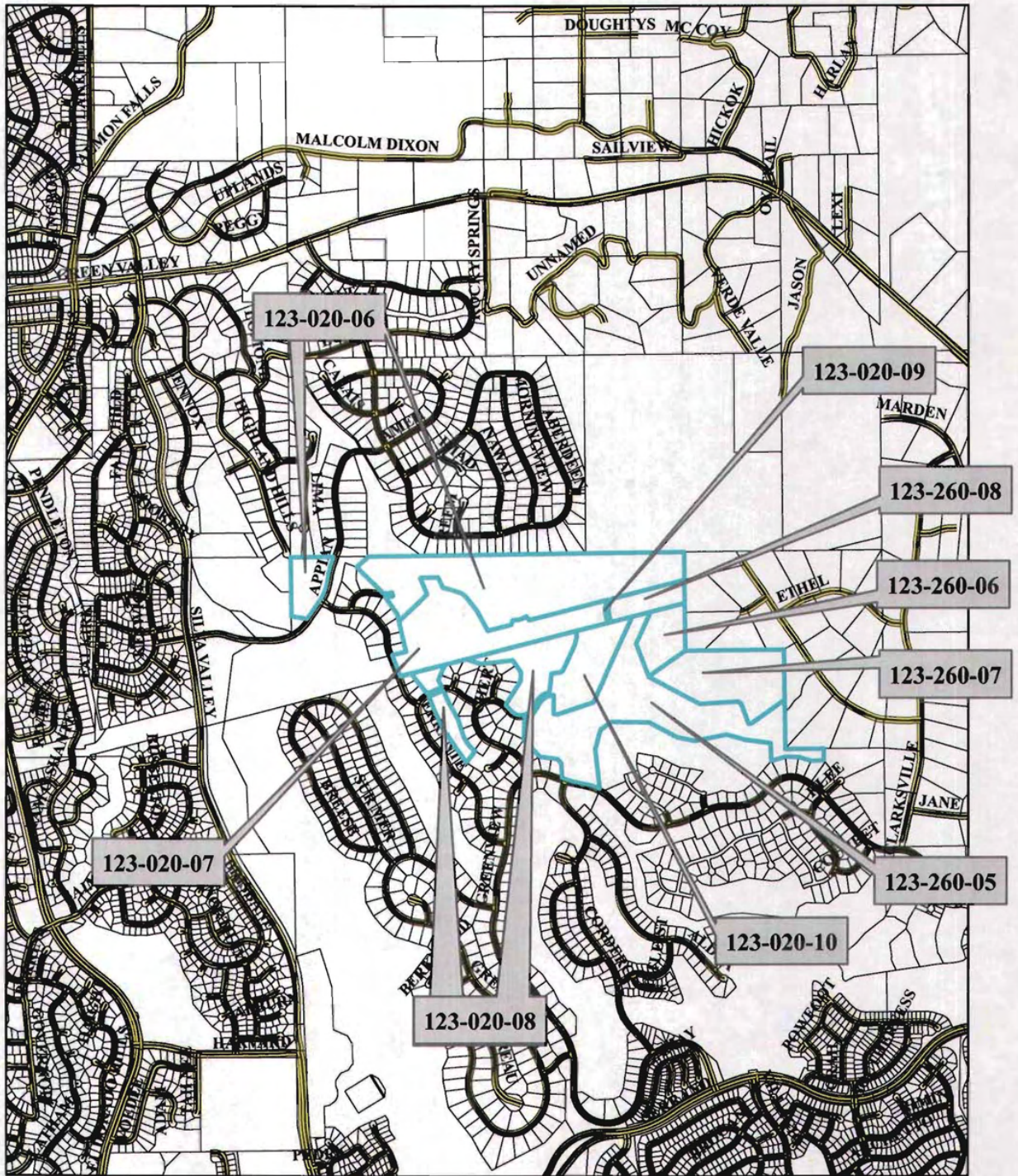


Location Map



File Number TM01-1381-F-2

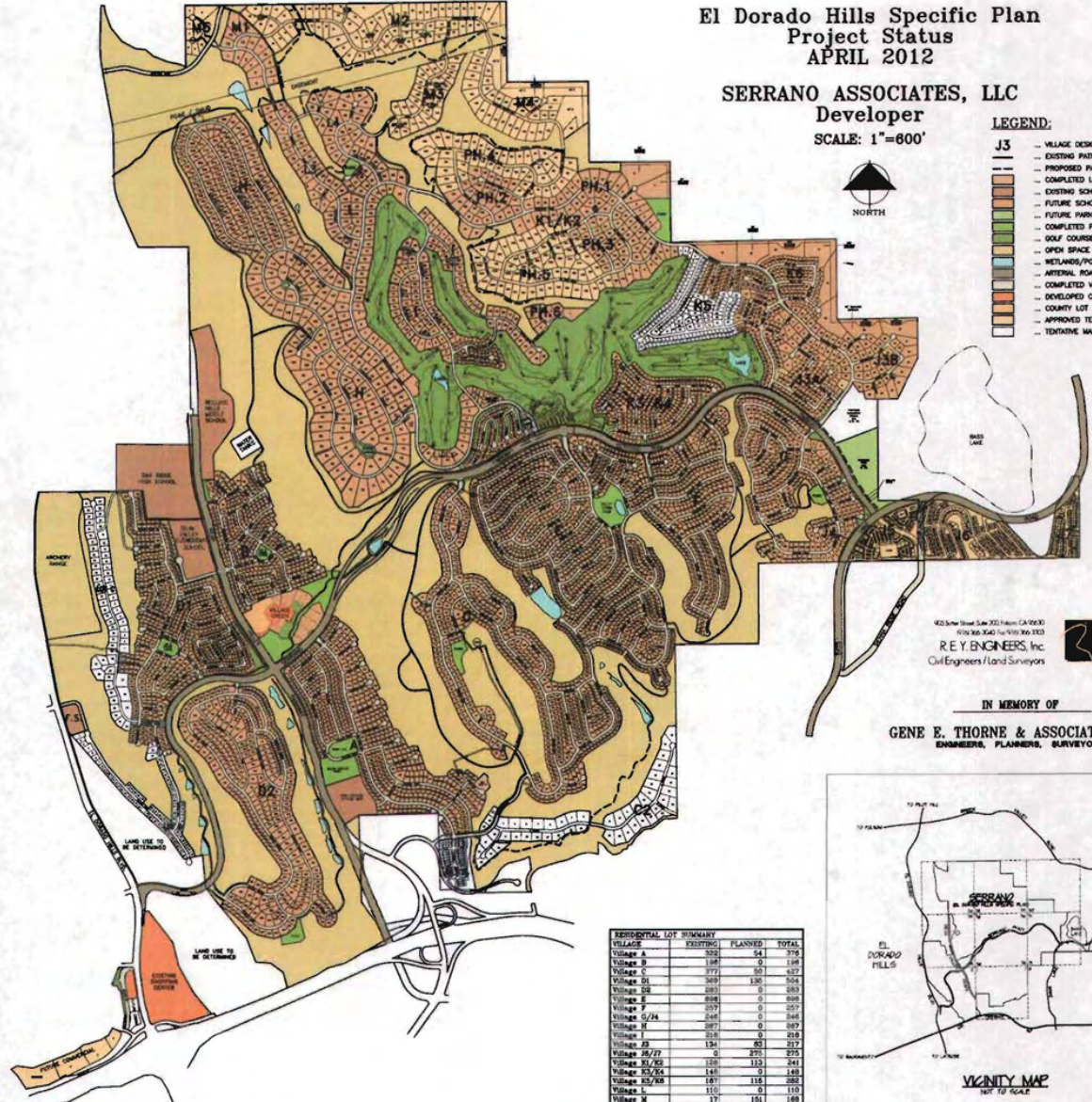
Exhibit A

THIS MAP IS INTENDED AS A GENERAL DESCRIPTION OF LAND USE AND LOT LOCATIONS. FURTHER SUBDIVISION, RE-SUBDIVISION OR LOT LINE ADJUSTMENTS MAY AFFECT LOT SIZES AND OTHER CONFIGURATIONS SHOWN.

Exhibit Map
-SERRANO-
 El Dorado County, California
 El Dorado Hills Specific Plan
 Project Status
 APRIL 2012

SERRANO ASSOCIATES, LLC
 Developer
 SCALE: 1"=600'

- LEGEND:**
- J3 - VILLAGE DESIGNATION
 - - - EXISTING PAVEN
 - - - PROPOSED PAVEN
 - - - COMPLETED LOTS
 - - - EXISTING SCHOOL/FIRE STATION (F.S.)
 - - - FUTURE SCHOOL SITES
 - - - FUTURE PARKS
 - - - COMPLETED PARKS
 - - - GOLF COURSE/VILLAGE GREEN
 - - - OPEN SPACE
 - - - WETLANDS/PONDS
 - - - ARTERIAL ROADS
 - - - COMPLETED VILLAGE ROADS
 - - - DEVELOPED COMMERCIAL OR OFFICE
 - - - COUNTY LOT
 - - - APPROVED TENTATIVE MAP
 - - - TENTATIVE MAP IN PROCESS



405 New Street, Suite 302, El Dorado, CA 95762
 916.966.9662 fax 916.966.9623
REY ENGINEERS, Inc.
 Civil Engineers / Land Surveyors

IN MEMORY OF
GENE E. THORNE & ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS

| VILLAGE | RESIDENTIAL LOT BOUNDARY | | TOTAL |
|---------------|--------------------------|------------|-------------|
| | EXISTING | PLANNED | |
| Village A | 3224 | 54 | 3278 |
| Village B | 1145 | 0 | 1145 |
| Village C | 2772 | 50 | 3222 |
| Village D1 | 1089 | 130 | 1219 |
| Village D2 | 283 | 0 | 283 |
| Village E | 898 | 0 | 898 |
| Village F | 277 | 0 | 277 |
| Village G/24 | 244 | 0 | 244 |
| Village H | 287 | 0 | 287 |
| Village I | 218 | 0 | 218 |
| Village J2 | 134 | 83 | 217 |
| Village K/27 | 0 | 270 | 270 |
| Village L1/23 | 128 | 113 | 241 |
| Village M/24 | 141 | 0 | 141 |
| Village N1/25 | 187 | 115 | 302 |
| Village O | 110 | 0 | 110 |
| Village P | 17 | 151 | 168 |
| TOTAL: | 3315 | 578 | 3893 |

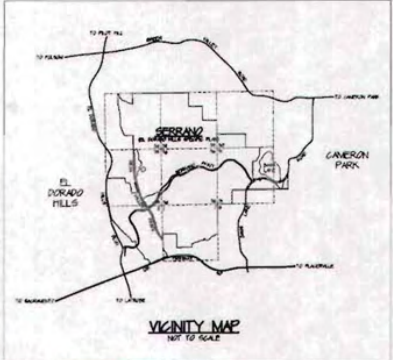
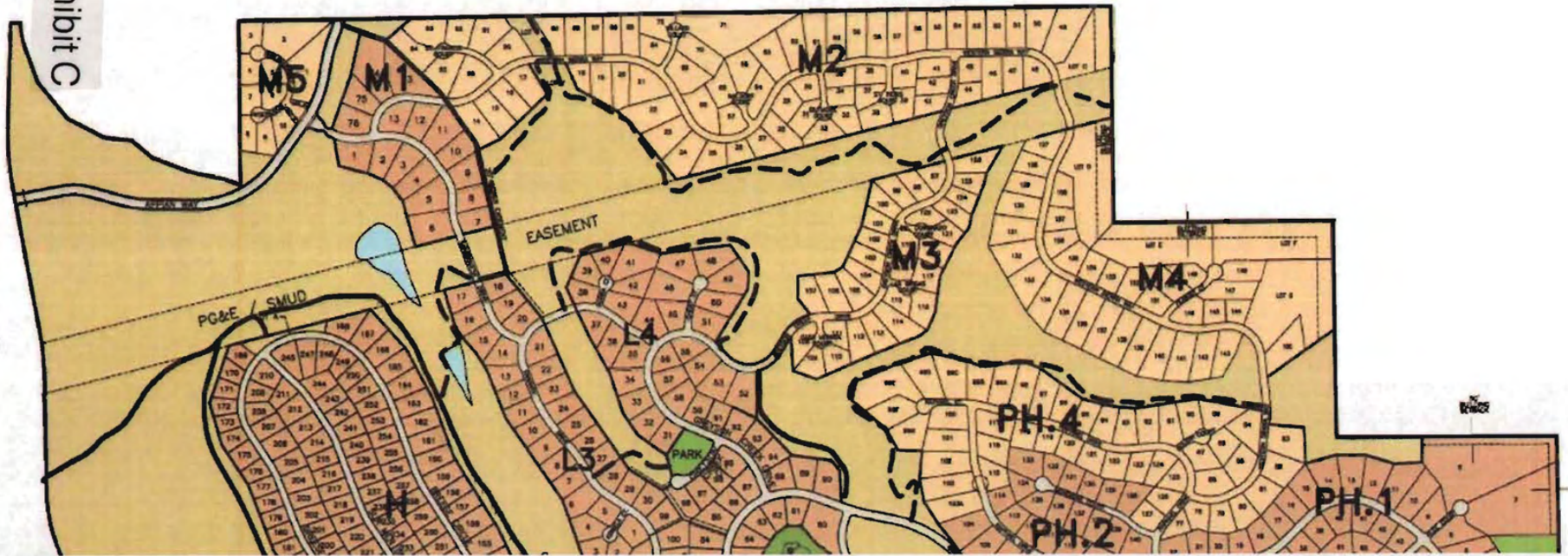


Exhibit B

Exhibit C



POR. SEC. 25 & 26, T.10N., R.8E., M.D.M.
 EL DORADO HILLS SPECIFIC PLAN UNIT NO. 2
 H - 81

123:02

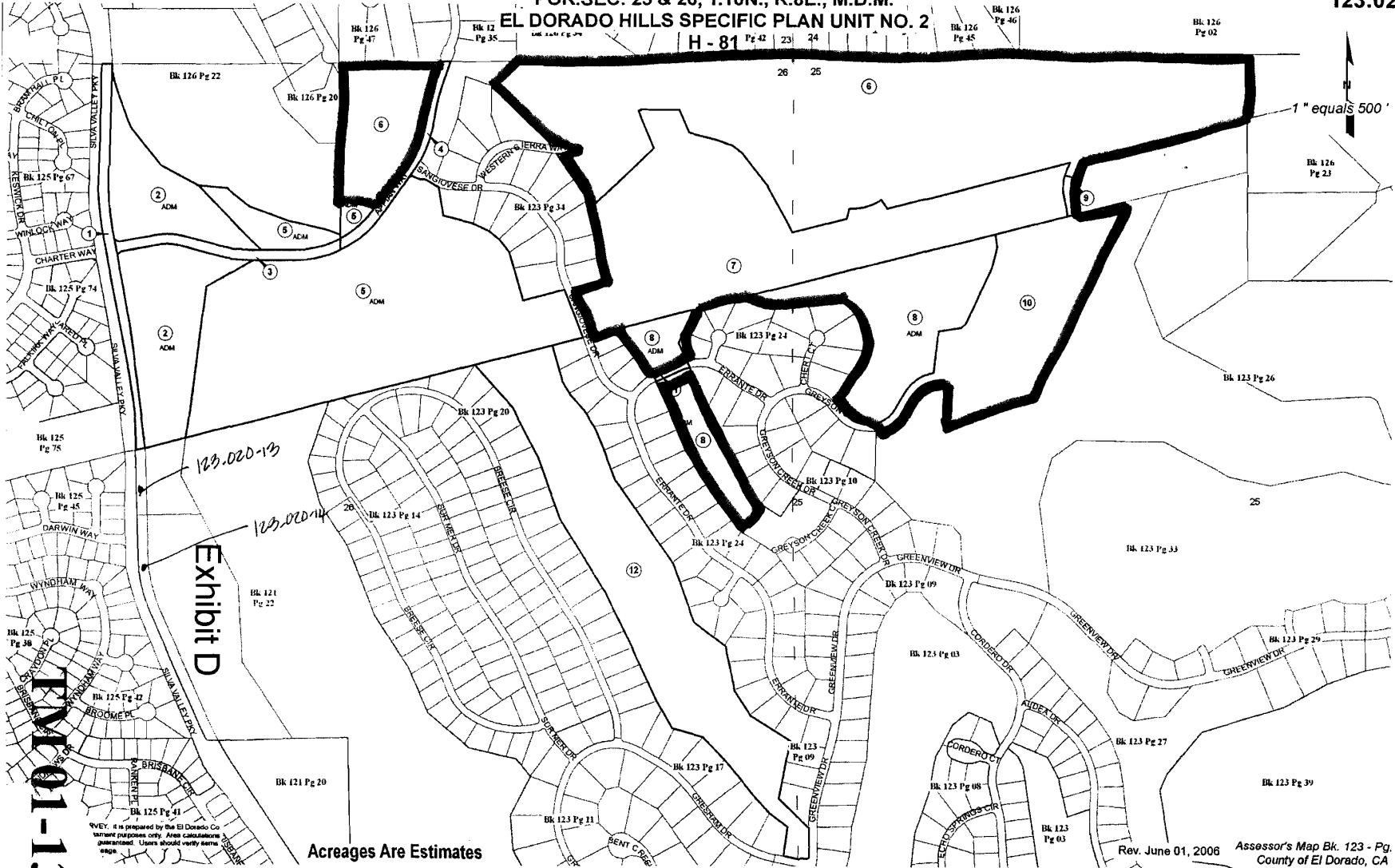


Exhibit D

Acreages Are Estimates

NOTE: It is prepared by the El Dorado Co. for use for planning purposes only. Area calculations are not guaranteed. Users should verify same on site.

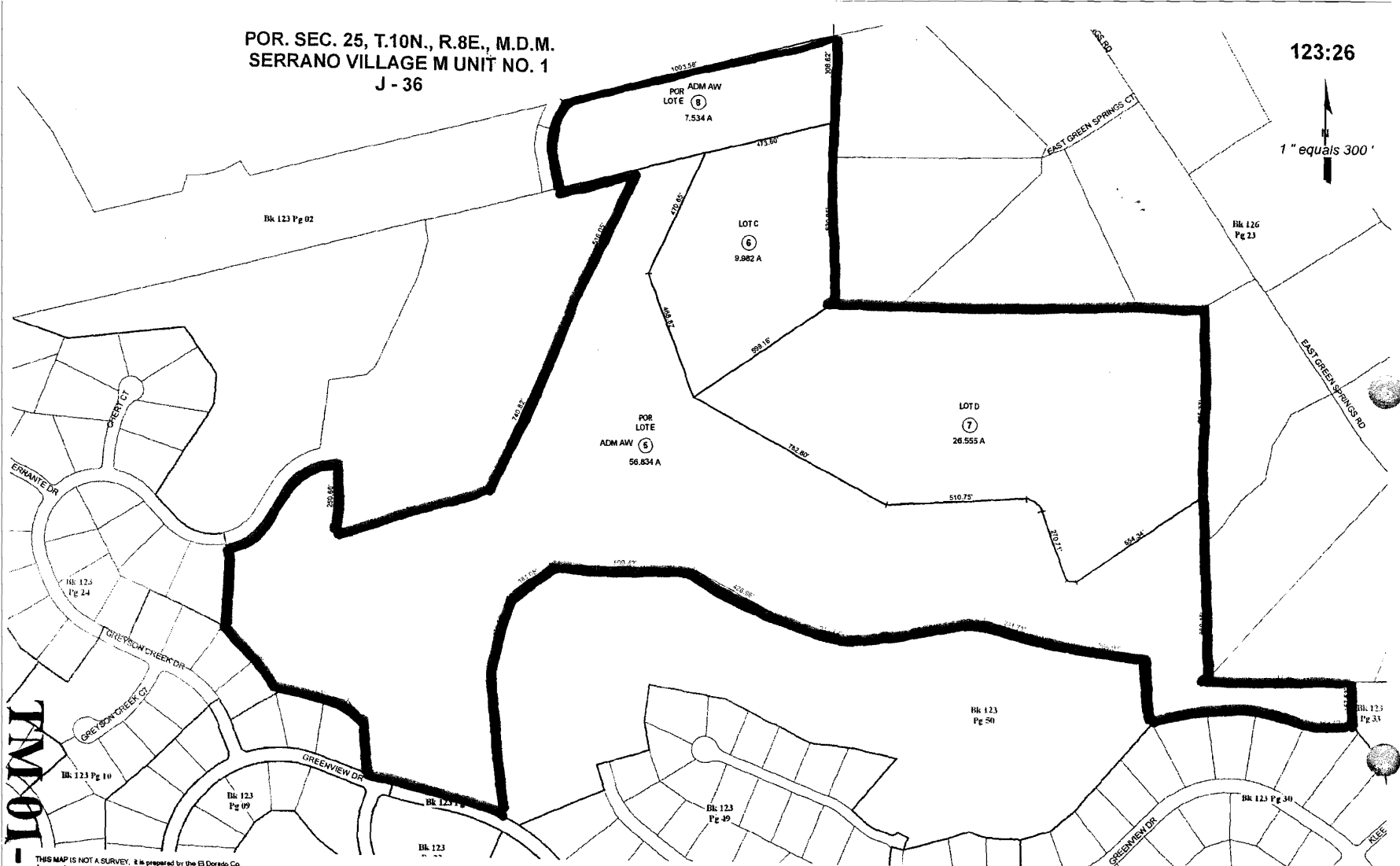
Rev. June 01, 2006 Assessor's Map Bk. 123 - Pg. 02
 County of El Dorado, CA

123-01-1381-F

RECEIVED
 PLANNING DEPARTMENT
 14 MAR 28 PM 2:58

POR. SEC. 25, T.10N., R.8E., M.D.M.
 SERRANO VILLAGE M UNIT NO. 1
 J - 36

123:26



TM 01-1381-F

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

Acreages Are Estimates

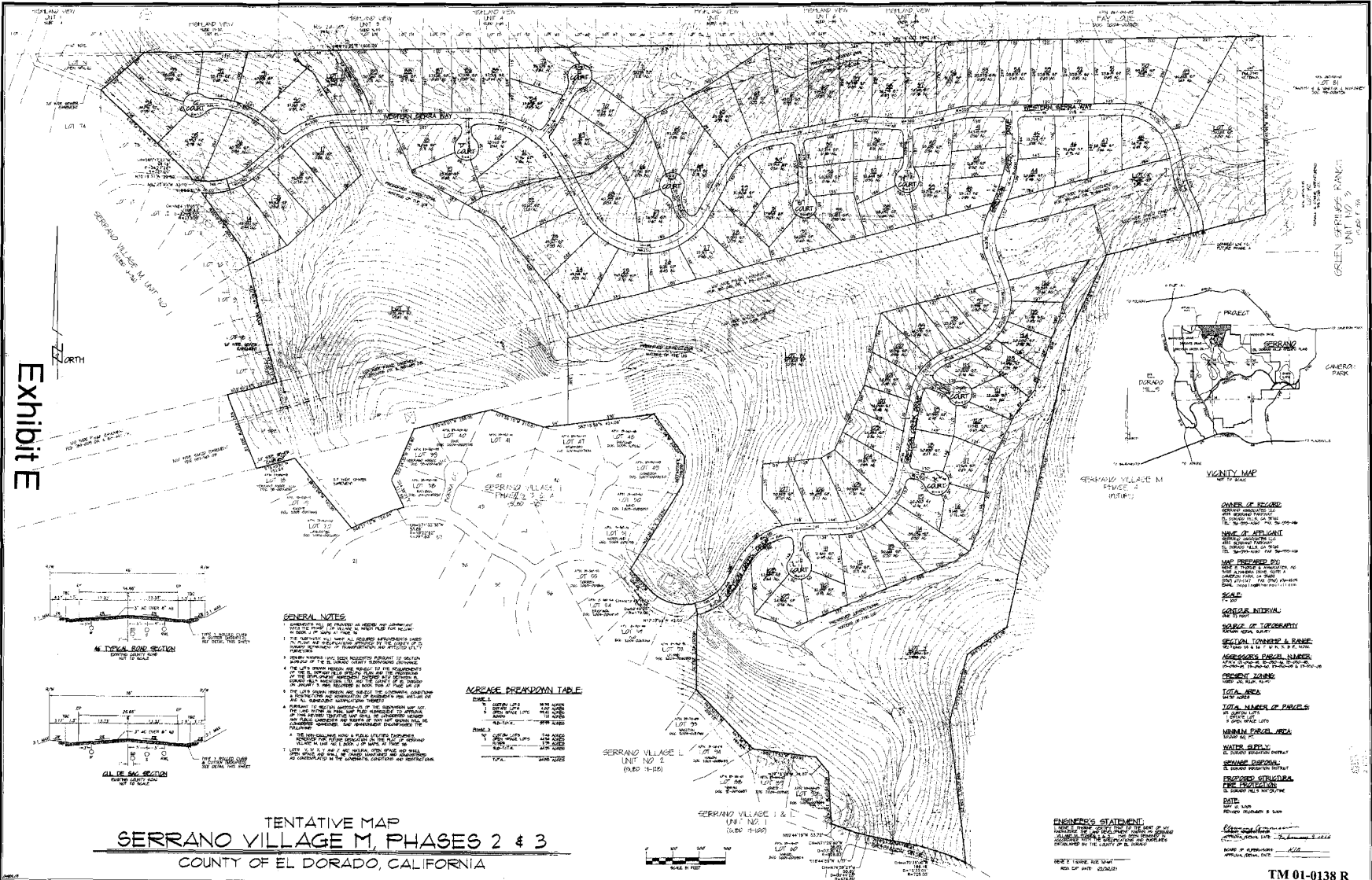
Adjacent Map Pages Shown in Grey Text
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Rev. July 12, 2006

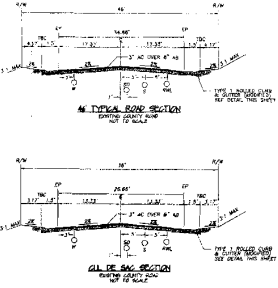
Assessor's Map Bk. 123 - Pg. 26
 County of El Dorado, CA

RECEIVED
 PLANNING DEPARTMENT
 14 MAR 28 PM 2:58

Exhibit E



TENTATIVE MAP
SERRANO VILLAGE M, PHASES 2 & 3
 COUNTY OF EL DORADO, CALIFORNIA



- GENERAL NOTES**
1. CONVEYANCE OF THIS MAP IS LIMITED TO THE PURPOSES AND CONDITIONS SET FORTH HEREIN.
 2. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE CITY OF GARDEN GROVE.
 3. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE CITY OF GARDEN GROVE.
 4. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE CITY OF GARDEN GROVE.
 5. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE CITY OF GARDEN GROVE.
 6. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE CITY OF GARDEN GROVE.
 7. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE CITY OF GARDEN GROVE.
 8. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE CITY OF GARDEN GROVE.
 9. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE CITY OF GARDEN GROVE.
 10. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE CITY OF GARDEN GROVE.

ACREAGE BREAKDOWN TABLE

| DESCRIPTION | ACREAGE |
|-------------|---------|
| LOT 1 | 0.10 |
| LOT 2 | 0.10 |
| LOT 3 | 0.10 |
| LOT 4 | 0.10 |
| LOT 5 | 0.10 |
| LOT 6 | 0.10 |
| LOT 7 | 0.10 |
| LOT 8 | 0.10 |
| LOT 9 | 0.10 |
| LOT 10 | 0.10 |
| LOT 11 | 0.10 |
| LOT 12 | 0.10 |
| LOT 13 | 0.10 |
| LOT 14 | 0.10 |
| LOT 15 | 0.10 |
| LOT 16 | 0.10 |
| LOT 17 | 0.10 |
| LOT 18 | 0.10 |
| LOT 19 | 0.10 |
| LOT 20 | 0.10 |
| LOT 21 | 0.10 |
| LOT 22 | 0.10 |
| LOT 23 | 0.10 |
| LOT 24 | 0.10 |
| LOT 25 | 0.10 |
| LOT 26 | 0.10 |
| LOT 27 | 0.10 |
| LOT 28 | 0.10 |
| LOT 29 | 0.10 |
| LOT 30 | 0.10 |
| LOT 31 | 0.10 |
| LOT 32 | 0.10 |
| LOT 33 | 0.10 |
| LOT 34 | 0.10 |
| LOT 35 | 0.10 |
| LOT 36 | 0.10 |
| LOT 37 | 0.10 |
| LOT 38 | 0.10 |
| LOT 39 | 0.10 |
| LOT 40 | 0.10 |
| LOT 41 | 0.10 |
| LOT 42 | 0.10 |
| LOT 43 | 0.10 |
| LOT 44 | 0.10 |
| LOT 45 | 0.10 |
| LOT 46 | 0.10 |
| LOT 47 | 0.10 |
| LOT 48 | 0.10 |
| LOT 49 | 0.10 |
| LOT 50 | 0.10 |
| LOT 51 | 0.10 |
| LOT 52 | 0.10 |
| LOT 53 | 0.10 |
| LOT 54 | 0.10 |
| LOT 55 | 0.10 |
| LOT 56 | 0.10 |
| LOT 57 | 0.10 |
| LOT 58 | 0.10 |
| LOT 59 | 0.10 |
| LOT 60 | 0.10 |
| LOT 61 | 0.10 |
| LOT 62 | 0.10 |
| LOT 63 | 0.10 |
| LOT 64 | 0.10 |
| LOT 65 | 0.10 |
| LOT 66 | 0.10 |
| LOT 67 | 0.10 |
| LOT 68 | 0.10 |
| LOT 69 | 0.10 |
| LOT 70 | 0.10 |
| LOT 71 | 0.10 |
| LOT 72 | 0.10 |
| LOT 73 | 0.10 |
| LOT 74 | 0.10 |
| LOT 75 | 0.10 |
| LOT 76 | 0.10 |
| LOT 77 | 0.10 |
| LOT 78 | 0.10 |
| LOT 79 | 0.10 |
| LOT 80 | 0.10 |
| LOT 81 | 0.10 |
| LOT 82 | 0.10 |
| LOT 83 | 0.10 |
| LOT 84 | 0.10 |
| LOT 85 | 0.10 |
| LOT 86 | 0.10 |
| LOT 87 | 0.10 |
| LOT 88 | 0.10 |
| LOT 89 | 0.10 |
| LOT 90 | 0.10 |
| LOT 91 | 0.10 |
| LOT 92 | 0.10 |
| LOT 93 | 0.10 |
| LOT 94 | 0.10 |
| LOT 95 | 0.10 |
| LOT 96 | 0.10 |
| LOT 97 | 0.10 |
| LOT 98 | 0.10 |
| LOT 99 | 0.10 |
| LOT 100 | 0.10 |

OWNER OF RECORD
 GREEN SPRINGS BANK
 UNIT 100
 1000 N. GARDEN GROVE BLVD.
 GARDEN GROVE, CA 92640

MAP PREPARED BY
 JAMES W. HARRIS
 1000 N. GARDEN GROVE BLVD.
 GARDEN GROVE, CA 92640

SCALE
 1" = 40'

DATE
 10/15/2003

DESIGNER'S STATEMENT
 I, JAMES W. HARRIS, A PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS TENTATIVE MAP AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, LICENSE NO. 4422.

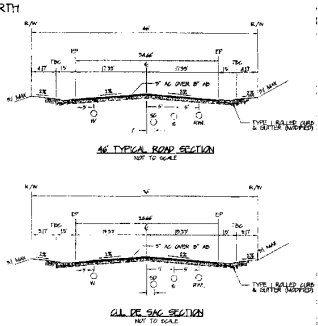
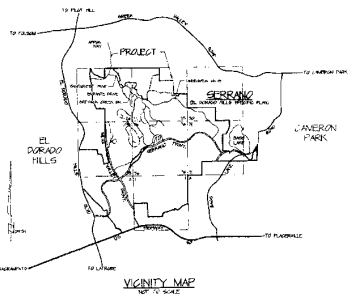
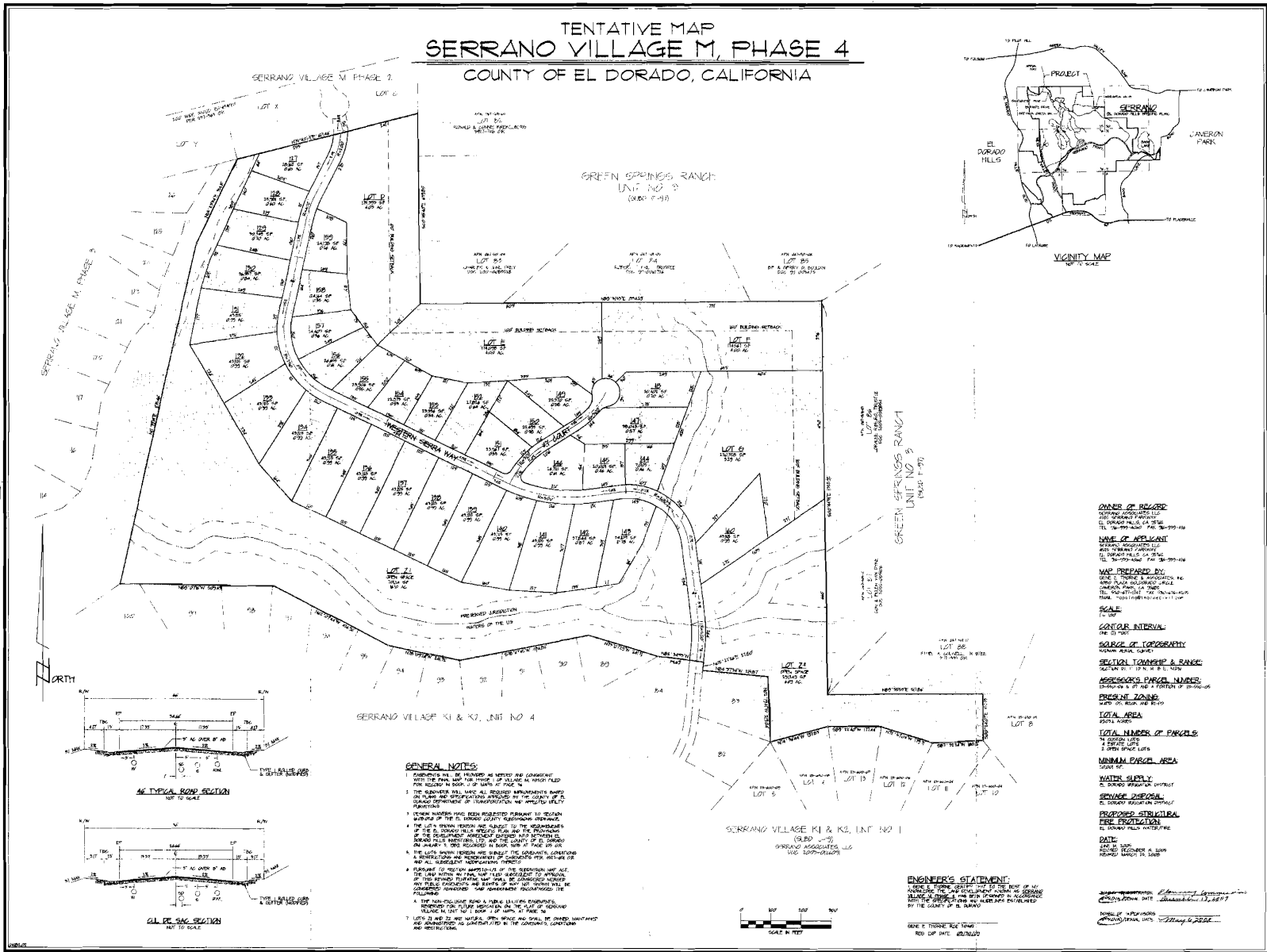
DATE
 10/15/2003

REGISTERED PROFESSIONAL ENGINEER
 JAMES W. HARRIS
 1000 N. GARDEN GROVE BLVD.
 GARDEN GROVE, CA 92640

TM 01-0138 R

Exhibit F

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



GENERAL NOTES:

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE MAP AND THE STATE OF CALIFORNIA PUBLIC UTILITIES ACT AND THE PUBLIC UTILITIES REGULATORY COMMISSION'S REGULATIONS.
2. THE SUBMITTER SHALL MAKE ALL REQUIRED IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE STATE OF CALIFORNIA.
3. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE STATE OF CALIFORNIA.
4. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE STATE OF CALIFORNIA.
5. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE STATE OF CALIFORNIA.
6. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE STATE OF CALIFORNIA.
7. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE STATE OF CALIFORNIA.
8. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE STATE OF CALIFORNIA.
9. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE STATE OF CALIFORNIA.
10. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF EL DORADO AND THE STATE OF CALIFORNIA.

OWNER OF RECORD:
SERRANO VILLAGE M, PHASE 4
EL DORADO, CALIFORNIA
TEL: 951-255-1111 FAX: 951-255-1111

NAME OF APPLICANT:
SERRANO VILLAGE M, PHASE 4
EL DORADO, CALIFORNIA
TEL: 951-255-1111 FAX: 951-255-1111

MAP PREPARED BY:
SERRANO VILLAGE M, PHASE 4
EL DORADO, CALIFORNIA
TEL: 951-255-1111 FAX: 951-255-1111

SCALE:
1" = 100'

CONTR. INTERVAL:
10'

SOURCE OF TOPOGRAPHY:
SERRANO VILLAGE M, PHASE 4

SECTION TOWNSHIP & RANGE:
SERRANO VILLAGE M, PHASE 4

ASSESSOR'S PARCEL NUMBER:
SERRANO VILLAGE M, PHASE 4

PROJECT NUMBER:
SERRANO VILLAGE M, PHASE 4

TOTAL AREA:
SERRANO VILLAGE M, PHASE 4

TOTAL NUMBER OF PARCELS:
SERRANO VILLAGE M, PHASE 4

MINIMUM PARCEL AREA:
SERRANO VILLAGE M, PHASE 4

WATER SUPPLY:
SERRANO VILLAGE M, PHASE 4

SEWERAGE DISPOSAL:
SERRANO VILLAGE M, PHASE 4

PROPOSED STRUCTURAL FIRE PROTECTION:
SERRANO VILLAGE M, PHASE 4

DATE:
SERRANO VILLAGE M, PHASE 4

ENGINEER'S STATEMENT:
I, the undersigned, being a duly licensed Professional Engineer in the State of California, do hereby certify that I am a duly licensed Professional Engineer in the State of California, and that I am the Engineer of Record for the above described project, and that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not providing any false or misleading information to the County of El Dorado.

DATE: _____
SIGNATURE: _____

TENTATIVE MAP
REVISED: MARCH 15, 2008

TENTATIVE MAP SERRANO VILLAGE M, PHASE 5 COUNTY OF EL DORADO, CALIFORNIA

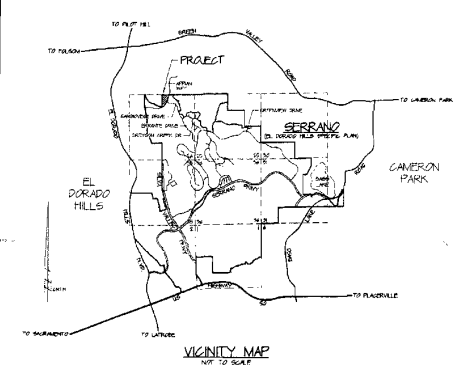
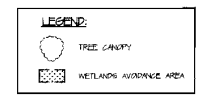
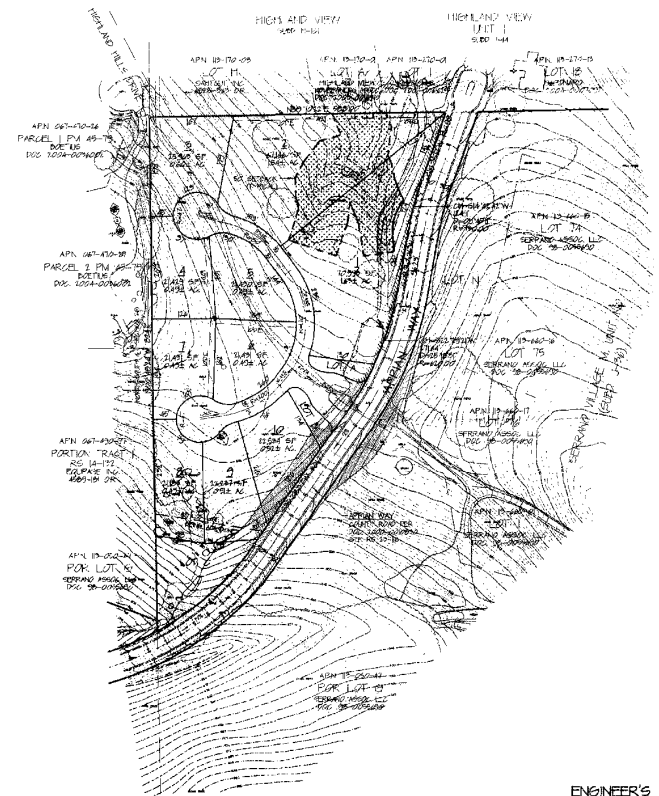
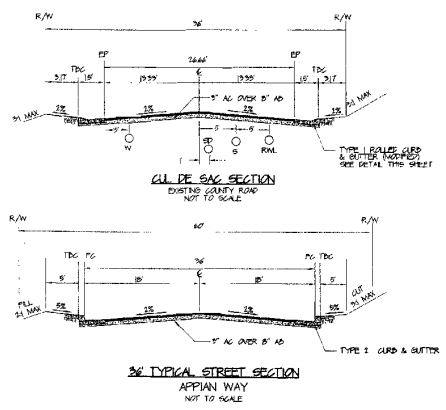


Exhibit G

- GENERAL NOTES:**
1. EASEMENTS WILL BE PROVIDED AS NEEDED AND CONSISTENT WITH THE FINAL MAP PURSUANT TO VILLAGE M WHICH FILED FOR RECORD IN BOOK 1 OF MAPS AT PAGE 34.
 2. THE SUBMITTER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND APPLIED UTILITY PURVISORS.
 3. DESIGN WARRIORS HAVE BEEN REQUESTED PURSUANT TO SECTION 46000 OF THE EL DORADO COUNTY SUBDIVISION ORDINANCE.
 4. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS OPENING PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS RANCHFOLKS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 3, 2003 RECORDED IN BOOK 3069 AT PAGE 68 OR
 5. THE LOTS SHOWN HEREIN ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OR EASEMENTS PER PARCELS AND ALL NEIGHBORHOOD NOTICES WAS HERETO.
 6. LOTS A, B & C AND UTILITY OPEN SPACE AND SHALL BE OWNED, MAINTAINED AND ADMINISTERED AS CONTAINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.



OWNER OF RECORD:
SERRANO ASSOCIATES, LLC
4555 SERRANO PARKWAY
EL DORADO HILLS, CA 95762
TEL: 925-925-6000 FAX: 925-925-416

NAME OF APPLICANT:
SERRANO ASSOCIATES, LLC
4555 SERRANO PARKWAY
EL DORADO HILLS, CA 95762
TEL: 925-925-6000 FAX: 925-925-416

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
3027 ALHAMBRA DRIVE SUITE A
CAMERON PARK, CA 95745
(925) 671-7147 FAX: (925) 674-2125
EMAIL: gthorpe@thorne.com

SCALE:
1" = 100'

CONTOUR INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
RUBIN REAL SERVICE

SECTION, TOWNSHIP & RANGE:
SECTION 34, T. 10 N., R. 8 E., NDM

ASSESSOR'S PARCEL NUMBER:
APN 18-070-05 & A PORTION OF #1

PRESENT ZONING:
MIXED USE R30R

TOTAL AREA:
8366 ACRES

TOTAL NUMBER OF PARCELS:
10 CUSTOM LOTS
3 OPEN SPACE LOTS

MINIMUM PARCEL AREA:
22,000 SQ. FT.

WATER SUPPLY:
EL DORADO RECREATION DISTRICT

SEWAGE DISPOSAL:
EL DORADO RECREATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
EL DORADO HILLS WATER, FIRE

DATE:
MAY 20, 2008

ENGINEER'S STATEMENT:
I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS SERRANO VILLAGE M, PHASE 5, HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, RCE 10461
REG. EXP. DATE: 02/28/2012

PLANNING COMMISSION:
APPROVAL/REVAL DATE: July 16, 2007

BOARD OF SUPERVISORS:
APPROVAL/REVAL DATE: 4/18

TENTATIVE MAP
MAY 20, 2008

**PLAT OF
SERRANO VILLAGE M
LARGE LOTS**

PORTIONS OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.
BEING A MERGER AND RESUBDIVISION OF
LOTS A, B, C, D, E AND F OF SUB. J-36
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2014

R.E.Y. ENGINEERS, Inc. 

14 MAY -7 AM 11:11
RECEIVED
PLANNING DEPARTMENT

NOTICE OF RESTRICTION:

REFER TO DOCUMENT # _____ FOR NOTICE OF RESTRICTION RELATING TO
LOTS 1, 2, 4, 7 AND 9

OWNER'S STATEMENT:

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE
PREPARATION AND FILING OF THIS FINAL MAP.

SERRANO ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: **PARKER DEVELOPMENT COMPANY**
A CALIFORNIA CORPORATION
MANAGING MEMBER

BY: _____

TITLE: _____

NOTARY ACKNOWLEDGMENT:

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

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____
PRINCIPAL PLACE OF BUSINESS: COUNTY OF _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC, IN OCTOBER, 2013.
I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE
CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE
CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY MARCH,
2015 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACED.

BRIAN THIONNET L.S. 6866
DATE _____



**COMMUNITY DEVELOPMENT AGENCY
COUNTY ENGINEER'S STATEMENT:**

I, ANDREW S. GABER, HEREBY STATE THAT THERE WERE NO IMPROVEMENTS REQUIRED
AT THIS TIME AND THAT THE ROADS SHOWN HEREON SHALL BE CONSTRUCTED WITH THE
FILING OF EACH SUBSEQUENT FINAL MAP FOR THIS PROJECT.

ANDREW S. GABER RCE 45187
COUNTY ENGINEER
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION
COUNTY OF EL DORADO, CALIFORNIA
DATE: _____

**COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIRECTOR'S STATEMENT:**

I, _____ HEREBY STATE THAT THIS FINAL MAP CONFORMS
SUBSTANTIALLY TO THE TENTATIVE MAPS OF THIS SUBDIVISION APPROVED ON FEBRUARY
9, 2006, MAY 6, 2008, AND JULY 12, 2007 BY THE BOARD OF SUPERVISORS AND ANY
APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID
APPROVALS HAVE BEEN SATISFIED.

By: _____
ROGER TROUT
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

I HAVE EXAMINED THE MAP THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME
AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED
ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT
AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE
TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE
MAP IS TECHNICALLY CORRECT.

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

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

COUNTY TAX COLLECTOR'S STATEMENT:

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

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

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT:

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON
_____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION,
AND DID ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

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

BY: _____

COUNTY RECORDER'S CERTIFICATE:

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

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

BY: _____
DEPUTY

TM01-1381R APPROVED FEBRUARY 9, 2006

TM05-1393 APPROVED MAY 6, 2008

TM01-1381R APPROVED JULY 12, 2007

EXISTING ASSESSOR'S PARCEL NO. 123-020-06, 07, 08, 09, 10 & 123-260-005, 06, 07, 08

SHEET 1 OF 5 SHEETS

Exhibit H

↑
m2/m3

↑
m4

↑
m5

PLAT OF SERRANO VILLAGE M LARGE LOTS

PORTIONS OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.
BEING A MERGER AND RESUBDIVISION OF
LOTS A, B, C, D, E AND F OF SUB. J-36
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2014

16 MAY -7 AM 11:11
RECEIVED
PLANNING DEPARTMENT

R.E.Y. ENGINEERS, Inc. 

SCALE: 1"=400'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-36 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

REFERENCES:

- (1) SUB. F-97
- (2) SUB. H-101
- (3) SUB. H-12B
- (4) SUB. I-14
- (5) SUB. I-55
- (6) SUB. I-65
- (7) SUB. I-81
- (8) SUB. I-85
- (9) SUB. I-104
- (10) SUB. I-119
- (11) SUB. I-123
- (12) SUB. J-19
- (13) SUB. J-36
- (14) P.M. 45-79
- (15) P.M. 45-109
- (16) R.S. 14-132
- (17) R.S. 24-143
- (18) DOC#2003-0115084

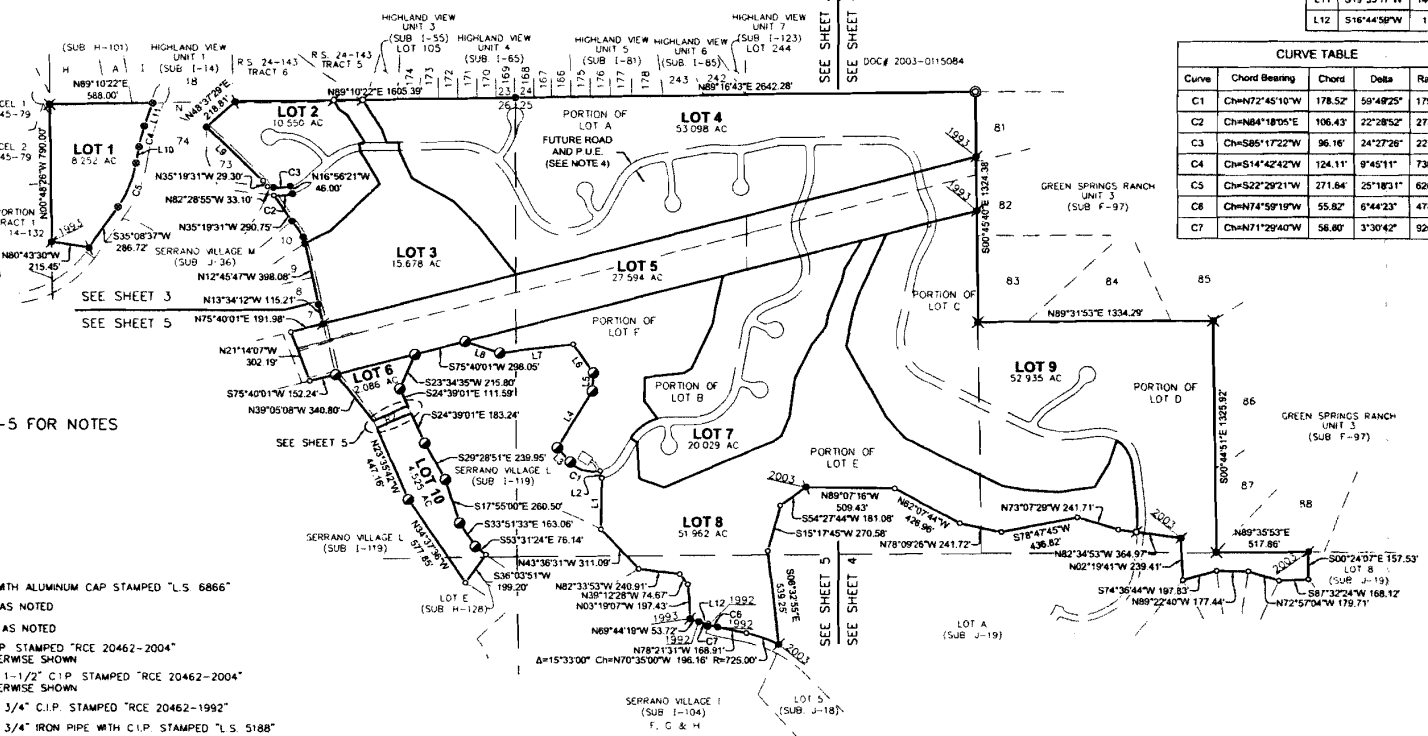
SEE SHEETS 3-5 FOR NOTES

LEGEND:

- DIMENSION POINT
- ⌘ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866"
- ⊕ RESET MONUMENT AS NOTED
- ⊗ FOUND MONUMENT AS NOTED
- FOUND 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
- RECORD INDICATES 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
- RECORD INDICATES 3/4" C.I.P. STAMPED "RCE 20462-1992"
- RECORD INDICATES 3/4" IRON PIPE WITH C.I.P. STAMPED "LS 5188"
- RECORD INDICATES 1-1/2" C.I.P. STAMPED "LS 5188"
- RECORD INDICATES MONUMENT AS NOTED
- (R) RADIAL LINE

| LINE TABLE | | |
|------------|-------------|---------|
| Line | Direction | Length |
| L1 | N00°57'42"E | 293.35' |
| L2 | N12°39'52"W | 42.00' |
| L3 | N42°50'27"W | 108.48' |
| L4 | N31°39'51"E | 379.54' |
| L5 | N03°40'34"E | 106.20' |
| L6 | N34°50'06"W | 200.04' |
| L7 | S83°15'58"W | 424.06' |
| L8 | N71°58'10"W | 210.81' |
| L9 | N45°59'34"W | 461.01' |
| L10 | S09°50'06"W | 96.23' |
| L11 | S19°35'17"W | 140.99' |
| L12 | S16°44'58"W | 1.76' |

| CURVE TABLE | | | | |
|-------------|----------------|---------|-----------|---------|
| Curve | Chord Bearing | Chord | Delta | Radius |
| C1 | Ch=N72°45'10"W | 178.52' | 58°49'25" | 179.00' |
| C2 | Ch=N84°18'05"E | 106.43' | 22°28'52" | 273.00' |
| C3 | Ch=S85°17'22"W | 96.16' | 24°27'26" | 227.00' |
| C4 | Ch=S14°42'42"W | 124.11' | 9°45'11" | 730.00' |
| C5 | Ch=S22°29'21"W | 271.64' | 25°18'31" | 620.00' |
| C6 | Ch=N74°59'19"W | 55.82' | 6°44'23" | 474.80' |
| C7 | Ch=N71°29'40"W | 56.80' | 3°30'42" | 926.83' |



PLAT OF SERRANO VILLAGE M LARGE LOTS

PORTIONS OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.
BEING A MERGER AND RESUBDIVISION OF
LOTS A, B, C, D, E AND F OF SUB. J-36
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2014

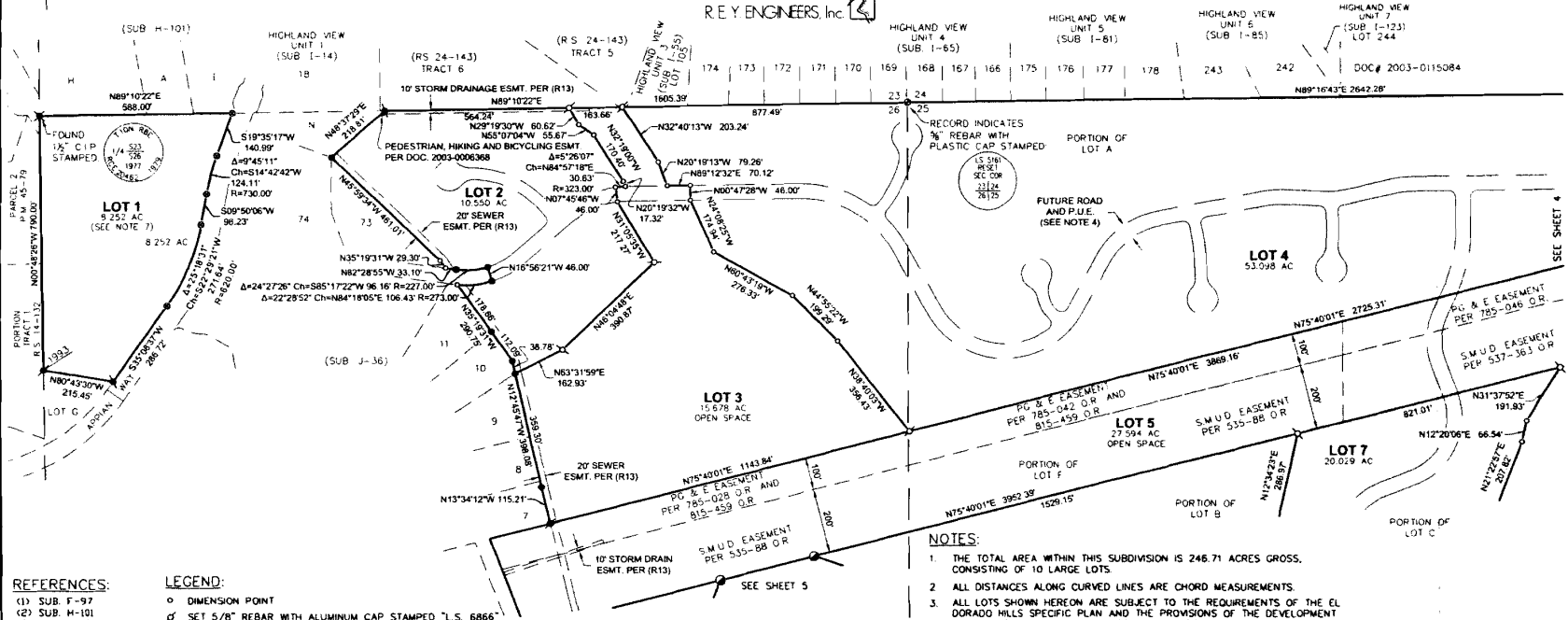
16 MAY -7 AM 11:11
RECEIVED
PLANNING DEPARTMENT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-36 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

SCALE 1"=200'

R.E.Y. ENGINEERS, Inc.



REFERENCES:

- (1) SUB. F-97
- (2) SUB. M-101
- (3) SUB. H-128
- (4) SUB. I-14
- (5) SUB. I-55
- (6) SUB. I-65
- (7) SUB. I-81
- (8) SUB. I-85
- (9) SUB. I-104
- (10) SUB. I-119
- (11) SUB. I-123
- (12) SUB. J-19
- (13) SUB. J-36
- (14) P.M. 45-79
- (15) P.M. 45-109
- (16) R.S. 14-132
- (17) R.S. 24-143
- (18) DOC #2003-0115084

LEGEND:

- DIMENSION POINT
- ⚡ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ RESET MONUMENT AS NOTED
- ⊗ FOUND MONUMENT AS NOTED
- ⚡ FOUND 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
- RECORD INDICATES 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
- RECORD INDICATES 3/4" C.I.P. STAMPED "RCE 20462-1992"
- RECORD INDICATES 3/4" IRON PIPE WITH C.I.P. STAMPED "L.S. 5188"
- RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 5188"
- RECORD INDICATES MONUMENT AS NOTED
- (R) RADIAL LINE

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 246.71 ACRES GROSS, CONSISTING OF 10 LARGE LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
4. THE FUTURE ROAD AND P.U.E. SHOWN HEREON IS A NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT RESERVED FOR FUTURE DEDICATION AND WILL BE CONSTRUCTED WITH EACH PHASE AND FINAL MAP.
5. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC ROADS AND EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE: THE NON-EXCLUSIVE ROADS AND P.U.E.S. WITHIN LOTS A AND B AS SHOWN ON SUB. J-36.
6. LOTS 3, 5, 6, 8 AND 10 AS SHOWN HEREON ARE NATURAL OPEN SPACE AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE CC&R'S.
7. SLOPE AND DRAINAGE EASEMENTS PER DOC.# 2000-10830 O.R. AFFECT LOT 1.

SHEET 3 OF 5 SHEETS

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB J-36 AND IS GRID NORTH ROTATE BEARINGS CLOCKWISE 0035'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.



REFERENCES:

- (1) SUB. F-97
- (2) SUB. H-101
- (3) SUB. H-128
- (4) SUB. I-14
- (5) SUB. I-55
- (6) SUB. I-65
- (7) SUB. I-81
- (8) SUB. I-85
- (9) SUB. I-104
- (10) SUB. I-119
- (11) SUB. I-123
- (12) SUB. J-19
- (13) SUB. J-36
- (14) P.M. 45-79
- (15) P.M. 45-109
- (16) R.S. 14-132
- (17) R.S. 24-143
- (18) DDC#2003-0115084

LEGEND:

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- ⊙ RECORD INDICATES 3/4" C.I.P. STAMPED "RCE 20462-1992"
- ⊙ RECORD INDICATES 3/4" IRON PIPE WITH C.I.P. STAMPED "L.S. 5188"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 5188"
- ⊙ RECORD INDICATES MONUMENT AS NOTED
- (R) RADIAL LINE

NOTES:

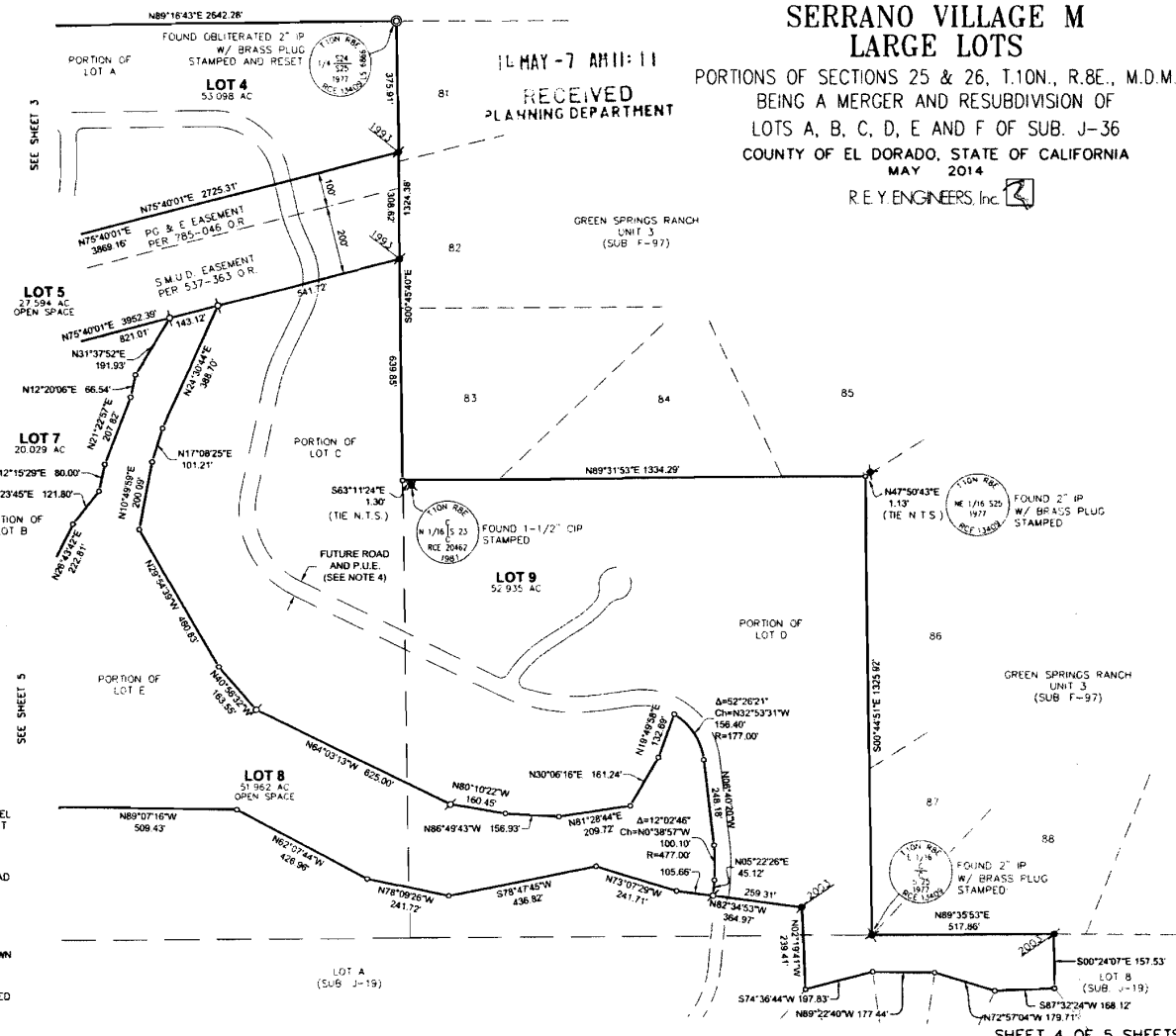
- 1 THE TOTAL AREA WITHIN THIS SUBDIVISION IS 246.71 ACRES GROSS, CONSISTING OF 10 LARGE LOTS.
- 2 ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- 3 ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
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- 6 LOTS 3, 5, 6, 8 AND 10 AS SHOWN HEREON ARE NATURAL OPEN SPACE AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE CC&R's.
- 7 SLOPE AND DRAINAGE EASEMENTS PER DOC.# 2000-10830 O.R. AFFECT LOT 1

**PLAT OF
SERRANO VILLAGE M
LARGE LOTS**

PORTIONS OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.
BEING A MERGER AND RESUBDIVISION OF
LOTS A, B, C, D, E AND F OF SUB. J-36
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2014

R.E.Y. ENGINEERS, Inc.

MAY - 7 AM 11:11
RECEIVED
PLANNING DEPARTMENT



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RECEIVED
PLANNING DEPARTMENT
MAY -7 AM 11:11

**PLAT OF
SERRANO VILLAGE M
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PORTIONS OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.
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COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2014

R E Y ENGINEERS, Inc

| CURVE TABLE | | | | | LINE TABLE | | |
|-------------|----------------|--------|-----------|---------|------------|-------------|---------|
| Curve | Chord Bearing | Chord | Delta | Radius | Line | Direction | Length |
| C1 | Ch=N72°45'10"W | 178.52 | 59°49'25" | 179.00' | L1 | S66°27'12"W | 156.64' |
| C2 | Ch=S71°29'40"E | 56.80 | 3°30'42" | 926.83' | L2 | S66°27'12"W | 156.64' |

REFERENCES:

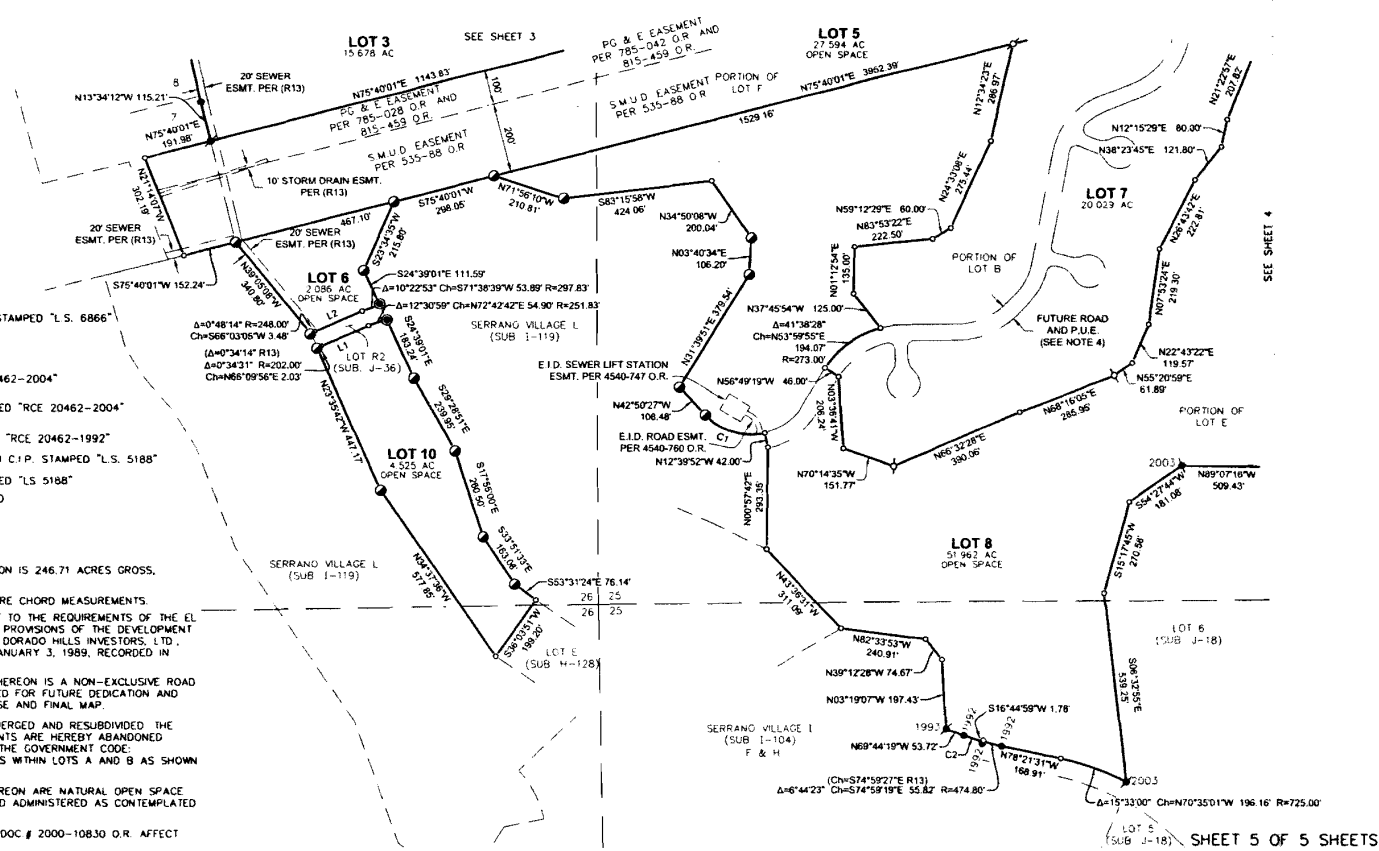
- (1) SUB F-97
- (2) SUB H-101
- (3) SUB H-128
- (4) SUB I-14
- (5) SUB I-55
- (6) SUB I-62
- (7) SUB I-81
- (8) SUB I-85
- (9) SUB I-104
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- (17) R.S. 24-143
- (18) DDC#2003-0115084

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- RECORD INDICATES MONUMENT AS NOTED
- (R) RADIAL LINE

NOTES:

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- 4 THE FUTURE ROAD AND P.U.E. SHOWN HEREON IS A NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT RESERVED FOR FUTURE DEDICATION AND WILL BE CONSTRUCTED WITH EACH PHASE AND FINAL MAP.
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- 7 SLOPE AND DRAINAGE EASEMENTS PER DOC # 2000-10830 O.R. AFFECT LOT 1.



RECORDING REQUESTED BY:

El Dorado County Development Services
2850 Fairlane Court
Placerville, CA 95667

When Recorded Return to
El Dorado County Surveyor's Office

NOTICE OF RESTRICTION

Notice is hereby given that a development limitation is imposed upon Lots 1, 2, 4, 7, and 9 of the Plat of Serrano Village M Large Lots filed in the Office of the County Recorder of the County of El Dorado, State of California, in Book _____ of Maps at Page _____.

LOTS 1, 2, 4, 7, AND 9 CREATED WITH THE FILING OF SAID FINAL MAP ARE FOR SALE, LEASE AND FINANCING PURPOSES ONLY. HOWEVER, NO BUILDING PERMIT SHALL BE ISSUED FOR SAID LOTS UNTIL SUCH TIME AS SUBSEQUENT PHASES THAT COINCIDE HEREWITH ARE RECORDED.

Said restriction shall be binding upon the heirs, assigns, and successors in interest of the grantors, and is to remain in effect until rescinded by the County of El Dorado. The purpose of this Notice of Restriction is to impart constructive notice of this development limitation.

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
a California corporation, Its Managing
Member

By: _____
Name: William R. Parker _____
Title: President _____
Date: _____

14 APR 29 PM 4: 56
RECEIVED
PLANNING DEPARTMENT

APPROVED FOR RECORDING BY:

Exhibit I



COMMUNITY DEVELOPMENT AGENCY TRANSPORTATION DIVISION

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

PLACERVILLE OFFICES:

MAIN OFFICE:

2850 Fairlane Court, Placerville, CA 95667
(530) 621-5900 / (530) 626-0387 Fax

CONSTRUCTION & MAINTENANCE:

2441 Headington Road, Placerville, CA 95667
(530) 642-4909 / (530) 642-0508 Fax

LAKE TAHOE OFFICES:

ENGINEERING:

924 B Emerald Bay Road, South Lake Tahoe, CA
96150 (530) 573-7900 / (530) 541-7049 Fax

MAINTENANCE:

1121 Shakori Drive, South Lake Tahoe, CA 96150
(530) 573-3180 / (530) 577-8402 Fax

Date: June 16 2014

To: Tom Dougherty, Project Planner

From: Rich Lee, Transportation Division
Greg Hicks, Transportation Division

Subject: **TM 01-1381 F2, Serrano Village M2- M5**

I have reviewed the Final Map packet and have found that the conditions of approval, the plans and the final map to be in conformance with the requirements that the Transportation Division imposed on the Tentative Map

Exhibit J

COUNTY OF EL DORADO
STATE OF CALIFORNIA

COUNTY SURVEYOR

Richard L. Briner



360 Fair Lane, Placerville, CA 95667

Phone (530) 621-5440

Fax (530) 626-8731

e-mail: surveyor@edcgov.us

DATE: June 17, 2014

TO: Tom Dougherty, Planner, El Dorado County Planning Department.

FROM: Philip Mosbacher, Deputy Surveyor

SUBJECT: TM 01-1381 F-2 Serrano Village M2 to M5 (Village M Large Lots) Final Map

This memo is to inform you that Serrano Village M2 to M5 Large Lots Final Map is in our office and that all the signatures required by the Subdivision Map Act are on the map. We believe the map is ready for approval by the Board of Supervisors.

If you have any questions, please call the Surveyors office at extension 5440.

Exhibit K