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**RECORDING REQUESTED BY**  
**Board of Supervisors**

**WHEN RECORDED MAIL TO:**

NAME: BOARD OF SUPERVISORS

MAILING  
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CITY, STATE,  
ZIP CODE



El Dorado, County Recorder  
William Schultz Co Recorder Office

**DOC- 2015-0051920-00**

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Monday, NOV 09, 2015 11:13:50

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MMF / C1 / 1-6

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TITLE(S)

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS FOR SERRANO  
VILLAGE M2 - UNIT 1

**AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS**

WHEREAS, Tentative Subdivision Map TM 01-1381-R4, also referred to as Serrano Village M2 and M3 of the El Dorado Hills Specific Plan, was approved by the County of El Dorado on October 27, 2015, and included the following conditions relating to roads:

“4. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between the Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owners’ Association simultaneously with the filing of the Final Subdivision Map.

5. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) of 47 feet in radius, shall be made for the cul-de-sac bulbs, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between the Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owners’ Association simultaneously with the filing of the Final Subdivision Map.” and,

WHEREAS, the roadways in the El Dorado Hills Specific Plan, excepting El Dorado Hills Blvd., Silva Valley Parkway, Appian Way and Serrano Parkway, are intended to be private roads maintained by the Serrano Master Homeowners' Association, and

WHEREAS, while the County intends to reject the offer of dedication for the private roads at the time of the final subdivision map for the Village, or any phase thereof is approved, the County and SERRANO ASSOCIATES, LLC, a Delaware limited liability company, the owner of Serrano Village M2 – Unit 1, wish to define the events upon which the County may rescind its rejection and accept the private roads.

NOW, THEREFORE, IT IS HEREBY AGREED by and between the County of El Dorado, a political subdivision of the State of California, and SERRANO ASSOCIATES, LLC, a Delaware limited liability company, as follows:


1. The County shall reject all offers of dedication for roads within Serrano Village M2 – Unit 1 at the time of approval of the final map(s) therefore, excepting to the extent applicable, El Dorado Hills Blvd., Silva Valley Parkway, Appian Way and Serrano Parkway.
2. Notwithstanding the rights granted to it under Government Code section 66477.2(a), the County shall not thereafter rescind its action and accept the roads unless the Board of Supervisors has made a finding, based upon substantial evidence submitted at a public hearing specially held by the Board to consider the matter, that the Serrano Master Homeowners' Association, or its successor-in-interest, has: (1) abandoned its maintenance responsibilities or real property interest in said roadway(s), or; (2) failed to maintain such

roadway(s) in a safe and proper manner or in accordance with applicable County maintenance standards.

3. This Agreement is intended to manifest the understanding of the parties with respect to Conditions 4 and 5 of TM 01-1381-R4, and shall be utilized as the framework for the interpretation of other similar conditions imposed upon other tentative maps within the El Dorado Hills Specific Plan.
4. This Agreement is conditioned upon the creation and continued existence of the Serrano Master Homeowners' Association, or its successor-in-interest. In the event said organization or a similar such organization is not formed, or said organization ceases to exist without a successor-in-interest taking over its legal responsibilities for maintenance, then this Agreement shall become null and void without any further action by the County.

Dated: 10/27/15

COUNTY OF EL DORADO

By:   
Vice Chairman, Board of Supervisors  
Ron Mikulaco

ATTEST:

**OWNER**

JAMES E. MITRISIN, Clerk  
of the Board of Supervisors

SERRANO ASSOCIATES, LLC  
a Delaware limited liability company

By:   
Deputy Clerk

By: Parker Development Company  
a California corporation  
Its Managing Member

Dated: 10/27/15

By:   
William R. Parker, President

Date: 8-19-15

**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 El Dorado )  
On 8-19-15 before me, Florence Tanner, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared William R. Parker  
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 Florence Tanner  
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: Agmt on conditions for acceptance of roads - Village m2, Unit 1 Document Date: 8-19-15  
Number of Pages: 4 Signer(s) Other Than Named Above: YES

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: William R. Parker  
 Corporate Officer — Title(s): President  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: Serrano Associates LLC

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

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 }

On NOVEMBER 5, 2015 before me, James S. Mitrison Notary Public,  
Date (here insert name and title of the officer)

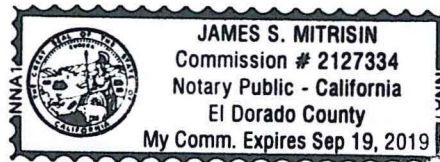
personally appeared RONALD MIKULACO

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] (Seal)



OPTIONAL

Description of Attached Document

Title or Type of Document: AGMT ON CONDITIONS FOR ACCEPTANCE OF ROADS FOR SERRANO VILLAGE MZ-UNIT 1 Number of Pages: 4

Document Date: 10/27/15 Other: \_\_\_\_\_