

El Dorado County Community Development Agency
Administration and Finance Division

Application to Form a Zone of Benefit

County Service Area No. 9

Shinn Ranch
Zone of Benefit No. 98616

El Dorado County Community Development Agency

Application for Formation of a Zone of Benefit

Within County Service Area No. 9

**Shinn Ranch
Zone of Benefit No. 98616**

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*Alternately, Irrevocable Offers of Dedication may be made with final subdivision maps and are therefore, not included.

1) Application Summary



COUNTY OF EL DORADO

APPLICATION SUMMARY: FORMATION OF A COUNTY SERVICE AREA ZONE OF BENEFIT

Applicant (Project Name): Shinn Ranch

Contact Person: Paul Eblen (Silverado Homes)

Address: 3400 Douglas Blvd, Suite 270
Roseville, CA 95661

Telephone Number: 916.403.2176

Services to be provided: _____ Road improvement/maintenance
(check all that apply) _____ Drainage facility improvement/maintenance
_____ Road and Drainage facility improvement/maintenance
_____ Other (Specify – Must be an authorized service within the County
Service Area and NOT provided by a community services district.
Verify with County Staff prior to submitting application.):

If road or drainage services are indicated above, the status of the property to be served is:

- County owned or property for which there exists an irrevocable offer of dedication to the County.
- Private property, however, 100% of the property owners with a recorded interest in the property to be served have certified their willingness to make irrevocable offers of dedication of the property to the County.

Location of the project (closest major County road intersection and proximity to populated area):

South of Mother Lane Dr./Pleasant Valley Rd. on south
side of Highway 50
Number of parcels in area to be served: current 4 projected 141

Total acreage: 182 +/-

Are there Agricultural Preserves in the area to be served?

- No Yes

Does any part of the area to be served lie within the boundaries of an existing CSD?

- No Yes; name of CSD is: _____

Are any of the proposed services currently provided by the CSD?

- No Yes; type(s) of service: _____

2) Petition Summary



COUNTY OF EL DORADO

PETITION SUMMARY

WE, THE UNDERSIGNED, hereby petition the Board of Supervisors of the County of El Dorado to form a "zone of benefit" within County Service Area 9, pursuant to Article 8 of Title 3, Division 2, Part 2, Chapter 2.5 (formerly Chapter 2.1) of the Government Code.

This petition is made with reverence to the following facts:

A zone of benefit within County Service Area 9 is proposed to be formed by this petition. A legal description setting forth the exterior boundaries of the territory to be included within the zone is attached hereto as Exhibit A, and is depicted in the map attached hereto as Exhibit B.

The reason for forming this zone is (*please state*):

to satisfy condition of approval - TM07-14412.

The purpose of the proposed zone is to provide funding for the following different services:

- Improve and maintain the roads within the boundaries of the proposed zone;
- Improve and maintain the drainage facilities within the boundaries of the proposed zone;
- Other different services (specify):

We request that the costs associated with providing the different services be financed through the following method:

- A special tax, subject to approval by two-thirds of the registered voters within the proposed zone boundaries participating in a mailed ballot election.
- A benefit assessment which shall be levied according to the estimated benefit received by each parcel, subject to approval by a weighted majority of the affected landowners.

The name proposed for the Zone of Benefit is: Shinn Ranch.

We understand that the cost of providing this service will include administrative and miscellaneous costs incurred by the County in providing this service and that such amount shall be determined by the resource usage.

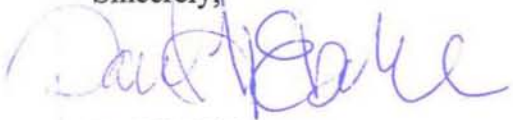
June 22, 2016

Elizabeth Zangari
County of El Dorado
Community Development Agency
Administration and Finance Division
2850 Fairlane Court
Placerville, CA 95667

Re: Shinn Ranch Zone of Benefit Formation

Dear Ms. Zangari,
Silverado Homes, the applicant would like to request to replace the special tax with a benefit assessment as a funding mechanism for the proposed zone of benefit formation. We are currently working on revision to our engineer's report reflecting this change and it will be delivered to you no later than July 6th.

Sincerely,



Paul H. Eblen
Vice President

ADVISORY COMMITTEE

We request that the Board of Supervisors appoint an Advisory Committee to represent the interests of the zone in matters involving the County. We understand that the Board has ultimate discretion in such appointments, and that such advisory body has no authority to make decisions, manage or direct the delivery of services on behalf of the zone. We recommend the following individuals (**identified prior to obtaining signatures**) be appointed to serve on said Committee during the first year:

Name:

Address:

Telephone number:

We understand that the County may not provide maintenance services on property that is not owned by the County or for which there is not an irrevocable offer of dedication to the County. Therefore, we make the following representation:

- The requested service is to be provided on property currently owned by the County or on property for which there exists an irrevocable offer of dedication to the County.
- The signatures on the attached petition represent one hundred percent (100%) of the property owners with an interest in the property to be serviced. By his or her signature on the petition, each property owner agrees to provide the County with an irrevocable offer of dedication of the property to be serviced.
- The requested service and/or additional revenue to be provided is not property related.

For zones formed for other than road and/or drainage facility improvement and maintenance services, the signatures on the attached petition represent:

- Fifty percent (50%) of the registered voters within the zone.
- Property owners of fifty percent (50%) of the assessed value of the land and improvements within the zone boundaries as determined by the current assessment roll.

3) Petition to Form a Zone of Benefit



COUNTY OF EL DORADO

PETITION TO FORM A ZONE OF BENEFIT

Proposed name of zone: Shinn Ranch

INSTRUCTIONS: Provide printed name, signature, assessor's parcel number (APN), address (if none, so state), name of incorporated city or unincorporated community, and date the petition is signed. If signatory is not registered to vote at the listed parcel, provide the address where registered to vote. If signatory is not registered to vote in El Dorado County, signature must be notarized and a Certificate of Acknowledgement attached.

| | |
|---|---|
| YOUR SIGNATURE ON THIS PETITION INDICATES YOUR WILLINGNESS TO PROVIDE THE COUNTY WITH AN IRREVOCABLE OFFER OF DEDICATION FOR THE EASEMENTS TO BE MAINTAINED. YOUR SIGNATURE ON THIS FORM DOES NOT CONSTITUTE SUCH AN OFFER. | |
| Name (print): <u>Thomas Edson Shinn</u> | APN: <u>331.620.04, 05, 13 + 30</u> |
| Signature: ✓ <u>[Signature]</u> | Date: ✓ <u>9/21/15</u> |
| Address where registered to vote (if different than APN address): <u>5725 Mother Lode Drive Placerville, CA 95667</u> | APN address: <u>5550 Mother Lode Drive Placerville, CA 95667</u> |
| Signature Verification (by Registrar of Voters) | |
| Name (print): <u>Linda Lou Fine</u> | APN: <u>331.620.04, 05, 13 + 30</u> |
| Signature: ✓ <u>[Signature]</u> | Date: ✓ <u>11/9/15</u> |
| Address where registered to vote (if different than APN address): <u>P.O. Box 9 Fiddletown, CA 95667</u> | APN address: <u>5550 Mother Lode Drive Placerville, CA 95667</u> |
| Signature Verification (by Registrar of Voters) | |
| Name (print): <u>Shinn Ranch, Inc</u> | APN: <u>331.070.01</u> |
| Signature: ✓ <u>[Signature] Pres.</u> | Date: ✓ <u>9/21/15</u> |
| Address where registered to vote (if different than APN address): <u>5725 Mother Lode Drive Placerville, CA 95667</u> | APN address: |
| Signature Verification (by Registrar of Voters) | |
| Name (print): | APN: |
| Signature: | Date: |
| Address where registered to vote (if different than APN address): | APN address: |
| Signature Verification (by Registrar of Voters) | |

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.

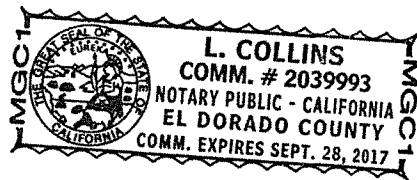
State of CA)
County of El Dorado) ss.

On 9-21-15 before me, L. Collins
Notary Public personally appeared Thomas E. Shin

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE [Handwritten Signature]



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Sacramento)

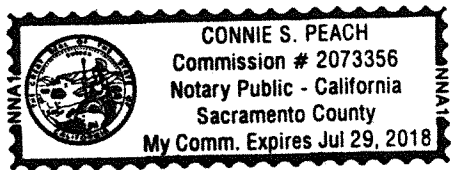
On 11.9.15 before me, Connie S. Peach, notary public
Date Here Insert Name and Title of the Officer

personally appeared Linda Lou Fine
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Connie S. Peach
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

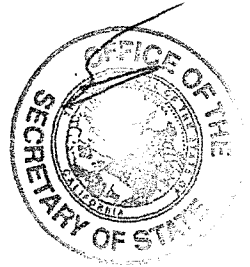
Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

State of California
Secretary of State



I, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

JUN 08 2005

A handwritten signature in cursive script, appearing to read "Bruce McPherson".

BRUCE McPHERSON
Secretary of State

ARTICLES OF INCORPORATION

JUN 08 2005

OF

SHINN RANCH, INC.

I

The name of this corporation is **SHINN RANCH, INC.**

II

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

III

The name and address in the State of California of this corporation's initial agent for service of process is:

Thomas Shinn
4880 Kingvale
El Dorado, CA 95623

IV


This corporation is authorized to issue only one class of shares of stock, designated "common stock"; and the total number of shares which this corporation is authorized to issue is 100,000

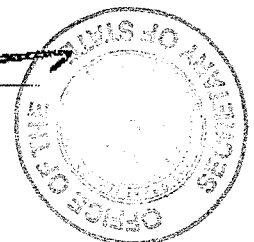
V

The liability of the directors of the corporation for monetary damages shall be eliminated to the fullest extent permissible under California law.

The corporation is authorized to provide indemnification of agents (as defined in Section 317 of the California Corporations Code) for breach of duty to the corporation and shareholders through bylaw provisions or through agreements with the agents, or both, in excess of the indemnification otherwise permitted by Section 317 of the California Corporations Code, subject to the limits on such excess indemnification set forth in Section 204 of the California Corporations Code.

Dated: June 7, 2005


Pat Alan Turner, Incorporator



BY-LAWS
OF
SHINN RANCH INC.
A CALIFORNIA CORPORATION

ARTICLE I
OFFICES

Section 1. PRINCIPAL OFFICE. The principal office for the transaction of business of the corporation is hereby fixed and located at 4880 Kingvale, City of El Dorado, County of El Dorado, State of California. The location may be changed by approval of a majority of the authorized Directors, and additional offices may be established and maintained at such other place or places, either within or without California, as the Board of Directors may from time to time designate.

Section 2. OTHER OFFICES. Branch or subordinate offices may at any time be established by the Board of Directors at any place or places where the corporation is qualified to do business.

ARTICLE II
DIRECTORS – MANAGEMENT

Section 1. RESPONSIBILITY OF BOARD OF DIRECTORS. Subject to the provisions of the General Corporation Law and to any limitations in the Articles of Incorporation of the corporation relating to action required to be approved by the Shareholders, as that term is defined in Section 153 of the California Corporations Code, or by the outstanding shares, as that term is defined in Section 152 of the Code, the business and affairs of the corporation shall be managed and all corporate powers shall be exercised by or under the direction of the Board of Directors. The Board may delegate the management of the day-to-day operation of the business of the corporation to a management company or other person, provided that the business and affairs of the corporation shall be managed and all corporate powers shall be exercised under the ultimate direction of the Board.

Section 2. STANDARD OF CARE. Each Director shall perform the duties of a Director, including the duties as a member of any committee of the Board upon which the Director may serve, in good faith, in a manner such Director believes to be in the best interests of the corporation, and with such care, including reasonable inquiry, as an ordinary prudent person in a like position would use under similar circumstances. (Sec. 309)

Section 3. EXCEPTION FOR CLOSE CORPORATION. Notwithstanding the provisions of Section 1, in the event that this corporation shall elect to become a close corporation as defined in Sec. 158, its Shareholders may enter into a Shareholders' Agreement as defined in Sec. 186. Said Agreement may provide for the

exercise of corporate powers and the management of the business and affairs of this corporation by the Shareholders provided, however, such agreement shall, to the extent and so long as the discretion or the powers of the Board in its management of corporate affairs is controlled by such agreement, impose upon each Shareholder who is a party thereof, liability for managerial acts performed or omitted by such person pursuant thereto otherwise imposed upon Directors as provided in Sec. 300 (d); and the Directors shall be relieved to that extent from such liability.

Section 4. NUMBER AND QUALIFICATION OF DIRECTORS. The authorized number of Directors shall be three (3) until changed by a duly adopted amendment to the Articles of Incorporation or by an amendment to this by-law adopted by the vote or written consent of holders of a majority of the outstanding shares entitled to vote, as provided in Sec. 212.

Section 5. ELECTION AND TERM OF OFFICE OF DIRECTORS. Directors shall be elected at each annual meeting of the Shareholders to hold office until the next annual meeting. Each Director, including a Director elected to fill a vacancy, shall hold office until the expiration of the term for which elected and until a successor has been elected and qualified.

Section 6. VACANCIES. Vacancies in the Board of Directors may be filled by a majority of the remaining Directors, though less than a quorum, or by a sole remaining Director, except that a vacancy created by the removal of a Director by the vote or written consent of the Shareholders or by court order may be filled only by the vote of a majority of the shares entitled to vote represented at a duly held meeting at which a quorum is present, or by the written consent of holders of a majority of the outstanding shares entitled to vote. Each Director so elected shall hold office until the next annual meeting of the Shareholders and until a successor has been elected and qualified.

A vacancy or vacancies in the Board of Directors shall be deemed to exist in the event of the death, resignation, or removal of any Director, or if the Board of Directors by resolution declares vacant the office of a Director who has been declared of unsound mind by an order of court or convicted of a felony, or if the authorized number of Directors is increased, or if the shareholders fail, at any meeting of shareholders at which any Director or Directors are elected, to elect the number of Directors to be voted for at that meeting.

The Shareholders may elect a Director or Directors at any time to fill any vacancy or vacancies not filled by the Directors, but any such election by written consent shall require the consent of a majority of the outstanding shares entitled to vote.

No reduction of the authorized number of Directors shall have the effect of removing any Director before that Director's term of office expires.

Section 7. REMOVAL OF DIRECTORS. The entire Board of Directors or any individual Director may be removed from office as provided by Secs. 302, 303, and 304 of the Corporations Code of the State of California. In such case, the remaining Board members may elect a successor Director to fill such vacancy for the remaining unexpired term of the Director so removed.

Section 8. NOTICE, PLACE AND MANNER OF MEETINGS. Meetings of the Board of Directors may be called by the Chairman of the Board, or the President, or any Vice President, or the Secretary, or any two (2) Directors and shall be held at the principal executive office of the corporation, unless some other place is designated in the notice of the meeting. Members of the Board may participate in a meeting through use of a conference telephone or similar communications equipment so long as all members participating in such a meeting can hear one another. Accurate minutes of any meeting of the Board or any committee thereof, shall be maintained as required by Sec. 1500 of the Code by the Secretary or other Officer designated for that purpose.

Section 9. ORGANIZATION MEETINGS. The organization meeting of the Board of Directors shall be held immediately following the adjournment of the annual meetings of the Shareholders.

Section 10. OTHER REGULAR MEETINGS. Regular meetings of the Board of Directors shall be held at the corporate offices, or such other place as may be designated by the Board of Directors, as follows:

Time of Regular Meeting: 10:30 a.m.
Date of Regular Meeting: July 21

If said day shall fall upon a holiday, such meetings shall be held on the next succeeding business day thereafter. No notice need to be given of such regular meetings.

Section 11. SPECIAL MEETINGS – NOTICES – WAIVERS. Special meetings of the Board of Directors may be called at any time by any of the aforesaid officers, i.e., by the Chairman of the Board or the President or any Vice President or the Secretary or any two (2) Directors.

At least forty-eight (48) hours notice of the time and place of special meetings shall be delivered personally to the Directors or personally communicated to them by a corporate Officer by telephone or telegraph. If the notice is sent to a Director by letter, it shall be addressed to him or her at his or her address as it is shown upon the records of the corporation, or if it is not so shown on such records or is not readily ascertainable, at the place in which the meetings of the Directors are regularly held. In case such notice is mailed, it shall be deposited in the United States mail, postage prepaid, in the place in which the principal executive office of the corporation is located at least four (4) days prior to the time of the holding of the meeting. Such mailing,

telegraphing, telephoning or delivery as above provided shall be due, legal and personal notice to such Director.

When all the Directors are present at any Directors' meeting, however called or noticed, and either (i) sign a written consent thereto on the records of such meeting, or, (ii) if a majority of the Directors are present and if those not present sign a waiver of notice of such meeting or a consent to holding the meeting or an approval of the minutes thereof, whether prior to or after the holding of such meeting, which said waiver, consent or approval shall be filed with the Secretary of the corporation, or, (iii) if a Director attends a meeting without notice but without protesting, prior thereto or at its commencement, the lack of notice, then the transactions thereof are as valid as if had at a meeting regularly called and noticed.

Section 12. SOLE DIRECTOR PROVIDED BY ARTICLES OF INCORPORATION OR BY-LAWS. In the event only one (1) Director is required by the By-Laws or Articles of Incorporation, then any reference herein to notices, waivers, consents, meetings, or other actions by a majority or quorum of the Directors shall be deemed to refer to such notice, waiver, etc., by such sole Director, who shall have all the rights and duties and shall be entitled to exercise all of the powers and shall assume all the responsibilities otherwise herein described as given to a Board of Directors.

Section 13. DIRECTORS ACTION BY UNANIMOUS WRITTEN CONSENT. Any action required or permitted to be taken by the Board of Directors may be taken without a meeting and with the same force and effect as if taken by a unanimous vote of Directors, if authorized by a writing signed individually or collectively by all members of the Board. Such consent shall be filed with the regular minutes of the Board.

Section 14. QUORUM. A majority of the number of Directors as fixed by the Articles of Incorporation or By-Laws shall be necessary to constitute a quorum for the transaction of business, and the action of a majority of the Directors present at any meeting at which there is a quorum, when duly assembled, is valid as a corporate act; provided that a minority of the Directors, in the absence of a quorum, may adjourn from time to time, but may not transact any business. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of Directors, if any action taken is approved by a majority of the required quorum for such meeting.

Section 15. NOTICE OF ADJOURNMENT. Notice of the time and place of holding an adjourned meeting need not be given to absent Directors if the time and place be fixed at the meeting adjourned and held within twenty-four (24) hours, but if adjourned more than twenty-four (24) hours, notice shall be given to all Directors not present at the time of the adjournment.

Section 16. COMPENSATION OF DIRECTORS. Directors, as such, shall not receive any stated salary for their services, but by resolution of the Board a fixed sum and expense of attendance, if any, may be allowed for attendance at each regular and special meeting of the Board; provided that nothing herein contained shall be construed

to preclude any Director from serving the corporation in any other capacity and receiving compensation therefor.

Section 17. COMMITTEES. Committees of the Board may be appointed by resolution passed by a majority of the whole Board. Committees shall be composed of two (2) or more members of the Board, and shall have such powers of the Board as may be expressly delegated to it by resolution of the Board of Directors, except those powers expressly made non-delegable by Sec. 311.

Section 18. ADVISORY DIRECTORS. The Board of Directors from time to time may elect one or more persons to be Advisory Directors who shall not by such appointment be members of the Board of Directors. Advisory Directors shall be available from time to time to perform special assignments specified by the President, to attend meetings of the Board of Directors upon invitation and to furnish consultation to the Board. The period during which the title shall be held may be prescribed by the Board of Directors. If no period is prescribed, the title shall be held at the pleasure of the Board.

Section 19. RESIGNATIONS. Any Director may resign effective upon giving written notice to the Chairman of the Board, the President, the Secretary or the Board of Directors of the corporation, unless the notice specifies a later time for the effectiveness of such resignation. If the resignation is effective at a future time, a successor may be elected to take office when the resignation becomes effective.

ARTICLE III OFFICERS

Section 1. OFFICERS. The Officers of the corporation shall be a President, a Secretary, and a Chief Financial Officer. The corporation may also have, at the discretion of the Board of Directors, a Chairman of the Board, one or more Vice Presidents, one or more Assistant Secretaries, one or more Assistant Treasurers, and such other Officers as may be appointed in accordance with the provisions of Section 3 of this Article III. Any number of offices may be held by the same person.

Section 2. ELECTION. The Officers of the corporation, except such Officers as may be appointed in accordance with the provisions of Section 3 or Section 5 of this Article, shall be chosen annually by the Board of Directors, and each shall hold office until he or she shall resign or shall be removed or otherwise disqualified to serve, or a successor shall be elected and qualified.

Section 3. SUBORDINATE OFFICERS, ETC. The Board of Directors may appoint such other Officers as the business of the corporation may require, each of whom shall hold office for such period, have such authority and perform such duties as are provided in the By-Laws or as the Board of Directors may from time to time determine.

Section 4. REMOVAL AND RESIGNATION OF OFFICERS. Subject to the rights, if any, of an Officer under any contract of employment, any Officer may be removed, either with or without cause, by the Board of Directors, at any regular or special meeting to the Board, or, except in case of an Officer chosen by the Board of Directors, by any Officer upon whom such power of removal may be conferred by the Board of Directors.

Any Officer may resign at any time by giving written notice to the corporation. Any resignation shall take effect at the date of the receipt of that notice or at any later time specified in that notice; and unless otherwise specified in that notice, the acceptance of the resignation shall not be necessary to make it effective. Any resignation is without prejudice to the rights, if any, of the corporation under any contract to which the Officer is a party.

Section 5. VACANCIES. A vacancy in any office because of death, resignation, removal, disqualification or any other cause shall be filled in the manner prescribed in the By-Laws for regular appointments to that office.

Section 6. CHAIRMAN OF THE BOARD. The Chairman of the Board, if such an officer be elected, shall, if present, preside at meetings of the Board of Directors and exercise and perform such other powers and duties as may be from time to time assigned by the Board of Directors or prescribed by the By-Laws. If there is no President, the Chairman of the Board shall in addition be the Chief Executive Officer of the corporation and shall have the powers and duties prescribed in Section 7 of this Article III.

Section 7. PRESIDENT. Subject to such supervisory powers, if any, as may be given by the Board of Directors to the Chairman of the Board, if there be such an Officer, the President shall be the Chief Executive Officer of the corporation and shall, subject to the control of the Board of Directors, have general supervision, direction and control of the business and Officers of the corporation. He or she shall preside at all meetings of the Shareholders and in the absence of the Chairman of the Board, or if there be none, at all meetings of the Board of Directors. The President shall be ex officio a member of all the standing committees, including the Executive Committee, if any, and shall have the general powers and duties of management usually vested in the office of President of a corporation, and shall have such other powers and duties as may be prescribed by the Board of Directors or the By-Laws.

Section 8. VICE PRESIDENT. In the absence or disability of the President, the Vice Presidents, if any, in order of their rank as fixed by the Board of Directors, or if not ranked, the Vice President designated by the Board of Directors, shall perform all the duties of the President, and when so acting shall have all the powers of, and be subject to, all the restrictions upon, the President. The Vice Presidents shall have such other powers and perform such other duties as from time to time may be prescribed for them respectively by the Board of Directors or the By-Laws.

Section 9. SECRETARY. The Secretary shall keep, or cause to be kept, a book of minutes at the principal office or such other place as the Board of Directors may order, of all meetings of Directors and Shareholders, with the time and place of holding, whether regular or special, and if special, how authorized, the notice thereof given, the names of those present at Directors' meetings, the number of shares present or represented at Shareholders' meetings and the proceedings thereof.

The Secretary shall keep, or cause to be kept, at the principal office or at the office of the corporation's transfer agent, a share register, or duplicate share register, showing the names of the Shareholders and their addresses; the number and classes of shares held by each; the number and date of certificates issued for the same; and the number and date of cancellation of every certificate surrendered for cancellation.

The Secretary shall give, or cause to be given, notice of all the meetings of the Shareholders and of the Board of Directors required by the By-Law or by law to be given. He or she shall keep the seal of the corporation in safe custody, and shall have such other powers and perform such other duties as may be prescribed by the Board of Directors or by the By-Laws.

Section 10. CHIEF FINANCIAL OFFICER. The Chief Financial Officer shall keep and maintain, or cause to be kept and maintained in accordance with generally accepted accounting principles, adequate and correct accounts of the properties and business transactions of the corporation, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital, earnings (or surplus) and shares. The books of account shall at all reasonable times be open to inspection by any Director.

This Officer shall deposit all moneys and other valuables in the name and to the credit of the corporation with such depositaries as may be designated by the Board of Directors. He or she shall disburse the funds of the corporation as may be ordered by the Board of Directors, shall render to the President and Directors, whenever they request it, an account of all of his or her transactions and of the financial condition of the corporation, and shall have such other powers and perform such other duties as may be prescribed by the Board of Directors or the By-Laws.

ARTICLE IV SHAREHOLDERS' MEETINGS

Section 1. PLACE OF MEETINGS. All meetings of the Shareholders shall be held at the principal executive office of the corporation unless some other appropriate and convenient location be designated for that purpose from time to time by the Board of Directors.

Section 2. ANNUAL MEETINGS. The annual meetings of the Shareholders shall be held, each year, at the time and on the day following:

Time of Meeting: 10:30 a.m.
Date of Meeting: July 21

If this day shall be a legal holiday, then the meeting shall be held on the next succeeding business day, at the same hour. At the annual meeting, the Shareholders shall elect a Board of Directors, consider reports of the affairs of the corporation and transact such other business as may be properly brought before the meeting.

Section 3. SPECIAL MEETINGS. Special meetings of the Shareholders may be called at any time by the Board of Directors, the Chairman of the Board, the President, a Vice President, the Secretary, or by one or more Shareholders holding not less than one-tenth (1/10) of the voting power of the corporation. Except as next provided, notice shall be given as for the annual meeting.

Upon receipt of a written request addressed to the Chairman, President, Vice President, or Secretary, mailed or delivered personally to such Officer by any person (other than the Board) entitled to call a special meeting of Shareholders, such Officer shall cause notice to be given, to the Shareholders entitled to vote, that a meeting will be held at a time requested by the person or persons calling the meeting, not less than thirty-five (35) nor more than sixty (60) days after the receipt of such request. If such notice is not given within twenty (20) days after receipt of such request, the persons calling the meeting may give notice thereof in the manner provided by these By-Laws or apply to the Superior Court as provided in Sec. 305 (c).

Section 4. NOTICE OF MEETINGS – REPORTS. Notice of meetings, annual or special, shall be given in writing not less than ten (10) nor more than sixty (60) days before the date of the meeting to Shareholders entitled to vote thereat. Such notice shall be given by the Secretary or the Assistant Secretary, or if there be no such Officer, or in the case of his or her neglect or refusal, by any Director or Shareholder.

Such notices or any reports shall be given personally or by mail or other means of written communication as provided in Sec. 601 of the Code and shall be sent to the Shareholder's address appearing on the books of the corporation, or supplied by him or her to the corporation for the purpose of notice, and in the absence thereof, as provided in Sec. 601 of the Code.

Notice of any meeting of Shareholders shall specify the place, the day and the hour of meeting, and (1) in case of a special meeting, the general nature of the business to be transacted and no other business may be transacted, or (2) in the case of an annual meeting, those matters which the Board at date of mailing, intends to present for action by the Shareholders. At any meetings where Directors are to be elected, notice shall include the names of the nominees, if any, intended at date of notice to be presented by management for election.

If a Shareholder supplies no address, notice shall be deemed to have been given if mailed to the place where the principal executive office of the corporation, in California, is situated, or published at least once in some newspaper of general circulation in the County of said principal office.

Notice shall be deemed given at the time it is delivered personally or deposited in the mail or sent by other means of written communication. The Officer giving such notice or report shall prepare and file an affidavit or declaration thereof.

When a meeting is adjourned for forty-five (45) days or more, notice of the adjourned meeting shall be given as in case of an original meeting. Save, as aforesaid, it shall not be necessary to give any notice of adjournment or of the business to be transacted at an adjourned meeting other than by announcement at the meeting at which such adjournment is taken.

Section 5. WAIVER OF NOTICE OR CONSENT BY ABSENT SHAREHOLDERS. The transactions of any meeting of Shareholders, however called and noticed, shall be valid as though had at a meeting duly held after regular call and notice, if a quorum be present either in person or by proxy, and if, either before or after the meeting, each of the Shareholders entitled to vote, not present in person or by proxy, sign a written waiver of notice, or a consent to the holding of such meeting or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of the meeting. Attendance shall constitute a waiver of notice, unless objection shall be made as provided in Sec. 601 (e).

Section 6. SHAREHOLDERS ACTING WITHOUT A MEETING – DIRECTORS. Any action which may be taken at a meeting of the Shareholders, may be taken without a meeting or notice of meeting if authorized by a writing signed by all of the Shareholders entitled to vote at a meeting for such purpose, and filed with the Secretary of the corporation, provided, further, that while ordinarily Directors can only be elected by unanimous written consent under Sec. 603 (d), if the Directors fail to fill a vacancy, then a Director to fill that vacancy may be elected by the written consent of persons holding a majority of shares entitled to vote for the election of Directors.

Section 7. OTHER ACTIONS WITHOUT A MEETING. Unless otherwise provided in the California Corporations Code or the Articles, any action which may be taken at any annual or special meeting of Shareholders may be taken without a meeting and without prior notice, if a consent in writing, setting forth the action so taken, signed by the holders of outstanding shares having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting at which all shares entitled to vote thereon were present and voted.

Unless the consents of all Shareholders entitled to vote have been solicited in writing,

(1) Notice of any Shareholder approval pursuant to Secs. 310, 317, 1201 or 2007 without a meeting by less than unanimous written consent shall be

given at least ten (10) days before the consummation of the action authorized by such approval, and

(2) Prompt notice shall be given of the taking of any other corporate action approved by Shareholders without a meeting by less than unanimous written consent, to each of those Shareholders entitled to vote who have not consented in writing.

Any Shareholder giving a written consent, or the Shareholder's proxyholders, or a transferee of the shares of a personal representative of the Shareholder or their respective proxyholders, may revoke the consent by a writing received by the corporation prior to the time that written consents of the number of shares required to authorize the proposed action have been filed with the Secretary of the corporation, but may not do so thereafter. Such revocation is effective upon its receipt by the Secretary of the corporation.

Section 8. QUORUM. The holders of a majority of the shares entitled to vote thereat, present in person, or represented by proxy, shall constitute a quorum at all meetings of the Shareholders for the transaction of business except as otherwise provided by law, by the Articles of Incorporation, or by these By-Laws. If, however, such majority shall not be present or represented at any meeting of the Shareholders, the Shareholders entitled to vote thereat, present in person, or by proxy, shall have the power to adjourn the meeting from time to time, until the requisite amount of voting shares shall be present. At such adjourned meeting at which the requisite amount of voting shares shall be represented, any business may be transacted which might have been transacted at a meeting as originally notified.

If a quorum be initially present, the Shareholders may continue to transact business until adjournment, notwithstanding the withdrawal of enough Shareholders to leave less than a quorum, if any action taken is approved by a majority of the Shareholders required to initially constitute a quorum.

Section 9. VOTING. Only person in whose names shares entitled to vote stand on the stock records of the corporation on the day of any meeting of Shareholder, unless some other day be fixed by the Board of Directors for the determination of Shareholders of record, and then on such other day, shall be entitled to vote at such meeting.

Provided the candidate's name has been placed in nomination prior to the voting and one or more Shareholder has given notice at the meeting prior to the voting of the Shareholder's intent to cumulate the Shareholder's votes, every Shareholder entitled to vote at any election for Directors of any corporation for profit may cumulate their votes and give one candidate a number of votes equal to the number of Directors to be elected multiplied by the number of votes to which his or her shares are entitled, or distribute his or her votes on the same principle among as many candidates as he or she thinks fit.

The candidates receiving the highest number of votes up to the number of Directors to be elected are elected.

The Board of Directors may fix a time in the future not exceeding sixty (60) days preceding the date of any meeting of Shareholders or the date fixed for the payment of any dividend or distribution, or for the allotment or rights, or when any change or conversion or exchange of shares shall go into effect, as a record date for the determination of the Shareholders entitled to notice of and to vote at any such meeting, or entitled to receive any such dividend or distribution, or any allotment of rights, or to exercise the rights in respect to any such change, conversion or exchange of shares. In such case only Shareholders of record on the date so fixed shall be entitled to notice of and to vote at such meeting, or to receive such dividends, distribution or allotment of rights, or to exercise such rights, as the case may be notwithstanding any transfer of any share on the books of the corporation after any record date fixed as aforesaid. The Board of Directors may close the books of the corporation against transfers of shares during the whole or any part of such period.

Section 10. PROXIES. Every Shareholder entitled to vote, or to execute consents, may do so, either in person or by written proxy, executed in accordance with the provisions of Secs. 604 and 705 of the Code and filed with the Secretary of the corporation.

Section 11. ORGANIZATION. The President, or in the absence of the President, any Vice President, shall call the meeting of the Shareholders to order, and shall act as chairman of the meeting. In the absence of the President and all of the Vice Presidents, Shareholders shall appoint a chairman for such meeting. The Secretary of the corporation shall act as Secretary of all meetings of the Shareholders, but in the absence of the Secretary at any meeting of the Shareholders, the presiding Officer may appoint any person to act as Secretary of the meeting.

Section 12. INSPECTORS OF ELECTION. In advance of any meeting of Shareholders the Board of Directors may, if they so elect, appoint inspectors of election to act at such meeting or any adjournment thereof. If inspectors of election be not so appointed, or if an persons so appointed fail to appear or refuse to act, the chairman of any such meeting may, and on the request of any Shareholder or his or her proxy shall, make such appointment at the meeting in which case the number of inspectors shall be either one (1) or three (3) as determined by a majority of the Shareholders represented at the meeting.

Section 13. (A) SHAREHOLDERS' AGREEMENTS. Notwithstanding the above provisions, in the event this corporation elects to become a close corporation, an agreement between two (2) or more Shareholders thereof, if in writing and signed by the parties thereof, may provide that in exercising any voting rights the shares held by them shall be voted as provided therein or in Sec. 706, and may otherwise modify these provisions as to Shareholders' meetings and actions.

(B) EFFECT OF SHAREHOLDERS' AGREEMENTS. Any Shareholders' Agreement authorized by Sec. 300 (b), shall only be effective to modify the terms of these By-Laws if this corporation elects to become a close corporation with appropriate filing of or amendment to its Articles as required by Sec. 202 and shall terminate when this corporation ceases to be a close corporation. Such an agreement cannot waive or alter Secs. 158, (defining close corporations), 202 (requirements of Articles of Incorporation), 500 and 501 relative to distributions, 111 (merger), 1201 (e) (reorganization) or Chapter 15 (Records and Reports) or 16 (Rights of Inspection), 18 (Involuntary Dissolution) or 22 (Crimes and Penalties). Any other provisions of the Code or these By-Laws may be altered or waived thereby, but to the extent they are not so altered or waived, these By-Laws shall be applicable.

ARTICLE V CERTIFICATES AND TRANSFER OF SHARES

Section 1. CERTIFICATES FOR SHARES. Certificates for shares shall be of such form and device as the Board of Directors may designate and shall state the name of the record holder of the shares represented thereby; its number; date of issuance; the number of shares for which it is issued; a statement of the rights, privileges, preferences and restrictions, if any; a statement as to the redemption or conversion, if any; a statement of liens or restrictions upon transfer or voting, if any; if the shares be assessable or, if assessments are collectible by personal action, a plain statement of such facts.

All certificates shall be signed in the name of the corporation by the Chairman of the Board or Vice Chairman of the Board or the President or Vice President and by the Chief Financial Officer or an Assistant Treasurer or the Secretary or any Assistant Secretary, certifying the number of shares and the class or series of shares owned by the Shareholder.

Any or all of the signatures on the certificate may be facsimile. In case any Officer, transfer agent, or registrar who has signed or whose facsimile signature has been placed on a certificate shall have ceased to be that Officer, transfer agent, or registrar before that certificate is issued, it may be issued by the corporation with the same effect as if that person were an Officer, transfer agent, or registrar at the date of issue.

Section 2. TRANSFER ON THE BOOKS. Upon surrender to the Secretary or transfer agent of the corporation of a certificate for shares duly endorsed or accompanied by proper evidence of succession, assignment or authority to transfer, it shall be the duty of the corporation to issue a new certificate to the person entitled thereto, cancel the old certificate and record the transaction upon its books.

Section 3. LOST OR DESTROYED CERTIFICATES. Any person claiming a certificate of stock to be lost or destroyed shall make an affidavit or affirmation of the fact and shall if the Directors so require, give the corporation a bond of

indemnity, in form and with one or more sureties satisfactory to the Board, in at least double the value of the stock represented by said certificate, whereupon a new certificate may be issued in the same tenor and for the same number of shares as the one alleged to be lost or destroyed.

Section 4. TRANSFER AGENTS AND REGISTRARS. The Board of Directors may appoint one or more transfer agents or transfer clerks, and one or more registrars, which shall be an incorporated bank or trust company, either domestic or foreign, who shall be appointed at such times and places as the requirements of the corporation may necessitate and the Board of Directors may designate.

Section 5. CLOSING STOCK TRANSFER BOOKS – RECORD DATE. In order that the corporation may determine the Shareholders entitled to notice of any meeting or to vote or entitled to receive payment of any dividend or other distribution or allotment of any rights or entitled to exercise any right in respect of any other lawful action, the Board may fix, in advance, a record date, which shall not be more than sixty (60) nor less than ten (10) days prior to the date of such meeting nor more than sixty (60) days prior to any other action.

If no record date is fixed; the record date for determining Shareholders entitled to notice of or to vote at a meeting of Shareholders shall be at the close of business on the business day next preceding the day on which notice is given, or if notice is waived, at the close of business on the business day next preceding the day on which the meeting is held. The record date for determining Shareholders entitled to give consent to corporate action in writing without a meeting, when no prior action by the Board is necessary, shall be the day on which the first written consent is given.

The record date for determining Shareholders for any other purpose shall be at the close of business on the day on which the Board adopts the resolution relating thereto, or the sixtieth (60th) day prior to the date of such other action, whichever is later.

Section 6. LEGEND CONDITION. In the event any shares of this corporation are issued pursuant to a permit or exemption therefrom requiring the imposition of a legend condition, the person or persons issuing or transferring said shares shall make sure said legend appears on the certificate and shall not be required to transfer any shares free of such legend unless an amendment to such permit or new permit be first issued so authorizing such a deletion.

Section 7. CLOSE CORPORATION CERTIFICATES. All certificates representing shares of this corporation, in the event it shall elect to become a close corporation, shall contain the legend required by Sec. 418 (c).

Section 8. PROVISION RESTRICTING TRANSFER OF SHARES.

Before there can be a valid sale or transfer of any of the shares of this corporation by the holders thereof, the holder of the shares to be sold or transferred shall first give notice in writing to the Secretary of this corporation of his or her intention to sell or transfer such shares. Said notice shall specify the number of shares to be sold or transferred, the price per share and the terms upon which such holder intends to make such sale or transfer. The Secretary shall within five (5) days thereafter, mail or deliver a copy of said notice to each of the other Shareholders of record of this corporation. Such notice may be delivered to such Shareholders personally or may be mailed to the last known addresses of such Shareholders, as the same may appear on the books of this corporation. Within fifteen (15) days after the mailing or delivery of said notices to such Shareholders, any such Shareholder or Shareholders desiring to acquire any part or all of the shares referred to in said notice shall deliver by mail or otherwise to the Secretary of this corporation a written offer or offers to purchase a specified number or numbers of such shares at the price and upon the terms stated in said notice.

If the total number of shares specified in such offers exceeds the number of shares referred to in said notice, each offering Shareholder shall be entitled to purchase such proportion of the shares referred to in said notice to the Secretary, as the number of shares of this corporation, which he or she holds bears to the total number of shares held by all Shareholders desiring to purchase the shares referred to in said notice to the Secretary.

If all of the shares referred to in said notice to the Secretary are not disposed of under such apportionment, each Shareholder desiring to purchase shares in a number in excess of his or her proportionate share, as provided above, shall be entitled to purchase such proportion of those shares which remain thus undisposed of, as the total number of shares which he or she holds bears to the total number of shares held by all of the Shareholders desiring to purchase shares in excess of those to which they are entitled under such apportionment.

The aforesaid right to purchase the shares referred to in the aforesaid notice to the Secretary shall apply only if all the shares referred to in said notice are purchased. Unless all of the shares referred to in said notice to the Secretary are purchased, as aforesaid, in accordance with offers made within said fifteen (15) days, the Shareholder desiring to sell or transfer may dispose of all shares of stock referred to in said notice to the Secretary to any person or persons whomsoever; provided, however, that he or she shall not sell or transfer such shares at a lower price or on terms more favorable to the purchaser or transferee than those specified in said notice to the Secretary.

Any sale or transfer, or purported sale or transfer, of the shares of said corporation shall be null and void unless the terms, conditions and provisions of this section are strictly observed and followed.

Section 9. PLEDGED OR HYPOTHECATED SHARES. Any Shareholder desiring to borrow money on or hypothecate any or all of the shares of stock held by such Shareholder shall first mail notice in writing to the Secretary of this corporation of his or her intention to do so. Said notice shall specify the number of shares to be pledged or hypothecated, the amount to be borrowed per share, the terms, rate of interest, and other provisions upon which each Shareholder intends to make such loan or hypothecation. The Secretary shall, within five (5) days thereafter, mail or deliver a copy of said notice to each of the other Shareholders of record of this corporation. Such notice may be delivered to such Shareholder personally, or may be mailed to the last known addresses of such Shareholders as the same may appear on the books of this corporation. Within fifteen (15) days after the mailing or delivering of said notice to said Shareholders, any such Shareholder or Shareholders desiring to lend any part or all of the amount sought to be borrowed, as set forth in said notice, at the terms therein specified, shall deliver by mail, or otherwise, to the Secretary of this corporation a written offer or offers to lend a certain amount of money for the term, at the rate of interest, and upon the other provisions specified in said notice.

If the total amount of money subscribed in such offers exceeds the amount sought to be borrowed, specified in said notice, each offering Shareholder shall be entitled to lend such proportion of the amount sought to be borrowed, as set forth in said notice, as the number of shares which he or she holds bears to the total number of shares held by all such Shareholders desiring to lend all or part of the amount specified in said notice.

If the entire amount of monies sought to be borrowed, as specified in said notice, is not subscribed as set forth in the preceding paragraph, each Shareholder desiring to lend an amount in excess of his or her proportionate share, as specified in the preceding paragraph, shall be entitled to lend such proportion of the subscribed amount as the total number of shares which he or she holds bears to the total number of shares held by all of the Shareholders desiring to lend an amount in excess of that to which they are entitled under such apportionment. If there be but one Shareholder so desiring to lend, such Shareholder shall be entitled to lend up to the full amount sought to be borrowed.

If none, or only a part of the amount sought to be borrowed, as specified in said notice, is subscribed as aforesaid, in accordance with offers made within said fifteen (15) day period, the Shareholder desiring to borrow may borrow from any person or persons he or she may so desire as to any or all shares of stock held by him or her which have not been covered by lending Shareholders; provided, however, that said Shareholders shall not borrow any lesser amount, or any amount on terms less favorable to the borrower, than those specified in said notice to the Secretary.

Any pledge or hypothecation, or other purported transfer as security for a loan of the shares of this corporation, shall be null and void unless the terms, conditions and provisions of these By-Laws are strictly observed and followed.

ARTICLE VI
RECORDS – REPORTS - INSPECTION

Section 1. RECORDS. The Corporation shall maintain, in accordance with generally accepted accounting principles, adequate and correct accounts, books and records of its business and properties. All of such books, records and accounts shall be kept at its principal executive office in the State of California, as fixed by the Board of Directors from time to time.

Section 2. INSPECTION OF BOOKS AND RECORDS. All books and records provided for in Sec. 1500 shall be open to inspection of the Directors and Shareholders from time to time and in the manner provided in said Sec. 1600 – 1602.

Section 3. CERTIFICATION AND INSPECTION OF BY-LAWS. The original or a copy of these By-Laws, as amended or otherwise altered to date, certified by the Secretary, shall be kept at the corporation's principal executive office and shall be open to inspection by the Shareholders of the corporation at all reasonable times during office hours, as provided in Sec. 213 of the Corporations Code.

Section 4. CHECKS, DRAFTS, ETC. All check, drafts, or other orders for payment of money, notes or other evidences of indebtedness, issued in the name of or payable to the corporation, shall be signed or endorsed by such person or persons and in such manner as shall be determined from time to time by resolution of the Board of Directors.

Section 5. CONTRACTS, ETC. – HOW EXECUTED. The Board of Directors, except as in the By-Laws otherwise provided, may authorize any Officer or Officers, agent or agents, to enter into any contract or execute any instrument in the name of and on behalf of the corporation. Such authority may be general or confined to specific instances. Unless so authorized by the Board of Directors, no Officer, agent or employee shall have any power or authority to bind the corporation by any contract or agreement, or to pledge its credit, or to render it liable for any purpose or to any amount, except as provided in Sec 313 of the Corporations Code.

ARTICLE VII
ANNUAL REPORTS

Section 1. REPORT TO SHAREHOLDERS, DUE DATE. The Board of Directors shall cause an annual report to be sent to the Shareholders not later than one hundred twenty (120) days after the close of the fiscal or calendar year adopted by the corporation. This report shall be sent at least fifteen (15) days before the annual meeting of Shareholders to be held during the next fiscal year and in the manner specified in Section 4 of Article IV of these By-Laws for giving notice to Shareholders of the corporation. The annual report shall contain a balance sheet as of the end of the fiscal year and an income statement and statement of changes in financial position for the fiscal

year, accompanied by any report of independent accountants or, if there is not such report, the certificate of an authorized Officer of the corporation that the statements were prepared without audit from the books and records of the corporation.

Section 2. WAIVER. The annual report to Shareholders referred to in Section 1501 of the California General Corporation Law is expressly dispensed with so long as this corporation shall have less than one hundred (100) Shareholders. However, nothing herein shall be interpreted as prohibiting the Board of Directors from issuing annual or other periodic reports to the Shareholders of the corporation as they consider appropriate.

ARTICLE VIII AMENDMENTS TO BY-LAWS

Section 1. AMENDMENTS BY SHAREHOLDERS. New By-Laws may be adopted or these By-Laws may be amended or repealed by the vote or written consent of holders of a majority of the outstanding shares entitled to vote; provided, however, that if the Articles of Incorporation of the corporation set forth the number of authorized Directors of the corporation, the authorized number of Directors may be changed only by an amendment of the Articles of Incorporation.

Section 2. POWERS OF DIRECTORS. Subject to the right of the Shareholders to adopt, amend or repeal By-Laws, as provided in Section 1 of this Article VIII and the limitation of Sec. 204 (a) (5) and Sec. 212, the Board of Directors may adopt, amend or repeal any of these By-Laws other than a By-Law or amendment thereof changing the authorized number of Directors.

Section 3. RECORD OF AMENDMENTS. Whenever an amendment or new By-Law is adopted, it shall be copied in the book of By-Laws with the original By-Laws, in the appropriate place. If a By-Law is repealed, the fact of repeal with the date of the meeting at which the repeal was enacted or written assent was filed shall be stated in said book.

ARTICLE IX CORPORATE SEAL

The corporate seal shall be circular in form, and shall have inscribed thereon the name of the corporation, the year or date of its incorporation, and the word "California".

ARTICLE X MISCELLANEOUS

Section 1. REFERENCES TO CODE SECTIONS, "Sec," references herein refer to the equivalent Sections of the California Corporations Code effective January 1, 1977, as amended.

Section 2. REPRESENTATION OF SHARES IN OTHER CORPORATIONS. Shares of other corporations standing in the name of this corporation may be voted or represented and all incidents thereto may be voted or represented and all incidents thereto may be exercised on behalf of the corporation by the Chairman of the Board, the President or any Vice President and the Secretary or an Assistant Secretary.

Section 3. SUBSIDIARY CORPORATIONS. Shares of this corporation owned by a subsidiary shall not be entitled to vote on any matter. A subsidiary for these purposes is defined as a corporation, the shares of which possessing more than 25% of the total combined voting power of all classes of shares entitled to vote, are owned directly or indirectly through one (1) or more subsidiaries.

Section 4. INDEMNIFICATION AND LIABILITY. The liability of the directors of the corporation for monetary damages shall be eliminated to the fullest extent permissible under California law.

The corporation is authorized to provide indemnification of agents (as defined in Section 317 of the California Corporations Code) for breach of duty to the corporation and shareholders through bylaw provisions or through agreements with the agents, or both, in excess of the indemnification otherwise permitted by Section 317 of the California Corporations Code, subject to the limits on such excess indemnification set forth in Section 204 of the California Corporations Code.

Section 5. ACCOUNTING YEAR. The accounting year of the corporation shall be fixed by resolution of the Board of Directors.

CERTIFICATE OF ADOPTION OF BY-LAWS

ADOPTION BY INCORPORATOR OR FIRST DIRECTOR.

The undersigned person named in the Articles of Incorporation as the Incorporator or First Director of the above named corporation hereby adopts the same as the By-Laws of said corporation.

Executed this 21ST day of JULY, 2005.




PAT A. TURNER

CERTIFICATE BY SECRETARY

I DO HEREBY CERTIFY AS FOLLOWS:

That I am the duly elected, qualified and acting Secretary of the above named corporation, that the foregoing By-Laws were adopted as the By-Laws of said corporation on the date set forth above by the person named in the Articles of Incorporation as the Incorporator or First Director of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 21ST day of JULY, 2005.

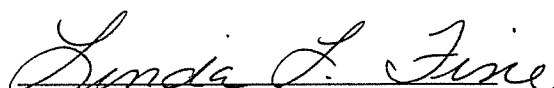

Secretary

CERTIFICATE BY SECRETARY OF ADOPTION BY SHAREHOLDERS' VOTE.

THIS IS TO CERTIFY:

That I am the duly elected, qualified and acting Secretary of the above named corporation and that the above and foregoing Code of By-Laws was submitted to the Shareholders at their first meeting and recorded in the minutes thereof, was ratified by the vote of Shareholders entitled to exercise the majority of the voting power of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand this 21ST day of July, 2005.


Secretary

CORPORATE RESOLUTION


I, Linda Lou Fine, in my official capacity, hereby certify: that I am an officer, namely Secretary of Shinn Ranch, a corporation duly organized and existing under the laws of California; that a meeting of the officers of this corporation was held on the 26th Day of September, 2015, at which time a quorum for the transaction of business was present and acting, the following resolution was duly adopted, is still in full force and effect, and appears as follows in the minutes of the meeting.

RESLVED: that Thomas. E. Shinn, who is the President of this corporation is hereby authorized to sell, assign and transfer the following:

Any and all holdings held within this corporation and to execute any and all instruments necessary, proper or desirable for the purpose; further that any past action in accordance herewith is hereby ratified and confirmed; and further, that any officer of the corporation is hereby authorized to certify this resolution to whom it may concern.

I further certify that the foregoing resolution is not contrary to any provision in the charter or bylaws of this corporation, that Linda Lou Fine is now Secretary of this corporation, and that I have been duly authorized to make this certificate on behalf of this corporation.

I witness whereof, I have unto set my hand and affix the seal of this corporation on this 9 day of October, 2015.


(signature of certifying officer)

secretary
(Title of certifying officer)

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

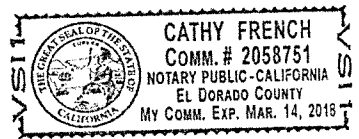
State of California)
County of El Dorado) ss.

On 10/9/2015 before me, Cathy French
Notary Public personally appeared Linda Lou Fine

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE *Cathy French*





Elizabeth Zangari <elizabeth.zangari@edcgov.us>

Shinn Ranch ZOB Formation - Verify Registered Voters

3 messages

Elizabeth Zangari <elizabeth.zangari@edcgov.us>

Fri, Jan 29, 2016 at 8:43 AM

To: Ted Castle <ted.castle@edcgov.us>

Ted,

An application and petition to form the Shinn Ranch Road & Drainage Zone was received by CDA Administration & Finance. There are five APNs that will make up the zone. Services are proposed to be financed through a voter approved special tax.

The petition was signed and signatures notarized. We still need to verify whether or not there are any registered voters living within the proposed zone boundaries.

The parcel numbers are:

331-620-04

331-620-05

331-620-13

331-620-30

331-070-01

Please let me know if additional information is needed to verify this detail.

Thank you,

Elizabeth Zangari
Department Analyst II

County of El Dorado
Community Development Agency
Administration and Finance Division
2850 Fairlane Court
Placerville, CA 95667
530-621-7595/FAX: 530-295-1632
elizabeth.zangari@edcgov.us

Ted Castle <ted.castle@edcgov.us>

Fri, Jan 29, 2016 at 1:09 PM

To: Elizabeth Zangari <elizabeth.zangari@edcgov.us>

Hi, there are no registered voters living on those parcels.

Have a nice weekend.

Take care

On Fri, Jan 29, 2016 at 8:43 AM, Elizabeth Zangari <elizabeth.zangari@edcgov.us> wrote:

Ted,

An application and petition to form the Shinn Ranch Road & Drainage Zone was received by CDA Administration & Finance. There are five APNs that will make up the zone. Services are proposed to be financed through a voter approved special tax.

16-0491 C 36 of 170

The petition was signed and signatures notarized. We still need to verify whether or not there are any registered voters living within the proposed zone boundaries.

The parcel numbers are:

331-620-04
331-620-05
331-620-13
331-620-30
331-070-01

Please let me know if additional information is needed to verify this detail.

Thank you,

Elizabeth Zangari
Department Analyst II

County of El Dorado
Community Development Agency
Administration and Finance Division
2850 Fairlane Court
Placerville, CA 95667
530-621-7595/FAX: 530-295-1632
elizabeth.zangari@edcgov.us

Elizabeth Zangari <elizabeth.zangari@edcgov.us>
To: Ted Castle <ted.castle@edcgov.us>

Fri, Jan 29, 2016 at 1:13 PM

Thanks! and you have a great weekend as well!

Elizabeth Zangari
Department Analyst II

County of El Dorado
Community Development Agency
Administration and Finance Division
2850 Fairlane Court
Placerville, CA 95667
530-621-7595/FAX: 530-295-1632
elizabeth.zangari@edcgov.us

On Fri, Jan 29, 2016 at 1:09 PM, Ted Castle <ted.castle@edcgov.us> wrote:
Hi, there are no registered voters living on those parcels.

Have a nice weekend.

Take care

On Fri, Jan 29, 2016 at 8:43 AM, Elizabeth Zangari <elizabeth.zangari@edcgov.us> wrote:
Ted,

An application and petition to form the Shinn Ranch Road & Drainage Zone was received by CDA Administration & Finance. There are five APNs that will make up the zone. Services are proposed to be financed through a voter approved special tax.

The petition was signed and signatures notarized. We still need to verify whether or not there are any
16-0491 C 37 of 170

registered voters living within the proposed zone boundaries.

The parcel numbers are:

331-620-04

331-620-05

331-620-13

331-620-30

331-070-01

Please let me know if additional information is needed to verify this detail.

Thank you,

Elizabeth Zangari
Department Analyst II

County of El Dorado
Community Development Agency
Administration and Finance Division
2850 Fairlane Court
Placerville, CA 95667
530-621-7595/FAX: 530-295-1632
elizabeth.zangari@edcgov.us

Current data

APN 331-620-04-100 Status 00 Type 0 ROLL TRA 078-100 Use Cd 22 Supp N
 Owner Name % Own Type Mail address Type-%
 SHINN THOMAS EDSON 50.000 S 5725 MOTHERLODE DR
 FINE LINDA LOU 50.000 S PLACERVILLE CA
 ZIP 95667 M-Add-Chg 11/14/2012
 Situs address,Chg date
 5520 MOTHER LODE DR

ZIP

Type, O.R. Rec date Eff date App (%) Par/Lot Blk Sub no
 R 0082364 12/17/01 12/17/01*1 N 000.0 RS 29/124/4
 Rec map AC 13.220 D-Ab S
 UNT 1 Creat 01/08/2003

Parcel background From: 31926076100

To:

| Land | Struct-Mobile | Fixed-eq | Per-prop | Tot-exempt | Net-Roll | CAAP |
|------------------|-----------------|----------|-----------|-----------------|----------|------|
| 50,011 | 64,939 | 0 | 0 | 0 | 114,950 | CR |
| Statutory Prop 8 | App Date,CD.,ID | Par-Comp | Exempt-CD | Val-Chg-R/P,P/P | | |
| | 01/08/03 E KFT | | | 12/13/14 | | |

Remarks on P.2

Enter=Page 3 F3=Quit F4=Menu F5/F6=Hist(Back/Fwd)
 Next UTM010 F7/F8=Names(Back/Fwd) F9/F10=Par Bkgd(Back/Fwd) UTM020A

Current data

APN 331-620-05-100 Status 00 Type 0 ROLL TRA 078-100 Use Cd 21 Supp N
Owner Name % Own Type Mail address Type-%
SHINN THOMAS EDSON 50.000 S 5725 MOTHERLODE DR
FINE LINDA LOU 50.000 S PLACERVILLE CA
ZIP 95667 M-Add-Chg 11/14/2012
Situs address, Chg date
0

ZIP

Type, O.R. Rec date Eff date App (%) Par/Lot Blk Sub no
R 0082364 12/17/01 12/17/01*1 N 000.0 RS 29/124/5
Rec map AC 12.160 D-Ab S
UNT Creat 01/08/2003

Parcel background From: 31926075100

To:

Land Struct-Mobile Fixed-eq Per-prop Tot-exempt Net-Roll CAAP
40,329 0 0 0 0 40,329 CR
Statutory Prop 8 App Date, CD., ID Par-Comp Exempt-CD Val-Chg-R/P, P/P
01/08/03 E KFT 12/13/14
ACCT #2-003-495-0040 Remarks on P.2
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Current data

APN 331-620-13-100 Status 00 Type 0 ROLL TRA 078-100 Use Cd 24 Supp N
Owner Name % Own Type Mail address Type-%
SHINN THOMAS EDSON 50.000 T 5725 MOTHERLODE DR
FINE LINDA LOU 50.000 T PLACERVILLE CA
ZIP 95667 M-Add-Chg 11/14/2012
Situs address, Chg date
0

ZIP

Type, O.R. Rec date Eff date App (%) Par/Lot Blk Sub no
R 4976122 08/20/97 03/17/95*1 CF 0.00 PM 49/110/1
Rec map AC 67.916 D-Ab S
UNT Creat 07/30/2004

Parcel background From: 33162012100

To:

Land Struct-Mobile Fixed-eq Per-prop Tot-exempt Net-Roll CAAP
207,576 0 0 0 0 207,576 CR
Statutory Prop 8 App Date, CD., ID Par-Comp Exempt-CD Val-Chg-R/P, P/P
07/30/04 E KFT 12/13/14

Enter=Page 3 F3=Quit F4=Menu F5/F6=Hist(Back/Fwd)

Next UTM010 F7/F8=Names(Back/Fwd) F9/F10=Par Bkgd(Back/Fwd) UTM020A

Current data

APN 331-620-30-100 Status 00 Type 0 ROLL TRA 078-100 Use Cd 24 Supp N
 Owner Name % Own Type Mail address Type-%
 SHINN THOMAS EDSON 50.000 S 5725 MOTHERLODE DR
 FINE LINDA LOU 50.000 S PLACERVILLE CA
 ZIP 95667 M-Add-Chg 11/14/2012
 Situs address, Chg date
 0

ZIP

Type, O.R. Rec date Eff date App (%) Par/Lot Blk Sub no
 R 0059002 09/14/07 09/14/07*1 CF 0.00 PRS 26/117/2&1
 Rec map AC 63.825 D-Ab S
 UNT Creat 09/14/2007

Parcel background From: 33162026100 33162027100

To:

| Land | Struct-Mobile | Fixed-eg | Per-prop | Tot-exempt | Net-Roll | CAAP |
|---------|---------------|----------|----------|------------|----------|------|
| 352,577 | 0 | 0 | 0 | 0 | 352,577 | CR |

Statutory Prop 8 App Date, CD., ID Par-Comp Exempt-CD Val-Chg-R/P, P/P
 09/14/07 F RMD 12/13/14

Enter=Page 3 F3=Quit F4=Menu F5/F6=Hist(Back/Fwd)

Next UTM010 F7/F8=Names(Back/Fwd) F9/F10=Par Bkgd(Back/Fwd) UTM020A

Current data

APN 331-070-01-100 Status 00 Type 0 ROLL TRA 078-001 Use Cd 21 Supp Y
Owner Name % Own Type Mail address Type-%
SHINN RANCH INC A CA CORP 100.000 S 5725 MOTHERLODE DR
PLACERVILLE CA
ZIP 95667 M-Add-Chg 11/14/2012
Situs address,Chg date
0

ZIP

Type, O.R. Rec date Eff date App (%) Par/Lot Blk Sub no
R 0009517 02/09/07 02/09/07*2 Y 100.0 SEC 34 10 10
R 0009516 02/09/07 02/09/07*1 N 0.00 Rec map AC 10.000 D-Ab
R 0020843 03/21/02 03/21/02*1 Y 50.00 UNT Creat 03/01/1976

Parcel background From: 06404049100

To:

Land Struct-Mobile Fixed-eq Per-prop Tot-exempt Net-Roll CAAP
306,557 0 0 0 0 135,000 CR
Statutory Prop 8 App Date,CD.,ID Par-Comp Exempt-CD Val-Chg-R/P,P/P
135,000 12/31/09 T CGV 12/13/14

More History Remarks on P.2

Enter=Page 3 F3=Quit F4=Menu F5/F6=Hist(Back/Fwd)

Next UTM010 F7/F8=Names(Back/Fwd) F9/F10=Par Bkgd(Back/Fwd) UTM020A

4) Proposed Parcel List



COUNTY OF EL DORADO

PROPOSED PARCEL LIST

Proposed name of zone: Shinn Ranch

INSTRUCTIONS: Provide assessor's parcel Number (APN), parcel owner name and address (if none, so state), name of incorporated city or unincorporated community for each parcel to be included within the zone. List assessed value of land, improvements, and total assessed value.

| ASSESSOR'S PARCEL NUMBER (APN) | ASSESSED VALUE | | |
|--|----------------|--------------|---------|
| | LAND | IMPROVEMENTS | TOTAL |
| APN: 331.620.04 | 49,033 | 63,668 | 112,701 |
| Name: Thomas Edson Shinn/Linda Lou Fine | | | |
| Address: 5725 Mother Lode Drive, Placerville, CA 95667 P.O. Box 9, Fiddletown, CA 95629 | | | |
| APN: 331.620.05 | 39,540 | ∅ | 39,540 |
| Name: Thomas Edson Shinn/Linda Lou Fine | | | |
| Address: 5725 Mother Lode Drive, Placerville, CA 95667 P.O. Box 9, Fiddletown, CA 95629 | | | |
| APN: 331.620.13 | 203,511 | ∅ | 203,511 |
| Name: Thomas Edson Shinn/Linda Lou Fine | | | |
| Address: 5725 Mother Lode Drive, Placerville, CA 95667 P.O. Box 9, Fiddletown, CA 95629 | | | |
| APN: 331.620.30 | 345,672 | ∅ | 345,672 |
| Name: Thomas Edson Shinn/Linda Lou Fine | | | |
| Address: 5725 Mother Lode Drive, Placerville, CA 95667 P.O. Box 9, Fiddletown, CA 95629 | | | |
| APN: 331-070-01 | 306,557 | ∅ | 306,557 |
| Name: Shinn Ranch, Inc. | | | |
| Address: 5725 Mother Lode Dr. Pville, 95667 | | | |

5) Zone Map (Exhibit B)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, AS SHOWN ON THE PARCEL MAP FILED IN BOOK 49 OF PARCEL MAPS, AT PAGE 110, THE BEARING OF WHICH IS GIVEN AS N89°57'31"E.

LEGEND

- DIMENSION POINT
- ZONE OF BENEFIT BOUNDARY

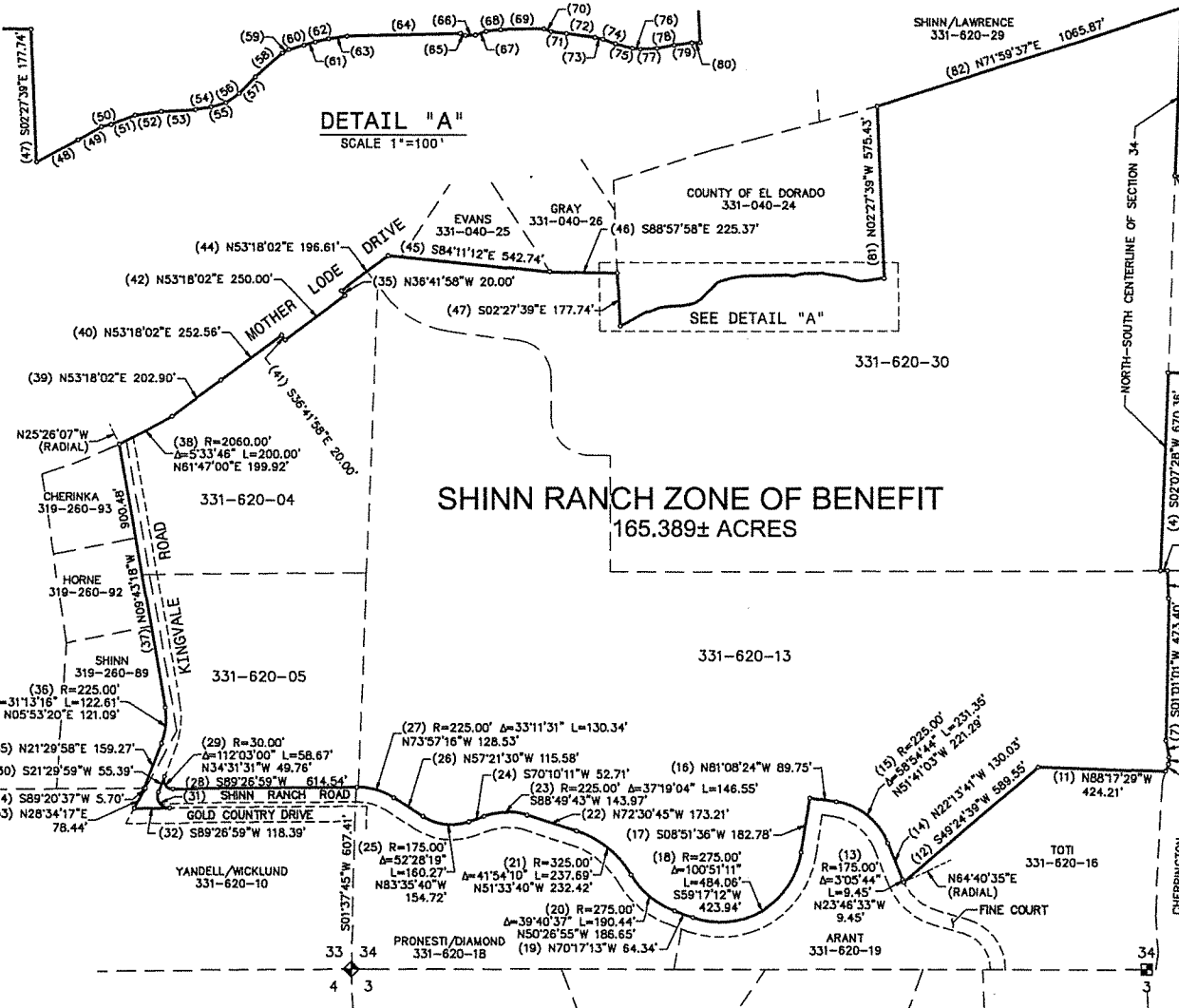
EXHIBIT "B"
BOUNDARY MAP
SHINN RANCH ZONE OF BENEFIT
 A PORTION OF THE S.E. 1/4 OF SECTION 33 AND
 A PORTION OF SECTION 34, T. 10 N., R. 10 E., M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 APRIL 2016 SCALE: 1"=250'

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

John E. Klamm
 JOHN E. KLAMM, L.S. 7375
 LICENSE EXPIRES: 12-31-17

4/13/16
 DATED

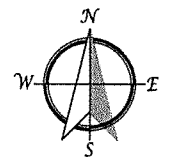
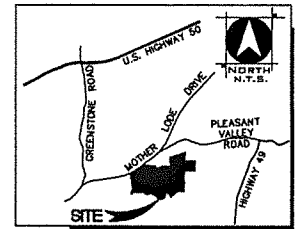


LINE TABLE

| COURSE | DIRECTION | LENGTH |
|--------|-------------|---------|
| (48) | N61°42'59"E | 62.14' |
| (49) | N60°28'30"E | 35.64' |
| (50) | N75°27'25"E | 13.60' |
| (51) | N68°59'12"E | 33.92' |
| (52) | N81°32'49"E | 35.13' |
| (53) | N87°13'07"E | 46.30' |
| (54) | N81°31'41"E | 20.95' |
| (55) | N74°05'29"E | 20.65' |
| (56) | N54°45'23"E | 21.69' |
| (57) | N43°59'35"E | 31.25' |
| (58) | N48°17'47"E | 48.22' |
| (59) | N59°21'11"E | 10.03' |
| (60) | N74°02'39"E | 21.10' |
| (61) | N73°40'58"E | 15.72' |
| (62) | N76°50'12"E | 18.66' |
| (63) | N82°28'11"E | 24.51' |
| (64) | N88°30'35"E | 151.58' |
| (65) | S69°02'54"E | 7.17' |
| (66) | N88°17'57"E | 13.31' |
| (67) | N71°40'08"E | 15.10' |
| (68) | N83°25'21"E | 19.58' |
| (69) | N89°25'17"E | 57.97' |
| (70) | S70°03'13"E | 10.02' |
| (71) | S82°05'43"E | 20.61' |
| (72) | S82°31'35"E | 38.55' |
| (73) | S78°41'10"E | 10.99' |
| (74) | S69°18'44"E | 17.46' |
| (75) | S75°33'50"E | 23.41' |
| (76) | S82°22'20"E | 10.68' |
| (77) | N86°42'46"E | 22.26' |
| (78) | N79°29'16"E | 23.59' |
| (79) | N82°40'59"E | 24.20' |
| (80) | N87°48'05"E | 10.84' |

CURVE TABLE

| COURSE | RADIUS | DELTA | LENGTH | CHORD |
|--------|----------|--------------|----------|--------------------|
| (31) | R=40.00' | Δ=112°02'35" | L=78.22' | S34°31'19"E 66.34' |



31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 668-0707
 Fax: (916) 668-0701
TSD ENGINEERING, INC.
 expect more.

6) Legal Description of Zone Boundaries (Exhibit A

EXHIBIT "A"
Shinn Ranch Zone of Benefit

All that real property situated in the State of California, County of El Dorado, located in Section 34 and the Southeast quarter of Section 33, Township 10 North, Range 10 East, M.D.M., being more particularly described as follows:

Beginning at the center quarter corner of said Section 34; thence from said point of beginning, along the East-West centerline of said Section 34,

(1) North 89°39'40" East, 660.00 feet; thence, parallel with said North-South centerline,

(2) South 02°07'28" West, 660.00 feet; thence, parallel with said East-West centerline,

(3) South 89°39'40" West, 660.00 feet to the North-South centerline of said Section 34; thence, along said North-South centerline

(4) South 02°07'28" West, 670.36 feet to a point located on the northerly boundary of Parcel 1, as shown on the Parcel Map filed in Book 49 of Parcel Maps, at Page 110, said point being the Northwest corner of Tract 8, as shown on the Record of Survey filed in Book 29 of Record of Surveys, at Page 124; thence, along the boundary of said Parcel 1, the following eight (8) courses:

(5) North 89°49'52" East, 23.87 feet;

(6) South 00°59'23" East, 93.36 feet;

(7) South 01°01'01" West, 473.40 feet;

(8) South 09°56'59" East, 55.45 feet;

(9) South 02°58'31" West, 23.73 feet;

(10) South 23°24'31" West, 24.66 feet;

(11) North 88°17'29" West, 424.21 feet; and

(12) South 49°24'39" West, 589.55 feet to the northeasterly line of Fine Court, as shown on said Parcel Map; thence, along said northeasterly line and the northwesterly prolongation thereof, the following four (4) courses:

(13) along a non-tangent curve concave northeasterly, having a radius of 175.00 feet, the radius point of which bears North 64°40'35" East, through a central angle of 03°05'44", with an arc length of 9.45 feet, said arc being subtended by a chord bearing North 23°46'33" West, 9.45 feet;

(14) North 22°13'41" West, 130.03 feet;

(15) along a tangent curve concave southwesterly, having a radius of 225.00 feet, through a central angle of 58°54'44", with an arc length of 231.35 feet, said arc being subtended by a chord bearing North 51°41'03" West, 221.29 feet; and

(16) North 81°08'24" West, 89.75 feet to the westerly line of Shinn Ranch Road; thence, along the westerly and northerly lines of said Shinn Ranch Road, the following thirteen (13) courses:

(17) South 08°51'36" West, 182.78 feet;

- (18) along a tangent curve concave northwesterly, having a radius of 275.00 feet, through a central angle of $100^{\circ}51'11''$, with an arc length of 484.06 feet, said arc being subtended by a chord bearing South $59^{\circ}17'12''$ West, 423.94 feet;
- (19) North $70^{\circ}17'13''$ West, 64.34 feet;
- (20) along a tangent curve concave northeasterly, having a radius of 275.00 feet, through a central angle of $39^{\circ}40'37''$, with an arc length of 190.44 feet, said arc being subtended by a chord bearing North $50^{\circ}26'55''$ West, 186.65 feet;
- (21) along a reverse curve concave southwesterly, having a radius of 325.00 feet, through a central angle of $41^{\circ}54'10''$, with an arc length of 237.69 feet, said arc being subtended by a chord bearing North $51^{\circ}33'40''$ West, 232.42 feet;
- (22) North $72^{\circ}30'45''$ West, 173.21 feet;
- (23) along a tangent curve concave southerly, having a radius of 225.00 feet, through a central angle of $37^{\circ}19'04''$, with an arc length of 146.55 feet, said arc being subtended by a chord bearing South $88^{\circ}49'43''$ West, 143.97 feet;
- (24) South $70^{\circ}10'11''$ West, 52.71 feet;
- (25) along a tangent curve concave northerly, having a radius of 175.00 feet, through a central angle of $52^{\circ}28'19''$, with an arc length of 160.27 feet, said arc being subtended by a chord bearing North $83^{\circ}35'40''$ West, 154.72 feet;
- (26) North $57^{\circ}21'30''$ West, 115.58 feet;
- (27) along a tangent curve concave southerly, having a radius of 225.00 feet, through a central angle of $33^{\circ}11'31''$, with an arc length of 130.34 feet, said arc being subtended by a chord bearing North $73^{\circ}57'16''$ West, 128.53 feet;
- (28) South $89^{\circ}26'59''$ West, 614.54 feet; and
- (29) along a tangent curve concave northeasterly, having a radius of 30.00 feet, through a central angle of $112^{\circ}03'00''$, with an arc length of 58.67 feet, said arc being subtended by a chord bearing North $34^{\circ}31'31''$ West, 49.76 feet to the easterly line of Kingvale Road; thence, along said easterly line, the following two (2) courses:
- (30) South $21^{\circ}29'59''$ West, 55.39 feet; and
- (31) along a tangent curve concave northeasterly, having a radius of 40.00 feet, through a central angle of $112^{\circ}02'35''$, with an arc length of 78.22 feet, said arc being subtended by a chord bearing South $34^{\circ}31'19''$ East, 66.34 feet to the North line of Gold County Drive; thence, along said northerly line,
- (32) South $89^{\circ}26'59''$ West, 118.39 feet to the westerly boundary of Tract 5, as shown on said Record of Survey filed in Book 29 of Record of Surveys, at Page 124; thence, along said westerly boundary,
- (33) North $28^{\circ}34'17''$ East, 78.44 feet to the southerly boundary of Tract 3, as shown on the Record of Survey filed in Book 27 of Record of Surveys, at Page 37; thence, along said southerly boundary,
- (34) South $89^{\circ}20'37''$ West, 5.70 feet to the westerly line of Kingvale Road; thence, along said westerly line, the following three (3) courses:
- (35) North $21^{\circ}29'58''$ East, 159.27 feet;

(36) along a tangent curve concave westerly, having a radius of 225.00 feet, through a central angle of $31^{\circ}13'16''$, with an arc length of 122.61 feet, said arc being subtended by a chord bearing North $05^{\circ}53'20''$ East, 121.09 feet; and

(37) North $09^{\circ}43'18''$ West, 900.48 feet to the southeasterly line of Mother Lode Drive; thence, along said southeasterly line, the following seven (7) courses:

(38) along a non-tangent curve concave northwesterly, having a radius of 2060.00 feet, the radius point of which bears North $25^{\circ}26'07''$ West, through a central angle of $05^{\circ}33'46''$, with an arc length of 200.00 feet, said arc being subtended by a chord bearing North $61^{\circ}47'00''$ East, 199.92 feet;

(39) North $53^{\circ}18'02''$ East, 202.90 feet;

(40) North $53^{\circ}18'02''$ East, 252.56 feet;

(41) South $36^{\circ}41'58''$ East, 20.00 feet;

(42) North $53^{\circ}18'02''$ East, 250.00 feet;

(43) North $36^{\circ}41'58''$ West, 20.00 feet; and

(44) North $53^{\circ}18'02''$ East, 196.61 feet to the northerly boundary of Tract 2, as shown on said Record of Survey filed in Book 29 of Record of Surveys, at Page 124; thence, along the boundary of said Tract 2, the following three (3) courses:

(45) South $84^{\circ}11'12''$ East, 542.74 feet;

(46) South $88^{\circ}57'58''$ East, 225.37 feet; and

(47) South $02^{\circ}27'39''$ East, 177.74 feet to the centerline of Slate Creek; thence, generally along said centerline, the following thirty-three (33) courses:

(48) North $61^{\circ}42'59''$ East, 62.14 feet;

(49) North $60^{\circ}26'30''$ East, 35.64 feet;

(50) North $75^{\circ}27'25''$ East, 13.60 feet;

(51) North $68^{\circ}59'12''$ East, 33.92 feet;

(52) North $81^{\circ}32'49''$ East, 35.13 feet;

(53) North $87^{\circ}13'07''$ East, 46.30 feet;

(54) North $81^{\circ}31'41''$ East, 20.95 feet;

(55) North $74^{\circ}05'29''$ East, 20.65 feet;

(56) North $54^{\circ}45'23''$ East, 21.69 feet;

(57) North $43^{\circ}59'35''$ East, 31.25 feet;

(58) North $48^{\circ}17'47''$ East, 48.22 feet;

(59) North $59^{\circ}21'11''$ East, 10.03 feet;

(60) North $74^{\circ}02'39''$ East, 21.10 feet;

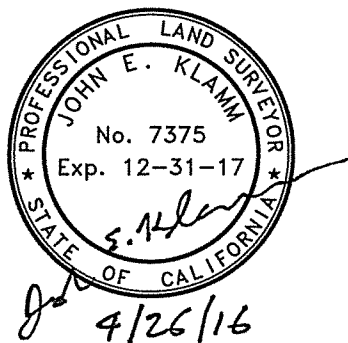
(61) North $73^{\circ}40'58''$ East, 15.72 feet;

(62) North $76^{\circ}50'12''$ East, 18.66 feet;

(63) North $82^{\circ}28'11''$ East, 24.51 feet;

(64) North $88^{\circ}30'35''$ East, 151.58 feet;

- (65) South 69°02'54" East, 7.17 feet;
- (66) North 88°17'57" East, 13.31 feet;
- (67) North 71°40'08" East, 15.10 feet;
- (68) North 83°25'21" East, 19.58 feet;
- (69) North 89°25'17" East, 57.97 feet;
- (70) South 70°03'13" East, 10.02 feet;
- (71) South 82°05'43" East, 20.61 feet;
- (72) South 82°31'35" East, 38.55 feet;
- (73) South 78°41'10" East, 10.99 feet;
- (74) South 69°18'44" East, 17.46 feet;
- (75) South 75°33'50" East, 23.41 feet;
- (76) South 82°22'20" East, 10.68 feet;
- (77) North 86°42'46" East, 22.26 feet;
- (78) North 79°29'16" East, 23.59 feet;
- (79) North 82°40'59" East, 24.20 feet; and
- (80) North 87°48'05" East, 10.84 feet; thence, leaving said centerline of Slate Creek,
- (81) North 02°27'39" West, 575.43 feet to the southerly boundary of said Tract A, as shown on said Record of Survey filed in Book 30 of Record of Surveys, at Page 71; thence, along said southerly boundary,
- (82) North 71°59'37" East, 1065.87 feet to said North-South centerline of Section 34; thence, along said North-South centerline,
- (83) South 02°07'28" West, 561.16 feet to the point of beginning; containing 165.389 acres, more or less.



7) Irrevocable Offers of Dedication



El Dorado, County Recorder
William Schultz Co Recorder Office

DOC- 2004-0041705-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Monday, MAY 24, 2004 10:09:03

Ttl Pd \$0.00 Nbr-0000585263

JLB/C1/1-B

RECORDING REQUESTED BY: }

Board of Supervisors }

WHEN RECORDED MAIL TO: }

Board of Supervisors
330 Fair Lane
Placerville, CA 95667 }

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLES(S)

RESOLUTION NO. 131-2004 IRREVOCABLE OFFER OF DEDICATION #2003 -31 - SCOTT NICHOLS & CAROL NICHOLS
APN 319-260-21-100



**RESOLUTION NO. 131-2004
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Irrevocable Offer Of Dedication #2003-31
Assessor's Parcel Number 319-260-21-100
Scott Nichols and Carol Nichols**

WHEREAS, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

WHEREAS, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

WHEREAS, Scott Nichols and Carol Nichols, the legal owners of the property identified as Assessor's Parcel Number 319-260-21-100, are offering for dedication a twenty-five foot road right of way and public utilities easement, along the easterly boundary line of said lot, to the County of El Dorado; and

WHEREAS, said easement is described on Exhibit "A", and depicted on Exhibit "B", attached to said Offer of Dedication; and

WHEREAS, the Offer of Dedication shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offer; and

WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to acknowledge, but reject said offer at this time.

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer is hereby acknowledged, but rejected at this time by the County of El Dorado Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 18th day of May, 2004, by the following vote of said Board:

Ayes: DUPRAY, BAUMANN, SWEENEY, PAINE, SOLARD

ATTEST
DIXIE L. FOOTE
Clerk of the Board of Supervisors

Noes: NONE
Absent: NONE

By Margaret Moody
Deputy Clerk

Rusty Dupray
Rusty Dupray, Chairman of the Board
Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____
ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
Deputy Clerk

041705

Recording Requested by and

When Recorded Mail To:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Space Above This Line for Recorder's Use

**IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT**

SCOTT NICHOLS and CAROL NICHOLS, husband and wife, hereinafter called GRANTORS, owners of the real property herein described, do hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, road right of way and public utilities easement, for all public purposes, over, under, and across that certain real property situated in the County of El Dorado, State of California, described as follows:

SEE EXHIBITS A & B, attached hereto and made a part hereof.

It is understood that this offer of dedication shall remain in effect and run with the land until such time as the El Dorado County Board of Supervisors makes a finding of the necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTORS have hereunto subscribed their names this 8th day of April, 2004.

By Scott Nichols
Scott Nichols

By Carol Nichols
Carol Nichols

SCOTT NICHOLS
Print Name and Title

CAROL NICHOLS
Print Name and Title

041705

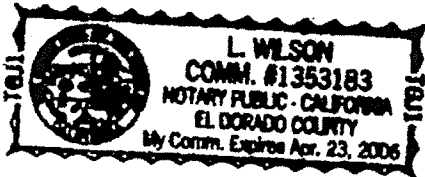
STATE OF California)
COUNTY OF El Dorado)ss.

On April 8th 2004, before me, the undersigned notary public, personally appeared Scott Nichols and Carol Nichols personally known to me (or 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.

WITNESS my hand and official seal.

Signature

L. Wilson



**TRUSTEE/BENEFICIARY AUTHORIZATION AND CONSENT OF
IRREVOCABLE OFFER OF DEDICATION**

The undersigned, Placer Title Company, A California Corporation, as Trustee on behalf of Western Foothill Mortgage, A California Corporation, J. Keith Morse, Billie Jean Morse, Don E. Lyford, Donna Noble, Ronald L. Herbold, Trustee of the Ronald L. Herbold Revocable Trust Dated 11/21/94, Fred C. Unterleitner and Helen S. Unterleitner, Trustees of the Fred C. Unterleitner and Helen S. Unterleitner Family Trust Dated 12/30/85, as the Beneficiaries, under that Certain Deed of Trust dated July 11, 2003 and recorded July 16, 2003, as Document Number 2003-0070624-00 of Official Records of the County of El Dorado, hereby consents to the recording of this document.

Dick Marinics
Dick Marinics, Chief Title Officer
Placer Title Company, A California Corporation

4-23-04
Date

Dick Marinics
C. Steven Cockerell,
Western Foothill Mortgage, A California Corporation

4-23-04
Date

Dick Marinics
J. Keith Morse

4-23-04
Date

Dick Marinics
Billie Jean Morse

4-23-04
Date

Dick Marinics
Don E. Lyford

4-23-04
Date

Dick Marinics
Donna Noble

4-23-04
Date

Dick Marinics
Ronald L. Herbold, Trustee of the
Ronald L. Herbold Revocable Trust Dated 11/21/94

4-23-04
Date

Dick Marinics
Fred C. Unterleitner, Trustee of the
Fred C. Unterleitner and Helen S. Unterleitner
Family Trust Dated 12/30/85

4-23-04
Date

Dick Marinics
Helen S. Unterleitner, Trustee of the
Fred C. Unterleitner and Helen S. Unterleitner
Family Trust Dated 12/30/85

4-23-04
Date

041705

STATE OF El Dorado)
COUNTY OF El Dorado)

On April 23, 2004 before me, L. Wilson

DATE
Personally appeared, Dick Marinics

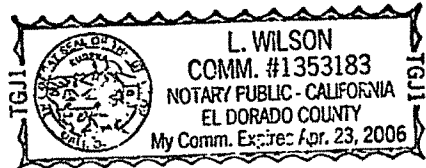
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

L. Wilson

(SEAL)

NOTARY PUBLIC SIGNATURE



STATE OF _____)
COUNTY OF _____)

On _____ before me, _____

DATE
Personally appeared, _____

personally known to me (or 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.

WITNESS my hand and official seal.

(SEAL)

NOTARY PUBLIC SIGNATURE

EXHIBIT A

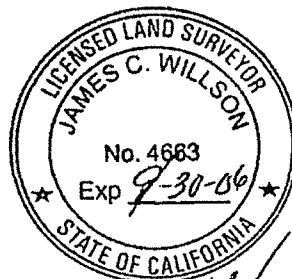
All that real property situate in the County of El Dorado, State of California described as follows:

An easement for Road and Public Utilities purposes, 25.00 feet in width on, over, under and across a portion of that certain TRACT 1 as shown on that certain Record of Survey filed on April 22, 2004 in Book 27 of Record of Survey at Page 37 in the El Dorado County Recorders Office, State of California being a portion of the Southeast quarter of Section 33 Township 10 North, Range 10 East, M. D. M., more particularly described as follows:

Beginning at the Northeast corner of the parcel of land described in that certain Deed to Mary Wolf recorded on March 13, 1947 in Book 239 of Official Records at Page 216 in the El Dorado County Recorders Office, State of California also being the Northeast corner of said TRACT 1; thence along the East boundary of said Wolf parcel and said TRACT 1 South $09^{\circ} 43' 18''$ East, 329.60 feet to the Southeast corner of said Tract 1; thence leaving said East boundary of said Wolf parcel and along the South boundary of said TRACT 1 South $78^{\circ} 26' 10''$ West, 25.01 feet; thence Parallel with said East boundaries North $09^{\circ} 43' 18''$ West, 323.18 feet to a point on the Southerly right of way of Mother Lode Drive being the Northerly boundary of said Wolf Parcel and said TRACT 1; thence along the said Southerly right of way and said Northerly boundary along the arc of a 2060.00 foot radius non-tangent curve to the left through a central angle of $00^{\circ} 43' 26''$ and subtended by a chord of North $64^{\circ} 10' 00''$ East, 26.02 feet to the Point of Beginning.

The basis of bearing of this description is the same as Record of Survey filed April 22, 2004 in Book 27 of Record of Survey at Page 37 in the El Dorado County Recorders Office.

SEE EXHIBIT "B" ATTACHED HERETO.



James C. Willson
4-30-04

1 I O D TRACT I RS 27/37

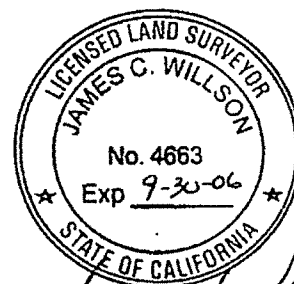
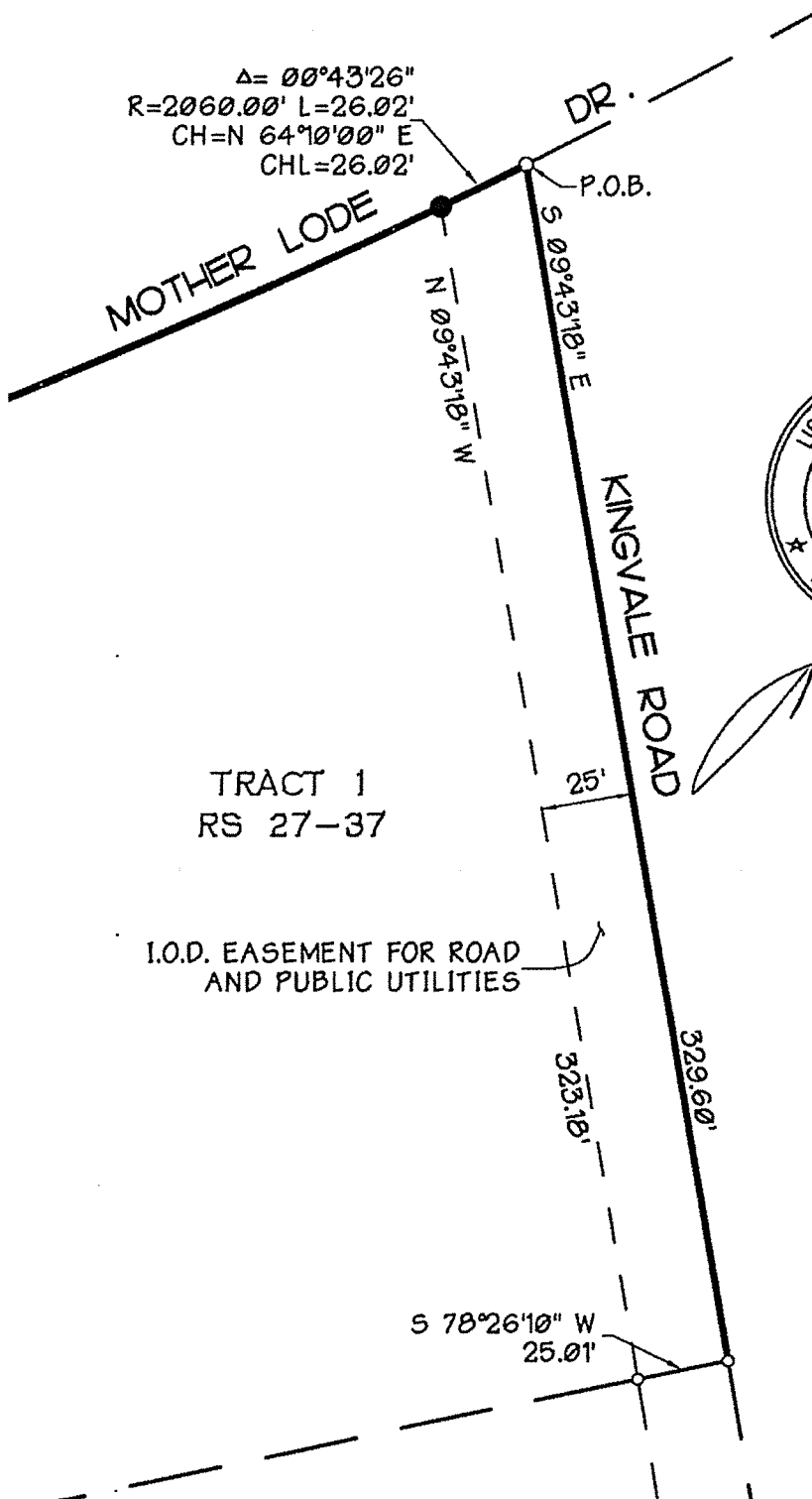
041705

Exhibit B

BEING A PORTION OF THE
S.E. 1/4 OF SECTION 33, T. 9 N., R. 10 E., M.D.M.

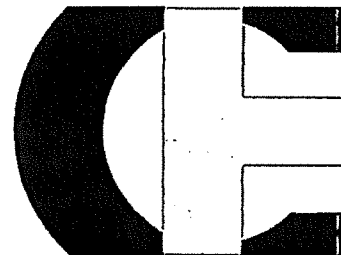


1"=50'



James C. Willson
4-27-04

CIVIL STRUCTURAL ARCHITECTURE EARTH SCIENCE



CARLTON
Engineering Inc.

3932 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6645



3007.07.03

05/24/2004, 20040041705



El Dorado, County Recorder
 William Schultz Co Recorder Office
DOC- 2004-0041706-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
 Monday, MAY 24, 2004 10:09:03
 Ttl Pd \$0.00 Nbr-0000585264
 JLB/C1/1-6

RECORDING REQUESTED BY:

Board of Supervisors

WHEN RECORDED MAIL TO:

Board of Supervisors
 330 Fair Lane
 Placerville, CA 95667

 SPACE ABOVE THIS LINE RESERVED FOR
 RECORDER'S USE

TITLES(S)

RESOLUTION NO. 132-2004 IRREVOCABLE OFFER OF DEDICATION - #2003-31- THALEIA GEORGIADES
 APN 319-260-73-100



**RESOLUTION NO. 132-2004
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Irrevocable Offer Of Dedication #2003-31
Assessor's Parcel Number 319-260-73-100
Thaleia Georgiades**

WHEREAS, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

WHEREAS, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

WHEREAS, Thaleia Georgiades, the legal owner of the property identified as Assessor's Parcel Number 319-260-73-100, is offering for dedication a twenty-five foot road right of way and public utilities easement, along the easterly boundary line of said lot, to the County of El Dorado; and

WHEREAS, said easement is described on Exhibit "A", and depicted on Exhibit "B", attached to said Offer of Dedication; and

WHEREAS, the Offer of Dedication shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offer; and

WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to acknowledge, but reject said offer at this time.

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer is hereby acknowledged, but rejected at this time by the County of El Dorado Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 18TH day of MAY, 2004, by the following vote of said Board:

Ayes: DUPRAY, BAUMANN, SWEENEY, PAINE, SOLARO

ATTEST

DIXIE L. FOOTE
Clerk of the Board of Supervisors

Noes: NONE
Absent: NONE

By Margaret E. Moody
Deputy Clerk

Rusty Dupray
Rusty Dupray, Chairman of the Board
Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____

ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
Deputy Clerk

041706

Recording Requested by and

When Recorded Mail To:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Space Above This Line for Recorder's Use

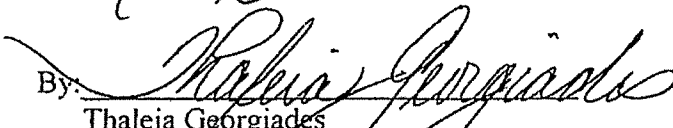
**IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT**

THALEIA GEORGIADES, an unmarried woman, hereinafter called GRANTOR, owner of the real property herein described, does hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, road right of way and public utilities easement, for all public purposes, over, under, and across that certain real property situated in the County of El Dorado, State of California, described as follows:

SEE EXHIBITS A & B, attached hereto and made a part hereof.

It is understood that this offer of dedication shall remain in effect and run with the land until such time as the El Dorado County Board of Supervisors makes a finding of the necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed her name this 12th day of March, 2004.

By: 
Thaleia Georgiades

THALEIA GEORGIADES
Print Name and Title

041706

STATE OF California)
COUNTY OF El Dorado)ss.

On March 12, 2004, before me, the undersigned notary public, personally appeared Thaleia Georgiades personally known to me (or 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.

WITNESS my hand and official seal.

Signature *L. Wilson*

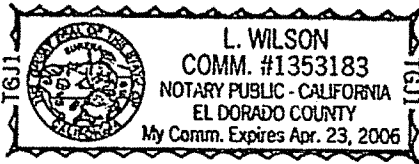


EXHIBIT A

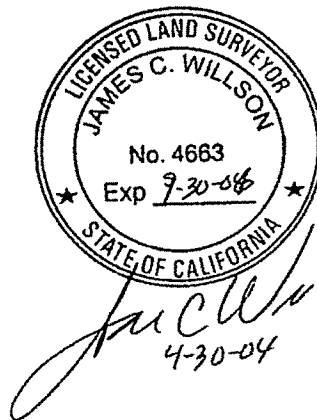
All that real property situate in the County of El Dorado, State of California described as follows:

An easement for Road and Public Utilities purposes, 25.00 feet in width, on, over, under and across a portion of that certain TRACT 2 as shown on that certain Record of Survey filed on April 22, 2004 in Book 27 of Record of Survey at Page 37 in the El Dorado County Recorders Office, State of California being a portion of the Southeast quarter of Section 33 Township 10 North, Range 10 East, M. D. M. more particularly described as follows:

Beginning at the Northeast corner of said TRACT 2, being a point on the East boundary of the Parcel of land described in that certain Deed to Mary Wolf recorded on March 13, 1947 in Book 239 of Official Records at Page 216 in the El Dorado County Recorders Office, State of California, from which the Northeast corner of said Wolf parcel bears North 09° 43' 18" West, 329.60 feet; thence along the said East boundary of said Wolf parcel and said TRACT 2, South 09° 43' 18" East, 300.90 feet to the Southeast corner of said TRACT 2; thence leaving said East boundary of Wolf parcel and along the South boundary of said TRACT 2, South 78° 26' 10" West, 25.01 feet; thence parallel with said East boundaries North 09° 43' 18" West, 300.90 feet to the Northerly boundary of said TRACT 2; thence along the said Northerly boundary North 78° 26' 10" East, 25.01 feet to the Point of Beginning.

The basis of bearing of this description is the same as Record of Survey filed April 22, 2004 in Book 27 of Record of Survey at Page 37 in the El Dorado County Recorders Office.

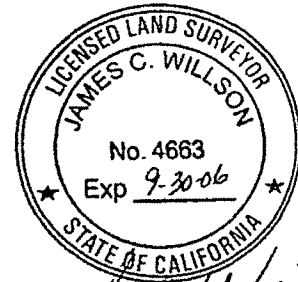
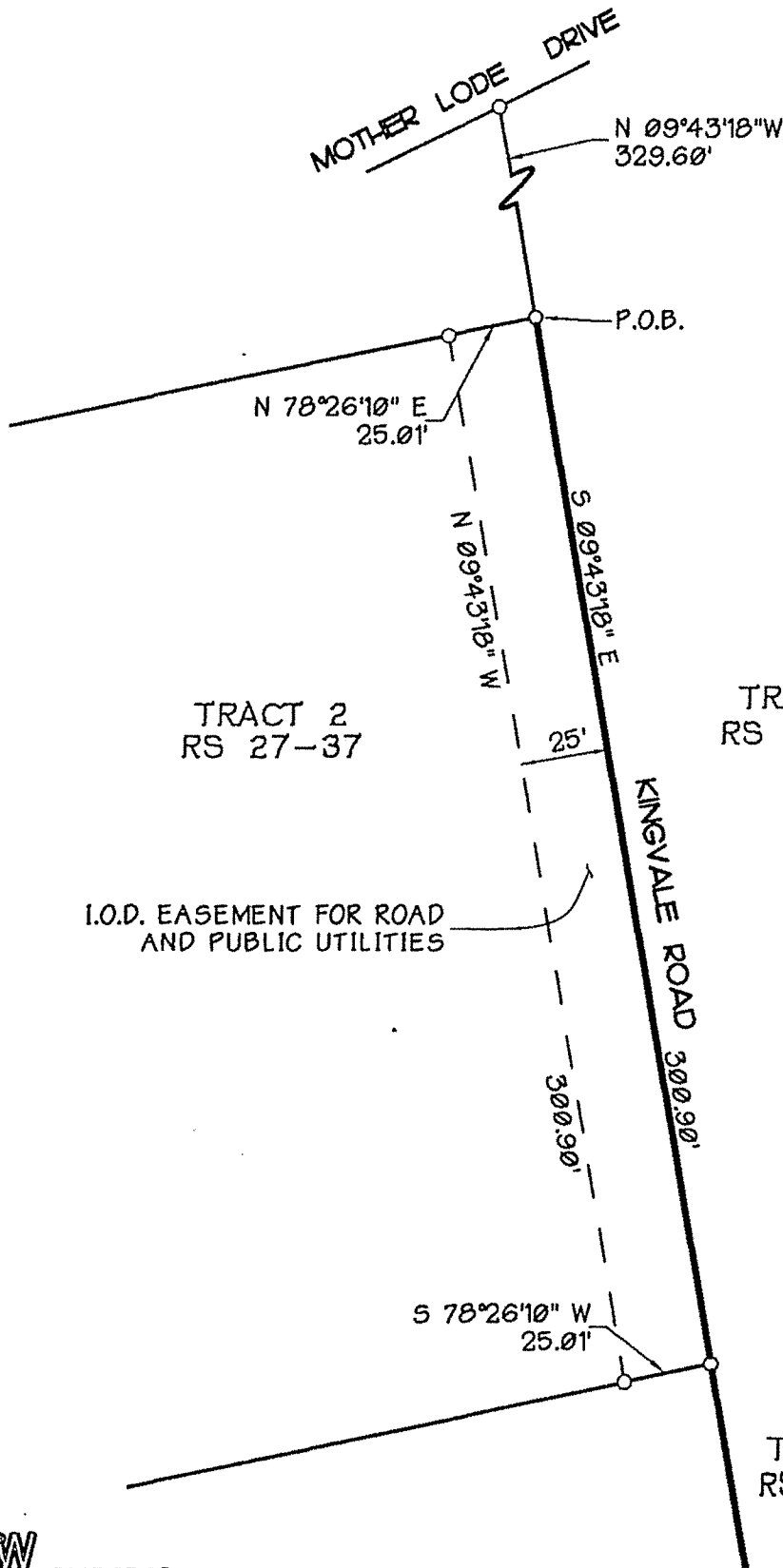
SEE EXHIBIT "B" ATTACHED HERETO.



041706

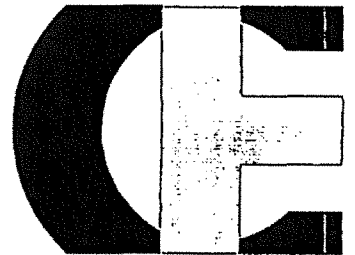
Exhibit B

BEING A PORTION OF THE
S.E. 1/4 OF SECTION 33, T. 9 N., R. 10 E., M.D.M.



James C. Willson
4-30-04

CIVIL STRUCTURAL ARCHITECTURE EARTH SCIENCE



TRACT 5
RS 26-117

CARLTON
Engineering Inc.

3932 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6645



3007.07.03



El Dorado, County Recorder
 William Schultz Co Recorder Office
DOC- 2004-0041707-00

RECORDING REQUESTED BY:

Board of Supervisors

}
 } Acct 30-EL DORADO CO BOARD OF SUPERVISORS
 } Monday, MAY 24, 2004 10:09:03
 } Ttl Pd \$0.00 Nbr-0000585265
 } JLB/C1/1-6

WHEN RECORDED MAIL TO:

Board of Supervisors
 330 Fair Lane
 Placerville, CA 95667

 SPACE ABOVE THIS LINE RESERVED FOR
 RECORDER'S USE

TITLES(S)

RESOLUTION NO. 133-2004 IRREVOCABLE OFFER OF DEDICATION - #2003-31- J. SHINN TRUST OF 4/18/1997,
 JOYCELYN CLAIR SHINN, TRUSTEE - APN 319-260-74-100

041707



RESOLUTION NO. 133-2004
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**Irrevocable Offer Of Dedication #2003-31
Assessor's Parcel Number 319-260-74-100
J. Shinn Trust of 4/18/1997, Joycelyn Claire Shinn, Trustee**

WHEREAS, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

WHEREAS, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

WHEREAS, J. Shinn Trust of 4/18/1997, Joycelyn Claire Shinn, Trustee, the legal owner of the property identified as Assessor's Parcel Number 319-260-74-100, is offering for dedication a twenty-five foot road right of way and public utilities easement, along the easterly and southeasterly boundary lines of said lot, to the County of El Dorado; and

WHEREAS, said easement is described on Exhibit "A", and depicted on Exhibit "B", attached to said Offer of Dedication; and

WHEREAS, the Offer of Dedication shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offer; and

WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to acknowledge, but reject said offer at this time.

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer is hereby acknowledged, but rejected at this time by the County of El Dorado Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 18TH day of MAY, 2004, by the following vote of said Board:

Ayes: DUPRAY, BAUMANN, SWEENEY, PAINE, SOLARO

Noes: NONE

Absent: NONE

ATTEST,
DIXIE L. FOOTE
Clerk of the Board of Supervisors

By Margaret B. Moody
Deputy Clerk

Rusty Dupray
Rusty Dupray, Chairman of the Board
Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____
ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
Deputy Clerk

041707

Recording Requested by and

When Recorded Mail To:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Space Above This Line for Recorder's Use

**IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT**

JOCELYN CLAIRE SHINN, Trustee of the Jocelyn Claire Shinn Trust, dated April 18, 1997, hereinafter called GRANTOR, owner of the real property herein described, does hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, road right of way and public utilities easement, for all public purposes, over, under, and across that certain real property situated in the County of El Dorado, State of California, described as follows:

SEE EXHIBITS A & B, attached hereto and made a part hereof.

It is understood that this offer of dedication shall remain in effect and run with the land until such time as the El Dorado County Board of Supervisors makes a finding of the necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed her name this 12 day of MARCH, 2004.

By Jocelyn Claire Shinn Trustee
Jocelyn Claire Shinn, Trustee

JOCELYN CLAIRE SHINN TRUSTEE
Print Name and Title

STATE OF California)
)ss.
COUNTY OF EL Dorado)

On March 2, 2004, before me, the undersigned notary public, personally appeared Jocelyn Claire Shinn, trustee personally known to me (or 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.

WITNESS my hand and official seal.

Signature *L. Wilson*

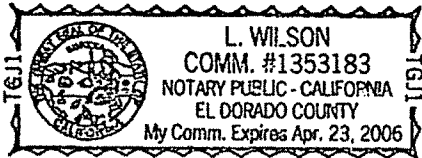


EXHIBIT A

All that real property situate in the County of El Dorado, State of California described as follows:

An easement for Road and Public Utilities purposes, on, over, under and across a portion of that certain TRACT 3 as shown on that certain Record of Survey filed on April 22, 2004 in Book 27 of Record of Survey at Page 37 in the El Dorado County Records Office, State of California being a portion of the Southeast quarter of Section 33 Township 10 North, Range 10 East, M. D. M. more particularly described as follows:

Beginning at the Northeast corner of said TRACT 3 being a point on the East boundary of the parcel of land described in that certain Deed to Mary Wolf recorded on March 13, 1947 in Book 239 of Official Records at Page 216 in the El Dorado County Records Office, State of California, from which the Northeast corner of said Wolf parcel, bears North 09° 43' 18" West, 630.50 feet; thence along the East boundary of said Wolf parcel and said TRACT 3 South 09° 43' 18" East, 360.42 feet to an angle point in said East boundary; thence continuing along said East boundary, South 28° 34' 42" West, 217.22 feet to the Southeast corner of said TRACT 3; thence along the south boundary of said TRACT 3 South 89° 20' 37" West, 5.58 feet; thence leaving said South boundary North 21° 29' 59" East, 159.27 feet; thence along the arc of a 225.00 foot radius curve to the left through a central angle of 31° 13' 16" and subtended by a chord of North 05° 53' 20" East, 121.09 feet; thence North 09° 43' 18" West, 276.38 feet to the North boundary of said TRACT 3; thence along said North boundary North 78° 26' 10" East, 25.01 feet to the Point of Beginning.

The basis of bearing of this description is the same as Record of Survey filed April 22, 2004 in Book 27 of Record of Survey at Page 37 in the El Dorado County Records Office.

SEE EXHIBIT "B" ATTACHED HERETO.

3 I O D TRACT 3 RS 27/37

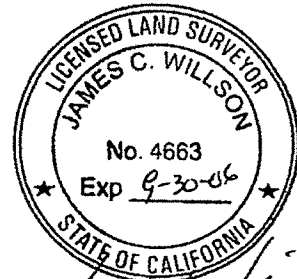
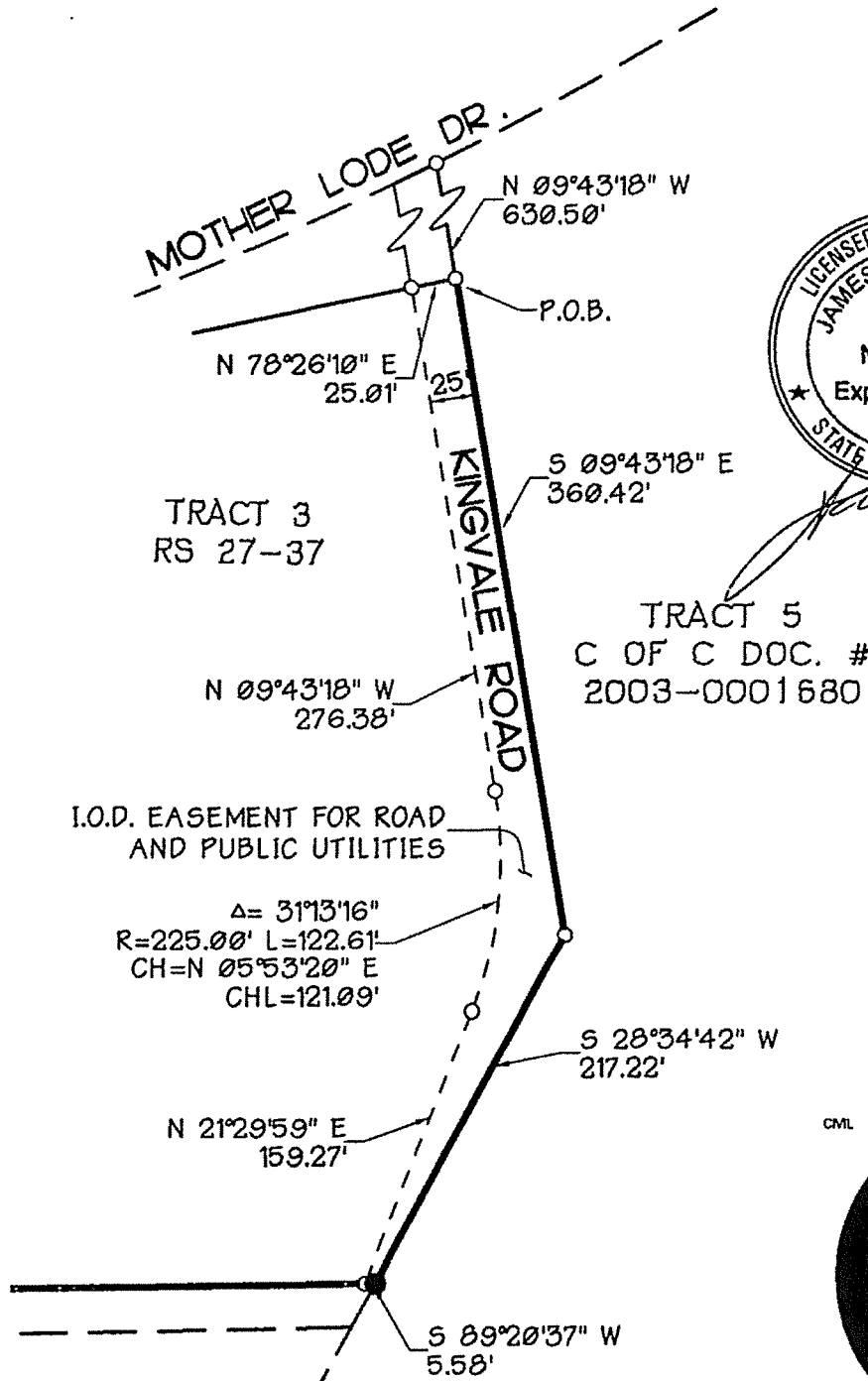


James C. Willson
4-30-04

041707

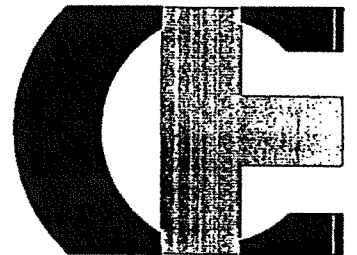
Exhibit B

BEING A PORTION OF THE
S.E. 1/4 OF SECTION 33, T. 9 N., R. 10 E., M.D.M.



4-27-04

CIVIL STRUCTURAL ARCHITECTURE EARTH SCIENCE



CARLTON
Engineering Inc.

3932 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6645



3007.07.03

05/24/2004, 20040041707

16-0491 C 73 of 170



El Dorado, County Recorder
 William Schultz Co Recorder Office
DOC- 2004-0041708-00

RECORDING REQUESTED BY: }

Board of Supervisors }

Acct 30-EL DORADO CO BOARD OF SUPERVISORS }

Monday, MAY 24, 2004 10:09:03 }

Ttl Pd \$0.00 }

Nbr-0000585266 }

JLB/C1/1-9 }

WHEN RECORDED MAIL TO: }

Board of Supervisors }

330 Fair Lane }

Placerville, CA 95667 }

 SPACE ABOVE THIS LINE RESERVED FOR
 RECORDER'S USE

TITLES(S)

RESOLUTION NO. 134-2004 IRREVOCABLE OFFER OF DEDICATION - #2003-31- THOMAS EDSON SHINN AND LINDA
 LOU FINE - APN 331-620-05-100



RESOLUTION NO. 134-2004
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Irrevocable Offer Of Dedication #2003-31
Assessor's Parcel Number 331-620-05-100
Thomas Edson Shinn and Linda Lou Fine

WHEREAS, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

WHEREAS, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

WHEREAS, Thomas Edson Shinn and Linda Lou Fine, the legal owners of the property identified as Assessor's Parcel Number 331-620-05-100, are offering for dedication a twenty-five foot road right of way and public utilities easement, along the westerly and southwesterly boundary lines of said lot, to the County of El Dorado; and

WHEREAS, said easement is described on Exhibit "A", and depicted on Exhibit "B", attached to said Offer of Dedication; and

WHEREAS, the Offer of Dedication shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offer; and

WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to acknowledge, but reject said offer at this time.

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer is hereby acknowledged, but rejected at this time by the County of El Dorado Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 18TH day of MAY, 2004, by the following vote of said Board:

Ayes: DUPRAY, BAUMANN, SWEENEY, PAINE, SOLARO

ATTEST

DIXIE L. FOOTE
 Clerk of the Board of Supervisors

Noes: NONE
 Absent: NONE

By Margaret B. Moody
 Deputy Clerk

Rusty Dupray
 Chairman of the Board
 Board of Supervisors

I CERTIFY THAT:
 THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____
 ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
 Deputy Clerk

041708

Recording Requested by and

When Recorded Mail To:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Space Above This Line for Recorder's Use

**IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT**

THOMAS EDSON SHINN, an unmarried man and LINDA LOU FINE, an unmarried woman, hereinafter called GRANTORS, owners of the real property herein described, do hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, road right of way and public utilities easement, for all public purposes, over, under, and across that certain real property situated in the County of El Dorado, State of California, described as follows:

SEE EXHIBITS A & B, attached hereto and made a part hereof.

It is understood that this offer of dedication shall remain in effect and run with the land until such time as the El Dorado County Board of Supervisors makes a finding of the necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTORS have hereunto subscribed their names this 12 day of MARCH, 2004.

By: Thomas Edson Shinn
Thomas Edson Shinn

By: Linda Lou Fine
Linda Lou Fine

THOMAS Edson SHINN owner
Print Name and Title

Linda Lou Fine owner
Print Name and Title

TRUSTEE/BENEFICIARY

The undersigned, _____ Trustee/Beneficiary under that certain Deed of Trust dated _____, Recorded in Book _____ at Page _____, or as Document No. _____, of the Official Records of El Dorado County, hereby consent to the recording of this document.

Signature date Printed Name and Title

(All signatures must be acknowledged by a Notary Public)

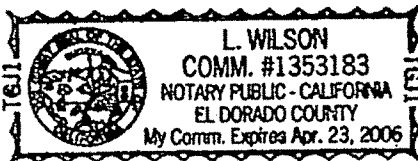
041708

STATE OF California)
COUNTY OF El Dorado)ss.

On March 12, 2004, before me, the undersigned notary public, personally appeared Thomas Edson Shinn and Linda Lou Fine personally known to me (or 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.

WITNESS my hand and official seal.

Signature *L. Wilson*



041708

Attachment to Irrevocable Offer of Dedication #2003-31
for a Road Right of Way and Public Utilities Easement
from Thomas Edson Shinn and Linda Lou Fine
Assessor's Parcel Number 331-620-05-100

TRUSTEE or BENEFICIARY AUTHORIZATION

The undersigned, Marin Conveyancing Corporation, A California Corporation, as the Trustee, or Mortgage Electronic Registration Systems, Inc. (MERS), as the Beneficiary, under that Certain Deed of Trust dated August 24, 2001, Recorded in Book recorded September 6, 2001 as Document Number 2001-0056854-00 of Official Records of the County of El Dorado, hereby consent to the recording of this document.

Michelle J. Law - 3-26-04

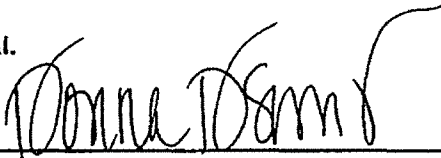
Authorized Signature and Date

041708

STATE OF GEORGIA)
)ss.
COUNTY OF MUSCOGEE)

On 3/26/04, before me, the undersigned notary public, personally appeared Linda Story-Daw V.P. personally known to me (or 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.

WITNESS my hand and official seal.

Signature 
DONNA D. SIMS

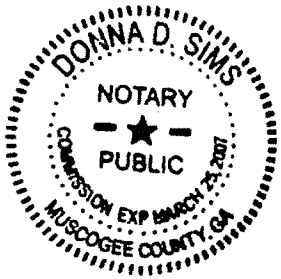


EXHIBIT A

All that real property situate in the County of El Dorado, State of California described as follows:

An Easement for Road and Public Utilities purposes on, over, under and across all that portion of the Southeast quarter of Section 33 Township 10 North, Range 10 East, M. D. M., more particularly described as follows:

Beginning at a point on the Easterly boundary of that certain Grant Deed to Mary Wolfe recorded March 13 1947 in Book 239 of Official Records at Page 216 in the El Dorado County Recorders Office, State of California also being the Southwest corner of the Northerly portion of Tract 5 as delineated on that certain Record of Survey filed in Book 26 of Survey at Page 117 in the El Dorado county Recorders Office, State of California from which the South quarter corner of said Section 33 bears South 28° 34' 42" West, 622.55 feet, and South 89° 20' 55" West, 1649.05 feet, said point of beginning being the Northwest corner of that certain Parcel 4b as described in that certain grant deed recorded on February 4 1978 in Book 1597 of official records at page 713 in the said El Dorado County Recorders Office; thence leaving said Point of Beginning along said Easterly boundary and along the Westerly boundary of said Tract 5 and Tract 4 of said Record of Survey North 28° 34' 42" East, 289.65 feet to an angle point; thence North 09° 43' 18" West, 990.92 feet to a point on the Southerly Right of Way of Mother Lode Drive (formally State Hwy 50) being the Northwest corner of said Tract 4; thence along said Southerly Right of Way and along the Northerly boundary of said Tract 4, along the arc of a 2060.00 foot radius curve to the left through a central angle of 00° 43' 35" and being subtended by a chord of North 63° 26' 30" East, 26.12 feet; thence leaving said Southerly Right of Way and said Northerly boundary South 09° 43' 18" East, 915.25 feet to the beginning of a 275.00 foot radius tangent curve to the right; thence along the arc of said 275.00 foot radius curve through a central angle of 31° 13' 16" being subtended by a chord of South 05° 53' 20" West, 148.00 feet; thence South 21° 29' 59" West, 147.93 feet to the beginning of a 40.00 radius curve to the left; thence along the arc of said 40.00 foot radius curve through a central angle of 112° 02' 35", being subtended by chord of South 34° 31' 19" East, 66.34 feet to a point on the Northerly boundary of said Parcel 4b and the Southerly line of said Northerly portion of Tract 5; thence along said Northerly boundary of Parcel 4b and said Southerly boundary of the Northerly portion of Tract 5 South 89° 27' 24" West, 117.34 feet to the point of beginning.

SEE SHEETS 1 AND 2 OF EXHIBIT B ATTACHED HERETO.

4 I O D from Shinn Ranch

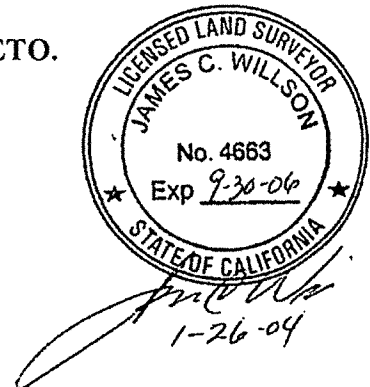


Exhibit B

A PORTION OF TRACTS 4 & 5 OF RS 26-117,
BEING A PORTION OF THE S.E. 1/4 OF SECTION 33,
T. 9 N., R. 10 E., M.D.M.



1"=100'

041708

FD. 2" C.I.P.
STAMPED

1/4 S
533 S4
T 10 N R 10 E
MDM
H.L. 1925

1649.05'
S 89°20'55" W

S 28°34'42" W
622.55'

OLD TIMER LN.

P.O.B.

S 89°27'24" W
117.34'

GOLD CENTRY. DR.

I.O.D. EASEMENT FOR ROAD
AND PUBLIC UTILITIES

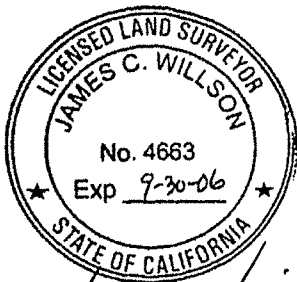
MATCH LINE
SEE SHEET 2 OF 2

KINGVALE ROAD
N 09°43'18" W 990.92'

$\Delta = 112^\circ 02' 35''$
R=40.00' L=78.22'
CH=S 34°31'19" E
CHL=66.34'

$\Delta = 31^\circ 13' 16''$
R=275.00' L=149.85'
CH=N 05°53'20" E
CHL=148.00'

SHINN
TRACT 5
RS 26-117



James C. Willson
4-30-04

CARLTON
Engineering Inc.



3932 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6645

16-0491 G 81 of 170



3007.07.03

SHEET 1 OF 2

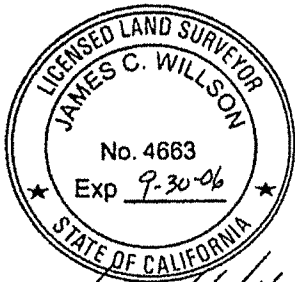
05/24/2004 20040041708

Exhibit B

A PORTION OF TRACTS 4 & 5 OF RS 26-117
BEING A PORTION OF THE S.E. 1/4 OF SECTION 33,
T. 9 N., R. 10 E., M.D.M.



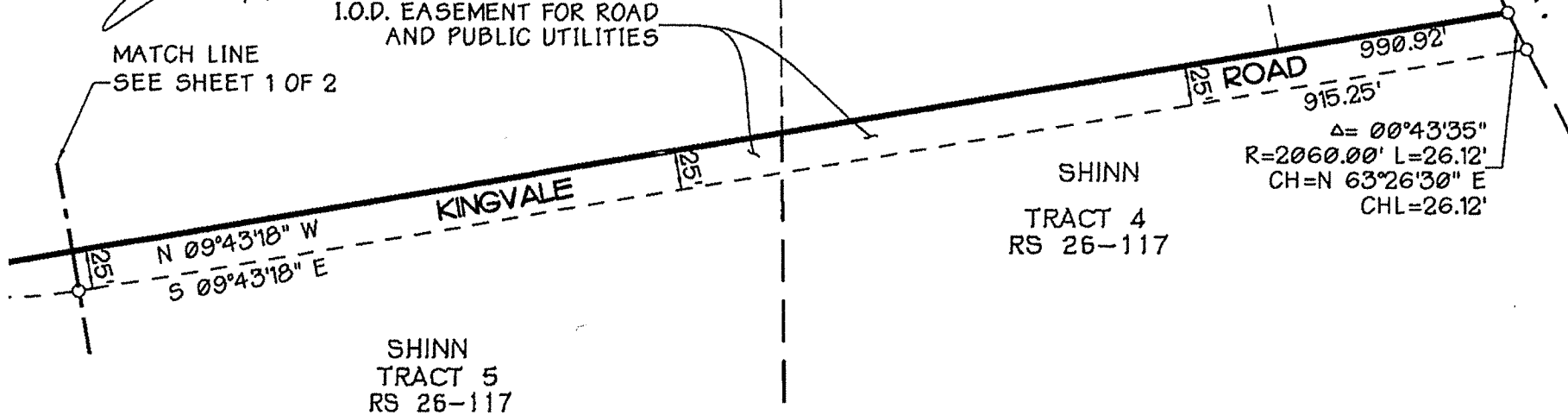
1"=100'



James C. Willson
4-30-04

I.O.D. EASEMENT FOR ROAD
AND PUBLIC UTILITIES

MATCH LINE
SEE SHEET 1 OF 2



041708



3007.07.03

SHEET 2 OF 2

CARLTON
Engineering Inc.



3932 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6645

16 0491 C 82 of 170

LEGEND

- () RECORD DATA
- DIMENSION POINT-NOTHING FOUND OR SET
- SET 3/4" CAPPED IRON PIPE (C.I.P.) STAMPED "L.S. 4663 2897"
- FOUND MONUMENT AS NOTED
- ⊕ FOUND 1/4 SECTION CORNER AS NOTED

NOTES

1) THE PURPOSE OF THIS SURVEY IS TO DELINEATE AND SHOW THE MONUMENTATION OF THE LOT LINE ADJUSTMENT B/LA 83-66 APPROVED OCTOBER 13, 2003, AS REQUIRED BY SECTION 8762 (D) (5) OF THE PROFESSIONAL LAND SURVEYORS' ACT.



Record of Survey

A PORTION OF THE S.E. 1/4 OF SEC. 33
T. 10 N., R. 10 E., M.D.M.

COUNTY of EL DORADO STATE OF CALIFORNIA
APRIL, 2004
SHEET 1 of 1

CARLTON ENGINEERING INC.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THE MERIDIAN OF RECORD OF SURVEY MAP 28-117 AS DETERMINED BY FOUND MONUMENTS AND IS TRUE NORTH.

REFERENCES

RS 28-117 505 F-100(1) 592 OR 594(2) 239 OR 216(3) 2763 OR 716(4)

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF:

THALEIA GEORGIADIS IN OCTOBER 15, 2003



James C. Willson
JAMES C. WILLSON - L.S. 4663
LIC. EXP. DATE 09-30-06

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 21st DAY OF APRIL, 2004.

DANIEL RUSSELL
DANIEL S. RUSSELL L.S. 5917 LICENSE EXPIRES 12-31-06
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

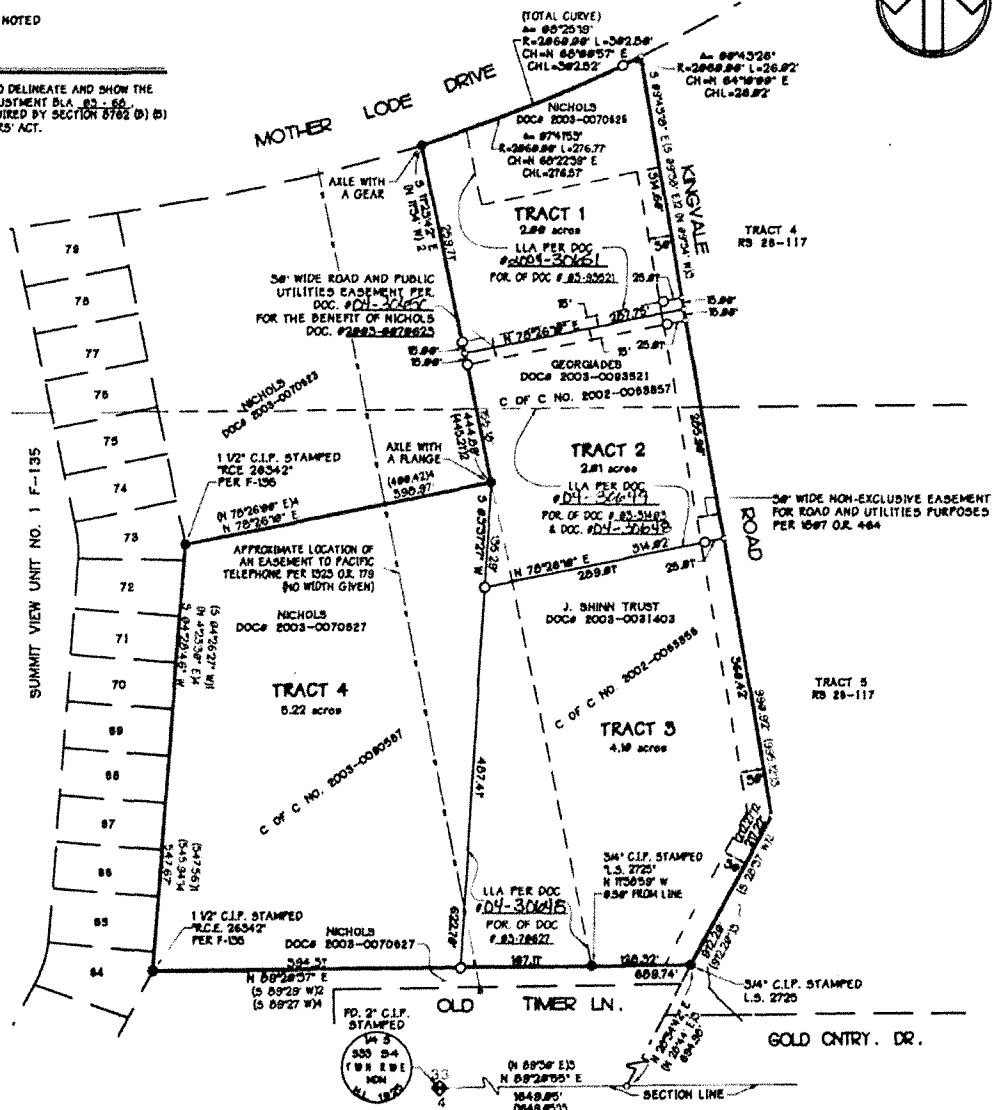


BY: *Richard L. Briner*
RICHARD L. BRINER L.S. 5084 LICENSE EXPIRES 06-30-07
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS 22nd DAY OF April, 2004, AT 10:28:18
IN BOOK 27 OF RECORD OF SURVEYS AT PAGE 37, AT
THE REQUEST OF THALEIA GEORGIADIS

DOCUMENT NUMBER 004-030647
BY: *William E. Schultz*
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO
DEPUTY



EXISTING ADDRESS PARCEL NUMBERS 70-268-21, 22, 23, 24 & 24

27-37

27-37

27-37

27-37



Elizabeth Zangari <elizabeth.zangari@edcgov.us>

Shinn Ranch ZOB - IODs for facilities

1 message

Elizabeth Zangari <elizabeth.zangari@edcgov.us>

Thu, May 5, 2016 at 10:36 AM

To: Jennifer Franich <jennifer.franich@edcgov.us>, Tiffany Schmid <tiffany.schmid@edcgov.us>

Cc: Leah Rademacher <leah.rademacher@edcgov.us>

Jennifer,

I hope you can help me with this detail. I'm working on the staff report for the Shinn Ranch ZOB formation. One of the findings the Board is required to make relates to IODs for the facilities to be maintained with zone funds.

I have located the IODs for the portion of Kingvale Rd, but still need to address the interior roads. The interior roads are listed in the engineer's report as Silverado Drive (Drive "A"), Slate Creek Ct., Stage Coach Ct., Prospector Ct., and Court D (Phase 1); the Court E, Court F and Court G (Phase 4).

Last October, and IOD 15-007 was submitted by CTA for the Shinn Ranch ROW, but wasn't processed at the time, since at that time, we had not received a complete formation packet. It looks like Leah Rademacher was the point person on that action.

Typically, IODs for roads and drainage easements are addressed with the Final Maps. In this case, it appears that the roads listed with Phase 1 will be made with the Large Lot Map, but that Courts E, F and G might be offered with the Final Map for Phase 4, but it's not absolutely clear. Would you be able to confirm for me when the IODs will be addressed so the information can be included in the Legistar report?

Thanks in advance -

Elizabeth Zangari
Department Analyst II**County of El Dorado**
Community Development Agency
Administration and Finance Division
2850 Fairlane Court
Placerville, CA 95667
530-621-7595/FAX: 530-295-1632
elizabeth.zangari@edcgov.us



Elizabeth Zangari <elizabeth.zangari@edcgov.us>

IOD 15-007 - Shinn Ranch Right of Way for ZOB

2 messages

Karen Hyder <karen.hyder@edcgov.us>

Wed, Oct 14, 2015 at 4:04 PM

To: Leah Rademacher <leah.rademacher@edcgov.us>

Cc: Philip Mosbacher <philip.mosbacher@edcgov.us>, Greg Hicks <greg.hicks@edcgov.us>, Elizabeth Zangari <elizabeth.zangari@edcgov.us>

Leah,

Please find attached our latest IOD. This is in response to Transportation request for a ZOB. I believe Rich has been communicating with Elizabeth about this one, so I have cc'ed her as well. If you have decided that you are not going forward with the ZOB, then you don't need to respond via the attached form, simply drop me an email and I'll close the project.

Thanks,,

Karen Hyder

Addressing Coordinator

Surveyor's Office

El Dorado County

530-621-5121

<http://www.edcgov.us/Surveyor/>

Addressing Forms

**IOD approval Request for Transportation Shinn Ranch.pdf**

690K

Elizabeth Zangari <elizabeth.zangari@edcgov.us>

Wed, Oct 14, 2015 at 5:23 PM

To: Karen Hyder <karen.hyder@edcgov.us>

Cc: Leah Rademacher <leah.rademacher@edcgov.us>, Philip Mosbacher <philip.mosbacher@edcgov.us>, Greg Hicks <greg.hicks@edcgov.us>

Folks,

CTA submitted an incomplete application to form a ZOB in August, and mentioned then that the IODs were delivered to the Surveyor. This was a little backward. The IODs and boundary maps are part of the formation application. Since it was incomplete in respect to other components, the application was returned for resubmittal later.

Historically, we would process the IODs after the zone is formed, especially where the roads would be maintained with zone funds.

I expect the full packet will be resubmitted soon, and the boundary map will be sent to the Surveyor for review, too.

Thanks for keeping me in the loop. Let's chat if there are further questions.

Elizabeth Zangari

Department Analyst II

16-0491 C 85 of 170

County of El Dorado
Community Development Agency
Administration and Finance Division
2850 Fairlane Court
Placerville, CA 95667
530-621-7595/FAX: 530-295-1632
elizabeth.zangari@edcgov.us
[Quoted text hidden]



COUNTY OF EL DORADO COUNTY SURVEYOR

360 Fair Lane . Placerville, CA 95667 . Phone (530) 621-5440 e-mail: surveyor@edcgov.us

IOD - Request for Review and Response

To: El Dorado County Transportation Department

Greg Hicks - Phone: 530-621-5929 - Email: greg.hicks@edcgov.us

Leah Rademacher, leah.rademacher@edcgov.us / Elizabeth Zangari, elizabeth.zangari@edcgov.us

From: El Dorado County Surveyor's Office

Karen Hyder - Phone: 530-621-5121 - Email: karen.hyder@edcgov.us

Owner Name: THOMAS SHINN

Contact Name: John Klamm, TSD Engineering / CTA

Phone: 916-608-0707

Email: _____

Address: _____

Map / Project: IOD 15-007 #71658 / TM 07-1441R #71577 / Shinn Ranch ZOB #71646

APN(s): 331-620-13,04,05,30 & 331-070-01

Type and location of IOD: Right of Way

Notes: _____

Please view the attached exhibit and check the appropriate box below. Please type or print any comments and return this document to the Surveyor's Office within two weeks.

- Approved. Offer shall be acknowledged but rejected.
- Approved. Offer shall be acknowledged and accepted in fee.
- Approved. Offer shall be acknowledged and accepted as an easement.
- Not approved.

Comments: _____

Signature

Date

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, AS SHOWN ON THE PARCEL MAP FILED IN BOOK 49 OF PARCEL MAPS, AT PAGE 110, THE BEARING OF WHICH IS GIVEN AS N89°57'31"E.

LEGEND

- o DIMENSION POINT (NOTHING FOUND OR SET)
- ZONE OF BENEFIT BOUNDARY

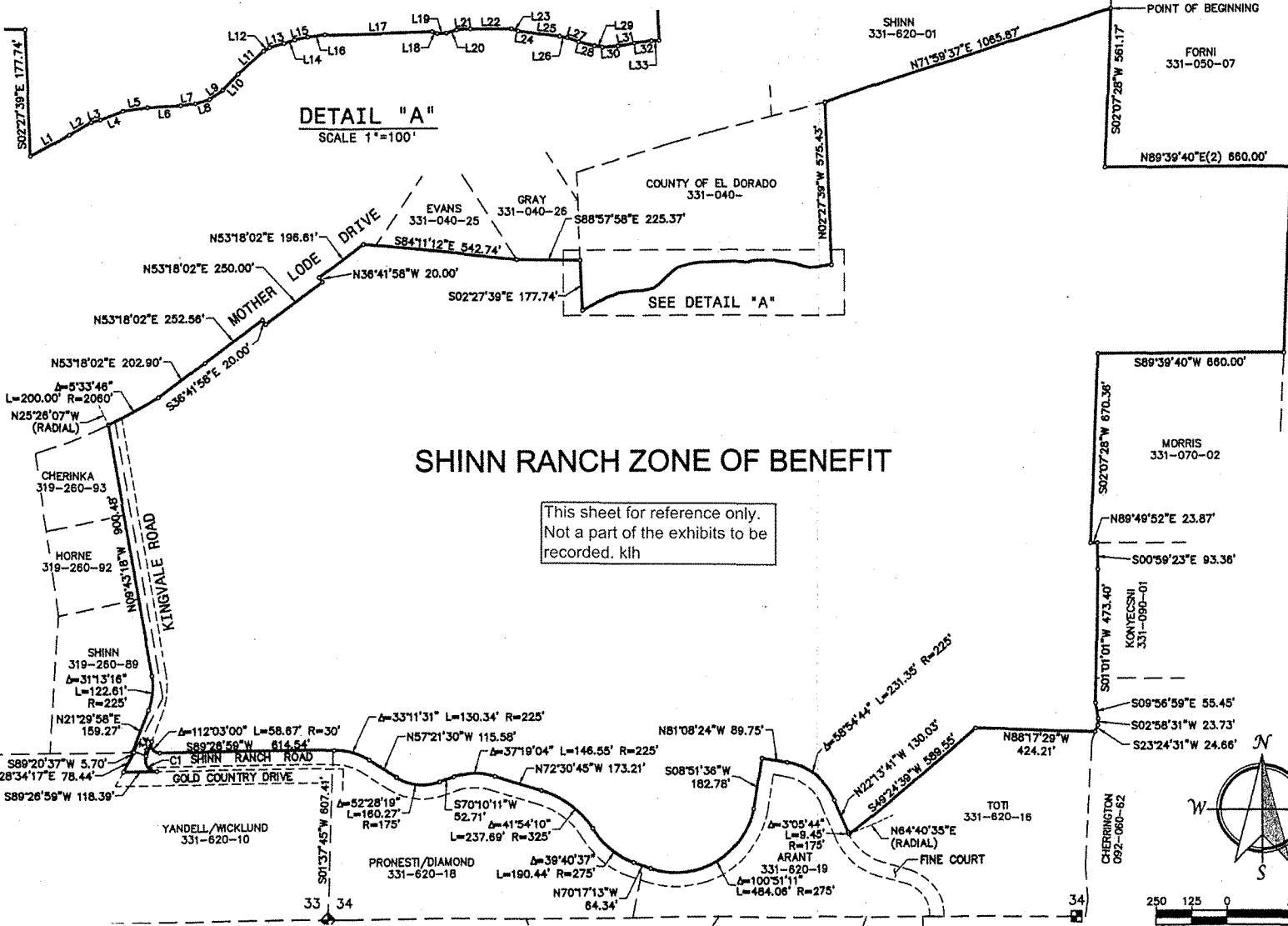
EXHIBIT "B"
BOUNDARY MAP
SHINN RANCH ZONE OF BENEFIT
 A PORTION OF THE S.E. 1/4 OF SECTION 33 AND
 A PORTION OF SECTION 34, T. 10 N., R. 10 E., M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 SEPTEMBER 2015 SCALE: 1"=250'

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

John E. Klamm
 JOHN E. KLAMM, L.S. 7375
 LICENSE EXPIRES: 12-31-15

9/10/15
 DATED



DETAIL "A"
 SCALE 1"=100'

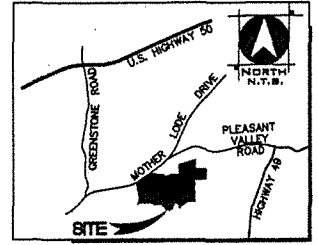
This sheet for reference only.
 Not a part of the exhibits to be recorded. kih

LINE TABLE

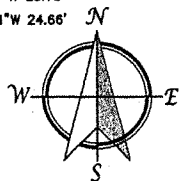
| LINE | DIRECTION | LENGTH |
|------|-------------|---------|
| L1 | N61°42'59"E | 62.14' |
| L2 | N60°26'30"E | 35.64' |
| L3 | N75°27'25"E | 13.60' |
| L4 | N68°59'12"E | 33.92' |
| L5 | N81°32'49"E | 35.13' |
| L6 | N87°13'07"E | 46.30' |
| L7 | N81°31'41"E | 20.95' |
| L8 | N74°05'29"E | 20.65' |
| L9 | N54°45'23"E | 21.69' |
| L10 | N43°59'35"E | 31.25' |
| L11 | N48°17'47"E | 48.22' |
| L12 | N58°21'11"E | 10.03' |
| L13 | N74°02'39"E | 21.10' |
| L14 | N73°40'58"E | 15.72' |
| L15 | N76°50'12"E | 18.66' |
| L16 | N82°28'11"E | 24.51' |
| L17 | N88°30'35"E | 151.58' |
| L18 | S69°02'54"E | 7.17' |
| L19 | N88°17'57"E | 13.31' |
| L20 | N71°40'08"E | 15.10' |
| L21 | N83°25'21"E | 19.58' |
| L22 | N89°25'17"E | 57.97' |
| L23 | S70°03'13"E | 10.02' |
| L24 | S82°05'43"E | 20.81' |
| L25 | S82°31'35"E | 38.55' |
| L26 | S78°41'10"E | 10.99' |
| L27 | S89°18'44"E | 17.46' |
| L28 | S75°33'50"E | 23.41' |
| L29 | S62°22'20"E | 10.68' |
| L30 | N86°42'46"E | 22.28' |
| L31 | N79°29'16"E | 23.59' |
| L32 | N82°40'59"E | 24.20' |
| L33 | N87°48'05"E | 10.84' |
| L34 | S21°29'59"W | 55.39' |

CURVE TABLE

| CURVE | DELTA | LENGTH | RADIUS |
|-------|------------|--------|--------|
| C1 | 112°02'35" | 78.22' | 40.00' |



VICINITY MAP



31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701
TSD ENGINEERING, INC.
 expect more.

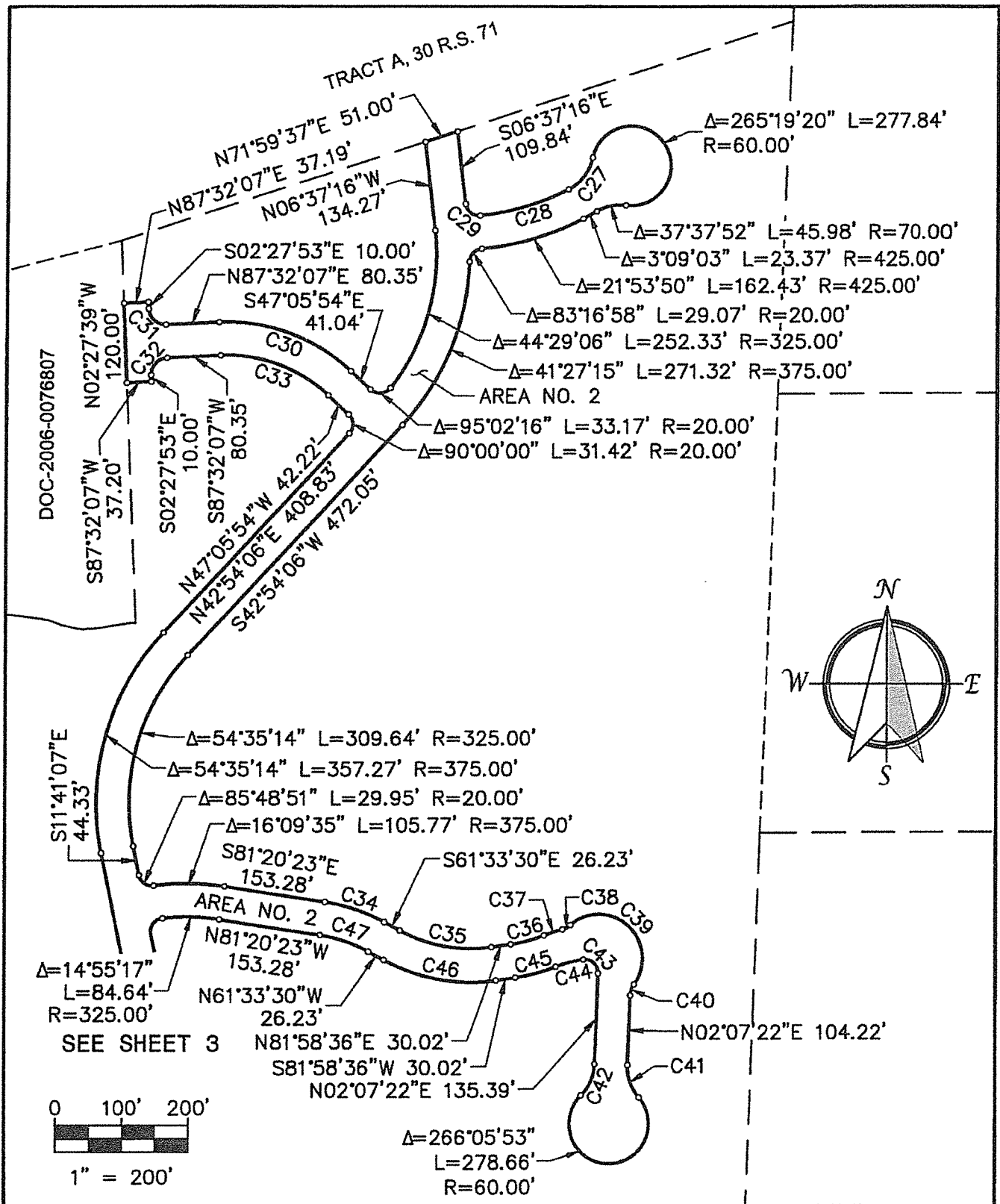


EXHIBIT "B"
 IRREVOCABLE OFFER OF DEDICATION
 PORTIONS OF TRACTS 1, 2, 4 & 5, 29 R.S. 124
 AND PORTIONS OF PARCEL 1, 49 P.M. 110
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

TSD ENGINEERING, INC.
 expect more.

| |
|--------------------|
| SCALE: 1"=200' |
| DATE: 6/23/2015 |
| SHEET 4 OF 5 |

SEE SHEET 4

SEE SHEET 4

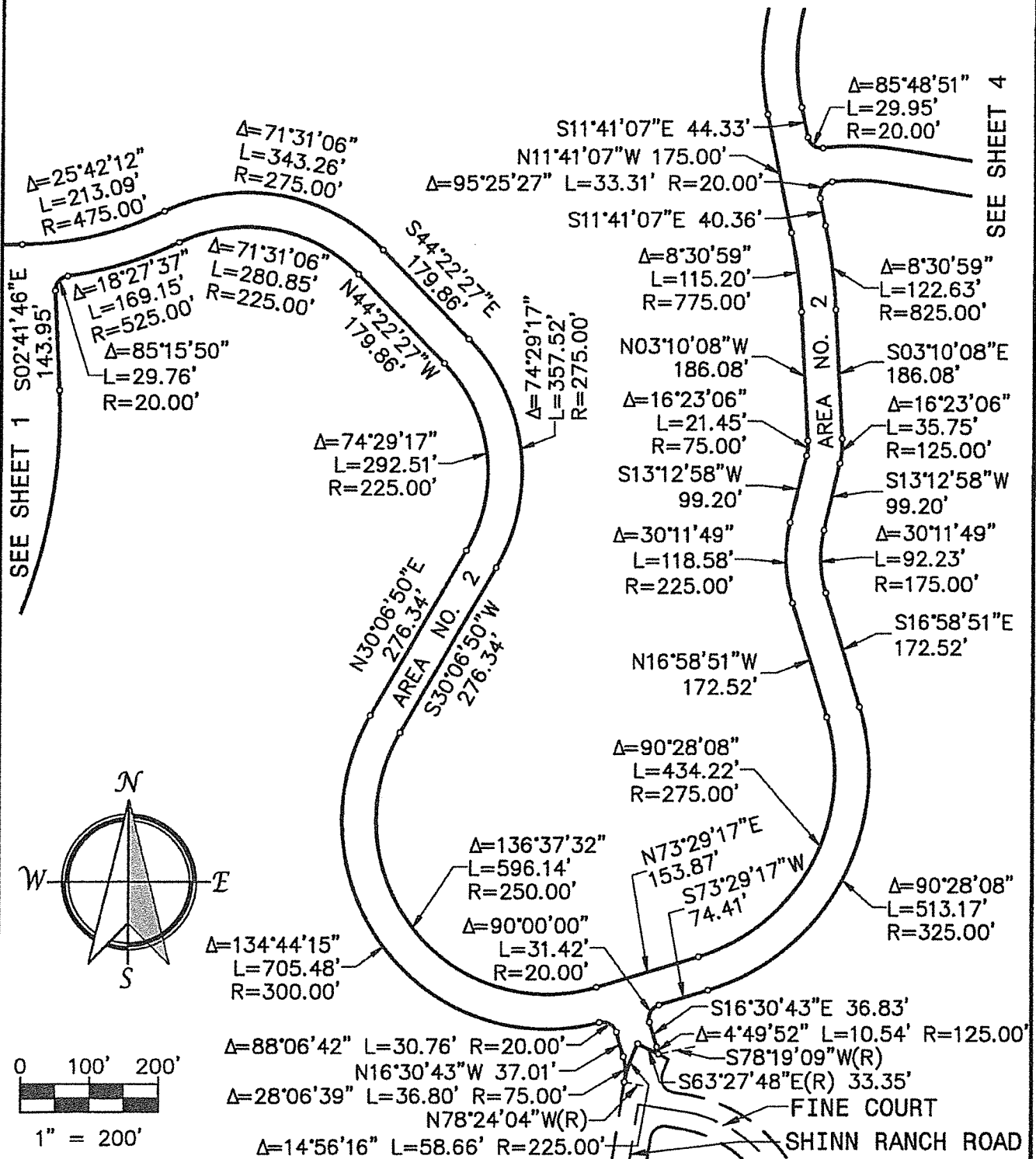
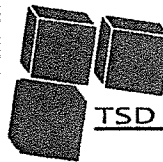


EXHIBIT "B"

IRREVOCABLE OFFER OF DEDICATION
PORTIONS OF TRACTS 1, 2, 4 & 5, 29 R.S. 124
AND PORTIONS OF PARCEL 1, 49 P.M. 110
COUNTY OF EL DORADO, STATE OF CALIFORNIA



31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

TSD ENGINEERING, INC.
expect more.

SCALE:
1"=200'

DATE:
6/23/2015

SHEET
3 OF 5

LEGEND:

RADIAL LINE (R)
 POINT OF BEGINNING . . P.O.B.

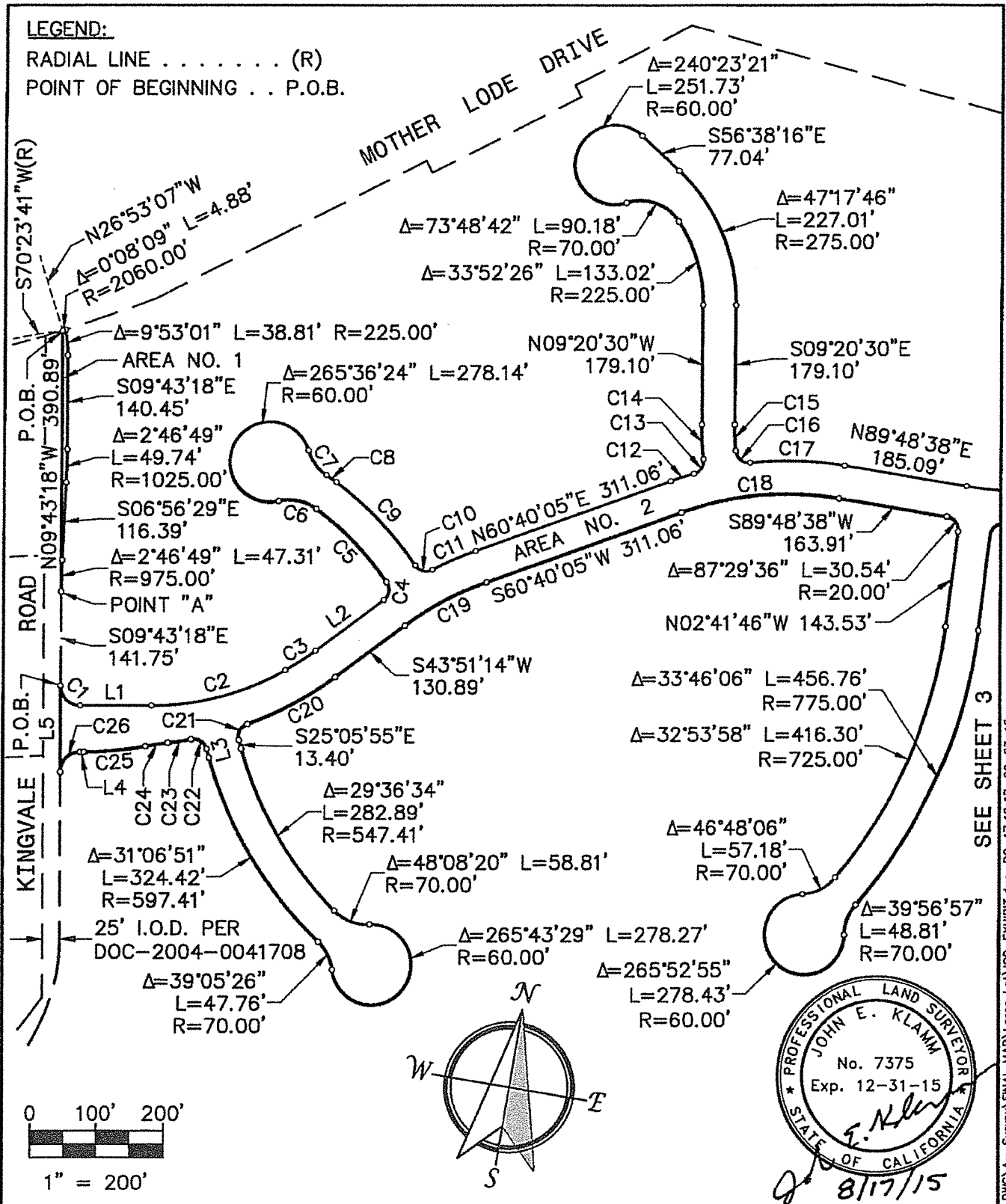


EXHIBIT "B"
 IRREVOCABLE OFFER OF DEDICATION
 PORTIONS OF TRACTS 1, 2, 4 & 5, 29 R.S. 124
 AND PORTIONS OF PARCEL 1, 49 P.M. 110
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

TSD ENGINEERING, INC.
 expect more.

SCALE:
 1"=200'

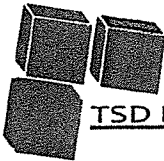
DATE:
 6/23/2015

SHEET
 1 OF 5

P:\Projects\206-001\02 DWG-A- Survey\FINAL MAP\Large Lat\00-EXHIBIT.dwg, PC, 17:19:17, 06-23-15

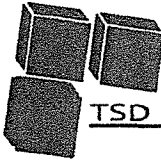
| CURVE TABLE | | | |
|-------------|-----------|---------|---------|
| CURVE # | DELTA | LENGTH | RADIUS |
| C1 | 90°00'04" | 47.12' | 30.00' |
| C2 | 29°55'35" | 208.93' | 400.00' |
| C3 | 6°29'49" | 53.86' | 475.00' |
| C4 | 88°31'54" | 30.90' | 20.00' |
| C5 | 18°31'02" | 153.51' | 475.00' |
| C6 | 49°00'21" | 59.87' | 70.00' |
| C7 | 38°35'09" | 47.14' | 70.00' |
| C8 | 1°59'06" | 18.19' | 525.00' |
| C9 | 18°59'43" | 174.05' | 525.00' |
| C10 | 82°51'07" | 28.92' | 20.00' |
| C11 | 7°43'11" | 70.74' | 525.00' |
| C12 | 4°00'50" | 36.78' | 525.00' |
| C13 | 81°03'22" | 28.29' | 20.00' |
| C14 | 7°01'56" | 52.16' | 425.00' |
| C15 | 5°58'01" | 39.05' | 375.00' |
| C16 | 90°30'18" | 31.59' | 20.00' |
| C17 | 15°37'27" | 143.16' | 525.00' |
| C18 | 29°08'33" | 241.60' | 475.00' |
| C19 | 16°48'51" | 139.39' | 475.00' |
| C20 | 16°18'40" | 149.46' | 525.00' |
| C21 | 85°15'50" | 29.76' | 20.00' |
| C22 | 85°15'50" | 29.76' | 20.00' |
| C23 | 3°51'16" | 35.32' | 525.00' |
| C24 | 3°51'01" | 33.60' | 500.00' |
| C25 | 10°38'08" | 92.81' | 500.00' |
| C26 | 89°59'56" | 47.12' | 30.00' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | N80°16'38"E | 106.54' |
| L2 | N43°51'14"E | 127.20' |
| L3 | N25°05'55"W | 13.40' |
| L4 | S80°16'38"W | 5.67' |
| L5 | N09°43'18"W | 130.00' |

| | | |
|---|--|--------------------|
| EXHIBIT "B" IRREVOCABLE OFFER OF DEDICATION PORTIONS OF TRACTS 1, 2, 4 & 5, 29 R.S. 124 AND PORTIONS OF PARCEL 1, 49 P.M. 110 COUNTY OF EL DORADO, STATE OF CALIFORNIA |  31 Natoma Street, Suite #160 Folsom, CA 95630 Phone: (916) 608-0707 Fax: (916) 608-0701 TSD ENGINEERING, INC. <i>expect more.</i> | SCALE: 1"=200' |
| | | DATE: 6/23/2015 |
| | | SHEET 2 OF 5 |

| CURVE TABLE | | | |
|-------------|------------|---------|---------|
| CURVE # | DELTA | LENGTH | RADIUS |
| C27 | 50°50'31" | 62.12' | 70.00' |
| C28 | 21°36'31" | 141.43' | 375.00' |
| C29 | 88°56'14" | 31.04' | 20.00' |
| C30 | 45°21'59" | 217.74' | 275.00' |
| C31 | 90°00'00" | 39.27' | 25.00' |
| C32 | 90°00'00" | 39.27' | 25.00' |
| C33 | 45°21'59" | 178.15' | 225.00' |
| C34 | 19°46'54" | 94.94' | 275.00' |
| C35 | 36°27'54" | 143.20' | 225.00' |
| C36 | 13°14'52" | 52.02' | 225.00' |
| C37 | 7°29'46" | 29.44' | 225.00' |
| C38 | 27°01'11" | 14.15' | 30.00' |
| C39 | 166°28'29" | 191.77' | 66.00' |
| C40 | 33°33'26" | 17.57' | 30.00' |
| C41 | 43°02'57" | 52.59' | 70.00' |
| C42 | 43°02'57" | 52.59' | 70.00' |
| C43 | 99°05'12" | 34.59' | 20.00' |
| C44 | 14°18'25" | 43.70' | 175.00' |
| C45 | 13°14'52" | 63.58' | 275.00' |
| C46 | 36°27'54" | 175.02' | 275.00' |
| C47 | 19°46'54" | 77.68' | 225.00' |

EXHIBIT "B"
IRREVOCABLE OFFER OF DEDICATION
PORTIONS OF TRACTS 1, 2, 4 & 5, 29 R.S. 124
AND PORTIONS OF PARCEL 1, 49 P.M. 110
COUNTY OF EL DORADO, STATE OF CALIFORNIA



31 Natoma Street, Suite #160
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TSD ENGINEERING, INC.
 expect more.

SCALE:
 1"=200'
 DATE:
 6/23/2015
 SHEET
 5 OF 5

8) Title Report

PLACER TITLE COMPANY

Preliminary Report

Issued By:

Order No. 205-13367
UPDATE
Version 7

PLACER TITLE COMPANY
3860 EL DORADO HILLS BLVD #502
EL DORADO HILLS, CA 95762
Escrow Officer: Cathy French
Phone: 916-933-4550
Fax: 916-933-4952
Escrow Officer Email: cathyfrench@placertitle.com
Email Loan Docs To: 205edocs@placertitle.com

Customer Reference:

Property Address: APN #331-620-13, 04, 05, 30 & #331-070-01

In response to the above referenced application for a policy of title insurance, PLACER TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. The Policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the Policy forms should be read. They are available from the office which issued this report.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN ATTACHMENT ONE OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of August 11, 2015 at 7:30 a.m.

Title Officer: Fran Jackson

Order No. 205-13367
UPDATE
Version 7

The form of policy of title insurance contemplated by this report is:
CLTA Standard Coverage Policy

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A FEE SIMPLE

Title to said estate or interest at the date hereof is vested in:

**THOMAS EDSON SHINN, AS TO AN UNDIVIDED 1/2 INTEREST
AND LINDA LOU FINE, AS TO AN UNDIVIDED 1/2 INTEREST
AS TO PARCELS ONE AND TWO**

**AND THOMAS EDSON SHINN, AN UNMARRIED MAN
AND LINDA LOU FINE, A MARRIED WOMAN
AS TO PARCEL THREE**

**AND THE SHINN RANCH INC., A CALIFORNIA "FTB SUSPENDED" CORPORATION
AS TO PARCEL FOUR**

The land referred to herein is described as follows:

SEE EXHIBIT "A" ATTACHED

**EXHIBIT "A"
LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PORTION OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, AND SECTION 3, TOWNSHIP 9 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON DECEMBER 27, 2006 IN BOOK 49 OF PARCEL MAPS AT PAGE 110, AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED APRIL 25, 2008 IN SERIES NO. 2008-0019617 OFFICIAL RECORDS.

A.P.N. 331-620-13-100

PARCEL TWO:

TRACTS 4 AND 5, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON DECEMBER 27, 2006 IN BOOK 29 OF RECORD OF SURVEY MAPS AT PAGE 124.

A.P.N. 331-620-04-100

A.P.N. 331-620-05-100

PARCEL THREE:

PARCEL 1:

ALL THAT PORTION OF SECTIONS 33 AND 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., AND SECTION 3, TOWNSHIP 9 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

TRACT 2, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON DECEMBER 27, 2006 IN BOOK 29 OF RECORD OF SURVEY MAPS AT PAGE 124.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DEEDED TO THE COUNTY OF EL DORADO, IN DEED RECORDED NOVEMBER 9, 2006 IN SERIES NO. 2006-0076807 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DEEDED IN GRANT DEED RECORDED SEPTEMBER 14, 2007 IN SERIES NO. 2007-0059001, OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

EXHIBIT "A"
LEGAL DESCRIPTION continued

**ALL THAT PORTION OF SAID TRACT 2 OF RECORD OF SURVEY MAP IN BOOK 29 PAGE 124, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING THE NORTHERLY CORNER OF SAID TRACT 2; THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 2, SOUTH 62 DEG 24' 08" WEST A DISTANCE OF 687.73 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY OF SAID TRACT 2, NORTH 71 DEG 59' 26" EAST A DISTANCE OF 636.13 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT 2; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT 2, NORTH 02 DEG 07' 28" EAST A DISTANCE OF 122.01 FEET TO THE POINT OF BEGINNING.**

PARCEL 2:

ALL THAT PORTION OF TRACT 1, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA IN BOOK 29 AT PAGE 124, BEING A PORTION OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL DESCRIBED IN EXHIBIT "A" IN THAT CERTAIN DOCUMENT NO. 2006-0076807, RECORDED NOVEMBER 9, 2006 IN THE EL DORADO COUNTY RECORDER'S OFFICE, STATE OF CALIFORNIA; THENCE FROM SAID POINT OF BEGINNING, NORTH 71 DEG 59' 26" EAST A DISTANCE OF 429.56 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT 1, SAID POINT BEING SOUTH 62 DEG 24' 08" WEST A DISTANCE OF 687.73 FEET FROM THE SOUTHEASTLY CORNER OF SAID TRACT 1; THENCE ALONG SAID SOUTHERLY LINE OF SAID TRACT 1, SOUTH 62 DEG 24' 08" WEST A DISTANCE OF 457.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN SAID EXHIBIT "A"; THENCE LEAVING SAID SOUTHERLY LINE OF SAID TRACT 1, NORTH 02 DEG 27' 53" WEST A DISTANCE OF 79.03 FEET TO THE POINT OF BEGINNING, AS DEEDED TO THOMAS EDSON SHINN, ET AL, IN DEED RECORDED SEPTEMBER 14, 2007 IN SERIES NO. 2007-0059002 OFFICIAL RECORDS.

A.P.N. 331-620-30-100

PARCEL FOUR:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, IDENTICAL WITH THE CENTER OF SAID SECTION 34; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 34, EASTERLY 660 FEET; THENCE LEAVING SAID EAST AND WEST CENTERLINE AND RUNNING PARALLEL WITH THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 34, SOUTHERLY 660 FEET; THENCE RUNNING PARALLEL WITH THE EAST AND WEST CENTERLINE OF SAID SECTION 34 660 FEET TO A POINT ON THE NORTH SOUTH CENTERLINE OF SAID SECTION 34; THENCE ALONG SAID LAST NAMED LINE, NORTHERLY 660 FEET TO THE POINT OF BEGINNING.

**ASSESSOR PARCEL NO.
331-070-01-100**

EXCEPTIONS

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

AS TO PARCEL ONE: (APN #331-620-13-100)

1. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2015-2016:

1ST INSTALLMENT: \$1,077.31 OPEN
2ND INSTALLMENT: \$1,077.31 OPEN

ASSESSED VALUATIONS:

LAND: \$207,576.00

IMPROVEMENTS: \$0.00

EXEMPTION: \$0.00

PARCEL NO.: 331-620-13-100 CODE AREA: 078-100

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10.
SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10.

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE, OF THE STATE OF CALIFORNIA.
3. ANY TAXES OR ASSESSMENTS LEVIED BY:
- A. EL DORADO IRRIGATION DISTRICT
4. ANY TAXES OR ASSESEMENTS LEVIED BY THE DIAMOND DIAMOND SPRINGS-EL DORADO FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2006-01 AS SHOWN ON ANNEXATION , RECORDED MAY 29, 2015, INSTRUMENT NO. 2015-24256, OFFICIAL RECORDS.
- AMENDED NOTICE OF SPECIAL TAX LIEN, RECORDED JUNE 16, 2015, INSTRUMENT NO. 2015-27128, OFFICIAL RECORDS.
5. TERMS AND CONDITIONS AND EASEMENT AS SET FORTH IN JUDGEMENT AND INJUNCTION, ISSUED OUT OF THE SUPERIOR COURT, CASE NO. 56075, EL DORADO COUNTY, RECORDED FEBRUARY 15, 1991 IN BOOK 3506 AT PAGE 509 OFFICIAL RECORDS.
AFFECTS THE EASTERLY BOUNDARY
6. CONDITIONS AS SET FORTH IN "CONDITIONAL CERTIFICATE OF COMPLIANCE", ISSUED BY THE EL DORADO COUNTY PLANNING DEPT., RECORDED JANUARY 8, 2003 IN SERIES NO. 2003-0001682 OFFICIAL RECORDS.

EXCEPTIONS
(Continued)

7. A ROAD AND EASEMENT MAINTENANCE AGREEMENT UPON THE TERMS, COVENANTS AND PROVISIONS CONTAINED THEREIN, EXECUTED BY THOMAS E. SHINN, ET AL , RECORDED AUGUST 02, 2004, SERIES NO. 2004-61340, OFFICIAL RECORDS.

SAID MAINTENANCE AGREEMENT PROVIDES FOR ASSOCIATION CHARGES AND ASSESSMENTS FOR THE SHINN ROAD ASSOCIATION.

THE BYLAWS OF THE SHINN RANCH ROAD ASSOCIATION WAS RECORDED AUGUST 2, 2004 IN SERIES NO. 2004-0061341 OFFICIAL RECORDS.

8. TERMS AND CONDITIONS AS SET FORTH IN "SEPARATION OF SERVICE LIEN EL DORADO IRRIGATION DISTRICT REGULATION 17-AGRICULTURAL METERED IRRIGATION CUSTOMERS", RECORDED MARCH 10, 2005 IN SERIES NO. 2005-0019249 OFFICIAL RECORDS.

9. AN EASEMENT OVER SAID LAND FOR THE PURPOSE OF ROAD AND PUBLIC UTILITIES, AND INCIDENTAL PURPOSES AS SET FORTH ON PARCEL MAP FILED DECEMBER 27, 2006, IN BOOK 49, PAGE 110 OF PARCEL MAPS.

AFFECTS: THE SOUTHERLY PORTION

10. AN "IRREVOCABLE OFFER TO DEDICATE" AFFECTING A PORTION OF SAID LAND FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF COUNTY OF EL DORADO, IN A DOCUMENT RECORDED DECEMBER 27, 2006, AS INSTRUMENT NO. 2006-88407, OFFICIAL RECORDS.

AFFECTS: THE SOUTHERLY PORTION

RESOLUTION OF VACATION OF ROAD AND PUBLIC UTILITIES, VACATING THAT PORTION OF SHINN RANCH ROAD AND FINE COURT AS DESCRIBED THEREIN, RECORDED APRIL 4, 2008 IN SERIES NO. 2008-0015885 OFFICIAL RECORDS, FILED BY THE COUNTY OF EL DORADO.

11. DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$725,000.00, DATED JULY 12, 2007, RECORDED JULY 19, 2007, AS INSTRUMENT NO. 2007-47003, OFFICIAL RECORDS.

TRUSTOR: THOMAS EDSON SHINN AN UNMARRIED MAN AND LINDA LOU FINE A MARRIED WOMAN

TRUSTEE: PLACER TITLE COMPANY

BENEFICIARY: SUTTER COMMUNITY BANK

LOAN NO.: 100120000

SAID MATTER AFFECTS THIS AND OTHER PROPERTY.

EXCEPTIONS
(Continued)

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST RECORDED SEPTEMBER 14, 2007, AS INSTRUMENT NO. 2007-59005, OFFICIAL RECORDS.

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST RECORDED AUGUST 31, 2010, AS INSTRUMENT NO. 2010-40416, OFFICIAL RECORDS.

12. EASEMENTS FOR ELECTRICAL AND COMMUNICATION TRANSMISSION FACILITIES, PUBLIC UTILITIES, WATER AND SEWER LINES AND INCIDENTAL RIGHTS THERETO IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, PACIFIC BELL TELEPHONE COMPANY AND EL DORADO IRRIGATION DISTRICT, AS RESERVED IN THAT CERTAIN RESOLUTION OF VACATION, FILED BY THE COUNTY OF EL DORADO, RECORDED APRIL 4, 2008 IN SERIES NO. 2008-0015885 OFFICIAL RECORDS.
13. AGREEMENT OF SALE DATED MARCH 10, 2010, BETWEEN SHINN RANCH INC., THOMAS E. SHINN AND LINDA LOU FINE, SELLER, AND FLAGSTONE LAND HOLDINGS, LLC, BUYER, ON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 13, 2010, AS INSTRUMENT NO. 2010-16190, OFFICIAL RECORDS.
14. AGREEMENT OF SALE DATED MARCH 20, 2012, BETWEEN SHINN RACH INC., THOMAS E. SHINN AND LINDA LOU FINE, SELLER, AND FLAGSTONE LAND HOLDINGS LLC, BUYER, ON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 11, 2012, AS INSTRUMENT NO. 2012-17088, OFFICIAL RECORDS.
15. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN "ASSIGNMENT OF PURCHASE AND SALE AGREEMENT (SHINN RANCH)", EXECUTED BY FLAGSTONE LAND HOLDINGS, LLC, ASSIGNOR AND SHINN RANCH INVESTMENTS LLC, ASSIGNEE , RECORDED APRIL 12, 2013, INSTRUMENT NO. 2013-18605, OFFICIAL RECORDS.
16. SERVICES LIEN FILED BY THE EL DORADO IRRIGATION DISTRICT IN THE AMOUN OF \$725.49, PLUS PENATLIES AND COSTS, FILED AGAINST THOMAS E SHINN, RECORDED FEBRUARY 20, 2015, INSTRUMENT NO. 2015-6498, OFFICIAL RECORDS.
17. THE COMMUNITY INTEREST OF THE SPOUSES OF THE VESTEES HEREIN SHOWN IF MARRIED.

*** CHAIN OF TITLE REPORT:

ACCORDING TO THE PUBLIC RECORDS, NO DEEDS CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAVE BEEN RECORDED WITHIN A PERIOD OF 2 YEARS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN:

NONE

EXCEPTIONS
(Continued)

THE FOLLOWING AS TO PARCEL TWO: (APN #331-620-04-100 AND APN #331-620-05-100)

18. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2015-2016:
1ST INSTALLMENT: \$623.56 OPEN
2ND INSTALLMENT: \$623.56 OPEN
ASSESSED VALUATIONS:
LAND: \$50,011.00
IMPROVEMENTS: \$64,939.00
EXEMPTION: \$0.00
PARCEL NO.: 331-620-04-100 CODE AREA: 078-100

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10.
SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10.

19. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2015-2016:
1ST INSTALLMENT: \$209.30 OPEN
2ND INSTALLMENT: \$209.30 OPEN
ASSESSED VALUATIONS:
LAND: \$40,329.00
IMPROVEMENTS: \$0.00
EXEMPTION: \$0.00
PARCEL NO.: 331-620-05-100 CODE AREA: 078-100

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10.
SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10.

20. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE, OF THE STATE OF CALIFORNIA.
21. ANY TAXES OR ASSESSMENTS LEVIED BY:
A. EL DORADO IRRIGATION DISTRICT
22. ANY TAXES OR ASSESSMENTS LEVIED BY DIAMOND SPRINGS-EL DORADO FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2006-01 AS SHOWN

EXCEPTIONS
(Continued)

IN ANNEXATION, RECORDED MAY 29, 2015, INSTRUMENT NO. 2015-24256,
OFFICIAL RECORDS.

AMENDED NOTICE OF SPECIAL TAX LIEN, RECORDED JUNE 16, 2015, INSTRUMENT
NO. 2015-27128, OFFICIAL RECORDS.

23. RIGHTS OF THE PUBLIC AND OF THE COUNTY OF EL DORADO, AS TO THAT PORTION
OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN MOTHER LODE DRIVE.
AFFECTS TRACT 4
24. AN EASEMENT OVER SAID LAND FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL
PURPOSES, AS GRANTED TO SIERRA VIEW DEVELOPMENT AND REAL ESTATE INC.,
IN DEED RECORDED JULY 14, 1992, AS BOOK 3823, PAGE 59, OFFICIAL
RECORDS.

AFFECTS THE WEST 20 FEET OF TRACTS 4 AND 5

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

25. DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$191,250.00, DATED AUGUST 24,
2001, RECORDED SEPTEMBER 06, 2001, AS INSTRUMENT NO. 2001-56854,
OFFICIAL RECORDS.

TRUSTOR: THOMAS EDSON SHINN, AN UNMARRIED MAN
TRUSTEE: MARIN CONVEYANCING CORPORATION
BENEFICIARY: GREENPOINT MORTGAGE FUNDING INC.
LOAN NO.: BBAP-100

SAID DEED OF TRUST WAS SUBORDINATED TO THE IRREVOCABLE OFFER OF
DEDICATION TO THE COUNTY OF EL DORADO RECORDED IN SERIES NO.
2004-0060579, BY INSTRUMENT RECORDED JULY 30, 2004, SERIES NO.
2004-0060580, OFFICIAL RECORDS.

26. TERMS AND CONDITIONS AS SET FORTH IN "CONDITIONAL CERTIFICATE OF
COMPLIANCE", FILED BY THE COUNTY OF EL DORADO, RECORDED JANUARY 8,
2003 IN SERIES NO. 2003-0001680 OFFICIAL RECORDS.
AFFECTS TRACT 5
27. TERMS AND CONDITIONS AS SET FORTH IN SERVICES LIEN, EL DORADO
IRRIGATION DISTRICT REGULATION NO. 17-AGRICULTURAL METERED IRRIGATION
CUSTOMERS, RECORDED AUGUST 28, 2003 IN SERIES NO. 2003-0088516 OFFICIAL
RECORDS.
AFFECTS TRACTS 4 AND 5
28. AN "IRREVOCABLE OFFER TO DEDICATE" AFFECTING A PORTION OF SAID LAND FOR

EXCEPTIONS
(Continued)

ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF COUNTY OF EL DORADO, IN A DOCUMENT RECORDED MAY 24, 2004, AS INSTRUMENT NO. 2004-41708, OFFICIAL RECORDS.

AFFECTS: THE WESTERLY PORTION OF TRACTS 4 AND 5

29. AN "IRREVOCABLE OFFER TO DEDICATE" AFFECTING A PORTION OF SAID LAND FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF COUNTY OF EL DORADO, IN A DOCUMENT RECORDED JULY 30, 2004, AS INSTRUMENT NO. 2004-60579, OFFICIAL RECORDS.

AFFECTS: THE SOUTHERLY PORTION OF TRACT 5

RESOLUTION OF VACATION OF ROAD AND PUBLIC UTILITIES, VACATING A PORTION OF SAID EASEMENTS AS DESCRIBED THEREIN, RECORDED APRIL 4, 2008 IN SERIES NO. 2008-0015885 OFFICIAL RECORDS, FILED BY THE COUNTY OF EL DORADO.

30. TERMS AND CONDITIONS AS SET FORTH IN SEPARATION OF SERVICE LIEN EL DORADO IRRIGATION DISTRICT REGULATION 17-AGRICULTURAL METERED IRRIGATION CUSTOMERS, RECORDED MARCH 10, 2005 IN SERIES NO. 2005-0019249 OFFICIAL RECORDS.
AFFECTS TRACTS 4 AND 5

31. AN EASEMENT OVER SAID LAND FOR THE PURPOSE OF ROAD AND PUBLIC UTILITIES, AND INCIDENTAL PURPOSES AS SET FORTH ON PARCEL MAP FILED IN BOOK 49 PAGE 110 AND RECORD OF SURVEY MAP BOOK 29 PAGE 124.

AFFECTS: THE WESTERLY AND SOUTHERLY PORTION OF TRACT 5 AND WESTERLY PORTION OF TRACT 4

32. EASEMENTS FOR ELECTRICAL AND COMMUNICATION TRANSMISSION FACILITIES, PUBLIC UTILITIES, WATER AND SEWER LINES AND INCIDENTAL RIGHTS THERETO, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, PACIFIC BELL TELEPHONE COMPANY AND EL DORADO IRRIGATION DISTRICT, AS RESERVED IN THAT CERTAIN RESOLUTION OF VACATION, FILED BY THE COUNTY OF EL DORADO, RECORDED APRIL 4, 2008 IN SERIES NO. 2008-0015885 OFFICIAL RECORDS.
AFFECTS TRACT 5

33. AGREEMENT OF SALE DATED MARCH 10, 2010, BETWEEN SHINN RANCH INC., THOMAS E. SHINN AND LINDA LOU FINE, SELLER, AND FLAGSTONE LAND HOLDINGS LLC, BUYER, ON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 13, 2010, AS INSTRUMENT NO. 2010-16190, OFFICIAL RECORDS.

34. AGREEMENT OF SALE DATED MARCH 20, 2012, BETWEEN SHINN RANCH INC., THOMAS

EXCEPTIONS
(Continued)

E. SHINN AND LINDA LOU FINE, SELLER, AND FLAGSTONE LAND HOLDINGS LLC, BUYER, ON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 11, 2012, AS INSTRUMENT NO. 2012-17088, OFFICIAL RECORDS.

- 35. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN "ASSIGNMENT OF PURCHASE AND SALE AGREEMENT (SHINN RANCH), EXECUTED BY FLAGSTONE LAND HOLDINGS, LLC, ASSIGNOR AND SHINN RANCH INVESTMENTS LLC, ASSIGNEE, RECORDED APRIL 12, 2013, INSTRUMENT NO. 2013-18605, OFFICIAL RECORDS.
- 36. SERVICES LIEN FILED BY EL DORADO COUNTY IRRIGATION DISTRICT IN THE AMOUNT OF \$725.49 PLUS COSTS AGAINST THOMAS E. SHINN, RECORDED FEBRUARY 20, 2015, INSTRUMENT NO. 2015-6498, OFFICIAL RECORDS.
- 37. THE POSSIBLE COMMUNITY INTEREST OF THE SPOUSES OF THE VESTEES HEREIN SHOWN IF MARRIED.

*** CHAIN OF TITLE REPORT:

ACCORDING TO THE PUBLIC RECORDS, NO DEEDS CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAVE BEEN RECORDED WITHIN A PERIOD OF 2 YEARS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN:

NONE

THE FOLLOWING AS TO PARCEL THREE: (APN #331-620-30-100)

- 38. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2015-2016:
 1ST INSTALLMENT: \$1,948.17 OPEN
 2ND INSTALLMENT: \$1,948.17 OPEN
 ASSESSED VALUATIONS:
 LAND: \$352,577.00
 IMPROVEMENTS: \$0.00
 EXEMPTION: \$0.00
 PARCEL NO.: 331-620-30-100 CODE AREA: 078-100

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10. SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10.

EXCEPTIONS
(Continued)

39. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE, OF THE STATE OF CALIFORNIA.
40. ANY TAXES OR ASSESSMENTS LEVIED BY:
- A. EL DORADO IRRIGATION DISTRICT
41. ANY TAXES OR ASSESSMENTS LEVIED BY DIANOND SPRINGS-EL DORADO FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2006-01 AS SHOWN IN ANNEXATION, RECORDED MAY 29, 2015, INSTRUMENT NO. 2015-24256, OFFICIAL RECORDS.
- AMENDED NOTICE OF SPECIAL TAX LIEN, RECORDED JUNE 16, 2015, INSTRUMENT NO. 2015-27128, OFFICIAL RECORDS.
42. RIGHTS OF THE PUBLIC AND OF THE COUNTY OF EL DORADO, AS TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN MOTHER LODGE DRIVE.
43. TERMS, CONDITIONS AND EASEMENTS AS SET FORTH IN JUDGEMENT AND INJUNCTION ISSUED OUT OF THE SUPERIOR COURT, CASE #56075, RECORDED FEBRUARY 15, 1991 IN BOOK 3506 AT PAGE 509 OFFICIAL RECORDS.
44. EASEMENT OVER SAID LAND FOR THE PURPOSE OF ROAD AND PUBLIC UTILITIES, AND INCIDENTAL PURPOSES AND PROVISIONS AND NOTES THEREIN SET FORTH ON RECORD OF SURVEY MAP IN BOOK 26, PAGE 117 AND BOOK 29 PAGE 124 OF MAPS.
- AFFECTS: THE EAST, WEST AND SOUTHERLY PORTION
45. A ROAD AND EASEMENT MAINTENANCE AGREEMENT UPON THE TERMS, COVENANTS AND PROVISIONS THEREIN SET FORTH EXECUTED BY THOMAS E. SHINN, ET AL, RECORDED AUGUST 2, 2004 IN SERIES NO. 2004-61340 OFFICIAL RECORDS.
- SAID MAINTENANCE AGREEMENT PROVIDES FOR ASSOCIATION CHARGES AND ASSESSMENTS TO THE SHINN ROAD ASSOCIATION.
- THE BYLAWS OF SAID SHINN RANCH ROAD ASSOCIATION WAS RECORDED AUGUST 2, 2004 IN SERIES NO. 2004-0061341 OFFICIAL RECORDS.
46. TERMS SET FORTH IN INSTRUMENT OF REGULATION 17-AGRICULTURAL METERED IRRIGATION CUSTOMERS, WITH EL DORADO IRRIGATION DISTRICT, RECORDED MARCH 10, 2005 IN SERIES NO. 2005-0019249 OFFICIAL RECORDS.
47. DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$725,000.00, DATED JULY 12,

EXCEPTIONS
(Continued)

2007, RECORDED JULY 19, 2007, AS INSTRUMENT NO. 2007-47003, OFFICIAL RECORDS.

TRUSTOR: THOMAS EDSON SHINN AN UNMARRIED MAN AND LINDA LOU FINE
TRUSTEE: PLACER TITLE COMPANY
BENEFICIARY: SUTTER COMMUNITY BANK
LOAN NO.: 100120000

SAID MATTER AFFECTS THIS AND OTHER PROPERTY.

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST RECORDED SEPTEMBER 14, 2007, AS INSTRUMENT NO. 2007-59005, OFFICIAL RECORDS.

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST RECORDED AUGUST 31, 2010, AS INSTRUMENT NO. 2010-40416, OFFICIAL RECORDS.

48. AGREEMENT OF SALE DATED MARCH 10, 2010, BETWEEN SHINN RANCH INC., THOMAS E. SHINN AND LINDA LOU FINE, SELLER, AND FLAGSTONE LAND HOLDINGS LLC, BUYER, ON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 13, 2010, AS INSTRUMENT NO. 2010-16190, OFFICIAL RECORDS.

49. AN EASEMENT OVER SAID LAND FOR PUBLIC ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF EL DORADO, IN DEED RECORDED DECEMBER 15, 2011, AS INSTRUMENT NO. 2011-59901, OFFICIAL RECORDS.

AFFECTS THE NORTH PORTION

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

50. AN EASEMENT OVER SAID LAND FOR SIGN EASEMENT AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF EL DORADO, IN DEED RECORDED DECEMBER 15, 2011, AS INSTRUMENT NO. 2011-59902, OFFICIAL RECORDS.

AFFECTS NORTHERLY PORTION

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

51. AN EASEMENT OVER SAID LAND FOR SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF EL DORADO, IN DEED RECORDED DECEMBER 15, 2011, AS INSTRUMENT NO. 2011-59903, OFFICIAL RECORDS.

AFFECTS NORTHERLY PORTION

EXCEPTIONS
(Continued)

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

52. AN EASEMENT OVER SAID LAND FOR CONSTRUCTION EASEMENT AND PROVISIONS THEREIN AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF EL DORADO, IN DEED RECORDED DECEMBER 15, 2011, AS INSTRUMENT NO. 2011-59904, OFFICIAL RECORDS.

AFFECTS NORTHERLY PORTION

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

53. AGREEMENT OF SALE DATED MARCH 20, 2012, BETWEEN SHINN RANCH INC, THOMS E. SHINN AND LINDA LOU FINE, SELLER, AND FLAGSTONE LAND HOLDINGS LLC, BUYER, ON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 11, 2012, AS INSTRUMENT NO. 2012-17088, OFFICIAL RECORDS.
54. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN "ASSIGNMENT OF PURCHASE AND SALE AGREEMENT (SHINN RANCH) EXECUTED BY FLAGSTONE LAND HOLDINGS, LLC, ASSIGNOR AND SHINN RANCH INVESTMENTS LLC, ASSIGNEE, RECORDED APRIL 12, 2013, INSTRUMENT NO. 2013-18605, OFFICIAL RECORDS.
55. SERVICES LIEN FILED BY EL DORADO IRRIGATION DISTRICT IN THE AMOUNT OF \$725.49 PLUS COSTS AGAINST THOMAS E. SHINN , RECORDED FEBRUARY 20, 2015, INSTRUMENT NO. 2015-6498, OFFICIAL RECORDS.
56. THE COMMUNITY INTEREST OF THE SPOUSE OF LINDA LOU FINE, ONE OF THE VESTEES HEREIN SHOWN.

*** CHAIN OF TITLE REPORT:

ACCORDING TO THE PUBLIC RECORDS, NO DEEDS CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAVE BEEN RECORDED WITHIN A PERIOD OF 2 YEARS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN:

NONE

THE FOLLOWING AS TO PARCEL FOUR: (APN #331-070-01-100)

EXCEPTIONS
(Continued)

57. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2015-2016:
1ST INSTALLMENT: \$694.37 OPEN
2ND INSTALLMENT: \$694.37 OPEN
ASSESSED VALUATIONS:
LAND: \$135,000.00
IMPROVEMENTS: \$0.00
EXEMPTION: \$0.00
PARCEL NO.: 331-070-01-100 CODE AREA: 078-001

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10.
SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10.

58. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE, OF THE STATE OF CALIFORNIA.
59. ANY TAXES OR ASSESSMENTS LEVIED BY DIAMOND SPRINGS-EL DORADO FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2006-01 AS SHOWN ON ANNEXATION, RECORDED MAY 29, 2015, INSTRUMENT NO. 2015-24256, OFFICIAL RECORDS.

AMENDED NOTICE OF SPECIAL TAX LIEN, RECORDED JUNE 16, 2015, INSTRUMENT NO. 2015-27128, OFFICIAL RECORDS.
60. THE AFFECT OF AN INSTRUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE AN EASEMENT, DATED NOVEMBER 12, 1991, EXECUTED BY FREDERICK A. BELT, AS ATTORNEY IN FACT FOR JONATHAN BURRIS, AS TRUSTEE OF THE LA GENEVA TRUST, DATED APRIL 23, 1986, CRAIG K. MOORE, SUZETTE K. MOORE. FREDERICK A. BELT, AS TRUSTEE OF THE HELEN I. TAYLOR-GRACE M. NORLING TRUST, DATED 24, 1986. SAID INSTRUMENT RECORDED ON NOVEMBER 12, 1991, IN BOOK 3663, PAGE 87 OFFICIAL RECORDS.
61. AGREEMENT OF SALE DATED MARCH 10, 2010, BETWEEN SHINN RANCH INC., THOMAS E. SHINN AND LINDA LOU FINE, SELLER, AND FLAGSTONE LAND HOLDINGS LLC, BUYER, ON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 13, 2010, AS INSTRUMENT NO. 2010-16190, OFFICIAL RECORDS.
62. AGREEMENT OF SALE DATED MARCH 20, 2012, BETWEEN SHINN RANCH INC., THOMAS E. SHINN AND LINDA LOU FINE, SELLER, AND FLAGSTONE LAND HOLDINGS LLC, BUYER, ON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 11, 2012, AS INSTRUMENT NO. 2012-17088, OFFICIAL RECORDS.
63. A TAX LIEN FOR THE AMOUNT SHOWN AND ANY OTHER AMOUNTS DUE, IN FAVOR OF THE STATE OF CALIFORNIA, FILED BY THE FRANCHISE TAX BOARD UNDER THE

EXCEPTIONS
(Continued)

PERSONAL INCOME ACT, AGAINST SHINN RANCH INC., CERTIFICATE NO. 12346351598, IN THE AMOUNT OF \$1,455.54, RECORDED DECEMBER 26, 2012, AS INSTRUMENT NO. 2012-67658, OFFICIAL RECORDS.

64. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN "ASSIGNMENT OF PURCHASE AND SALE AGREEMENT (SHINN RANCH), EXECUTED BY FLAGSTONE LAND HOLDINGS, LLC, ASSIGNOR AND SHINN RANCH INVESTMENTS LLC, ASSIGNEE, RECORDED APRIL 12, 2013, INSTRUMENT NO. 2013-18605, OFFICIAL RECORDS.

*** CHAIN OF TITLE REPORT:

ACCORDING TO THE PUBLIC RECORDS, NO DEEDS CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAVE BEEN RECORDED WITHIN A PERIOD OF 2 YEARS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN:

NONE

*** NOTICE REGARDING FUNDS DEPOSITED IN ESCROW:

CALIFORNIA INSURANCE CODE SECTION 12413.1 REGULATES THE DISBURSEMENT OF ESCROW AND SUB-ESCROW FUNDS BY TITLE COMPANIES. THE LAW REQUIRES THAT FUNDS BE DEPOSITED IN THE TITLE COMPANY ESCROW ACCOUNT AND AVAILABLE FOR WITHDRAWAL PRIOR TO DISBURSEMENT. FUNDS DEPOSITED WITH THE COMPANY BY WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSITED WITH THE COMPANY VIA CASHIER'S OR TELLER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY AFTER THE DAY OF DEPOSIT. IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS, RECORDING AND/OR DISBURSEMENT MAY BE DELAYED.

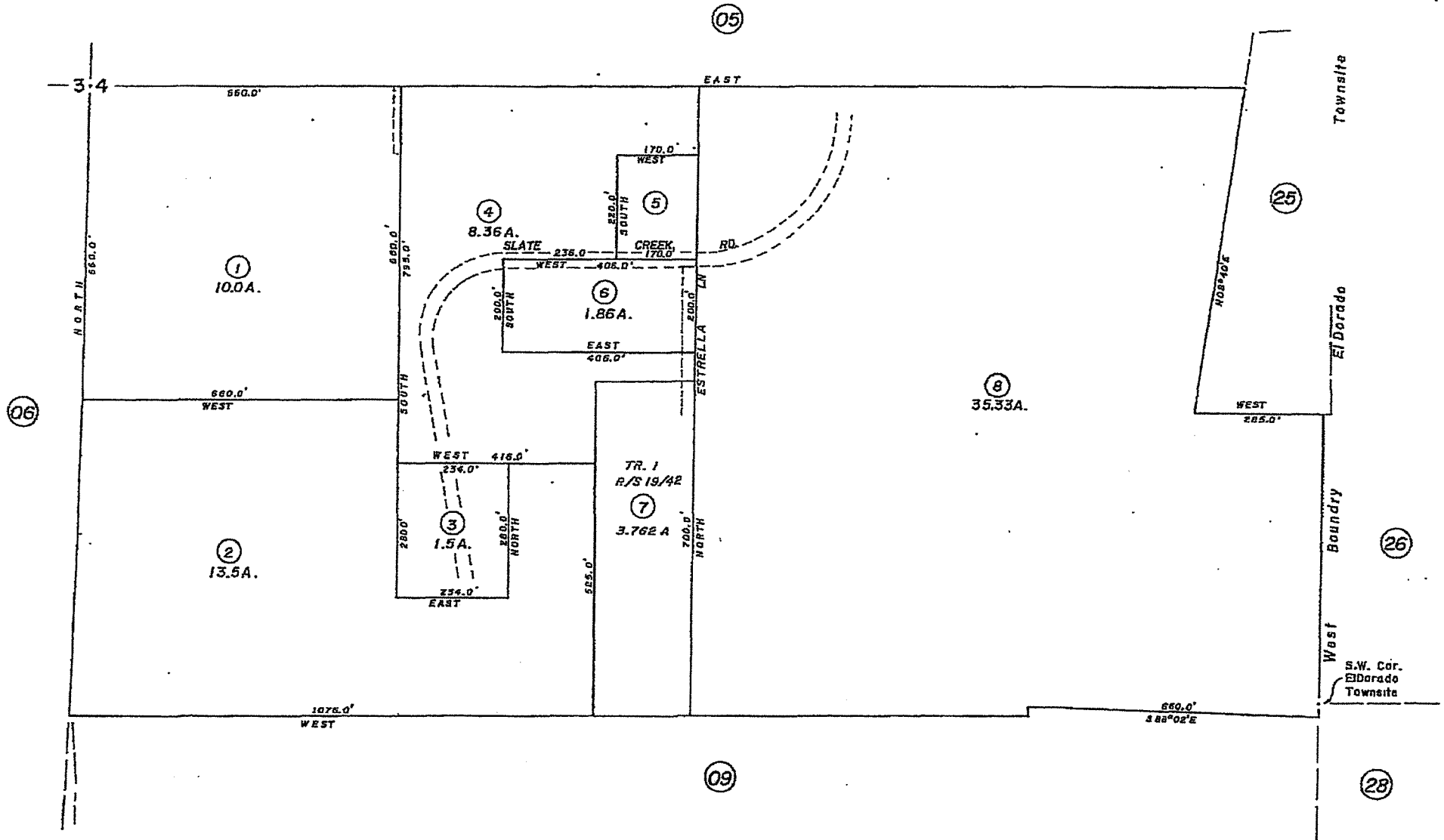
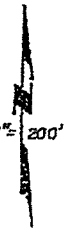
NOTE: AUTOMATED CLEARING HOUSE (ACH) TRANSFERS ARE NOT ACCEPTED IN LIEU OF WIRED FUNDS AND WILL BE REJECTED, EXCEPT WHEN RECEIVED FROM A GOVERNMENT AGENCY.

*** CANCELLATION NOTE:

THIS REPORT IS SUBJECT TO A MINIMUM CANCELLATION CHARGE OF \$400.00 AS REQUIRED BY SECTION 12404 OF INSURANCE CODE AND RULE 2 OF BULLETIN NO. NS-35E.

***NOTE: THE FOLLOWING UNDERWRITER HAS BEEN SELECTED FOR THIS TRANSACTION:

STEWART TITLE GUARANTY COMPANY



011/67

011/67

TABULATION

| No | CHORD | DIRECTION | LENGTH | RADIUS | DELTA |
|----|-----------|-----------|--------|--------|-------|
| 1 | 85.94408" | E | 31.97 | | |
| 2 | 5.98249" | E | 289.76 | | |
| 3 | 0.22222" | E | 238.22 | | |
| 4 | 4.47222" | E | 238.22 | | |
| 5 | 3.47222" | E | 238.22 | | |
| 6 | 3.47222" | E | 238.22 | | |
| 7 | 3.47222" | E | 238.22 | | |
| 8 | 3.47222" | E | 238.22 | | |
| 9 | 3.47222" | E | 238.22 | | |
| 10 | 3.47222" | E | 238.22 | | |
| 11 | 3.47222" | E | 238.22 | | |
| 12 | 3.47222" | E | 238.22 | | |
| 13 | 3.47222" | E | 238.22 | | |
| 14 | 3.47222" | E | 238.22 | | |
| 15 | 3.47222" | E | 238.22 | | |
| 16 | 3.47222" | E | 238.22 | | |
| 17 | 3.47222" | E | 238.22 | | |
| 18 | 3.47222" | E | 238.22 | | |
| 19 | 3.47222" | E | 238.22 | | |
| 20 | 3.47222" | E | 238.22 | | |
| 21 | 3.47222" | E | 238.22 | | |
| 22 | 3.47222" | E | 238.22 | | |
| 23 | 3.47222" | E | 238.22 | | |
| 24 | 3.47222" | E | 238.22 | | |
| 25 | 3.47222" | E | 238.22 | | |
| 26 | 3.47222" | E | 238.22 | | |
| 27 | 3.47222" | E | 238.22 | | |
| 28 | 3.47222" | E | 238.22 | | |
| 29 | 3.47222" | E | 238.22 | | |
| 30 | 3.47222" | E | 238.22 | | |
| 31 | 3.47222" | E | 238.22 | | |
| 32 | 3.47222" | E | 238.22 | | |
| 33 | 3.47222" | E | 238.22 | | |
| 34 | 3.47222" | E | 238.22 | | |
| 35 | 3.47222" | E | 238.22 | | |
| 36 | 3.47222" | E | 238.22 | | |
| 37 | 3.47222" | E | 238.22 | | |
| 38 | 3.47222" | E | 238.22 | | |
| 39 | 3.47222" | E | 238.22 | | |
| 40 | 3.47222" | E | 238.22 | | |
| 41 | 3.47222" | E | 238.22 | | |
| 42 | 3.47222" | E | 238.22 | | |
| 43 | 3.47222" | E | 238.22 | | |
| 44 | 3.47222" | E | 238.22 | | |
| 45 | 3.47222" | E | 238.22 | | |
| 46 | 3.47222" | E | 238.22 | | |
| 47 | 3.47222" | E | 238.22 | | |
| 48 | 3.47222" | E | 238.22 | | |
| 49 | 3.47222" | E | 238.22 | | |
| 50 | 3.47222" | E | 238.22 | | |

LEGEND

- () RECORD DATA
- DIMENSION POINT-HOTING FOUND OR SET
- SET 3/4" CAPPED IRON PIPE (1 1/2" STAMPED "L.S. 4683"
- ◇ FOUND OR SET 1/4 SECTION CORNER AS NOTED
- ◇ FOUND OR SET SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- ✕ FIND 3/4" CAPPED IRON PIPE (1 1/2" STAMPED "L.S. 4683 2881"
- LOD IRREVOCABLE OFFER OF DEDICATION
- + AMENDED BEARINGS, DISTANCE AREA OR MONUMENT AFFECTED MONUMENTS HAVE BEEN REMOVED & RESET AFFECTED COURSES ARE SHOWN HEREON SAID MONUMENTS & COURSES ARE MARKED WITH THE SYMBOL INDICATED

REFERENCES

SEE SHEET 2

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS BASED UPON GPS OBSERVATION AND IS CONSIDERED TO BE TRUE NORTH

NOTES

- 1) REFER TO DOC # **2006-88467** FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST IN PARCEL 1 (THOMAS E. SHINN & LINDA L. FINE)
- 2) REFER TO DOC # **2006-98407** FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST IN PARCEL 2 (FRANK J. FROSTI & JOANNE H. DIAMOND)
- 3) REFER TO DOC # **2006-88467** FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST IN PARCEL 3 (LARRY ARANT & LISA ARANT)
- 4) REFER TO DOC # **2006-88467** FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST IN PARCEL 4 (DARIO C. TOTI & DEBRA M. TOTI)
- 5) 6" WIDE POWERLINE EASEMENT PER 625 R.E. 35 & 625 D.R. 468
- 6) THIS AMENDED PARCEL MAP IS NECESSARY TO RECTIFY ERRORS CORRECTED BY AMENDED R.S. 124
- 7) THIS AMENDED PARCEL MAP ALSO REFLECTS THE BOUNDARY LINE ADJUSTMENT RECORDED IN DOC # 2883 88370-49 AND SHOWN ON R.S. 28-43 WHICH ADJUSTED THE LINE COMMON TO PARCELS 2 AND 3
- 8) 6" WIDE P&EE EASEMENT PER DOC # 84-88888 SEE DETAIL "A" ON SHEET 2
- 9) SEE DOCUMENT # 84-88888 FOR DETAILS INVOLVING THE IRREVOCABLE OFFER OF DEDICATION OF SHINN RANCH ROAD AND FINE COURT WHICH ARE HEREBY ABANDONED PURSUANT TO SECTION 86448(B) OF THE GOVERNMENT CODE AND ARE REOPENED HEREON
- 10) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES LYING 1/2 EAST OF THE CENTER LINE OF SECTION 2 IS KNOWN TO EXIST SEE DOCUMENT 48 02-654 FOR ADDITIONAL DETAILS

Parcel Map

Amending P.M. 48-120
TRACTS 3, 8, 7, AND 8 OF R.O.S. 27-134
BEING A PORTION OF THE S 1/2 OF SEC. 34,
T 12 N., R. 12 E., AND A PORTION OF THE N. 1/2 OF
SEC. 3, T 8 N., R. 12 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
NOVEMBER, 2006 1-388'
SHEET 1 of 2

CARLTON ENGINEERING INC.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THOMAS E. SHINN & LINDA L. FINE, FRANK J. FROSTI & JOANNE H. DIAMOND, LARRY & LISA ARANT, MARIO C. & DEBRA M. TOTI, ON JAN 9, 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Daniel S. Ruskel
DANIEL S. RUSSEL, L.S. 589
JAMES C. WILSON, L.S. 4683
LICENSE EXPIRATION DATE: 12-31-06

COUNTY SURVEYOR'S STATEMENT

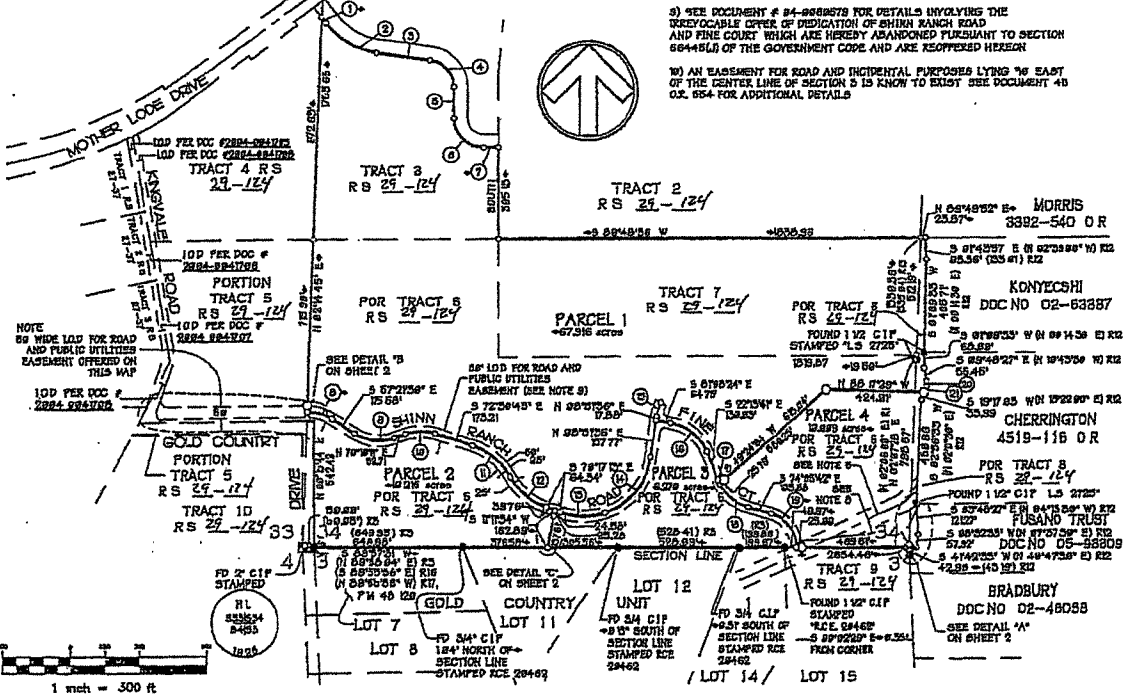
I HAVE EXAMINED THE MAP THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP IF REQUIRED HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT. ROAD AND PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY ACCEPTED. SUCH DEDICATED ROADS AND EASEMENTS WILL NOT BE COUNTY MAINTAINED UNLESS AND UNTIL THEY HAVE BEEN ACCEPTED INTO THE COUNTY MAINTAINED ROAD SYSTEM BY RESOLUTION OF THE BOARD OF SUPERVISORS.
FURTHER, THE COUNTY SURVEYOR HEREBY REJECTS THE OFFERS OF DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER EASEMENTS AS SHOWN ON THE MAP.
FURTHER, THE COUNTY SURVEYOR HEREBY ABANDONS THE EASEMENTS REFERENCED IN THE NOTES.

DANIEL S. RUSSEL
DANIEL S. RUSSEL, L.S. 589 LICENSE EXPIRES 12-31-07
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
DATE: 12-27-06
RICHARD L. BRNER, L.S. 6884 LICENSE EXPIRES 06-30-07
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



COUNTY RECORDER'S CERTIFICATE

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT S-L-C-E-R-T-I-T-L-E COMPANY, SUBDIVISION MAP GUARANTEE NUMBER **207-57175**, WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS **27th** DAY OF **December** 2006 AT **12:54:48** PM BOOK **482** OF PARCEL MAPS AT PAGE **111** AT THE REQUEST OF THOMAS E. SHINN & LINDA L. FINE, FRANK J. FROSTI & JOANNE H. DIAMOND, LARRY & LISA ARANT AND MARIO C. & DEBRA M. TOTI.
DOCUMENT NUMBER **2006-088886**
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA
BY: *Joseph J. Adams*
DEPUTY



1 inch = 500 ft
3007 08 03 BLS 84-88 APPROVED 8 29 04 EXISTING ADDRESSES: PARCEL NUMBERS 331 620 04, 331 628 06, 331 628 07 & 331 670 00

49/110

49/110

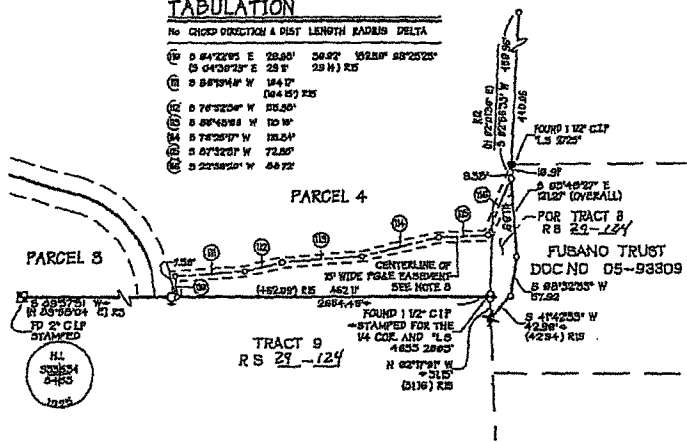
49/110A

49/110A

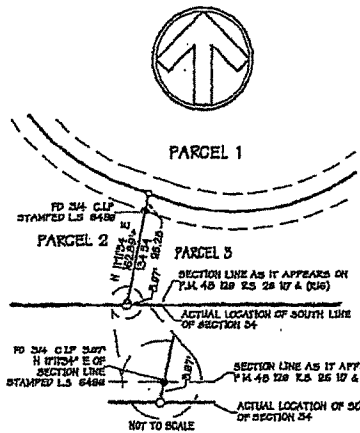
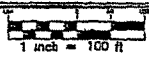
TABULATION

No. CHORD DIRECTION & DIST. LENGTH RADIS DELTA

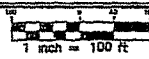
| | | | | | |
|-----|---------------|---------|---------|---------|-----------|
| (1) | S 84°22'05" E | 28.80' | 28.80' | 192.80' | 88°22'05" |
| (2) | S 04°30'23" E | 23.8' | 23.8' | 10.00' | 23.8' |
| (3) | S 89°34'14" W | 184.17' | 184.17' | 184.17' | 255 |
| (4) | S 78°32'04" W | 10.50' | 10.50' | 10.50' | 10.50' |
| (5) | S 88°40'08" W | 10.10' | 10.10' | 10.10' | 10.10' |
| (6) | S 78°32'07" W | 18.24' | 18.24' | 18.24' | 18.24' |
| (7) | S 67°32'07" W | 72.88' | 72.88' | 72.88' | 72.88' |
| (8) | S 22°08'20" W | 88.72' | 88.72' | 88.72' | 88.72' |



DETAIL "A"



DETAIL "C"



Parcel Map

Amending P.M. 48-120

TRACTS 5, 6, 7, AND 8 OF R.O.S. 27-124
BEING A PORTION OF THE S 1/2 OF SEC. 34,
T 12 N., R 13 E., AND A PORTION OF THE N. 1/2 OF
SEC. 3, T 9 N., R 13 E., M.D.M.

COUNTY of EL DORADO STATE of CALIFORNIA
NOVEMBER, 2006
SHEET 2 of 2

CARLTON ENGINEERING INC

LEGEND

- () RECORD DATA
- DIMENSION POINT NOTHING FOUND OR SET
- SET 3/4" CAPPED IRON PIPE (CIP) STAMPED 'LS 465'
- ⊕ FOUND OR SET 1/4" SECTION CORNER AS NOTED
- ⊕ FOUND OR SET SECTION CORNER AS NOTED
- ⊕ FOUND MONUMENT AS NOTED
- ⊕ 1/2" DIA. CAPTED IRON PIPE (CIP) STAMPED 'LS 465' 200'
- 100' IRREVOCABLE OFFER OF DEDICATION
- AMENDED BEARING DISTANCE AREA OR MONUMENT AFFECTED MONUMENTS HAVE BEEN REMOVED & RESET AFFECTED COURSES ARE SHOWN HEREON SAID MONUMENTS & COURSES ARE MARKED WITH THE SYMBOL INDICATED

REFERENCES

- SUB F 14825) R.S. 28 17 (17)
- R.S. 27 37 R.S. 28-43 (16) R.S. 29-124
- EL DORADO COUNTY R/W MAPS FOR PLEASANT VALLEY RD PROJECT # KAS RES 4488 (2) DATED 9-28-91 (2)
- SSB OR OS (12)
- C OF C DOC# 2885 84861 (2)
- C OF C DOC# 2892 84865
- CONDITIONAL C OF C DOC # 2885 1851
- CONDITIONAL C OF C DOC # 2885 1852
- IRREVOCABLE OFFER OF DEDICATION PER DOC # 2884-84785 (14)
- DOC # 84 848858 (2)

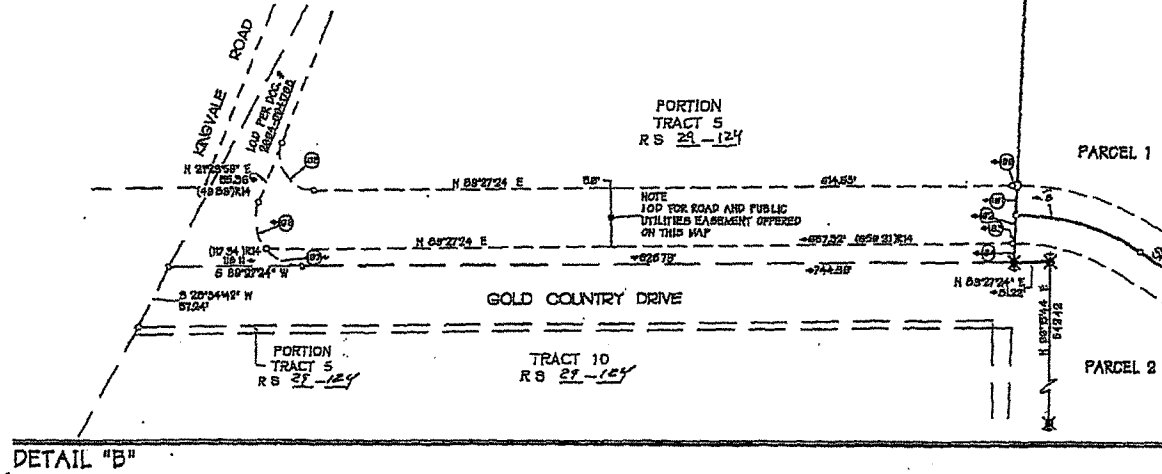
NOTES

SEE SHEET 1

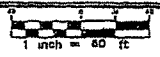
TABULATION

No. CHORD DIRECTION & DIST. LENGTH RADIS DELTA

| | | | | | |
|------|---------------|--------|--------|---------|------------|
| (1) | S 73°33'58" E | 11.80' | 11.80' | 20.88' | 32°34'33" |
| (2) | S 88°07'28" W | 3.82' | 3.82' | 23.80' | 88°07'28" |
| (3) | S 89°34'14" W | 25.87' | 25.87' | 25.87' | 25.87' |
| (4) | S 89°34'14" W | 25.87' | 25.87' | 25.87' | 25.87' |
| (5) | S 89°34'14" W | 1.45' | 1.45' | 170.99' | 89°34'14" |
| (6) | S 89°34'14" W | 15.80' | 15.80' | 15.80' | 15.80' |
| (7) | S 84°31'17" E | 48.78' | 48.78' | 38.68' | 12°28'25" |
| (8) | S 84°31'17" E | 48.28' | 48.28' | 48.28' | 48.28' |
| (9) | S 12°48'31" E | 48.28' | 48.28' | 48.28' | 12°48'31" |
| (10) | S 64°48'31" E | 24.72' | 24.72' | 48.28' | 64°48'31" |
| (11) | S 69°55'31" E | 28.25' | 28.25' | 18.88' | 124°33'24" |



DETAIL "B"



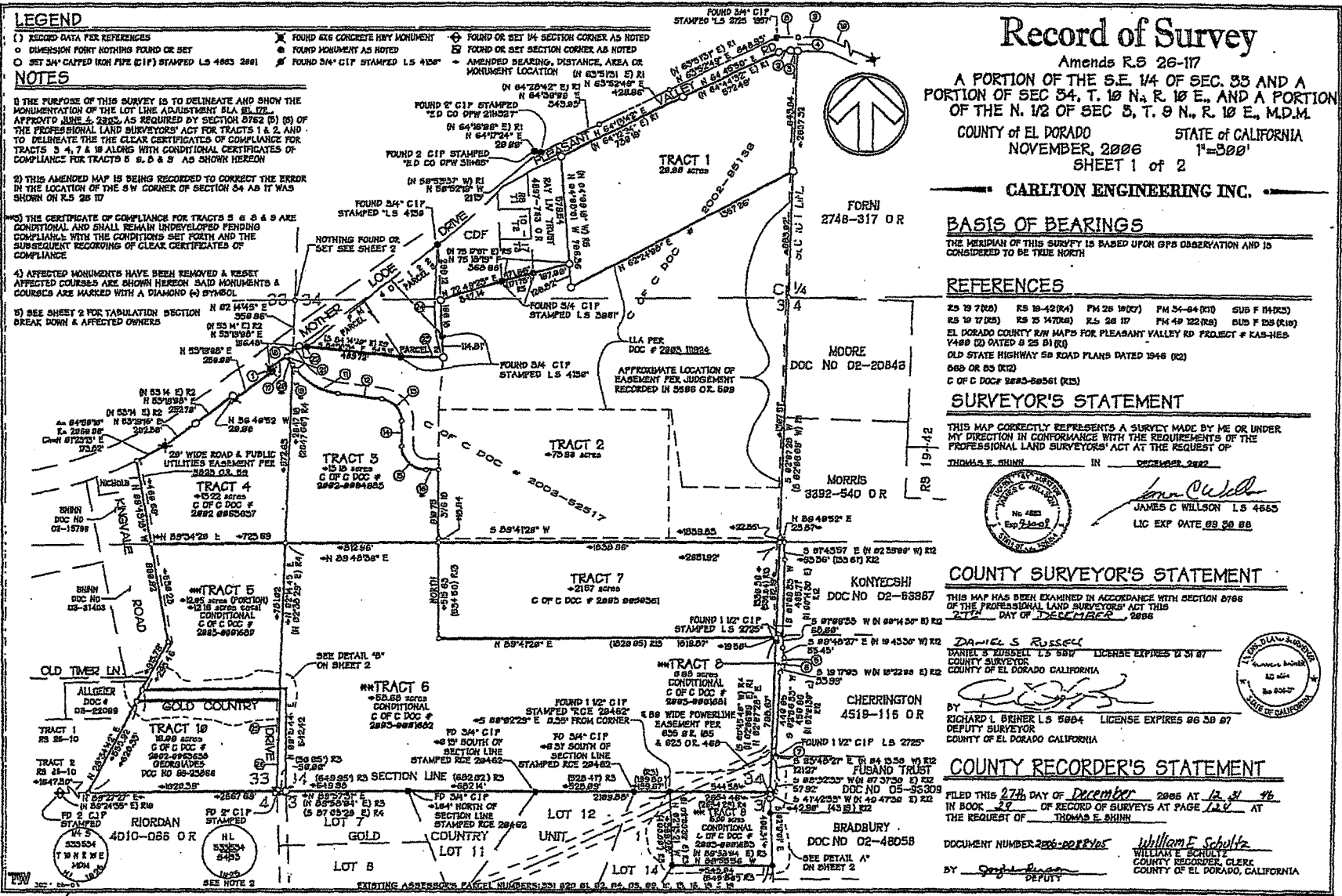
3007 04 13

49/110A

49/110A

12/1/07

29/124



LEGEND

- () RECORD DATA PER REFERENCES
- DIMENSION POINT NOTHING FOUND OR SET
- SET 3/4" CAPTED IRON PIPE (CIP) STAMPED L.S. 4883 2881
- ✕ FOUND 6x8 CONCRETE HWY MONUMENT
- FOUND MONUMENT AS NOTED
- FOUND 3/4" CIP STAMPED L.S. 4158
- △ FOUND OR SET 1/4" SECTION CORNER AS NOTED
- FOUND OR SET SECTION CORNER AS NOTED
- AMENDED BEARING, DISTANCE, AREA OR MONUMENT LOCATION (N 63°51'01" E) R1

NOTES

1) THE PURPOSE OF THIS SURVEY IS TO DELINEATE AND SHOW THE MONUMENTATION OF THE LOT LINE ADJUSTMENT BLA BL 17E, APPROX D. 2885, AS REQUIRED BY SECTION 0762 (B) (5) OF THE PROFESSIONAL LAND SURVEYORS' ACT FOR TRACTS 1 & 2, AND TO DELINEATE THE CLEAR CERTIFICATES OF COMPLIANCE FOR TRACTS 3, 4, 7 & 10 ALONG WITH CONDITIONAL CERTIFICATES OF COMPLIANCE FOR TRACTS 5, 6, 8 & 9 AS SHOWN HEREON.

2) THIS AMENDED MAP IS BEING RECORDED TO CORRECT THE ERROR IN THE LOCATION OF THE SW CORNER OF SECTION 34 AS IT WAS SHOWN ON R.S. 28 17.

3) THE CERTIFICATE OF COMPLIANCE FOR TRACTS 6, 8 & 9 ARE CONDITIONAL AND SHALL REMAIN UNDEVELOPED PENDING COMPLIANCE WITH THE CONDITIONS SET FORTH AND THE SUBSEQUENT RECORDING OF CLEAR CERTIFICATES OF COMPLIANCE.

4) AFFECTED MONUMENTS HAVE BEEN REMOVED & RESET. AFFECTED COURSES ARE SHOWN HEREON. SAID MONUMENTS & COURSES ARE MARKED WITH A DIAMOND (◇) SYMBOL.

5) SEE SHEET 2 FOR TABULATION SECTION BREAK DOWN & AFFECTED OWNERS.

Record of Survey

Amends R.S. 26-117
 A PORTION OF THE S.E. 1/4 OF SEC. 33 AND A PORTION OF SEC. 34, T. 10 N., R. 10 E., AND A PORTION OF THE N. 1/2 OF SEC. 3, T. 9 N., R. 10 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 NOVEMBER, 2006
 SHEET 1 of 2

CARLTON ENGINEERING INC.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS BASED UPON GPS OBSERVATION AND IS CONSIDERED TO BE TRUE NORTH

REFERENCES

- RS 19 7(R2) RS 19-42(R4) PM 26 19(07) PM 34-84 (R1) SUB F (R4)(C3)
- RS 19 7(R3) RS 15 147(R6) R.S. 28 17 PM 49 122(R8) SUB F (R3) (R10)
- EL DORADO COUNTY RW MAPS FOR PLEASANT VALLEY RD PROJECT - KAS-HES-1489 (D) DATED 9 25 91 (R)
- OLD STATE HIGHWAY 59 ROAD PLANS DATED 1946 (R2)
- 888 OR 83 (R2)
- C OF C DOC# 2883-58561 (R3)

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF



THOMAS E. SHINN IN DECEMBER, 2006
James C. Willson
 JAMES C WILLSON L.S. 4883
 LIC EXP. DATE 08 28 08

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 0766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS

DATE OF DECEMBER, 2006
 Daniel S. Russell
 DANIEL S RUSSELL L.S. 5874 LICENSE EXPIRES 12 31 07
 COUNTY SURVEYOR
 COUNTY OF EL DORADO CALIFORNIA
 BY *[Signature]*
 EDWARD L BRUNER L.S. 5884 LICENSE EXPIRES 06 30 07
 DEPUTY SURVEYOR
 COUNTY OF EL DORADO CALIFORNIA



COUNTY RECORDER'S STATEMENT

FILED THIS 27th DAY OF December, 2006 AT 12:31 46
 IN BOOK 22 OF RECORD OF SURVEYS AT PAGE 124 AT
 THE REQUEST OF THOMAS E. SHINN

DOCUMENT NUMBER 206-021828
 BY *[Signature]*
 WILLIAM F. SCHULTZ
 WILLIAM F. SCHULTZ
 COUNTY RECORDER, CLERK
 COUNTY OF EL DORADO, CALIFORNIA

29/124

29/124

6/21/62

29/124A

Record of Survey

Amends R.S. 26-117

A PORTION OF THE S.E. 1/4 OF SEC. 33 AND A PORTION OF SEC 34, T. 10 N., R. 10 E., AND A PORTION OF THE N. 1/2 OF SEC. 3, T. 0 N., R. 10 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
NOVEMBER, 2006 SHEET 2 of 2
1"=500'

CARLTON ENGINEERING INC.



TABULATION

| No | DIRECTION | DISTANCE |
|----|---------------|----------|
| 1 | N 04°40'32" E | 29.00' |
| 2 | N 03°19'07" E | 65.85' |
| 3 | S 87°48' 0" E | 37.68' |
| 4 | S 87°50' 0" E | 74.50' |
| 5 | S 87°07' 0" E | 23.75' |
| 6 | S 23°33'43" W | 24.66' |
| 7 | S 82°10'33" W | 18.31' |
| 8 | N 89°54'22" E | 13.48' |
| 9 | N 89°54'22" E | 130.35' |
| 10 | N 89°54'22" E | 130.35' |

LEGEND

- () RECORD DATA
- DIMENSION POINT-NOTHING FOUND OR SET
- SET 3/4" CAPPED IRON PIPE (CIP) STAMPED L.S. 4665 2887
- FOUND MONUMENT AS NOTED
- ⊙ FOUND 3/4" CIP STAMPED 'L.S. 4150'
- ⊙ FOUND 6x6 CONCRETE HWY MONUMENT
- ⊙ FOUND OR SET 1/4" SECTION CORNER AS NOTED
- ⊙ FOUND OR SET SECTION CORNER AS NOTED
- ⊙ ADJUSTED BEARING DISTANCE AREA OR MONUMENT LOCATION

NOTES

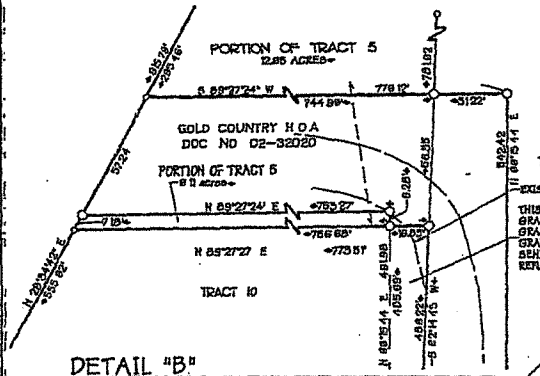
SEE SHEET 1

REFERENCES

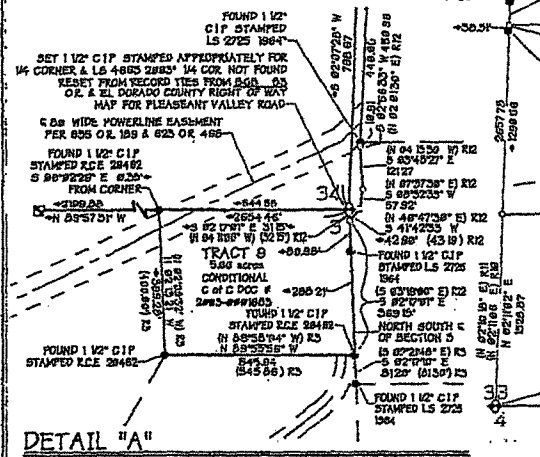
- RS 19 7 (26) RS 19-42 (R4) PM 26-63 (D7) PM 24-64 (R1) SUB F 14 (R5)
- RS 19 17 (R5) RS 15 147 (R6) PM 40 182 (R3) SUB F 13 (R10) 666 OR. 03. 02 (R2)
- RS 26 17 -
- EL DORADO COUNTY R/W MAPS FOR PLEASANT VALLEY RD
- RD TRACT F L.S. 4665 2887 (C) DATED 9-25-61
- OLD STATE HIGHWAY 50 ROAD PLANS DATED 1948 (R2) (R3)
- G OF C DOC # 2885 56581
- FD 1 1/4" RUSTY PIPE FOR SECTION CORNER FROM WHICH 1 1/2" CIP BEARS NORTH 25.89' STAMPED AS SHOWN

Affected Owners

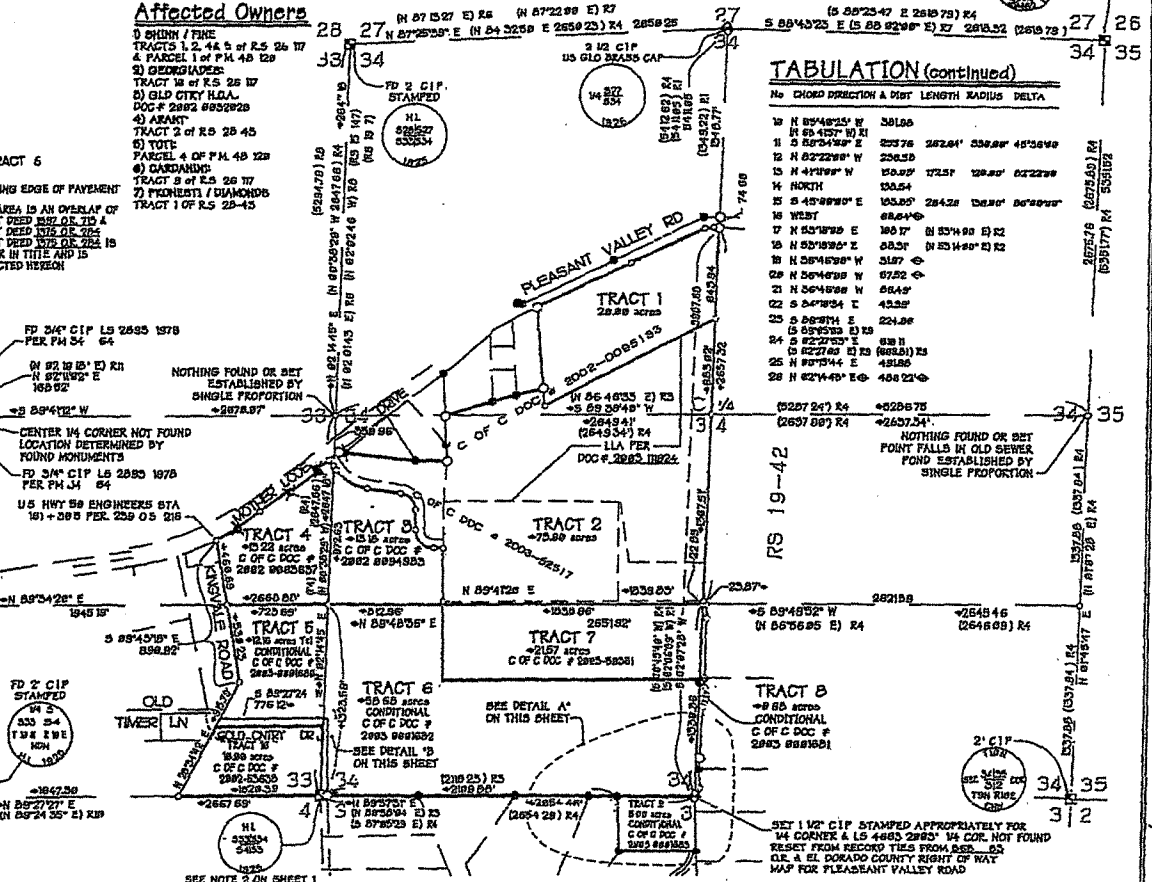
- 0 SHINN / FINE TRACTS 1, 2, 4 & 5 of R.S. 26 17 & PARCEL 1 of P.M. 40 129
- 1) GEORGIADIS TRACT 10 of R.S. 26 17
- 2) GILD CITY H.G.A. DOC # 2882 8922928
- 3) ARABY TRACT 2 of R.S. 26 45
- 4) TOTE PARCEL 4 of P.M. 40 129
- 5) CARPANO TRACT 8 of R.S. 26 17
- 6) ARABY TRACT 1 of R.S. 26-45



DETAIL "B"



DETAIL "A"



TABULATION (continued)

| No | CHORD DIRECTION | CHORD LENGTH | RADIUS | DELTA |
|----|-----------------|--------------|--------|-------|
| 1 | N 89°48'25" W | 381.86 | | |
| 2 | N 89°45' 0" E | 381.86 | | |
| 3 | S 89°45' 0" E | 381.86 | | |
| 4 | N 89°48'25" W | 381.86 | | |
| 5 | N 89°45' 0" E | 381.86 | | |
| 6 | S 89°45' 0" E | 381.86 | | |
| 7 | N 89°48'25" W | 381.86 | | |
| 8 | N 89°45' 0" E | 381.86 | | |
| 9 | S 89°45' 0" E | 381.86 | | |
| 10 | N 89°48'25" W | 381.86 | | |
| 11 | N 89°45' 0" E | 381.86 | | |
| 12 | S 89°45' 0" E | 381.86 | | |
| 13 | N 89°48'25" W | 381.86 | | |
| 14 | N 89°45' 0" E | 381.86 | | |
| 15 | S 89°45' 0" E | 381.86 | | |
| 16 | N 89°48'25" W | 381.86 | | |
| 17 | N 89°45' 0" E | 381.86 | | |
| 18 | S 89°45' 0" E | 381.86 | | |
| 19 | N 89°48'25" W | 381.86 | | |
| 20 | N 89°45' 0" E | 381.86 | | |
| 21 | S 89°45' 0" E | 381.86 | | |
| 22 | N 89°48'25" W | 381.86 | | |
| 23 | N 89°45' 0" E | 381.86 | | |
| 24 | S 89°45' 0" E | 381.86 | | |
| 25 | N 89°48'25" W | 381.86 | | |
| 26 | N 89°45' 0" E | 381.86 | | |
| 27 | S 89°45' 0" E | 381.86 | | |
| 28 | N 89°48'25" W | 381.86 | | |

29/124A

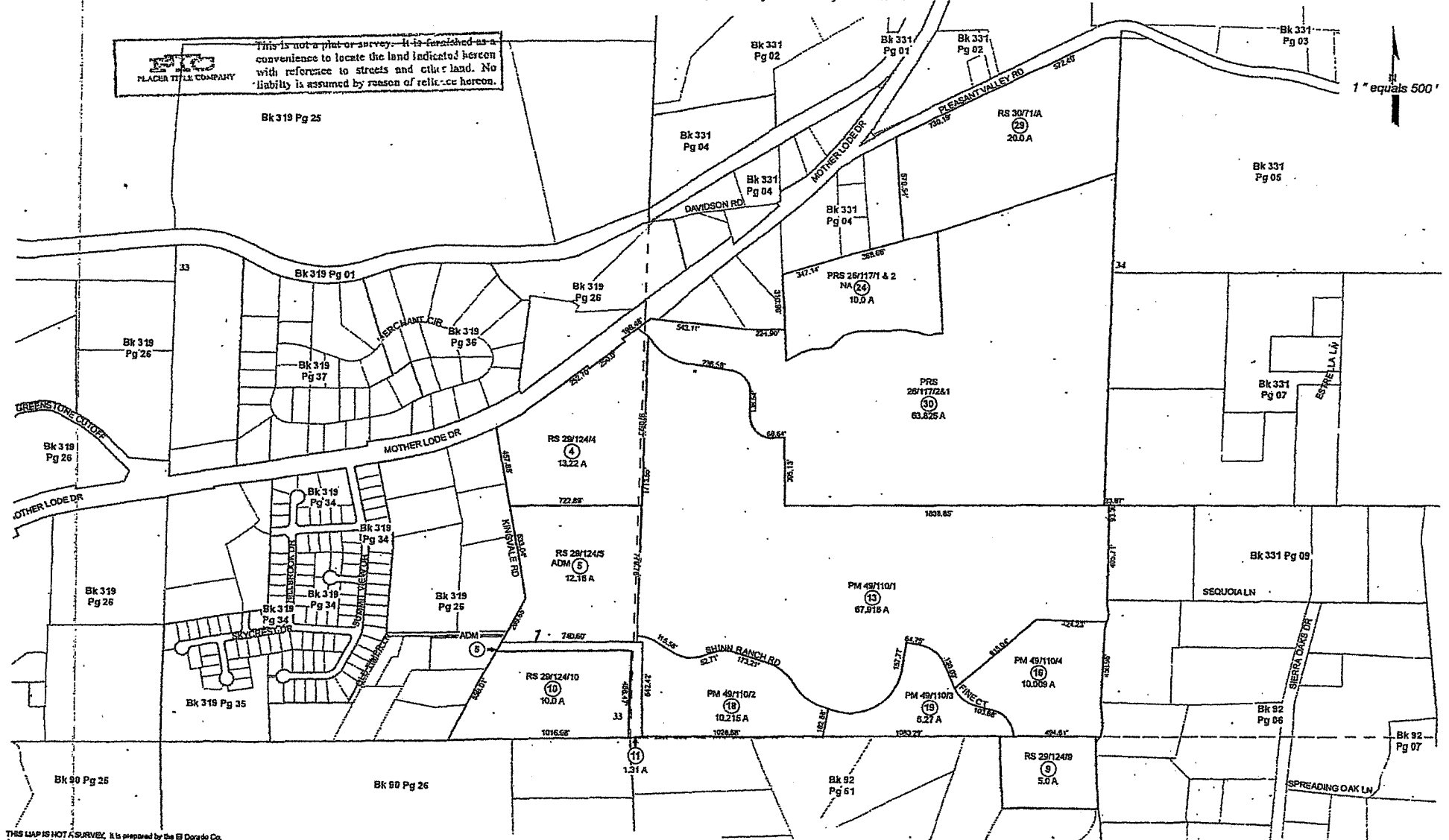
29/124A

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

331:62

PLACER TITLE COMPANY
This is not a plot or survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.

1" equals 500'



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

Acres are Estimates

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

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

9) Map Conditions of Approval

TM07-1441-R/Shinn Ranch – As approved by Planning Commission on April 26, 2012

Conditions of Approval

I. PROJECT DESCRIPTION

1. This planned development and revised vesting tentative subdivision map is based upon and limited to compliance with the project description below, the Planning Commission hearing exhibits marked Exhibit G (Amended Vesting tentative map) and Exhibit H (Amended Phasing Plan) and revised 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 revised project description is as follows:

- A. Reduction of total project site from 192 acres to 182 acres resulting from the removal of estate Parcels C and D contained within APN 331-620-10;
- B. Re-designate original 6.5-acre Remainder Lot as an estate residential parcel (Parcel X); and
- C. Modification of the Phasing Plan for Shinn Ranch Vesting Tentative Map;
- D. Designated lettered Lots A-G shall be Open Space as part of the Development Plan and are not eligible for residential or other development.

PD07-0012/TM07-1441-R consists of a revised vesting tentative subdivision map and phasing plan to create a total of 148 residential lots ranging in size from 13,500 square feet to 6.52 acres on 182 acres with approximately 70 acres of open space including a pond, Slate Creek and walking trails. Water and sewer service will be provided to the lots by the El Dorado Irrigation District. Primary site access will be provided via Kingvale Road and Pleasant Valley Road with an emergency-only gated entry off Shinn Ranch Road.

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.

II. MITIGATED NEGATIVE DECLARATION CONDITIONS OF APPROVAL

2. During construction, all activities shall apply standard Best Management Practices (BMPs) to control dust during construction. These practices shall be incorporated into the project and include:
- Application of water on disturbed soils and unpaved roadways a minimum of three times per day
 - Using track-out prevention devices at construction site access points
 - Stabilizing construction area exit points
 - Covering haul vehicles
 - Restricting vehicle speeds on unpaved roads to 15 miles per hour
 - Replanting disturbed areas as soon as practical and other measures as deemed appropriate to the site, to control fugitive dust

3. If suitable avian nesting habitat is intended to be removed during the nesting season, from February 1 through August 31, a qualified biologist shall conduct a nesting bird survey to identify any potential nesting activity. If passerine birds are found to be nesting, or if there is evidence of nesting behavior within 250 feet of the impact area, a 250-foot buffer shall be required around the nests. No vegetation removal or ground disturbance shall occur within the 250-foot buffer. For raptor species--birds of prey such as hawks and owls--this buffer shall be 500 feet. A qualified biologist shall monitor the nests closely until it is determined that the nests are no longer active, at which time construction activities may commence within the buffer area. Construction activity may encroach into the buffer area at the discretion of the biological monitor.

Monitoring: The nesting survey shall be submitted to Planning Services staff with recommendations prior to issuance of the grading permit.

4. Prior to the commencement of grading activities, the applicant shall obtain a 1602 Streambed Alteration Agreement from CDFG. Loss of riparian habitat within the project boundaries shall be mitigated by the applicant's purchase of credits at an agency-approved mitigation bank within the region. Lost riparian habitat shall be mitigated at a ratio of no less than 1:1. The requirements of the 1602 permit shall be incorporated into the project.

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

5. Prior to the commencement of grading activities, the applicant shall obtain a 404 permit from the USACE. Loss of wetland habitat within the project boundaries shall be mitigated by the applicant's purchase of credits at an agency-approved mitigation bank within the region. Lost wetlands shall be mitigated at a ratio of no less than 1:1. The requirements of the 404 permit shall be incorporated into the project.

Monitoring: The applicant shall provide a copy of the 404 permit to Planning Services prior to issuance of the grading permit.

6. The applicant shall replant the required number of oaks per General Plan Option A, or if available and desired, pay the established offsite mitigation fee under General Plan Option B.

Monitoring: The applicant shall either have an oak replanting plan submitted with the final map and reviewed and approved by staff prior to recordation, or payment of Option B fees at the time designated under that plan.

7. In accordance with El Dorado County General Plan Policy 7.4.5.2, the applicant shall submit the following documents to the County of El Dorado:
 - A written statement by the applicant or an arborist stating the justification for the development activity, identifying how trees in the vicinity of the project or construction site will be protected and stating that all construction activity will follow approved preservation methods;
 - A site map plan that identifies all native oaks on the project site; and
 - A report by a certified arborist that provides specific information for all native oak trees on the project site.
8. Prior to any ground disturbing activity within 50 feet of the site, drip-line fencing should be placed around each of the features, A and B as shown on the grading plan, and monitoring by a qualified archaeologist should occur during all grading or excavation activities near the feature.

Monitoring: Development Services staff shall verify in the field that fencing is in place prior to commencement of grading activities.

9. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.

Monitoring: Recommendations of the archaeologist shall be transmitted to Planning Services to determine the course of action to mitigate the new impact.

10. In accordance with CEQA § 15064.5, should previously unidentified paleontological resources be discovered during construction, the project sponsor is required to cease work in the immediate area until a qualified paleontologist can assess the significance of the find and make mitigation recommendations, if warranted. To achieve this goal, the

contractor shall ensure that all construction personnel understand the need for proper and timely reporting of such finds and the consequences of any failure to report them.

Monitoring: Recommendations of the archaeologist shall be transmitted to Planning Services to determine the course of action to mitigate the new impact.

11. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).

Monitoring: Recommendations of the archaeologist shall be transmitted to Planning Services to determine the course of action to mitigate the new impact.

12. In accordance with by El Dorado County General Plan Policy 6.2.2.2, the applicant shall retain a Registered Professional Forrester to prepare a Fire Safe Plan that identifies "defensible space" requirements, emergency access routes, signage, emergency water standards, annual fuel modification maintenance plans, and other measures to address wildland fire hazards. The plan shall be submitted to the Diamond Springs/El Dorado Fire Protection District for approval. The Fire Safe Plan measures shall be incorporated into the Final Tract Map.

Monitoring: Prior to approval of the final map, the fire protection district shall notify Planning Services that the Fire Safe Plan is acceptable to them.

13. Prior to the issuance of building permits, the applicant shall provide plans to the County of El Dorado identifying a barrier of 6 feet in height at the property lines of the residences located nearest to Mother Lode Drive, in accordance with Figure of the Acoustical Assessment prepared by Ballard Acoustical Consultants.

Monitoring: The wall shall be installed prior to occupancy of any adjoining residence.

14. Mechanical ventilation (air conditioning) shall be provided for all residences in this project to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

Monitoring: Air conditioning units shall be shown on mechanical sheets of the building plans.

15. Construction activities shall be limited to the hours of 7 a.m. to 7 p.m. during weekdays and 8 a.m. to 5 p.m. on Saturday, Sunday, and federal holidays. Exceptions are allowed

if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

Monitoring: Development Services shall spot check construction hours and respond to any complaints from the public.

III. PROJECT CONDITIONS OF APPROVAL

Planning Services

16. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.
17. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees shall be paid at the time of filing the final map. Credit for dedicated open space shall be provided to a maximum of 50 percent.
18. The subdivider shall be subject to a \$150.⁰⁰ appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.
19. The developer shall enter into an agreement with the School Districts to pay a fee 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.
20. At time of map recording of each map phase, all lettered open space lots (A-G) within that phase shall be dedicated to a Homeowner's Association or similar entity as open space with appropriate maintenance program and are not eligible for residential or other development.
21. At time of map recording, CC&Rs shall be submitted and reviewed by County Counsel.
22. Setbacks for those lots zoned R1-PD and R1A-PD shall be consistent with those shown on Exhibit J for typical lots consisting of 25-foot front-yard setbacks, 20-foot rear-yard setbacks and five-foot side-yard setbacks. Setbacks for corner lots shall be applied as shown on Exhibit J. At time of map recording, setback notes consistent with this condition shall be recorded on the map.

23. At time of final map recordation, building envelopes shall be shown and recorded for each lot consistent with Exhibit L, Preliminary Site Plan.
24. The map shall be recorded and constructed in phases consistent with the phasing plan included within the vesting tentative map, as revised on April 26, 2012. Modifications to the phasing plan may be approved by the Development Services Department Director.
25. The final map shall include a 100-foot non-building setback from all ponds and a 50-foot non-building setback from all wetlands at the subject site as delineated on Exhibit F.
26. This vesting tentative map shall expire within 24 months from date of approval unless a timely extension has been filed.
27. All fees associated with the vesting tentative subdivision map shall be paid prior to recording the final subdivision map.
28. 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.

Air Quality Management District

29. Prior to grading permit issuance, a fugitive dust plan shall be submitted to the Air Quality Management District (AQMD) for review and approval.
30. Burning of vegetative wastes that result from "Land Development Clearing" must be permitted through the District Rule 300 Open Burning. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
31. The application of architectural coating shall adhere to District Rule 215 Architectural Coatings.
32. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.

California Department of Transportation (Caltrans)

33. Prior to conducting any work within the State right-of-way, an encroachment permit shall be obtained from Caltrans.

Department of Transportation

34. The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual and the following table. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map:

| ROAD NAME | ROAD WIDTH | DISM REFERENCE | GENERAL PLAN REFERENCE |
|------------------------------|-------------------|-----------------------|-------------------------------|
| On -site roads (cul-de-sacs) | 36ft (50ft R/W) | Std Plan 101B | Table TC-1 |
| "A" Drive | 40ft(50ft R/W) | Std Plan 101B | Table TC-1 |
| Kingvale Road | 40ft (50ft R/W) | Std Plan 101B | Table TC-1 |

All roads shall be paved per recommendations of geotechnical engineer.

35. The applicant shall construct a cul-de-sac at the end of the on-site roadway, as specified in Standard Plan 114. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
36. The applicant shall construct the proposed roadway approach for "A" Drive to the provisions of county Standard Plan 103C and shall be paved per recommendations of geotechnical engineer. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
37. The applicant shall construct the proposed roadway encroachment for "A" Drive onto Pleasant Valley Road to the provisions of county Standard Plan 103C and shall be paved per recommendations of geotechnical engineer. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security prior to the recordation of the final map. The applicant and El Dorado County shall enter into a reimbursement agreement in the event that this development occurs prior to El Dorado County construction of the roads for the Animal Shelter.
38. The applicant shall design and construct a left hand turn lane at the intersection of Kingvale Road and Motherlode Drive. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall

obtain an approved improvement agreement with security, prior to the recordation of the final map.

39. The applicant shall design and construct a left hand turn lane at the intersection of "A" Drive and Pleasant Valley Road. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map. The applicant and El Dorado County shall enter into a reimbursement agreement in the event that this development occurs prior to El Dorado County construction of the roads for the Animal Shelter.
40. The applicant shall design and construct acceleration and deceleration lanes at the intersection of Kingvale Road and Motherlode Drive. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
41. The applicant shall design and construct acceleration and deceleration lanes at the intersection of A Drive and Pleasant Valley Road. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing of the final map. The applicant and El Dorado County shall enter into a reimbursement agreement in the event that this development occurs prior to El Dorado County construction of the roads for the Animal Shelter.
42. The applicant shall demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements along the western and southern boundaries of this project.
43. Prior to filing of the final map, the applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads not maintained by the County, both on-site and for those roads that are required for access to County or State maintained roads.
44. Prior to filing of the final map, the applicant shall form drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met.
45. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.
46. Drainage Ditches and swales shall be designed per Sections 3.3.4 and Section 6 of the County of El Dorado Drainage manual.

47. Include an energy dissipater at the outlet of the culverts per Sections 6.4.1 and 7.3.3 of the County of El Dorado Drainage manual.
48. Per Section 3.B) (6) of the County of El Dorado Design Standards, a tangent at least one hundred feet long shall be introduced between reversed curves. A line and curve table should be introduced to demonstrate that street alignments meet County design criteria prior to the recordation of the final map.
49. Cross lot drainage will not be allowed without the proper drainage easements and/or drainage structures. Drainage easements shall be provided where deemed necessary prior to the recordation of the final map.
50. 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.
51. Per Section 3.B) (4) of the County of El Dorado Design Standards, all streets and intersections shall have a minimum sight distance based on the design speeds. Verify that Kingvale Rd, Court D and Shinn Ranch onto Road "A" meet sight distance criteria prior to the recordation of the final map.
52. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider 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 subdivider'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 or parcel map, the subdivider 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 twenty-percent (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 subdivider 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;

Drainage Study Conditions

The following conditions shall be addressed prior to filing of the final map:

53. The drainage study (hydrologic and hydraulic study) must be sealed and signed. Please see drainage manual section 1.8.3.
54. Page 1: There is no figure 4 in Appendix A. Figure needs to be labeled.
55. The drainage report does not address the downstream and upstream impact at this time. "Impacts to downstream facilities and other proposed mitigation measures included in the design should be discussed. Potential impacts resulting from backwater effects, hydraulic scour and deposition, off-site discharges and other environmental issues should be thoroughly analyzed and discussed in the report" (County Drainage Manual Section 1.8.3 page 1-17). The downstream and upstream impact shall be analyzed.
56. A detailed calculation shall be included for the Mother Lode Triple Culvert Capacity (County Drainage Manual page 1-17).
57. A-drive culvert capacity calculation for slate creek crossing and other pipe size calculations shall be included.
58. Appendix B is HEC-1 analysis for the whole watershed done by Carlton Engineering in 1997. Watershed needs to be analyzed with updated version of HEC software with current watershed information.
59. Composite curve number (CN) has been changed because of the development after 1997 and proposed development upstream of this subdivision.
60. Page 4: HEC-2 was used to calculate water surface profile (not included in appendix). Water surface profile needs to be calculated with the updated version of HEC software with current watershed information.
61. Drainage study pages 4, 5, 6 & 7
 - a. Per the study "the peak discharge method-section 2.5 was used to estimate both the 10-year design flows and 100-year design flows" (onsite peak flow calculation not included in the report). Hydrograph method is shall be used instead of peak discharge method because of the extent and the nature of the watershed.

- b. Overland release criteria: per the County Drainage Manual "One foot freeboard shall be maintained between the building finished floor elevation and the water surface elevation resulting from a storm runoff event with an average recurrence interval of 100 years". The overland release locations 1 foot below proposed building finish floors is not adequate. And all open channels should have a freeboard (County Drainage Manual section 1.8.2 page 1-10, section 6.3.5 page 6-14). Revise.
- c. Total on-site watershed for this subdivision is 167.7 acre, which is a significant amount. Comparison of onsite impervious area with the total watershed (2374 acre) is not rational because the total watershed (2374 acre) contains both pervious and impervious surfaces. The whole watershed both onsite as well offsite (upstream) should be included in the design and in the analysis.
- d. Per report, the peak discharge time of concentration for the proposed development is approximately 1 hr. There is no calculation to support the time of concentration (drainage manual 1.8.3). Provide supporting calculations.
- e. The energy grade line should be at least 0.5 feet below all manholes lids and grate inlets for 10 year return period flood. For 10-year return period flow, hydraulic grade line should be below the ceiling of the pipe (County Drainage Manual section 4.3.2, page 4-11). Provide energy grade line.

62. Appendix A

- a. Pre-development shed map is missing as mentioned in the appendix sheet. Provide pre-development shed map.
- b. Post construction off-site shed map is missing as mentioned in the appendix sheet. Provide post construction shed map.

63. There is an on-site pond within this subdivision. If it is a retention pond for the attenuation of flood, downstream impact needs to be addressed in the drainage study and operation procedure needs to be developed and submitted to the concerned entity including El Dorado County DOT (County Drainage Manual 1.8.2). Does this dam meet the DSOD criteria (Drainage Manual section 5.1)?

Summary and Recommendation

64. New version of the hydrologic and hydraulic study is required because of the upstream development. For the new report, updated version of HEC software should be used to analyze the upstream watershed and to analyze the water surface profiles/flood plain. Watershed map should be broken down to more sub-shed maps with more detail information.
65. "Peak-only method is restricted to catchments with area less than 100 acres. In any analyses in which the peak-only method is used, the design engineer must determine and demonstrate that the model is, in fact, appropriate". Please see County drainage manual section 2.2.2. Therefore, hydrograph method shall be used instead of rational method for on-site watershed because of extent and nature of the watershed.
66. Per the County Drainage Manual Section 1.8.2 "Drainage facilities for areas greater than 100 acres shall be designed to safely convey the storm runoff for an event with an average recurrence interval of 100 years. All available headwater depth of the culvert may be utilized for these facilities. Flooding effects from backwater shall be analyzed when available headwater depth is incorporated into the design". Does this applicable to this subdivision?
67. Onsite pre-development and post development storm runoff calculations are required.
68. Drainage easement needs to be shown on the plan (for future improvement plan) as applicable per drainage manual section 1.8.2.
69. 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.
70. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
71. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation. The developer shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

72. An irrevocable offer of dedication, in fee, for the required rights-of-way shall be made for all the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a homeowner's agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.
73. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.
74. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.
75. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
76. 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.
77. 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.
78. Grading 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. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.
79. 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.

80. Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.
81. The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
82. 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. 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.
83. 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.
84. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.
85. This project disturbs more than one acre of land area (43,560 square feet). The Developer 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 State of California. 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 SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

Diamond Springs – El Dorado Fire Protection District

86. Prior to improvement plan approval, the applicant shall submit the appropriate review fee to the Diamond Springs – El Dorado Fire Protection District (DSED FPD), as determined by DSED FPD.
87. At time of final map filing, documentation from the El Dorado Irrigation District shall be submitted to the DSED FPD confirming that the fire protection system will meet the required fire flow for this project consisting of 1,500 gallons per minute at 20 pounds per square inch for two hours for residential units larger than 3,600 square feet and 1,000 gallons per minute at 20 pounds per square inch for two hours for residential units smaller than 3,600 square feet
88. All additional required fire hydrants shall be shown on the improvement plans and installed throughout the subdivision subject to DSED FPD approval.
89. All driveways shall provide a minimum of 10-foot wide traffic lane with unobstructed horizontal clearance of 14 feet and unobstructed vertical clearance of 15 feet and be capable of supporting a 40,000 pound load.
90. Any driveway which exceeds a 16 percent slope shall be constructed of an all weather surface. Those driveways which exceed a 20 percent slope shall require review and approval by the DSED FPD prior to building permit issuance.
91. Any driveway exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet in length, turnouts shall be provided no more than 400 feet apart.
92. Parking on both sides of on-site roadways shall only be permitted if the roadway is a minimum of 40 feet wide. Parking on one side of the road shall be permitted for roads which are a minimum of 30 feet wide. CC & R's shall be submitted for review and approval by County Counsel which incorporate these standards at time of map recording.
93. A fire safe turnaround shall be provided prior to occupancy of any building sites with driveways exceeding 300 feet in length. Turnarounds shall be within 50 feet of the building with a minimum turning radius of 40 feet from the center line of the road.
94. Any future proposed gates are subject to review and approval by the DSED FPD.
95. At time of final map filing, a fire safe plan shall be submitted to the DSED FPD for review and approval.
96. Prior to map recordation, the subdivision shall be annexed into the Community Facilities District established by the DSED FPD for the provision of public services.

Environmental Management Department – Environmental Health

97. For newly created parcels less than five acres, all existing abandoned and active wells shall be properly destroyed, under permit, by a license well driller, prior to map recordation.
98. If any existing structures on septic systems will be demolished or connected to public water, a septic system abandonment permit is required, prior to map recordation.

Surveyor's Office

99. 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 the surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit shall be coordinated with the County Surveyor's Office.
100. The roads serving the development shall be named by filing a completed road name petition with the County Surveyor's Office prior to filing the final map.
101. At time of final map recordation, a 200-foot setback shall be recorded along the southern property boundary of Assessor's Parcel Number 331-620-10 along the common property boundary with Assessor's Parcel Number 090-260-11 to serve as a buffer for Agricultural Preserve No. 50.

10) Engineer's Report

**ENGINEER'S REPORT
For Zone of Benefit**

**DRAINAGE FACILITIES
and
ROAD MAINTENANCE
FOR
Shinn Ranch
TM 07-1441R**

**IN
EL DORADO COUNTY
CALIFORNIA**

April 2016

**Prepared for:
El Dorado County
Community Development Agency
Administration and Finance Division**

Prepared By:

**CTA Engineering and Surveying
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BACKGROUND

Shinn Ranch Subdivision is located in the community of El Dorado, California, south of Mother Lode Drive/Pleasant Valley Road on the south side of Highway 50. The project site is 182± acres consisting of 141 single-family residential lots. The project will be developed in 4 phases as shown in Exhibit F.

Phase 1 – 33 units Phase 2 – 20 units Phase 3 – 34 units Phase 4 – 54 units

All 141 lots will benefit from the formation of the Zone of Benefit (ZOB). The reason for the formation of the ZOB is to provide maintenance funding for the public drainage facilities and on-site roads to fulfill Conditions of Approval for TM07-1441R.

DESCRIPTION OF FACILITIES RECEIVING MAINTENANCE

The Road & Drainage ZOB will include approximately 449,415 SF of pavement, 24,527 LF of curb & gutter, 11 signs, and 5,687 LF of drainage pipe with 70 structures (inlets and manholes).

METHOD OF APPORTIONING MAINTENANCE COSTS

The annual maintenance cost for roads is \$235 per lot as described on Exhibit C. The annual maintenance cost for drainage is \$231.88 per lot and it is based on the sum of the estimated replacement cost at 50 years, plus the estimated yearly cleaning and inspection cost. There are total of 141 residential lots within this subdivision.

Installation and Maintenance Cost

| | |
|------------------------------------|-----------------|
| Drainage Maintenance Cost per unit | \$150.88 |
| Road Maintenance Cost per unit | \$235 |
| Drainage Installation Cost | \$81 |
| Total Cost (Base Year) | \$467.88 |

The administrative fee for drainage and roads are estimated to be two and a half (2.5) percent.

Road & Drainage zones at this time are self-insured. Historically, three (3) percent of the annual assessment is contributed to this self-insurance fund. The calculations are in the following chart:

| Service to be provided by zone of benefit | Engineer's Estimate of Cost Per Parcel | Special Districts Administrative Fees -2.5% | Contribution to Self-Insured Fund – 3% | Total Recommend Per Parcel Special Tax |
|---|--|---|--|--|
| Roads & Drainage | \$468 | \$12 | \$14 | \$494 |

FUTURE ADJUSTMENTS

The special tax is comprised of several components: cost of improvements (including the labor), maintenance cost (labor only), administrative cost, and insurance cost.

Based on the analysis and the discretion of the County, the proposed Special Tax shall be adjusted in accordance with recognized index to adjust for cost increases over time. The most widely used measures of price changes are Consumer Price Index and Engineering News Record (ENR) index.

The future adjustments to special tax shall be tied to annual regional average indexes and be based on a year of recordation of the small lot Final Map for the project. The difference between the base and the following year will constitute an adjustment to the special tax for material and labor components. In no circumstances

shall the amount of special tax fall below the Total Recommended Per Parcel Special Tax for the parcel's initial year of collection amount. See Base Payment Escalation table below for details.

CONSUMER PRICE INDEX

The CPI measures the average change in the prices paid for a market basket of goods and services. These items are purchased for consumption by the two groups covered by the index: All Urban Consumers (CPI-U) and Urban Wage Earners and Clerical Workers, (CPI-W). It is the most widely used measure of price change—to adjust payments for changes in prices for long term contracts.

Base Payment Escalation

| | |
|---------------------------------------|---|
| Base Year Cost | \$467.88 |
| Index Series | CPI-W, US City Ave, West Region, Non-Metro Area |
| Reference Period | Annual/December |
| Frequency | Annually |
| Cap (upper limit to increase in cost) | 4% |
| Floor | Base Payment |
| CPI Revisions | On / Following Year |

UNIMPROVED PARCELS

A large lot Final Map will be recorded and the property will be subdivided into large lots that will coincide with development phases. The project will be developed one phase /large lot at the time. California Government Code allows for reduced taxation of the unimproved parcels within the special district zone boundary. While undeveloped, unimproved parcels will receive some special district benefits by virtue of improved access for construction traffic. We have estimated that 50% reduction in the special tax is appropriate reduction and should stay in effect until the subject parcel is determined to be improved and assigned a property use code reflecting the improved status by the County Assessor. Change to the special tax amount shall take effect with the tax year immediately following the change in property status.

25215.2. The board may levy special taxes pursuant to Article 3.5 (commencing with Section 50075) of Chapter 1 of Part 1 of Division 1 of Title 5. The special taxes shall be applied uniformly to all taxpayers or all real property within the county service area, except that unimproved property may be taxed at a lower rate than improved property.

- EXHIBIT "A"** - Legal description of Zone of Benefit boundary area
- EXHIBIT "B"** - Plot Plan of Zone of Benefit boundary area
- EXHIBIT "C"** - Apportionment Calculations for Road Maintenance
- EXHIBIT "D"** - Approved Engineer's Project Estimate
- EXHIBIT "E"** - Assessor's Parcel Maps
- EXHIBIT "F"** - Project Phasing Plan

APPORTIONMENT CALCULATIONS
Engineer's Estimate of Drainage Facilities Maintenance Need and Cost
El Dorado County – Shinn Ranch (141 Lots)

| Description* | Quantity | Measure Units | Unit Price | Total Amount |
|---------------------------------------|----------|---------------|------------|--------------|
| PHASE 1 – KINGVALE/MOTHER LODE | | | | |
| 18" HDPE Drain | 190 | lf | \$52.00 | \$9,880.00 |
| Type B Drop Inlet | 2 | ea | 2,450.00 | 4,900.00 |
| Flared End Section | 2 | ea | 295.00 | 590.00 |
| Rock Inlet/Outfall Protection | 1 | ea | 1,225.00 | 1,225.00 |
| Drainage Ditch | 155 | lf | 7.35 | 1,139.00 |
| 48" Storm Drain Manhole | 1 | ea | 5,600.00 | 5,600.00 |
| PHASE 1 – ONSITE | | | | |
| 12" HDPE Drain | 1,050 | lf | \$47.00 | \$49,350.00 |
| 18" HDPE Drain | 1,285 | lf | 52.00 | 66,820.00 |
| 24" HDPE Drain | 240 | lf | 61.00 | 14,640.00 |
| 48" Drain Manhole | 12 | ea | 5,600.00 | 67,200.00 |
| Type B Drop Inlet | 18 | ea | 2,450.00 | 44,100.00 |
| Grated Inlet | 2 | ea | 2,000.00 | 4,000.00 |
| 24" Flared End Section | 2 | ea | 295.00 | 590.00 |
| 18" Flared End Section | 2 | ea | 275.00 | 550.00 |
| 12" Flared End Section | 2 | ea | 250.00 | 500.00 |
| Rock Inlet/Outfall Protection | 5 | ea | 1,225.00 | 6,125.00 |
| Drainage Swale | 170 | lf | 7.35 | 1,250.00 |
| 4"-8" Rock Lined Spillway | 155 | lf | 12.55 | 1,945.00 |
| PHASE 3A – ONSITE | | | | |
| 12" HDPE Drain | 360 | lf | \$47.00 | \$16,920.00 |
| 48" Drain Manhole | 1 | ea | 5,600.00 | 5,600.00 |
| Type B Drop Inlet | 2 | ea | 2,450.00 | 4,900.00 |
| PHASE 3B – ONSITE | | | | |
| 12" HDPE Drain | 50 | lf | \$47.00 | \$2,350.00 |
| 18" HDPE Drain | 200 | lf | 52.00 | 10,400.00 |
| Type B Drop Inlet | 2 | ea | 2,450.00 | 4,900.00 |
| 24" Flared End Section | 1 | ea | 295.00 | 295.00 |
| Rock Inlet/Outfall Protection | 1 | ea | 1,225.00 | 1,225.00 |

| PHASE 4 - ONSITE | | | | |
|-------------------------------|-------|----|----------|-------------|
| 12" HDPE Drain | 400 | lf | \$47.00 | \$18,800.00 |
| 18" HDPE Drain | 1,480 | lf | 52.00 | 76,960.00 |
| 24" HDPE Drain | 432 | lf | 61.00 | 26,352.00 |
| 48" Drain Manhole | 12 | ea | 5,600.00 | 67,200.00 |
| Type B Drop Inlet | 18 | ea | 2,450.00 | 44,100.00 |
| 24" Flared End Section | 7 | ea | 295.00 | 2,065.00 |
| Rock Inlet/Outfall Protection | 7 | ea | 1,225.00 | 8,575.00 |

*See Exhibit D for Engineer's Bond Estimate

A. Estimated Installation Cost

\$571,046.00

B. Estimated Maintenance Cost

Maintenance includes the following tasks and estimated annual costs:

Clean existing drainage structures, i.e. pipe inlets, entrances, and drain manholes.

1. 86 each @ \$100=\$8,600
2. Inspect and clean drain lines for siltation:
 - a. 5,687 LF @ \$2.00/lf=\$11,374
3. Inspect and clean drainage ditches for trash, debris, and siltation:
 - b. 325 LF @ \$4.00/lf=\$1,300

Total estimated annual maintenance cost:

\$21,274 per year

C. Estimated Annualized Cost for Replacement

| | | |
|--|-----------------------------------|--------------------------|
| Initial capital cost: | \$ 571,046 | |
| Defined useful life: | 50 years | |
| Annualized capital cost (50 year life) | $\$ 571,046 / 50 \text{ years} =$ | \$11,421 per year |

Summary

The total estimated annual cost for drainage facilities replacement and maintenance (present dollars) is **\$32,695**. The total number of units is 141. Therefore, the total annual cost per unit for drainage facilities maintenance is **\$232**. The annual cost per unit for road maintenance is **\$235 (EXHIBIT C)**. The sum total of these costs is **\$467**. This would comprise the proposed Special Tax for the first year (base year) not accounting for inflation, insurance, and administrative charges. The proposed Special Tax should be adjusted in accordance with a recognized index.

EXHIBIT "A"
Shinn Ranch Zone of Benefit

All that real property situated in the State of California, County of El Dorado, located in Section 34 and the Southeast quarter of Section 33, Township 10 North, Range 10 East, M.D.M., being more particularly described as follows:

Beginning at the center quarter corner of said Section 34; thence from said point of beginning, along the East-West centerline of said Section 34,

(1) North 89°39'40" East, 660.00 feet; thence, parallel with said North-South centerline,
(2) South 02°07'28" West, 660.00 feet; thence, parallel with said East-West centerline,
(3) South 89°39'40" West, 660.00 feet to the North-South centerline of said Section 34; thence, along said North-South centerline

(4) South 02°07'28" West, 670.36 feet to a point located on the northerly boundary of Parcel 1, as shown on the Parcel Map filed in Book 49 of Parcel Maps, at Page 110, said point being the Northwest corner of Tract 8, as shown on the Record of Survey filed in Book 29 of Record of Surveys, at Page 124; thence, along the boundary of said Parcel 1, the following eight (8) courses:

(5) North 89°49'52" East, 23.87 feet;
(6) South 00°59'23" East, 93.36 feet;
(7) South 01°01'01" West, 473.40 feet;
(8) South 09°56'59" East, 55.45 feet;
(9) South 02°58'31" West, 23.73 feet;
(10) South 23°24'31" West, 24.66 feet;
(11) North 88°17'29" West, 424.21 feet; and

(12) South 49°24'39" West, 589.55 feet to the northeasterly line of Fine Court, as shown on said Parcel Map; thence, along said northeasterly line and the northwesterly prolongation thereof, the following four (4) courses:

(13) along a non-tangent curve concave northeasterly, having a radius of 175.00 feet, the radius point of which bears North 64°40'35" East, through a central angle of 03°05'44", with an arc length of 9.45 feet, said arc being subtended by a chord bearing North 23°46'33" West, 9.45 feet;

(14) North 22°13'41" West, 130.03 feet;

(15) along a tangent curve concave southwesterly, having a radius of 225.00 feet, through a central angle of 58°54'44", with an arc length of 231.35 feet, said arc being subtended by a chord bearing North 51°41'03" West, 221.29 feet; and

(16) North 81°08'24" West, 89.75 feet to the westerly line of Shinn Ranch Road; thence, along the westerly and northerly lines of said Shinn Ranch Road, the following thirteen (13) courses:

(17) South 08°51'36" West, 182.78 feet;

- (18) along a tangent curve concave northwesterly, having a radius of 275.00 feet, through a central angle of $100^{\circ}51'11''$, with an arc length of 484.06 feet, said arc being subtended by a chord bearing South $59^{\circ}17'12''$ West, 423.94 feet;
- (19) North $70^{\circ}17'13''$ West, 64.34 feet;
- (20) along a tangent curve concave northeasterly, having a radius of 275.00 feet, through a central angle of $39^{\circ}40'37''$, with an arc length of 190.44 feet, said arc being subtended by a chord bearing North $50^{\circ}26'55''$ West, 186.65 feet;
- (21) along a reverse curve concave southwesterly, having a radius of 325.00 feet, through a central angle of $41^{\circ}54'10''$, with an arc length of 237.69 feet, said arc being subtended by a chord bearing North $51^{\circ}33'40''$ West, 232.42 feet;
- (22) North $72^{\circ}30'45''$ West, 173.21 feet;
- (23) along a tangent curve concave southerly, having a radius of 225.00 feet, through a central angle of $37^{\circ}19'04''$, with an arc length of 146.55 feet, said arc being subtended by a chord bearing South $88^{\circ}49'43''$ West, 143.97 feet;
- (24) South $70^{\circ}10'11''$ West, 52.71 feet;
- (25) along a tangent curve concave northerly, having a radius of 175.00 feet, through a central angle of $52^{\circ}28'19''$, with an arc length of 160.27 feet, said arc being subtended by a chord bearing North $83^{\circ}35'40''$ West, 154.72 feet;
- (26) North $57^{\circ}21'30''$ West, 115.58 feet;
- (27) along a tangent curve concave southerly, having a radius of 225.00 feet, through a central angle of $33^{\circ}11'31''$, with an arc length of 130.34 feet, said arc being subtended by a chord bearing North $73^{\circ}57'16''$ West, 128.53 feet;
- (28) South $89^{\circ}26'59''$ West, 614.54 feet; and
- (29) along a tangent curve concave northeasterly, having a radius of 30.00 feet, through a central angle of $112^{\circ}03'00''$, with an arc length of 58.67 feet, said arc being subtended by a chord bearing North $34^{\circ}31'31''$ West, 49.76 feet to the easterly line of Kingvale Road; thence, along said easterly line, the following two (2) courses:
- (30) South $21^{\circ}29'59''$ West, 55.39 feet; and
- (31) along a tangent curve concave northeasterly, having a radius of 40.00 feet, through a central angle of $112^{\circ}02'35''$, with an arc length of 78.22 feet, said arc being subtended by a chord bearing South $34^{\circ}31'19''$ East, 66.34 feet to the North line of Gold County Drive; thence, along said northerly line,
- (32) South $89^{\circ}26'59''$ West, 118.39 feet to the westerly boundary of Tract 5, as shown on said Record of Survey filed in Book 29 of Record of Surveys, at Page 124; thence, along said westerly boundary,
- (33) North $28^{\circ}34'17''$ East, 78.44 feet to the southerly boundary of Tract 3, as shown on the Record of Survey filed in Book 27 of Record of Surveys, at Page 37; thence, along said southerly boundary,
- (34) South $89^{\circ}20'37''$ West, 5.70 feet to the westerly line of Kingvale Road; thence, along said westerly line, the following three (3) courses:
- (35) North $21^{\circ}29'58''$ East, 159.27 feet;

(36) along a tangent curve concave westerly, having a radius of 225.00 feet, through a central angle of 31°13'16", with an arc length of 122.61 feet, said arc being subtended by a chord bearing North 05°53'20" East, 121.09 feet; and

(37) North 09°43'18" West, 900.48 feet to the southeasterly line of Mother Lode Drive; thence, along said southeasterly line, the following seven (7) courses:

(38) along a non-tangent curve concave northwesterly, having a radius of 2060.00 feet, the radius point of which bears North 25°26'07" West, through a central angle of 05°33'46", with an arc length of 200.00 feet, said arc being subtended by a chord bearing North 61°47'00" East, 199.92 feet;

(39) North 53°18'02" East, 202.90 feet;

(40) North 53°18'02" East, 252.56 feet;

(41) South 36°41'58" East, 20.00 feet;

(42) North 53°18'02" East, 250.00 feet;

(43) North 36°41'58" West, 20.00 feet; and

(44) North 53°18'02" East, 196.61 feet to the northerly boundary of Tract 2, as shown on said Record of Survey filed in Book 29 of Record of Surveys, at Page 124; thence, along the boundary of said Tract 2, the following three (3) courses:

(45) South 84°11'12" East, 542.74 feet;

(46) South 88°57'58" East, 225.37 feet; and

(47) South 02°27'39" East, 177.74 feet to the centerline of Slate Creek; thence, generally along said centerline, the following thirty-three (33) courses:

(48) North 61°42'59" East, 62.14 feet;

(49) North 60°26'30" East, 35.64 feet;

(50) North 75°27'25" East, 13.60 feet;

(51) North 68°59'12" East, 33.92 feet;

(52) North 81°32'49" East, 35.13 feet;

(53) North 87°13'07" East, 46.30 feet;

(54) North 81°31'41" East, 20.95 feet;

(55) North 74°05'29" East, 20.65 feet;

(56) North 54°45'23" East, 21.69 feet;

(57) North 43°59'35" East, 31.25 feet;

(58) North 48°17'47" East, 48.22 feet;

(59) North 59°21'11" East, 10.03 feet;

(60) North 74°02'39" East, 21.10 feet;

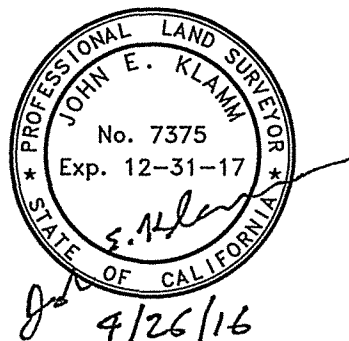
(61) North 73°40'58" East, 15.72 feet;

(62) North 76°50'12" East, 18.66 feet;

(63) North 82°28'11" East, 24.51 feet;

(64) North 88°30'35" East, 151.58 feet;

- (65) South 69°02'54" East, 7.17 feet;
- (66) North 88°17'57" East, 13.31 feet;
- (67) North 71°40'08" East, 15.10 feet;
- (68) North 83°25'21" East, 19.58 feet;
- (69) North 89°25'17" East, 57.97 feet;
- (70) South 70°03'13" East, 10.02 feet;
- (71) South 82°05'43" East, 20.61 feet;
- (72) South 82°31'35" East, 38.55 feet;
- (73) South 78°41'10" East, 10.99 feet;
- (74) South 69°18'44" East, 17.46 feet;
- (75) South 75°33'50" East, 23.41 feet;
- (76) South 82°22'20" East, 10.68 feet;
- (77) North 86°42'46" East, 22.26 feet;
- (78) North 79°29'16" East, 23.59 feet;
- (79) North 82°40'59" East, 24.20 feet; and
- (80) North 87°48'05" East, 10.84 feet; thence, leaving said centerline of Slate Creek,
- (81) North 02°27'39" West, 575.43 feet to the southerly boundary of said Tract A, as shown on said Record of Survey filed in Book 30 of Record of Surveys, at Page 71; thence, along said southerly boundary,
- (82) North 71°59'37" East, 1065.87 feet to said North-South centerline of Section 34; thence, along said North-South centerline,
- (83) South 02°07'28" West, 561.16 feet to the point of beginning; containing 165.389 acres, more or less.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, AS SHOWN ON THE PARCEL MAP FILED IN BOOK 49 OF PARCEL MAPS, AT PAGE 110, THE BEARING OF WHICH IS GIVEN AS N89°57'31"E.

LEGEND

- DIMENSION POINT
- ZONE OF BENEFIT BOUNDARY

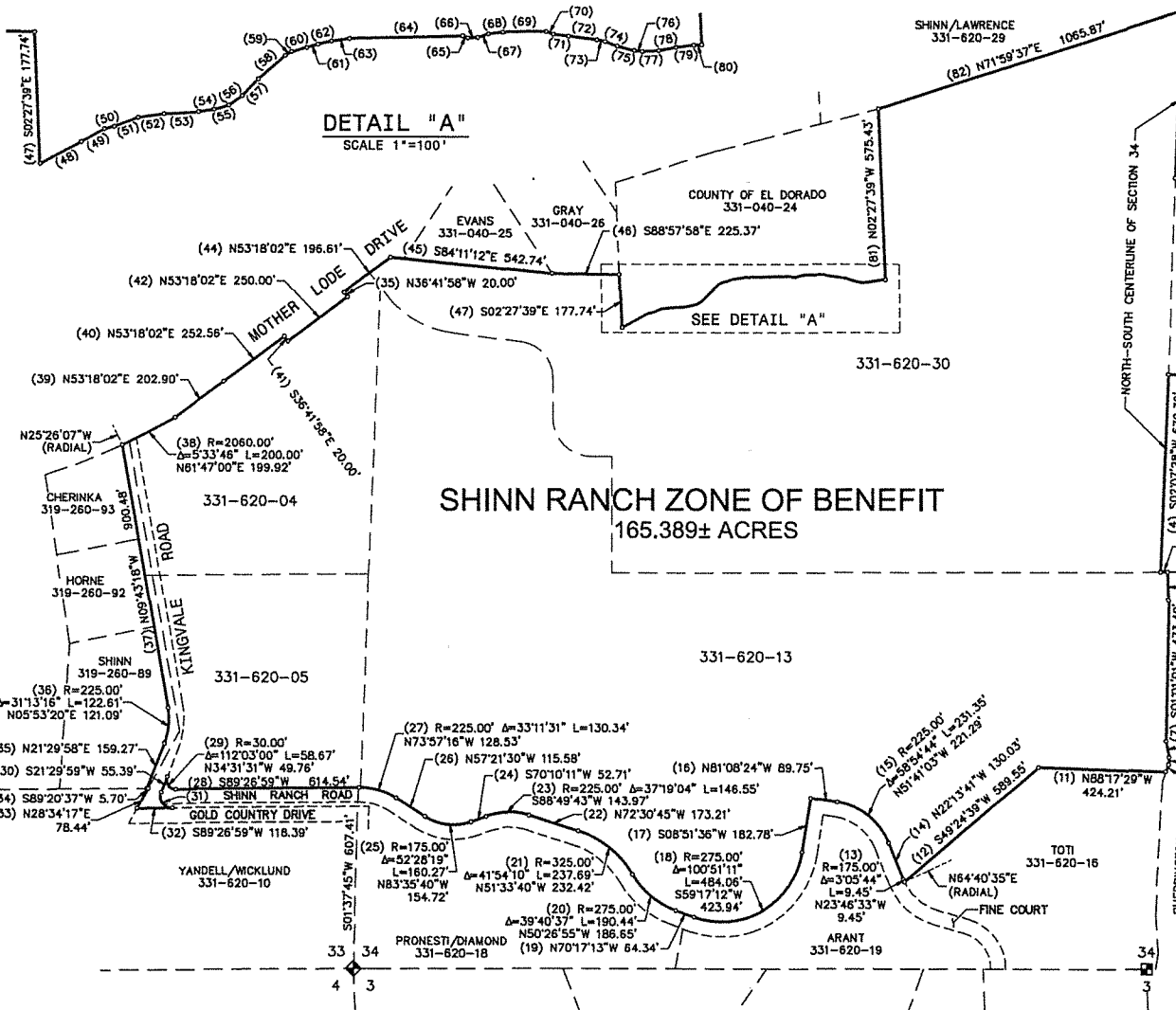
EXHIBIT "B"
BOUNDARY MAP
SHINN RANCH ZONE OF BENEFIT
 A PORTION OF THE S.E. 1/4 OF SECTION 33 AND
 A PORTION OF SECTION 34, T. 10 N., R. 10 E., M.D.M.
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 APRIL 2016 SCALE: 1"=250'

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

John E. Klamm
 JOHN E. KLAMM, L.S. 7375
 LICENSE EXPIRES: 12-31-17

4/13/16
 DATED

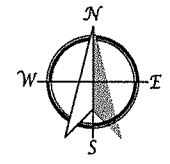
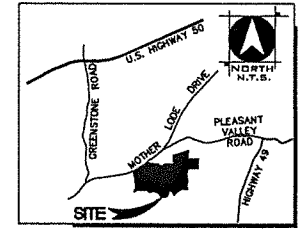


LINE TABLE

| COURSE | DIRECTION | LENGTH |
|--------|-------------|---------|
| (48) | N61°42'59"E | 62.14' |
| (49) | N60°26'30"E | 35.64' |
| (50) | N75°27'25"E | 13.60' |
| (51) | N68°59'12"E | 33.92' |
| (52) | N81°32'49"E | 35.13' |
| (53) | N87°13'07"E | 46.30' |
| (54) | N81°31'41"E | 20.95' |
| (55) | N74°05'29"E | 20.85' |
| (56) | N54°45'23"E | 21.69' |
| (57) | N43°59'35"E | 31.25' |
| (58) | N48°17'47"E | 48.22' |
| (59) | N59°21'11"E | 10.03' |
| (60) | N74°02'39"E | 21.10' |
| (61) | N73°40'58"E | 15.72' |
| (62) | N76°50'12"E | 18.66' |
| (63) | N82°28'11"E | 24.51' |
| (64) | N88°30'35"E | 151.58' |
| (65) | S89°02'54"E | 7.17' |
| (66) | N88°17'57"E | 13.31' |
| (67) | N71°40'08"E | 15.10' |
| (68) | N83°25'21"E | 19.58' |
| (69) | N89°25'17"E | 57.97' |
| (70) | S70°03'13"E | 10.02' |
| (71) | S82°05'43"E | 20.61' |
| (72) | S82°31'35"E | 38.65' |
| (73) | S78°41'10"E | 10.99' |
| (74) | S69°18'44"E | 17.46' |
| (75) | S75°33'50"E | 23.41' |
| (76) | S82°22'20"E | 10.66' |
| (77) | N86°42'46"E | 22.26' |
| (78) | N79°29'16"E | 23.59' |
| (79) | N82°40'59"E | 24.20' |
| (80) | N87°48'05"E | 10.84' |

CURVE TABLE

| COURSE | RADIUS | DELTA | LENGTH | CHORD |
|--------|----------|--------------|----------|--------------------|
| (31) | R=40.00' | Δ=112°02'35" | L=78.22' | S34°31'19"E 66.34' |



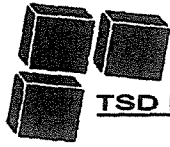
SCALE: 1" = 250'

TSD ENGINEERING, INC.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701
 expect more.

SHEET 1 OF 1

**Exhibit C
Road Apportionment Calculations**

| Item Description | Quantity | Unit | Unit Cost | Total | 30 years | 10 years | 7 years | Annual Cost |
|--|-----------------------|-----------|---------------------|--------------------------------------|---------------------|-------------|------------|-------------|
| Crack Seal/Patching-single application | 449,415 | sf | \$0.10 | \$44,941.50 | | \$44,941.50 | | |
| Slurry Seal-single application | 449,415 | sf | \$0.12 | \$53,929.80 | | | \$53,930 | |
| Pavement Markings | 3 | ls | \$3,000.00 | \$9,000.00 | | | \$9,000 | |
| 2" Overlay-single application | 449,415 | sf | \$0.60 | \$269,649.00 | \$269,649 | | | |
| Street Sign-replacement | 11 | ea | \$300.00 | \$3,300.00 | | \$3,300 | | |
| Curb & Gutter | 24,527 | lf | \$0.50 | \$12,263.50 | \$12,264 | | | |
| Grinding Along Curb & Gutter (24,202 lf) | 96,808 | sf | \$1.50 | \$145,212.00 | \$145,212 | | | |
| Gutter Repair (per 75 lf) | 327 | ea | \$100.00 | \$32,700.00 | \$32,700 | | | |
| Sidewalk | 96,808 | sf | \$1.00 | \$96,808.00 | \$96,808 | | | |
| Road Repair (due to drainage) | 4,494 | sf | \$3.50 | \$15,729.53 | \$15,730 | | | |
| Sidewalk Repair (due to drainage) | 968 | sf | \$5.00 | \$4,840.40 | \$4,840 | | | |
| Curb & Gutter Repair (due to drainage) | 245 | lf | \$18.00 | \$4,414.86 | \$4,415 | | | |
| | | | | Total | \$581,617 | \$48,242 | \$62,930 | |
| | | | | Annual Cost | \$19,387 | \$4,824 | \$8,989.97 | \$33,201 |
| | | | | Total Lots | | | | 141 |
| | | | | Estimated Annual Cost per Lot | | | | \$235 |
| Year | Annual Revenue | | Expenditures | | Fund Balance | | | |
| 1 | \$33,201 | | | | \$33,201.36 | | | |
| 2 | \$33,201 | | | | \$66,402.73 | | | |
| 3 | \$33,201 | | | | \$99,604.09 | | | |
| 4 | \$33,201 | | | | \$132,805.46 | | | |
| 5 | \$33,201 | | | | \$166,006.82 | | | |
| 6 | \$33,201 | | | | \$199,208.19 | | | |
| 7 | \$33,201 | | | \$62,930 | \$169,479.75 | | | |
| 8 | \$33,201 | | | | \$202,681.11 | | | |
| 9 | \$33,201 | | | | \$235,882.48 | | | |
| 10 | \$33,201 | | \$48,242 | | \$220,842.34 | | | |
| 11 | \$33,201 | | | | \$254,043.71 | | | |
| 12 | \$33,201 | | | | \$287,245.07 | | | |
| 13 | \$33,201 | | | | \$320,446.44 | | | |
| 14 | \$33,201 | | | \$62,930 | \$290,718.00 | | | |
| 15 | \$33,201 | | | | \$323,919.36 | | | |
| 16 | \$33,201 | | | | \$357,120.73 | | | |
| 17 | \$33,201 | | | | \$390,322.09 | | | |
| 18 | \$33,201 | | | | \$423,523.46 | | | |
| 19 | \$33,201 | | | | \$456,724.82 | | | |
| 20 | \$33,201 | | \$48,242 | | \$441,684.69 | | | |
| 21 | \$33,201 | | | \$62,930 | \$411,956.25 | | | |
| 22 | \$33,201 | | | | \$445,157.61 | | | |
| 23 | \$33,201 | | | | \$478,358.98 | | | |
| 24 | \$33,201 | | | | \$511,560.34 | | | |
| 25 | \$33,201 | | | | \$544,761.71 | | | |
| 26 | \$33,201 | | | | \$577,963.07 | | | |
| 27 | \$33,201 | | | | \$611,164.44 | | | |
| 28 | \$33,201 | | | \$62,930 | \$581,436.00 | | | |
| 29 | \$33,201 | | | | \$614,637.36 | | | |
| 30 | \$33,201 | \$581,617 | \$48,242 | | \$17,979.94 | | | |



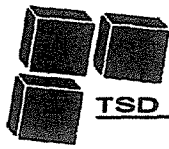
TSD ENGINEERING, INC.
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Exhibit D

SHINN RANCH SUBDIVISION
PHASE 1- KINGVALE/MOTHER LODE
PRELIMINARY ENGINEERS ESTIMATE OF PROBABLE COSTS
9/12/2014
(PLEASE NOTE THESE ARE ROUGH COSTS AND QUANTITIES)

| ITEM NO | DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL |
|--|---------------------------------------|----------|------|------------|-----------|
| EARTHWORK | | | | | |
| 1 | Clearing & Grubbing | 2 | ACRE | \$3,000.00 | \$5,100 |
| 2 | Excavation & Embankment | 2,400 | CY | \$5.00 | \$12,000 |
| 3 | Rockery Retaining Wall | 680 | SF | \$18.00 | \$12,240 |
| | | | | Sub-Total | \$29,340 |
| SITE WORK | | | | | |
| 3 | 4" AC ON 8" AB - Kingvale | 35,840 | SF | \$3.70 | \$132,608 |
| 4 | 4" AC ON 10" AB - Motherlode/Pleasant | 11,560 | SF | \$4.00 | \$46,240 |
| 5 | Type 2 Curb & Gutter | 1,628 | LF | \$16.50 | \$26,862 |
| 6 | 4" PCC Sidewalk - 4' Wide | 1,628 | LF | \$21.20 | \$34,514 |
| 7 | Curb Ramps | 2 | EA | \$1,900.00 | \$3,800 |
| 8 | Driveways | 3 | EA | \$1,500.00 | \$4,500 |
| | | | | Sub-Total | \$248,524 |
| STORM DRAIN | | | | | |
| 9 | 18" HDPE Drain | 190 | LF | \$52.00 | \$9,880 |
| 10 | Type B Drop Inlet | 2 | EA | \$2,450.00 | \$4,900 |
| 11 | Flared End Section | 2 | EA | \$295.00 | \$590 |
| 12 | Rock Inlet/Outfall Protection | 1 | EA | \$1,225.00 | \$1,225 |
| 13 | Drainage Ditch | 155 | LF | \$7.35 | \$1,139 |
| 14 | 48" Storm Drain Manhole | 1 | EA | \$5,600.00 | \$5,600 |
| | | | | Sub-Total | \$23,334 |
| SANITARY SEWER | | | | | |
| 14 | 6" Sewer Pipe (PVC SDR-26) | 386 | LF | \$55.00 | \$21,230 |
| 15 | 48" Sewer Manhole | 1 | EA | \$6,200.00 | \$6,200 |
| | | | | Sub-Total | \$27,430 |
| WATER | | | | | |
| 16 | 12" Water Main (PVC C900 CL150) | 1,054 | LF | \$55.25 | \$58,234 |
| 17 | 12" Butterfly Valve | 4 | EA | \$925.00 | \$3,700 |
| 18 | Fire Hydrant & Assembly | 1 | EA | \$6,000.00 | \$6,000 |
| | | | | Sub-Total | \$67,934 |
| WINTERIZATION AND EROSION CONTROL | | | | | |
| 19 | Fiber Roll | 2,500 | LF | \$3.50 | \$8,750 |
| 20 | Inlet Protection | 2 | EA | \$125.00 | \$250 |
| 21 | Hydroseeding | 1 | ACRE | \$2,850.00 | \$2,850 |
| | | | | Sub-Total | \$11,850 |
| MISCELLANEOUS | | | | | |
| 22 | Street Name Sign | 1 | EA | \$425.00 | \$425 |
| 23 | Traffic Sign | 2 | EA | \$300.00 | \$600 |





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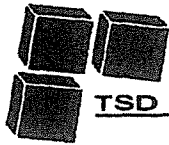
| | | | | | |
|----|------------------------|---|----|-----------------------|------------------|
| 24 | Survey Monument & Well | 1 | EA | \$700.00 | \$700 |
| | | | | Sub-Total | \$1,725 |
| | | | | | |
| | | | | Sub-Total: | \$410,136 |
| | | | | 10% Contingencies | \$41,014 |
| | | | | Total Estimate | \$451,150 |

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

PHASE 1 ASSUMPTIONS

- Mother Lode Widening
- Mother Lode & Kingvale Road Intersection
- Kingvale Road Improvements (Motherlode to End of Lot A)
- 0 Lots





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**SHINN RANCH SUBDIVISION
PHASE 1- ONSITE**

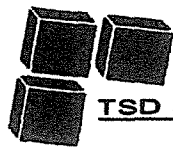
PRELIMINARY ENGINEERS ESTIMATE OF PROBABLE COSTS

9/12/2014

(PLEASE NOTE THESE ARE ROUGH COSTS AND QUANTITIES)

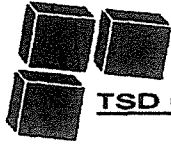
| ITEM NO. | DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL |
|-----------------------|--------------------------------------|----------|------|-------------|-------------|
| EARTHWORK | | | | | |
| 1 | Clearing & Grubbing | 22 | ACRE | \$3,000.00 | \$66,000 |
| 2 | Tree Removal | 13 | ACRE | \$2,100.00 | \$27,300 |
| 3 | Excavation & Embankment | 191,700 | CY | \$5.00 | \$958,500 |
| 4 | Final Pad Grading | 53 | Lot | \$370.00 | \$19,610 |
| 5 | Rockery Retaining Wall | 22,565 | SF | \$18.00 | \$406,170 |
| 6 | Dam Reconstruction | 1 | LS | \$15,000.00 | \$15,000 |
| | | | | Sub-Total | \$1,492,580 |
| SITE WORK | | | | | |
| 7 | 8" AB - Future Street Grading | 4,320 | SF | \$2.00 | \$8,640 |
| 8 | 4" AC ON 8" AB - Subdivision Streets | 157,375 | SF | \$3.70 | \$582,288 |
| 9 | Type 1 Curb & Gutter | 7,675 | LF | \$20.70 | \$158,873 |
| 10 | Type 3 Median Curb | 325 | LF | \$11.15 | \$3,624 |
| 11 | 4" PCC Sidewalk - 4' Wide | 7,675 | LF | \$21.20 | \$162,710 |
| 12 | 4' Trail DG | 1,785 | LF | \$2.50 | \$4,463 |
| 13 | Curb Ramps | 10 | EA | \$1,900.00 | \$19,000 |
| 14 | 6' Proto II Soundwall | 750 | LF | \$90.00 | \$67,500 |
| 15 | EVA Gate & Appurtenances | 1 | LS | \$50,000.00 | \$50,000 |
| | | | | Sub-Total | \$1,057,096 |
| STORM DRAIN | | | | | |
| 16 | 12" HDPE Drain | 1,050 | LF | \$47.00 | \$49,350 |
| 17 | 18" HDPE Drain | 1,285 | LF | \$52.00 | \$66,820 |
| 18 | 24" HDPE Drain | 240 | LF | \$61.00 | \$14,640 |
| 19 | 48" Drain Manhole | 12 | EA | \$5,600.00 | \$67,200 |
| 20 | Type B Drop Inlet | 18 | EA | \$2,450.00 | \$44,100 |
| 21 | Grated Inlet | 2 | EA | \$2,000.00 | \$4,000 |
| 22 | 24" Flared End Section | 2 | EA | \$295.00 | \$590 |
| 23 | 18" Flared End Section | 2 | EA | \$275.00 | \$550 |
| 24 | 12" Flared End Section | 2 | EA | \$250.00 | \$500 |
| 25 | Rock Inlet/Outfall Protection | 5 | EA | \$1,225.00 | \$6,125 |
| 26 | Drainage Swale | 170 | LF | \$7.35 | \$1,250 |
| 27 | 4"-8" Rock Lined Spillway | 155 | LF | \$12.55 | \$1,945 |
| | | | | Sub-Total | \$257,070 |
| SANITARY SEWER | | | | | |
| 28 | 6" Sewer Pipe PVC SDR 26 | 3,880 | LF | \$55.00 | \$213,400 |
| 29 | 4" Sewer Lateral | 53 | EA | \$1,375.00 | \$72,875 |
| 30 | 48" Sewer Manhole | 13 | EA | \$6,200.00 | \$80,600 |
| 31 | 60" Sewer Manhole | 3 | EA | \$8,500.00 | \$25,500 |





| | | | | | |
|--|-----------------------------------|--------|------|-----------------------|--------------------|
| 32 | 6" Sewer Force Main PVC SDR 26 | 255 | LF | \$16.25 | \$4,144 |
| 33 | Sewer Lift Station | 1 | LS | \$450,000.00 | \$450,000 |
| 34 | Force Main Connection to Existing | 1 | LS | \$2,500.00 | \$2,500 |
| | | | | Sub-Total | \$849,019 |
| WATER | | | | | |
| 35 | 6" Water Main C900 CL150 | 1,200 | LF | \$55.00 | \$66,000 |
| 36 | 8" Water Main C900 CL150 | 1,190 | LF | \$43.00 | \$51,170 |
| 37 | 12" Water Main C900 CL150 | 1,665 | LF | \$55.25 | \$91,991 |
| 37 | 6" Gate Valve | 2 | EA | \$1,250.00 | \$2,500 |
| 38 | 8" Gate Valve | 2 | EA | \$1,500.00 | \$3,000 |
| 39 | 12" Butterfly Valve | 8 | EA | \$925.00 | \$7,400 |
| 40 | Fire Hydrant & Assembly | 4 | EA | \$6,000.00 | \$24,000 |
| 41 | 1" Residential Water Meter | 53 | EA | \$525.00 | \$27,825 |
| 42 | 2" Irrigation POC and Meter | 2 | EA | \$775.00 | \$1,550 |
| 43 | 2" Blow Off | 4 | EA | \$1,600.00 | \$6,400 |
| 44 | 4" Blow Off | 1 | EA | \$1,900.00 | \$1,900 |
| 45 | 2" Air Release Valve | 5 | EA | \$1,200.00 | \$6,000 |
| | | | | Sub-Total | \$289,736 |
| WINTERIZATION AND EROSION CONTROL | | | | | |
| 46 | Stabilized Construction Access | 1 | EA | \$2,165.50 | \$2,166 |
| 47 | Fiber Roll/Silt Fencing | 15,000 | LF | \$4.50 | \$67,500 |
| 48 | Inlet Protection | 18 | EA | \$125.00 | \$2,250 |
| 49 | Hydroseeding | 5 | ACRE | \$2,850.00 | \$14,250 |
| | | | | Sub-Total | \$86,166 |
| MISCELLANEOUS | | | | | |
| 50 | Pavement Markings | 1 | LS | \$3,000.00 | \$3,000 |
| 51 | Street Name Sign | 5 | EA | \$425.00 | \$2,125 |
| 52 | Traffic Sign | 11 | EA | \$300.00 | \$3,300 |
| 53 | Temporary Road Barricade | 1 | LS | \$500.00 | \$500 |
| 54 | Postal Pad | 4 | EA | \$500.00 | \$2,000 |
| 55 | Survey Monument & Well | 10 | EA | \$700.00 | \$7,000 |
| 56 | Survey Property Corners | 53 | Lot | \$600.00 | \$31,800 |
| | | | | Sub-Total | \$49,725 |
| | | | | Sub-Total: | \$4,081,392 |
| | | | | 10% Contingencies | \$408,139 |
| | | | | Total Estimate | \$4,489,531 |





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PHASE 1 ON-SITE ASSUMPTIONS

53 Lots (1-22, 72-85, 55-71)

Silverado Drive Improvements (Kingvale to Lot 19/20 PL)

Slate Creek Ct, Stage Coach Ct, Prospector Ct & Court D Improvements

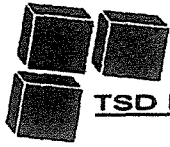
Sewer Lift Station #1 & Site (Lot Q)

Water Connection (8" @ Lot Q)

Reconstruct Dam

Temporary EVA (@ Lot Q)





**SHINN RANCH SUBDIVISION
PHASE 3A- ONSITE**

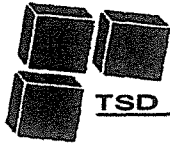
PRELIMINARY ENGINEERS ESTIMATE OF PROBABLE COSTS

5/23/2014

(PLEASE NOTE THESE ARE ROUGH COSTS AND QUANTITIES)

| ITEM NO. | DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL |
|-----------------------|--------------------------------------|----------|------|--------------|-----------|
| EARTHWORK | | | | | |
| 1 | Clearing & Grubbing | 5 | ACRE | \$3,000.00 | \$15,540 |
| 2 | Tree Removal | 2 | ACRE | \$2,100.00 | \$4,200 |
| 3 | Excavation & Embankment | 42,000 | CY | \$5.00 | \$210,000 |
| 4 | Final Pad Grading | 11 | Lot | \$370.00 | \$4,070 |
| 5 | Rockery Retaining Wall | 3,500 | SF | \$18.00 | \$63,000 |
| | | | | Sub-Total | \$296,810 |
| SITE WORK | | | | | |
| 6 | 4" AC ON 8" AB - Subdivision Streets | 19,990 | SF | \$3.70 | \$73,963 |
| 7 | Type 1 Curb & Gutter | 1,250 | LF | \$20.70 | \$25,875 |
| 8 | 4" PCC Sidewalk - 4' Wide | 1,250 | LF | \$21.20 | \$26,500 |
| 9 | 4' Trail - DG | 0 | LF | \$2.50 | \$0 |
| 10 | Curb Ramps | 0 | EA | \$1,900.00 | \$0 |
| | | 0 | | Sub-Total | \$126,338 |
| STORM DRAIN | | | | | |
| 11 | 12" HDPE Drain | 360 | LF | \$47.00 | \$16,920 |
| 12 | 18" HDPE Drain | 0 | LF | \$52.00 | \$0 |
| 13 | 24" HDPE Drain | 0 | LF | \$61.00 | \$0 |
| 14 | 48" Drain Manhole | 1 | EA | \$5,600.00 | \$5,600 |
| 15 | Type B Drop Inlet | 2 | EA | \$2,450.00 | \$4,900 |
| 16 | Grated Inlet | 0 | EA | \$2,000.00 | \$0 |
| 17 | 24" Flared End Section | 0 | EA | \$295.00 | \$0 |
| 18 | 12" Flared End Section | 0 | EA | \$250.00 | \$0 |
| 19 | Rock Inlet/Outfall Protection | 0 | EA | \$1,225.00 | \$0 |
| 20 | Drainage Swale | 0 | LF | \$7.35 | \$0 |
| 21 | 4"-8" Rock Lined Spillway | 0 | LF | \$12.55 | \$0 |
| | | | | Sub-Total | \$27,420 |
| SANITARY SEWER | | | | | |
| 22 | 6" Sewer Pipe PVC SDR 26 | 640 | LF | \$55.00 | \$35,200 |
| 23 | 4" Sewer Lateral | 11 | EA | \$1,375.00 | \$15,125 |
| 24 | 48" Sewer Manhole | 3 | EA | \$6,200.00 | \$18,600 |
| 25 | 60" Sewer Manhole | 0 | EA | \$8,500.00 | \$0 |
| 26 | 4" Sewer Force Main PVC C900 CL 150 | 0 | LF | \$16.25 | \$0 |
| 27 | Sewer Lift Station | 0 | LS | \$450,000.00 | \$0 |
| 28 | Force Main Connection to Existing | 0 | LS | \$2,500.00 | \$0 |
| | | | | Sub-Total | \$68,925 |

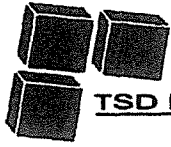




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| WATER | | | | | |
|--|--------------------------------|-------|------|-----------------------|------------------|
| 29 | 8" Water Main PVC C900 CL 150 | | LF | \$42.00 | \$0 |
| 30 | 12" Water Main PVC C900 CL 150 | 680 | LF | \$55.25 | \$37,570 |
| 31 | 8" Gate Valve | 0 | EA | \$1,500.00 | \$0 |
| 32 | 12" Butterfly Valve | 0 | EA | \$925.00 | \$0 |
| 33 | Fire Hydrant & Assembly | 1 | EA | \$6,000.00 | \$6,000 |
| 34 | 1" Residential Water Meter | 11 | EA | \$525.00 | \$5,775 |
| 35 | 2" Blow Off | 0 | EA | \$1,600.00 | \$0 |
| 36 | 4" Blow Off | 1 | EA | \$1,900.00 | \$1,900 |
| 37 | 2" Air Release Valve | 0 | EA | \$1,200.00 | \$0 |
| | | | | Sub-Total | \$51,245 |
| WINTERIZATION AND EROSION CONTROL | | | | | |
| 38 | Stabilized Construction Access | 1 | EA | \$2,165.50 | \$2,166 |
| 39 | Fiber Roll/Silt Fencing | 3,000 | LF | \$4.50 | \$13,500 |
| 40 | Inlet Protection | 2 | EA | \$125.00 | \$250 |
| 41 | Hydroseeding | 1 | ACRE | \$2,850.00 | \$2,850 |
| | | | | Sub-Total | \$18,766 |
| MISCELLANEOUS | | | | | |
| 42 | Pavement Markings | 0 | LS | \$3,000.00 | \$0 |
| 43 | Street Name Sign | 0 | EA | \$425.00 | \$0 |
| 44 | Traffic Sign | 1 | EA | \$300.00 | \$300 |
| 45 | Postal Pad | 0 | EA | \$500.00 | \$0 |
| 46 | Survey Monument & Well | 0 | EA | \$700.00 | \$0 |
| 47 | Survey Property Corners | 11 | Lot | \$600.00 | \$6,600 |
| | | | | Sub-Total | \$6,900 |
| | | | | Sub-Total: | \$596,404 |
| | | | | 10% Contingencies | \$59,640 |
| | | | | Total Estimate | \$656,044 |





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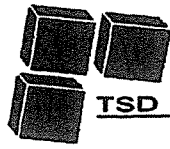
The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

PHASE 3A ASSUMPTIONS

11 Lots (23-29, 51-54)

Silverado Drive Improvements (Lot 55/54 PL to Lot 50/51 PL)





**SHINN RANCH SUBDIVISION
PHASE 3B- ONSITE**

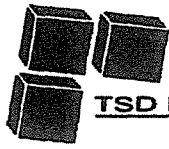
PRELIMINARY ENGINEERS ESTIMATE OF PROBABLE COSTS

5/23/2014

(PLEASE NOTE THESE ARE ROUGH COSTS AND QUANTITIES)

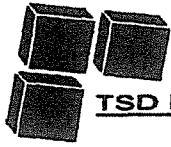
| ITEM NO. | DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL |
|--------------------|--------------------------------------|----------|------|-------------|-----------|
| EARTHWORK | | | | | |
| 1 | Clearing & Grubbing | 7 | ACRE | \$3,000.00 | \$20,820 |
| 2 | Tree Removal | 3 | ACRE | \$2,100.00 | \$6,300 |
| 3 | Excavation & Embankment | 34,000 | CY | \$5.00 | \$170,000 |
| 4 | Final Pad Grading | 15 | Lot | \$370.00 | \$5,550 |
| 5 | Rockery Retaining Wall | 4,400 | SF | \$18.00 | \$79,200 |
| | | | | Sub-Total | \$281,870 |
| SITE WORK | | | | | |
| 6 | 4" AC ON 8" AB - Subdivision Streets | 24,830 | SF | \$3.70 | \$91,871 |
| 7 | 8" AB - EVA Drive | 5,400 | SF | \$2.00 | \$10,800 |
| 8 | Type 1 Curb & Gutter | 1,774 | LF | \$20.70 | \$36,722 |
| 9 | 4" PCC Sidewalk - 4' Wide | 1,774 | LF | \$21.20 | \$37,609 |
| 10 | 4' Trail - DG | 0 | LF | \$2.50 | \$0 |
| 11 | Curb Ramps | 0 | EA | \$1,900.00 | \$0 |
| 12 | EVA Gate & Appurtenances | 1 | LS | \$50,000.00 | \$50,000 |
| | | | | Sub-Total | \$227,002 |
| STORM DRAIN | | | | | |
| 13 | 12" HDPE Drain | 50 | LF | \$47.00 | \$2,350 |
| 14 | 18" HDPE Drain | 200 | LF | \$52.00 | \$10,400 |
| 15 | 24" HDPE Drain | 0 | LF | \$61.00 | \$0 |
| 16 | 48" Drain Manhole | 0 | EA | \$5,600.00 | \$0 |
| 17 | Type B Drop Inlet | 2 | EA | \$2,450.00 | \$4,900 |
| 18 | Grated Inlet | 0 | EA | \$2,000.00 | \$0 |
| 19 | 24" Flared End Section | 1 | EA | \$295.00 | \$295 |
| 20 | 12" Flared End Section | 0 | EA | \$250.00 | \$0 |
| 21 | Rock Inlet/Outfall Protection | 1 | EA | \$1,225.00 | \$1,225 |
| 22 | Drainage Swale | 0 | LF | \$7.35 | \$0 |
| 23 | 4"-8" Rock Lined Spillway | 0 | LF | \$12.55 | \$0 |
| | | | | Sub-Total | \$19,170 |





| SANITARY SEWER | | | | | |
|--|-------------------------------------|-------|------|-----------------------|------------------|
| 24 | 6" Sewer Pipe PVC SDR 26 | 640 | LF | \$55.00 | \$35,200 |
| 25 | 4" Sewer Lateral | 15 | EA | \$1,375.00 | \$20,625 |
| 26 | 48" Sewer Manhole | 3 | EA | \$6,200.00 | \$18,600 |
| 27 | 60" Swer Manhole | 0 | EA | \$8,500.00 | \$0 |
| 28 | 4" Sewer Force Main PVC C900 CL 150 | 0 | LF | \$16.25 | \$0 |
| 29 | Sewer Lift Station | 0 | LS | \$450,000.00 | \$0 |
| 30 | Force Main Connection to Existing | 0 | LS | \$2,500.00 | \$0 |
| | | | | Sub-Total | \$74,425 |
| WATER | | | | | |
| 31 | 8" Water Main PVC C900 CL 150 | 0 | LF | \$42.00 | \$0 |
| 32 | 12" Water Main PVC C900 CL 150 | 3,850 | LF | \$55.25 | \$212,713 |
| 33 | 8" Gate Valve | 0 | EA | \$1,500.00 | \$0 |
| 34 | 12" Butterfly Valve | 3 | EA | \$925.00 | \$2,775 |
| 35 | Fire Hydrant & Assembly | 6 | EA | \$6,000.00 | \$36,000 |
| 36 | 1" Residential Water Meter | 15 | EA | \$525.00 | \$7,875 |
| 37 | 2" Blow Off | 0 | EA | \$1,600.00 | \$0 |
| 38 | 4" Blow Off | 2 | EA | \$1,900.00 | \$3,800 |
| 39 | 2" Air Release Valve | 2 | EA | \$1,200.00 | \$2,400 |
| | | | | Sub-Total | \$265,563 |
| WINTERIZATION AND EROSION CONTROL | | | | | |
| 40 | Stabilized Construction Access | 1 | EA | \$2,165.50 | \$2,166 |
| 41 | Fiber Roll/Silt Fencing | 3,800 | LF | \$4.50 | \$17,100 |
| 42 | Inlet Protection | 2 | EA | \$125.00 | \$250 |
| 43 | Hydroseeding | 2 | ACRE | \$2,850.00 | \$5,700 |
| | | | | Sub-Total | \$25,216 |
| MISCELLANEOUS | | | | | |
| 44 | Pavement Markings | 0 | LS | \$3,000.00 | \$0 |
| 45 | Street Name Sign | 0 | EA | \$425.00 | \$0 |
| 46 | Traffic Sign | 1 | EA | \$300.00 | \$300 |
| 47 | Postal Pad | 0 | EA | \$500.00 | \$0 |
| 48 | Survey Monument & Well | 0 | EA | \$700.00 | \$0 |
| 49 | Survey Property Corners | 15 | Lot | \$600.00 | \$9,000 |
| | | | | Sub-Total | \$9,300 |
| | | | | Sub-Total: | \$902,545 |
| | | | | 10% Contingencies | \$90,254 |
| | | | | Total Estimate | \$992,799 |





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PHASE 3B ASSUMPTIONS

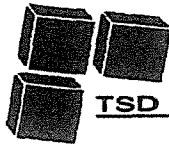
15 Lots (30-37, 4-50)

Silverado Drive Improvements (Lot 50/51 PL to Lot 37/38 PL)

EVA to Shinn Ranch Road

Water Main Extension along Shinn Ranch to Kingvale Road





**SHINN RANCH SUBDIVISION
PHASE 3C- ONSITE**

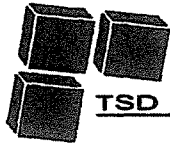
PRELIMINARY ENGINEERS ESTIMATE OF PROBABLE COSTS

5/23/2014

(PLEASE NOTE THESE ARE ROUGH COSTS AND QUANTITIES)

| ITEM NO | DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL |
|--------------------|-------------------------------|----------|------|------------|-----------|
| EARTHWORK | | | | | |
| 1 | Clearing & Grubbing | 1 | ACRE | \$3,000.00 | \$3,000 |
| 2 | Tree Removal | 0 | ACRE | \$2,100.00 | \$0 |
| 3 | Excavation & Embankment | 500 | CY | \$5.00 | \$2,500 |
| 4 | Final Pad Grading | 8 | Lot | \$370.00 | \$2,960 |
| 5 | Rockery Retaining Wall | 0 | SF | \$18.00 | \$0 |
| | | | | Sub-Total | \$8,460 |
| SITE WORK | | | | | |
| 5 | 4" AC ON 8" AB - Kingvale | 14,000 | SF | \$3.50 | \$49,000 |
| 6 | Chip Seal | 49,500 | SF | \$1.25 | \$61,875 |
| 7 | Type 2 Curb & Gutter | 725 | LF | \$16.50 | \$11,963 |
| 8 | 4" PCC Sidewalk - 4' Wide | 725 | LF | \$21.20 | \$15,370 |
| 9 | 4' Trail - DG | 0 | LF | \$2.50 | \$0 |
| 10 | Curb Ramps | 0 | EA | \$1,900.00 | \$0 |
| | | | | Sub-Total | \$138,208 |
| STORM DRAIN | | | | | |
| 11 | 12" HDPE Drain | 0 | LF | \$47.00 | \$0 |
| 12 | 18" HDPE Drain | 0 | LF | \$52.00 | \$0 |
| 13 | 24" HDPE Drain | 0 | LF | \$61.00 | \$0 |
| 14 | 48" Drain Manhole | 0 | EA | \$5,600.00 | \$0 |
| 15 | Type B Drop Inlet | 0 | EA | \$2,450.00 | \$0 |
| 16 | Grated Inlet | 0 | EA | \$2,000.00 | \$0 |
| 17 | 24" Flared End Section | 0 | EA | \$295.00 | \$0 |
| 18 | 12" Flared End Section | 0 | EA | \$250.00 | \$0 |
| 19 | Rock Inlet/Outfall Protection | 0 | EA | \$1,225.00 | \$0 |
| 20 | Drainage Swale | 0 | LF | \$7.35 | \$0 |
| 21 | 4"-8" Rock Lined Sillway | 0 | LF | \$12.55 | \$0 |
| | | | | Sub-Total | \$0 |

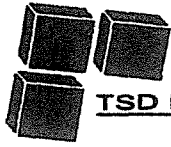




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| SANITARY SEWER | | | | | |
|--|-------------------------------------|-------|------|-----------------------|------------------|
| 22 | 6" Sewer Pipe PVC SDR 26 | 1,700 | LF | \$55.00 | \$93,500 |
| 23 | 4" Sewer Lateral | 8 | EA | \$1,375.00 | \$11,000 |
| 24 | 48" Sewer Manhole | 6 | EA | \$6,200.00 | \$37,200 |
| 25 | 60" Sewer Manhole | 0 | EA | \$8,500.00 | \$0 |
| 26 | 4" Sewer Force Main PVC C900 CL 150 | 0 | LF | \$16.25 | \$0 |
| 27 | Sewer Lift Station | 0 | LS | \$450,000.00 | \$0 |
| 28 | Force Main Connection to Existing | 0 | LS | \$2,500.00 | \$0 |
| | | 0 | | Sub-Total | \$141,700 |
| WATER | | | | | |
| 29 | 8" Water Main PVC C900 CL 150 | 0 | LF | \$42.00 | \$0 |
| 30 | 12" Water Main PVC C900 CL 150 | 0 | LF | \$55.25 | \$0 |
| 31 | 8" Gate Valve | 0 | EA | \$1,500.00 | \$0 |
| 32 | 12" Butterfly Valve | 0 | EA | \$925.00 | \$0 |
| 33 | Fire Hydrant & Assembly | 0 | EA | \$6,000.00 | \$0 |
| 34 | 1" Residential Water Meter | 8 | EA | \$525.00 | \$4,200 |
| 35 | 2" Blow Off | 0 | EA | \$1,600.00 | \$0 |
| 36 | 4" Blow Off | 0 | EA | \$1,900.00 | \$0 |
| 37 | 2" Air Release Valve | 0 | EA | \$1,200.00 | \$0 |
| | | 0 | | Sub-Total | \$4,200 |
| WINTERIZATION AND EROSION CONTROL | | | | | |
| 38 | Stabilized Construction Access | 1 | EA | \$2,165.50 | \$2,166 |
| 39 | Fiber Roll/Silt Fencing | 2,000 | LF | \$4.50 | \$9,000 |
| 40 | Inlet Protection | 1 | EA | \$125.00 | \$125 |
| 41 | Hydroseeding | 1 | ACRE | \$2,850.00 | \$2,850 |
| | | 0 | | Sub-Total | \$14,141 |
| MISCELLANEOUS | | | | | |
| 42 | Pavement Markings | 0 | LS | \$3,000.00 | \$0 |
| 43 | Street Name Sign | 0 | EA | \$425.00 | \$0 |
| 44 | Traffic Sign | 0 | EA | \$300.00 | \$0 |
| 45 | Postal Pad | 0 | EA | \$500.00 | \$0 |
| 46 | Survey Monument & Well | 0 | EA | \$700.00 | \$0 |
| 47 | Survey Property Corners | 8 | Lot | \$600.00 | \$4,800 |
| | | | | Sub-Total | \$4,800 |
| | | | | Sub-Total: | \$311,508 |
| | | | | 10% Contingencies | \$31,151 |
| | | | | Total Estimate | \$342,659 |





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PHASE 3C ASSUMPTIONS

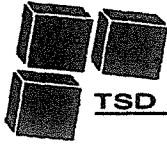
8 Semi Custom Lots (86-93)

Kingvale Road Improvements (Lot 86 to Shinn Ranch Road)

Shinn Ranch Road Chip Seal

Shinn Ranch Sewer Extension





**SHINN RANCH SUBDIVISION
PHASE 4- ONSITE**

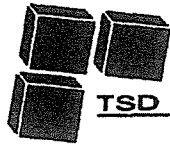
PRELIMINARY ENGINEERS ESTIMATE OF PROBABLE COSTS

5/23/2014

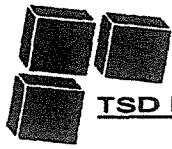
(PLEASE NOTE THESE ARE ROUGH COSTS AND QUANTITIES)

| ITEM NO. | DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL |
|--------------------|--------------------------------------|----------|------|--------------|-------------|
| EARTHWORK | | | | | |
| 1 | Clearing & Grubbing | 28 | ACRE | \$3,000.00 | \$84,930 |
| 2 | Tree Removal | 15 | ACRE | \$2,100.00 | \$31,500 |
| 3 | Excavation & Embankment | 150,000 | CY | \$5.00 | \$750,000 |
| 4 | Final Pad Grading | 54 | Lot | \$370.00 | \$19,980 |
| 5 | Rockery Retaining Wall | 1,900 | SF | \$18.00 | \$34,200 |
| | | | | Sub-Total | \$920,610 |
| SITE WORK | | | | | |
| 6 | 4" AC ON 8" AB - Subdivision Streets | 176,280 | SF | \$3.70 | \$652,236 |
| 7 | Type 1 Curb & Gutter | 9,830 | LF | \$20.70 | \$203,481 |
| 8 | 4" PCC Sidewalk - 4' Wide | 9,830 | LF | \$21.20 | \$208,396 |
| 9 | 4' Trail - DG | 3,000 | LF | \$2.50 | \$7,500 |
| 10 | Curb Ramps | 8 | EA | \$1,900.00 | \$15,200 |
| 11 | Con Span (48' Span) | 1 | LS | \$250,000.00 | \$250,000 |
| | | | | Sub-Total | \$1,336,813 |
| STORM DRAIN | | | | | |
| 12 | 12" HDPE Drain | 400 | LF | \$47.00 | \$18,800 |
| 13 | 18" HDPE Drain | 1,480 | LF | \$52.00 | \$76,960 |
| 14 | 24" HDPE Drain | 432 | LF | \$61.00 | \$26,352 |
| 15 | 48" Drain Manhole | 12 | EA | \$5,600.00 | \$67,200 |
| 16 | Type B Drop Inlet | 18 | EA | \$2,450.00 | \$44,100 |
| 17 | Grated Inlet | 0 | EA | \$2,000.00 | \$0 |
| 18 | 24" Flared End Section | 7 | EA | \$295.00 | \$2,065 |
| 19 | 12" Flared End Section | 0 | EA | \$250.00 | \$0 |
| 20 | Rock Inlet/Outfall Protection | 7 | EA | \$1,225.00 | \$8,575 |
| 21 | Drainage Swale | 0 | LF | \$7.35 | \$0 |
| 22 | 4'-8" Rock Lined Spillway | 0 | LF | \$12.55 | \$0 |
| | | | | Sub-Total | \$244,052 |





| SANITARY SEWER | | | | | |
|--|-------------------------------------|--------|------|--------------------------|--------------------|
| 23 | 6" Sewer Pipe PVC SDR 26 | 4,800 | LF | \$55.00 | \$264,000 |
| 24 | 4" Sewer Lateral | 54 | EA | \$1,375.00 | \$74,250 |
| 25 | 48" Sewer Manhole | 27 | EA | \$6,200.00 | \$167,400 |
| 26 | 60" Sewer Manhole | 0 | EA | \$8,500.00 | \$0 |
| 27 | 4" Sewer Force Main PVC C900 CL 150 | 2,180 | LF | \$16.25 | \$35,425 |
| 28 | Sewer Lift Station | 1 | LS | \$450,000.00 | \$450,000 |
| 29 | Force Main Connection to Existing | 1 | LS | \$2,500.00 | \$2,500 |
| | | | | Sub-Total | \$993,575 |
| WATER | | | | | |
| 30 | 8" Water Main PVC C900 CL 150 | 1,300 | LF | \$42.00 | \$54,600 |
| 31 | 12" Water Main PVC C900 CL 150 | 3,270 | LF | \$55.25 | \$180,668 |
| 32 | 8" Gate Valve | 4 | EA | \$1,500.00 | \$6,000 |
| 33 | 12" Butterfly Valve | 9 | EA | \$925.00 | \$8,325 |
| 34 | Fire Hydrant & Assembly | 7 | EA | \$6,000.00 | \$42,000 |
| 35 | 1" Residential Water Meter | 54 | EA | \$525.00 | \$28,350 |
| 36 | 2" Blow Off | 3 | EA | \$1,600.00 | \$4,800 |
| 37 | 4" Blow Off | 1 | EA | \$1,900.00 | \$1,900 |
| 38 | 2" Air Release Valve | 4 | EA | \$1,200.00 | \$4,800 |
| | | | | Sub-Total | \$331,443 |
| WINTERIZATION AND EROSION CONTROL | | | | | |
| 39 | Stabilized Construction Access | 1 | EA | \$2,165.50 | \$2,166 |
| 40 | Fiber Roll/Silt Fencing | 19,500 | LF | \$4.50 | \$87,750 |
| 41 | Inlet Protection | 18 | EA | \$125.00 | \$2,250 |
| 42 | Hydroseeding | 6 | ACRE | \$2,850.00 | \$17,100 |
| | | | | Sub-Total | \$109,266 |
| MISCELLANEOUS | | | | | |
| 43 | Pavement Markings | 1 | LS | \$3,000.00 | \$3,000 |
| 44 | Street Name Sign | 4 | EA | \$425.00 | \$1,700 |
| 45 | Traffic Sign | 10 | EA | \$300.00 | \$3,000 |
| 46 | Postal Pad | 0 | EA | \$500.00 | \$0 |
| 47 | Survey Monument & Well | 7 | EA | \$700.00 | \$4,900 |
| 48 | Survey Property Corners | 54 | Lot | \$600.00 | \$32,400 |
| | | | | Sub-Total | \$45,000 |
| | | | | Sub-Total: | \$3,980,758 |
| | | | | 10% Contingencies | \$398,076 |
| | | | | Total Estimate | \$4,378,834 |



TSD ENGINEERING, INC.
expect more.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

PHASE 4 ASSUMPTIONS

54 Lots (38-43, 94-141)

Silverado Drive Improvements (Lot 37/38 PL to PL @ Lot 131)

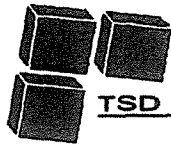
Court E, Court F, & Court G Improvements

Sewer Lift Station #2 & Site (Lot ?)

Water Connection (8" @ Lot 110)

Con Span @ Slate Creek





TSD ENGINEERING, INC.
expect more.

**SHINN RANCH SUBDIVISION
PHASE 4A- OFFSITE**

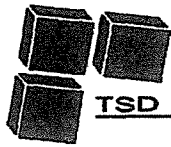
PRELIMINARY ENGINEERS ESTIMATE OF PROBABLE COSTS

5/22/2014

(PLEASE NOTE THESE ARE ROUGH COSTS AND QUANTITIES)

| ITEM NO. | DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL |
|-----------------------|---------------------------------------|----------|------|------------|-----------|
| EARTHWORK | | | | | |
| 1 | Clearing & Grubbing | 1 | ACRE | \$3,000.00 | \$3,000 |
| 2 | Tree Removal | 1 | ACRE | \$2,100.00 | \$2,100 |
| 3 | Excavation & Embankment | 2,500 | CY | \$5.00 | \$12,500 |
| 4 | Final Pad Grading | 0 | Lot | \$370.00 | \$0 |
| 5 | Rockery Retaining Wall | 0 | SF | \$18.00 | \$0 |
| | | | | Sub-Total | \$17,600 |
| SITE WORK | | | | | |
| 6 | 4" AC ON 8" AB - Subdivision Streets | 21,100 | SF | \$3.70 | \$78,070 |
| 7 | 4" AC ON 10" AB - Motherlode/Pleasant | 11,500 | SF | \$4.00 | \$46,000 |
| 8 | Type 1 Curb & Gutter | 1,320 | LF | \$20.70 | \$27,324 |
| 9 | 4" PCC Sidewalk - 4' Wide | 1,320 | LF | \$21.20 | \$27,984 |
| 10 | Curb Ramps | 0 | EA | \$1,900.00 | \$0 |
| | | | | Sub-Total | \$179,378 |
| STORM DRAIN | | | | | |
| 11 | 12" HDPE Drain | 0 | LF | \$47.00 | \$0 |
| 12 | 18" HDPE Drain | 0 | LF | \$52.00 | \$0 |
| 13 | 24" HDPE Drain | 0 | LF | \$61.00 | \$0 |
| 14 | 18" CMP Culvert | 70 | LF | \$35.00 | \$2,450 |
| 15 | 48" Drain Manhole | 0 | EA | \$5,600.00 | \$0 |
| 16 | Type B Drop Inlet | 0 | EA | \$2,450.00 | \$0 |
| 17 | Grated Inlet | 0 | EA | \$2,000.00 | \$0 |
| 18 | 24" Flared End Section | 0 | EA | \$295.00 | \$0 |
| 19 | 18" Flared End Section | 0 | EA | \$250.00 | \$0 |
| 20 | Rock Inlet/Outfall Protection | 0 | EA | \$1,225.00 | \$0 |
| 21 | Drainage Swale | 0 | LF | \$7.35 | \$0 |
| 22 | 4"-8" Rock Lined Spillway | 0 | LF | \$12.55 | \$0 |
| | | | | Sub-Total | \$2,450 |
| SANITARY SEWER | | | | | |
| 23 | 6" Sewer Pipe PVC SDR 26 | 0 | LF | \$55.00 | \$0 |
| 24 | 4" Sewer Lateral | 0 | EA | \$1,375.00 | \$0 |
| 25 | 48" Sewer Manhole | 0 | EA | \$6,200.00 | \$0 |
| | | | | Sub-Total | \$0 |
| WATER | | | | | |
| 26 | 8" Water Main PVC C900 CL 150 | 0 | LF | \$42.00 | \$0 |
| 27 | 12" Water Main PVC C900 CL 150 | 660 | LF | \$55.25 | \$36,465 |
| 28 | 8" Gate Valve | 0 | EA | \$1,500.00 | \$0 |
| 29 | 12" Butterfly Valve | 3 | EA | \$925.00 | \$2,775 |

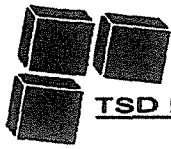




TSD ENGINEERING, INC.
expect more.

| | | | | | |
|--|--------------------------------|-------|------|-----------------------|------------------|
| 30 | Fire Hydrant & Assembly | 1 | EA | \$6,000.00 | \$6,000 |
| 31 | 1" Residential Water Meter | 0 | EA | \$525.00 | \$0 |
| 32 | 2" Blow Off | 0 | EA | \$1,600.00 | \$0 |
| 33 | 4" Blow Off | 0 | EA | \$1,900.00 | \$0 |
| 34 | 2" Air Release Valve | 1 | EA | \$1,200.00 | \$1,200 |
| | | | | Sub-Total | \$46,440 |
| WINTERIZATION AND EROSION CONTROL | | | | | |
| 35 | Stabilized Construction Access | 1 | EA | \$2,165.50 | \$2,166 |
| 36 | Fiber Roll/Silt Fencing | 3,600 | LF | \$4.50 | \$16,200 |
| 37 | Inlet Protection | 0 | EA | \$125.00 | \$0 |
| 38 | Hydroseeding | 1 | ACRE | \$2,850.00 | \$2,850 |
| | | | | Sub-Total | \$21,216 |
| MISCELLANEOUS | | | | | |
| 39 | Pavement Markings | 1 | LS | \$3,000.00 | \$3,000 |
| 40 | Street Name Sign | 1 | EA | \$425.00 | \$425 |
| 41 | Traffic Sign | 2 | EA | \$300.00 | \$600 |
| 42 | Postal Pad | 0 | EA | \$500.00 | \$0 |
| 43 | Survey Monument & Well | 0 | EA | \$700.00 | \$0 |
| 44 | Survey Property Corners | 0 | Lot | \$600.00 | \$0 |
| | | | | Sub-Total | \$4,025 |
| | | | | Sub-Total: | \$271,109 |
| | | | | 10% Contingencies | \$27,111 |
| | | | | Total Estimate | \$298,219 |





TSD ENGINEERING, INC.
expect more.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

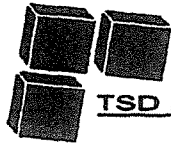
PHASE 4 ASSUMPTIONS

Silverado Drive Improvements (PL @ Lot 131 to Pleasant Valley Road)

Pleasant Valley Road & Silverado Drive Intersection

Water Connection (12" to Pleasant Valley Road)





**SHINN RANCH SUBDIVISION
TOTAL IMPROVEMENT PLANS**

PRELIMINARY ENGINEERS ESTIMATE OF PROBABLE COSTS

9/10/2014

(PLEASE NOTE THESE ARE ROUGH COSTS AND QUANTITIES)

| ITEM NO. | PHASE | TOTAL |
|-----------------------|--------------------------------|---------------------|
| 1 | PHASE 1 - Kingvale/Mother Load | \$451,150 |
| 2 | PHASE 1 & 2 | \$4,489,531 |
| 3 | PHASE 3A | \$656,044 |
| 4 | PHASE 3B | \$992,799 |
| 5 | PHASE 3C | \$342,659 |
| 6 | PHASE 4 | \$4,378,834 |
| 7 | PHASE 4A | \$298,219 |
| Total Estimate | | \$11,609,235 |

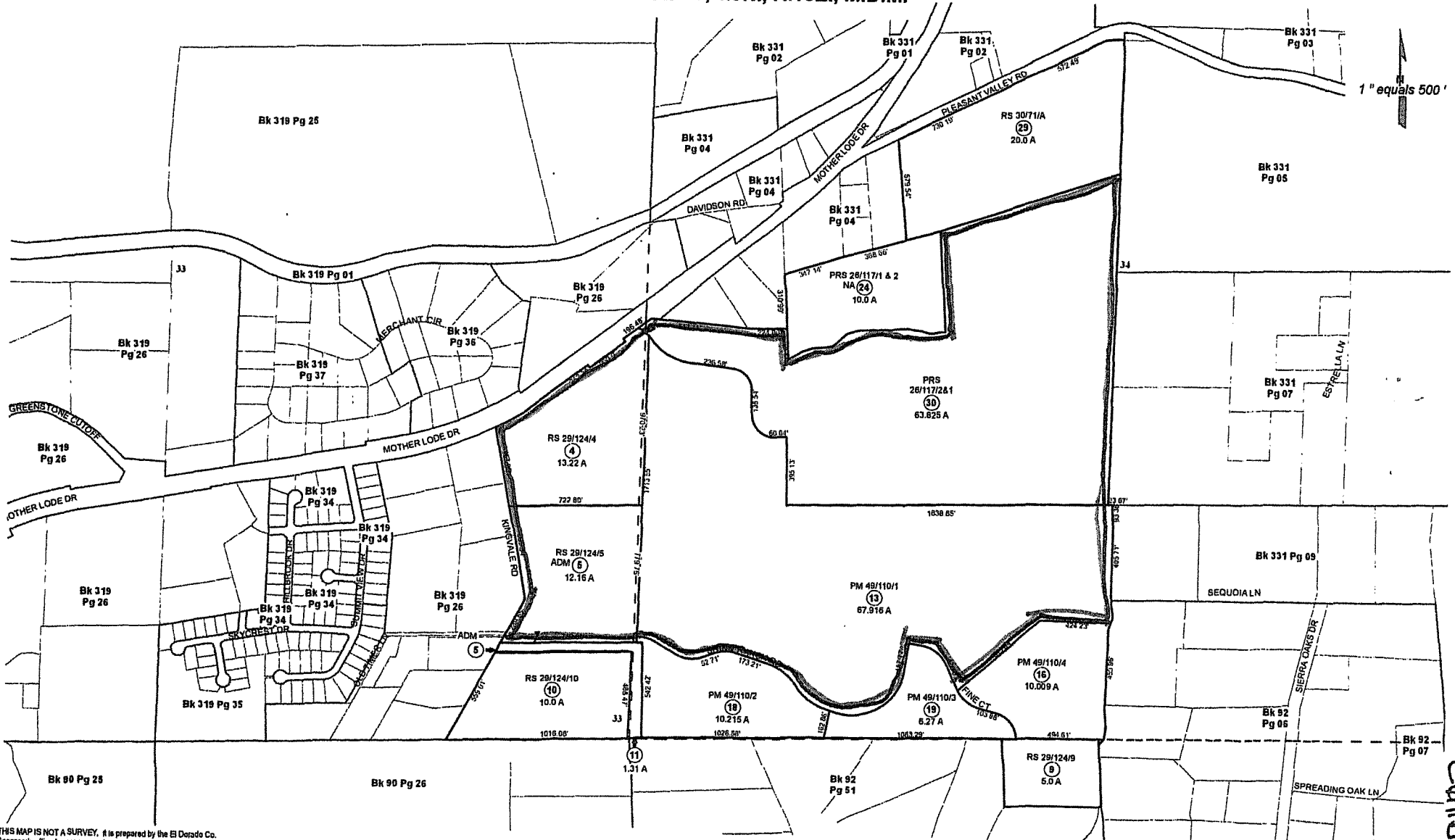
The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.



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

331:62

1" equals 500'



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 Gray Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

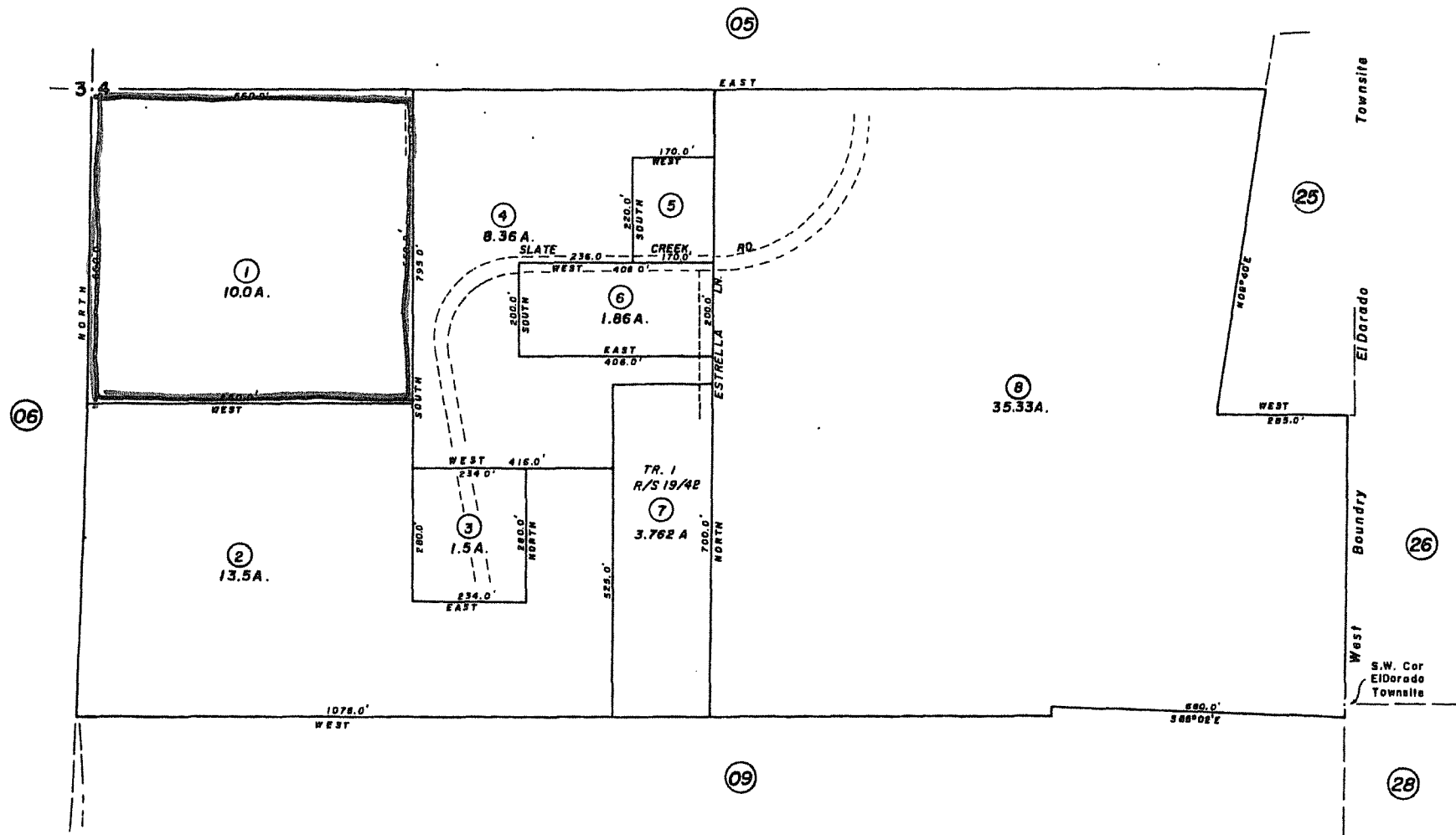
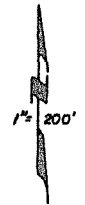
Rev. Sept. 14, 2007 Assessor's Map Bk. 331 Pg. 62
County of El Dorado, CA

Exhibit E

POR. S. 1/2 SEC. 34, T. 10N, R. 10E, M. D. M.

Tax Area Code

331:07



BK.92

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

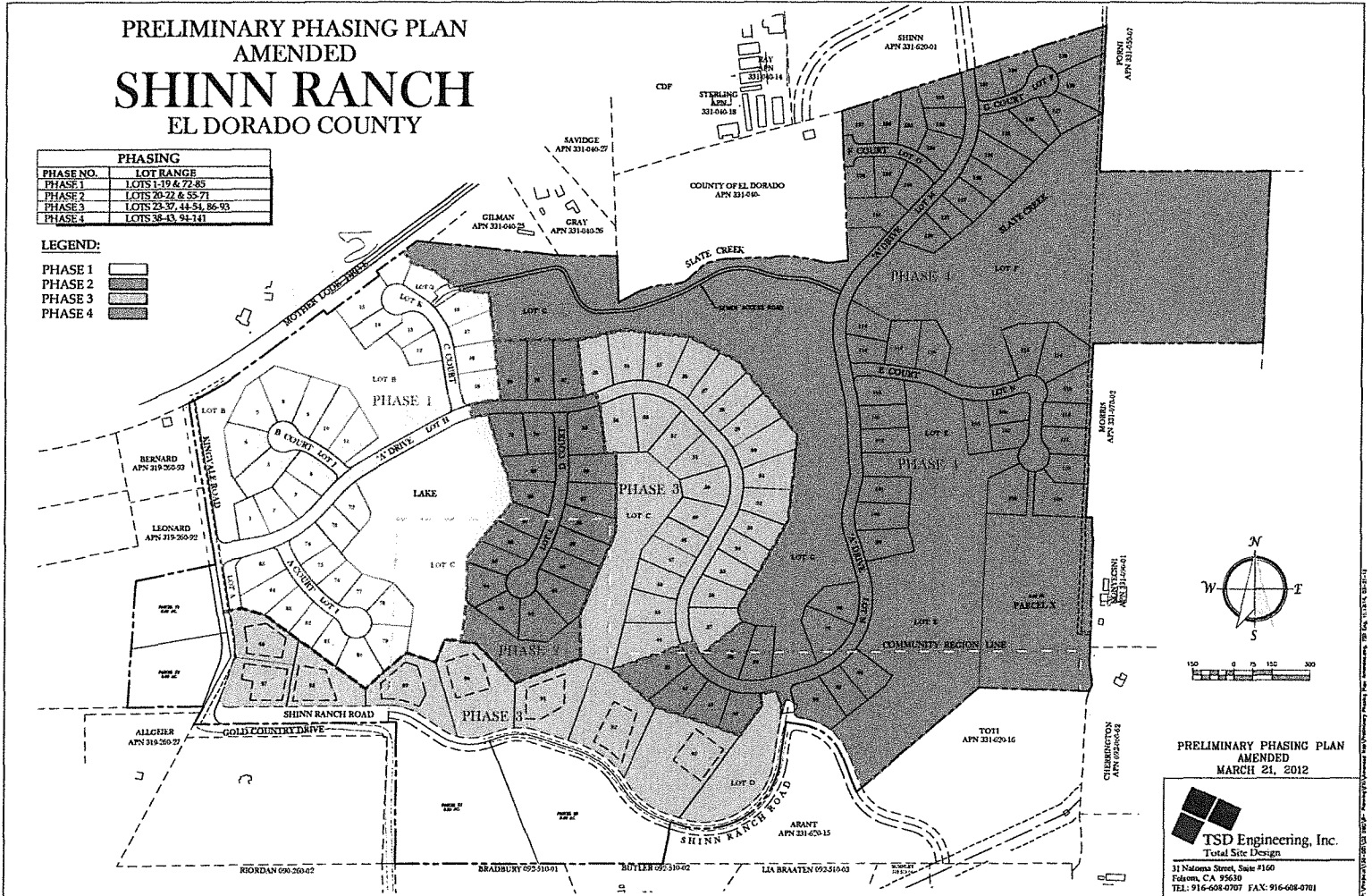
Assessor's Map Bk. 331 - Pg. 07
County of El Dorado, California

PRELIMINARY PHASING PLAN
 AMENDED
SHINN RANCH
 EL DORADO COUNTY

| PHASING | |
|-----------|--------------------------|
| PHASE NO. | LOT RANGE |
| PHASE 1 | LOTS 1-19 & 72-85 |
| PHASE 2 | LOTS 20-22 & 55-71 |
| PHASE 3 | LOTS 23-37, 44-54, 86-93 |
| PHASE 4 | LOTS 38-43, 94-141 |

LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



PRELIMINARY PHASING PLAN
 AMENDED
 MARCH 21, 2012

TSD Engineering, Inc.
 Total Site Design
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 TEL: 916-608-0707 FAX: 916-608-0701

