) has been reviewed to the satisfaction of the Department of Transportation. This document shall be recorded with the filing of the final map.

24. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation, including the storm water quality message stamped into the concrete.

25. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00

a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation including the prescribed construction hours.

26. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation, including the payment of applicable fees.

27. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation.

28. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation.

29. **Grading Permit / Plan:** If more than 50 cubic yards of earth movement are required for improvements, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation.

30. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation

shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation including the utilization of a sediment control plan.

31. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation.

32. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation.

33. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;

- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation, prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

Response: Condition satisfied. A drainage report was submitted with the improvement plans and it satisfied the condition and received approval from the Department of Transportation.

34. **Drainage, Cross-Lot:** Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.

Response: Condition satisfied. The drainage report was submitted with the improvement plans to the satisfaction of the Department of Transportation. The drainage easements are also addressed in the CC&R's indicating that there shall be no interference with the established drainage patterns of the subdivision.

35. **Drainage Easements:** The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.

Response: Condition satisfied. The final map indicates the location of drainage easements and are to the satisfaction of the Department of Transportation.

36. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this

filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

Response: Condition satisfied to the satisfaction of the Department of Transportation.

37. **Off-site Improvements (Security):** Prior to the filing of a final map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.

Response: Condition satisfied to the satisfaction of the Department of Transportation.

38. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation.

39. **Off-site Access Easements:** The applicant shall provide proof of access to the project site from a State or County maintained road. Said proof shall be provided by and through a “Map Guarantee” which shall be submitted to the County Surveyor’s Office with the first map check for the map.

Response: Condition satisfied. All road improvements have been completed to the satisfaction of the Department of Transportation.

40. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

Response: Condition satisfied to the specifications of the Department of Transportation.

41. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

Response: Acknowledge, the TIM fees shall be paid at the time of building permits.

El Dorado County Fire Protection District

42. The location of fire hydrants and systems for fire flows are to meet the requirements of the El Dorado County Fire Protection District. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district prior to filing of the Final Map.

Response: The subdivision improvements have been completed to the satisfaction of the El Dorado County Fire Protection District.

43. Submit review fee of \$ 300.00 prior to filing of the Final Map.

Response: The subdivision improvements have been completed to the satisfaction of the El Dorado County Fire Protection District, including the applicable review fee.

44. Fire flow for this project is 1,000 gpm @ 20 psi for two hrs for homes less than 3,600 square and 1,500 gpm @ 20 psi for two hrs for homes greater than 3,600 square feet. Documentation from EID (FIL) to show that the system will meet fire flow shall be submitted prior to filing of the Final Map.

Response: The subdivision improvements have been completed to the satisfaction of the El Dorado County Fire Protection District, as indicated in their letter dated March 8, 2018.

45. A fire safe management plan, acceptable to the El Dorado County Fire Protection District and the California Department of Forestry, shall be prepared and implemented. A letter of

compliance with this condition shall be submitted by the fire district to Planning Services prior to filing the map.

Response: The subdivision improvements have been completed and the fire safe management plan, dated February 2, 2018, has been approved to the satisfaction of the El Dorado County Fire Protection District.

County of El Dorado Office of the County Surveyor

46. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.

Response: The final survey monuments have been set to the satisfaction of the County Surveyor's office.

El Dorado County Department of Environmental Management

47. A ten foot separation shall be shown on the final map between the existing septic system and the southern lot line of Lot 5.

Response: Condition satisfied in accordance with the requirements outlined by the County of El Dorado Environmental Management. Existing leach field exceeds 10-foot separation and is 18 feet from property line.

Added by the Board of Supervisors (Development Services Department to Enforce)

48. The final map shall show 200 foot agricultural buffer setbacks from the eastern property line of Lots 4, 5, and 6, as well as from the southern property line of Lot 6.

Response: Condition satisfied. The final map indicates the 200 foot agricultural buffer setback from Lots 4, 5, and 6.



METER AWARD LETTER

2018 APR -3 PM 2:30
RECEIVED
PLANNING DEPARTMENT

This serves as an award for: Date: March 30, 2018

SUBDIVISION PARCEL SPLIT OTHER

APPLICANT/S NAME AND ADDRESS PROJECT NAME, LOCATION & APN

Bruce W. and Diane M. Wirtanen Blackhawk Estates
4250 Blackhawk Lane 9-lot SFR Subdivision
Placerville, CA 95667 APN:078-200-71

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: 4 EDUs (Equivalent Dwelling Unit). (Service purchase for remaining 4 lots to come. Existing service on lot 5).
RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).
WASTEWATER: 0 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No.: 2265DEV / WO 716281
Service Purchase Project No.: 2888SP

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.

Exhibit F



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: May 29, 2018

SUBDIVISION PARCEL SPLIT OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Bruce W. and Diane M. Wirtanen

Blackhawk Estates

4250 Blackhawk Lane

9-lot SFR Subdivision

Placerville, CA 95667

APN: 078-200-71

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: 4 EDUs (Equivalent Dwelling Unit). (**Service previously purchased for 4 lots – see 2888SP.**

Existing service on lot 5).

RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 0 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2265DEV / WO 716281

Service Purchase Project No.: 2915SP

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