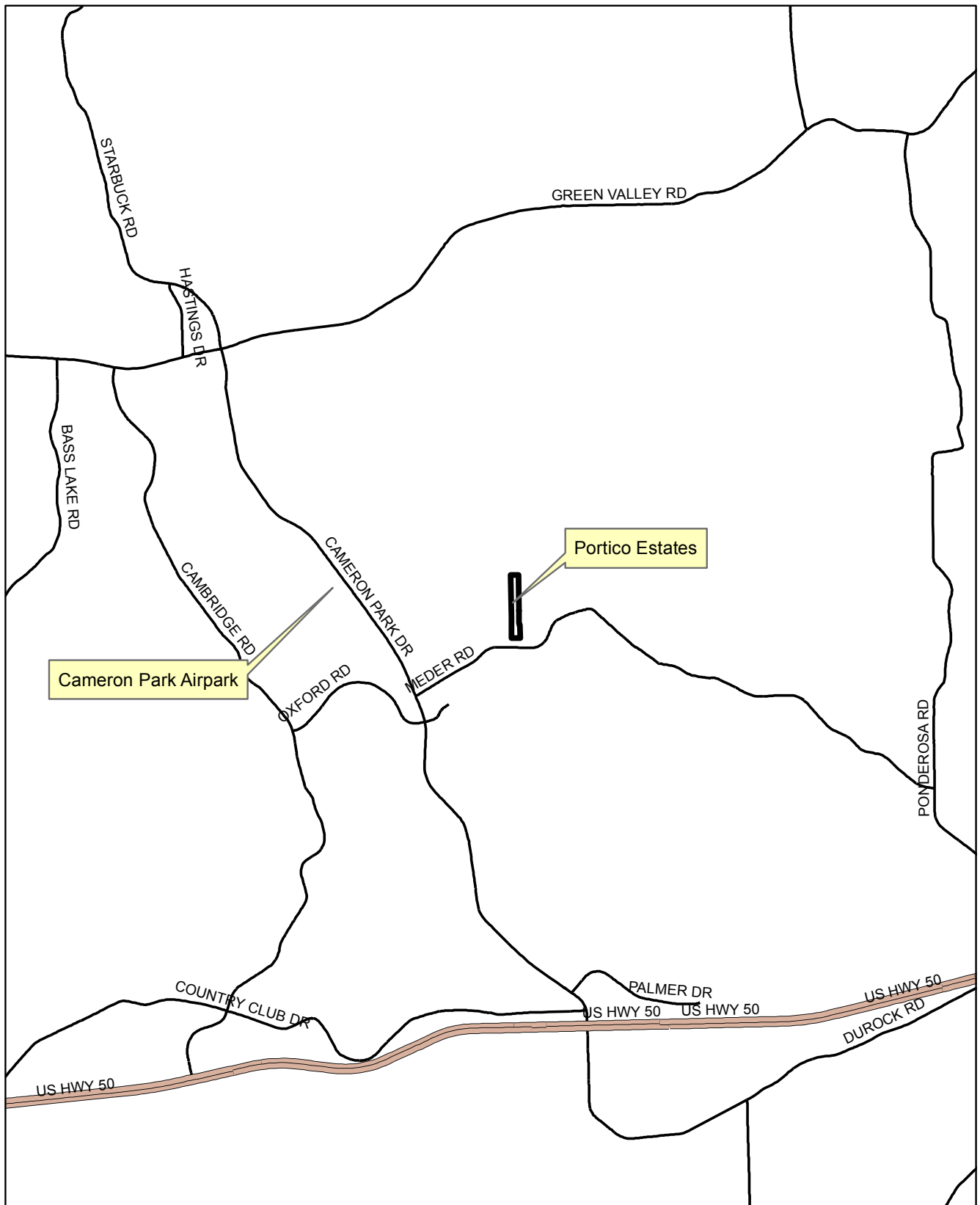




TM07-1433-E/Portico Estates
Location Map
Exhibit A



 Portico_Estates

0 0.15 0.3 0.6 0.9 1.2
 Miles

NE 1/4 SEC. 34, T.10N., R.9E., M.D.M.

70:04

1" equals 200'



Parcel Notes
⑦⑩ - 0.078 A (Total)
⑧④ - POR PM 17/40/C, 0.085 A

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

Acreages Are Estimates

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

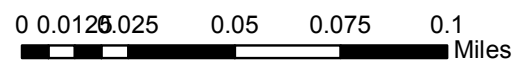
Exhibit B

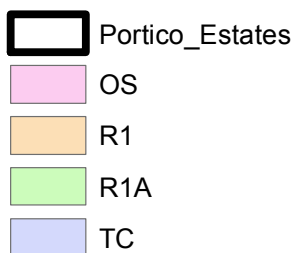
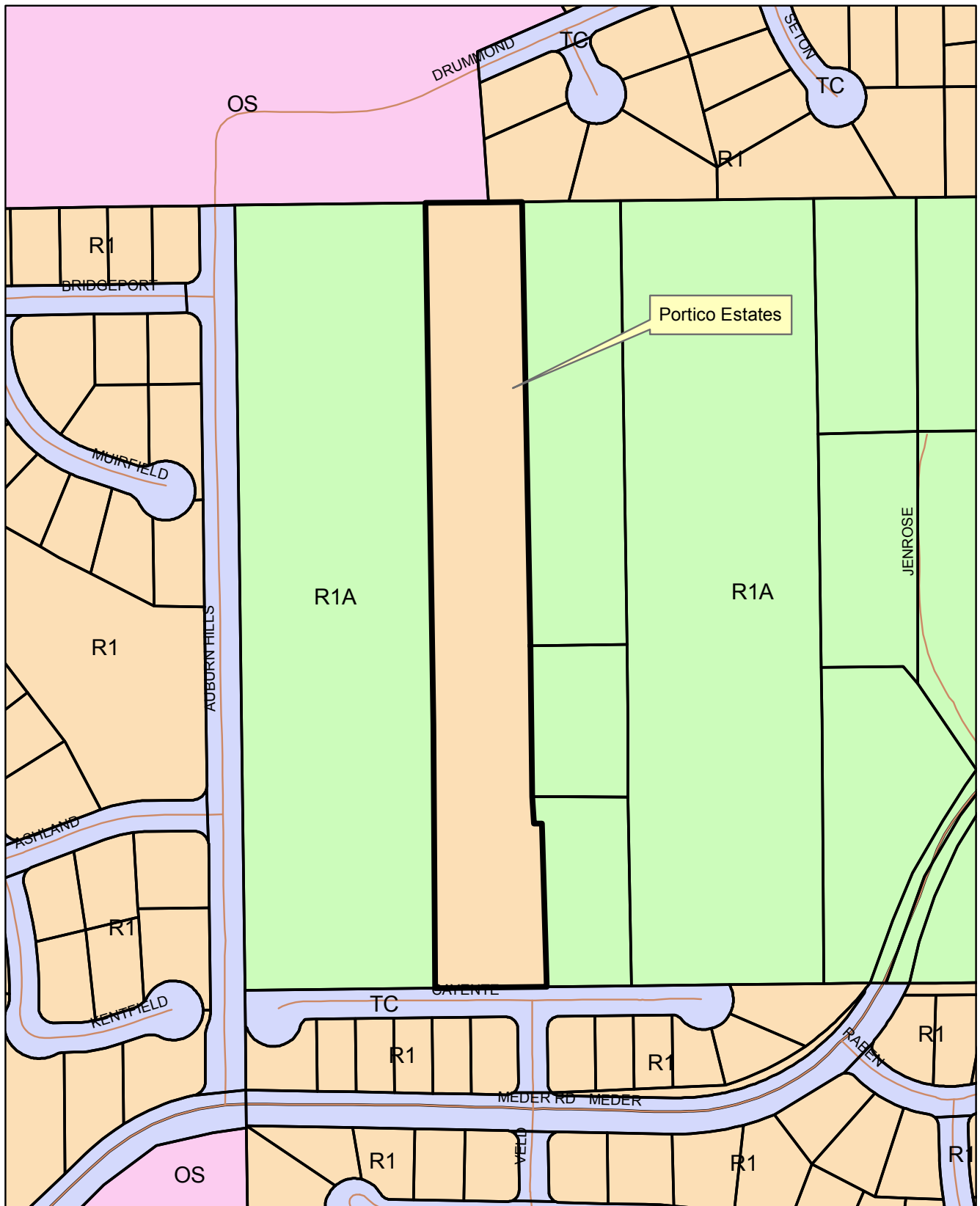
Rev. Dec. 31, 2008

Assessor's Map Bk. 070, Pg. 04
County of El Dorado, CA

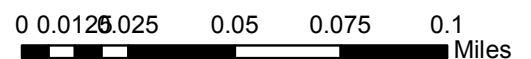


TM07-1433-E/Portico Estates
Land Use Map
Exhibit C





TM07-1433-E/Portico Estates Zoning Map Exhibit D





TM07-1433-E/Portico Estates
Aerial Map
Exhibit E



 Portico_Estates

0 0.0125 0.025 0.05 0.075 0.1
Miles

WEINER
070-Q10-0-3

CAMARON VALLEY ESTATES UNIT 3
J BM 148

BIRTWELL
PARCEL 3
PM 44-1
070-040-051

BIRTWELL
PARCEL 5
PM 44-1
070-040-050

FRY
PARCEL 1
PM 44-1
070-040-049

SHRADE
2248-100 O.R.
070-040-001

BUILDING
ENVELOPE
(TYPICAL)

EXIST. 32' WIDE NON-EXCLUSIVE
RIGHT OF WAY FOR ROAD
PURPOSES (1997 O.R. 468)

EXIST. BOUNDARY

EXIST. 25' T.O.D.
1997 O.R. 468

EXIST. PAVED
DRIVEWAY

EXIST. 32' WIDE NON-EXCLUSIVE
RIGHT OF WAY FOR ROAD
PURPOSES (1997 O.R. 358)

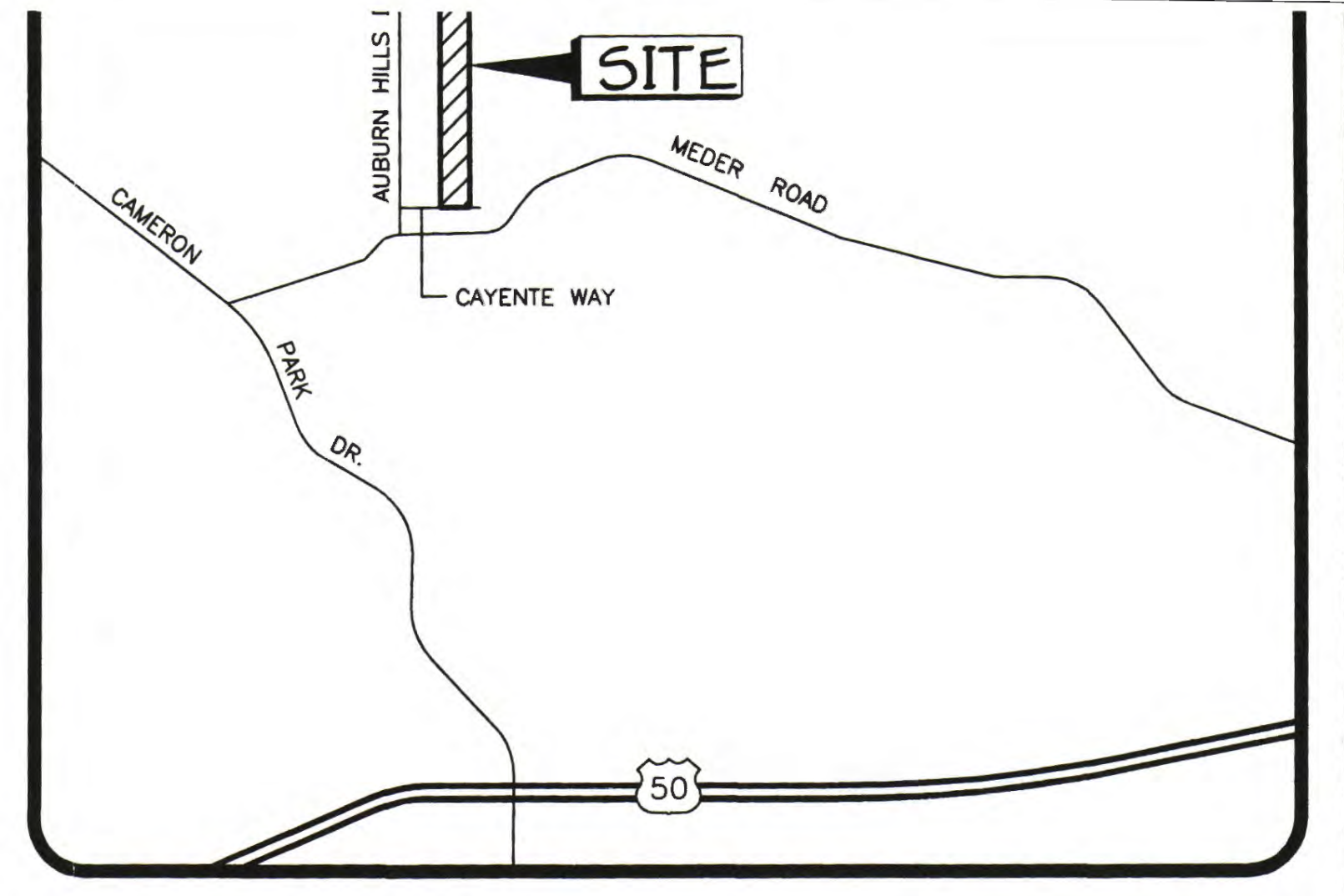
EXIST. GARAGE
TO BE REMOVED

EXIST. RESIDENCE
TO BE REMOVED

CAYENTE WAY

EASTWOOD PARK UNIT 3

MEDER ROAD



VICINITY MAP

NO SCALE

OWNER/DEVELOPER:	CAYENTE WAY INVESTORS, LLC P. O. BOX 1977 FOLSOM, CALIFORNIA 95630 PH. (916) 353-0500
ENGINEER:	BAKER-WILLIAMS ENGINEERING GROUP 6020 RUTLAND DRIVE, SUITE 19 CARMICHAEL, CALIFORNIA 95608 PH. (916) 331-4336 FAX (916) 331-4430
ASSESSOR'S PARCEL NUMBER:	070-040-002
ACREAGE:	5.0± ACRES GROSS
EXISTING USE:	1 SINGLE FAMILY RESIDENCE
PROPOSED USE:	15 SINGLE FAMILY RESIDENCES
EXISTING ZONING:	RE-5
PROPOSED ZONING:	R-1
LOT SIZE:	10,000 SF MINIMUM
PROPOSED IMPROVEMENTS:	COUNTY OF EL DORADO STANDARDS
SEWER:	EL DORADO IRRIGATION DISTRICT
WATER SUPPLY:	EL DORADO IRRIGATION DISTRICT
DRAINAGE:	EL DORADO COUNTY
FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DIST.
TELEPHONE SERVICE:	P.T. & T.
ELECTRICAL SERVICE:	P.G. & E.
GAS SUPPLY:	P.G. & E.
SCHOOL DISTRICT:	EL DORADO UNION HIGH SCHOOL DISTRICT BUCKEYE ELEMENTARY SCHOOL DISTRICT

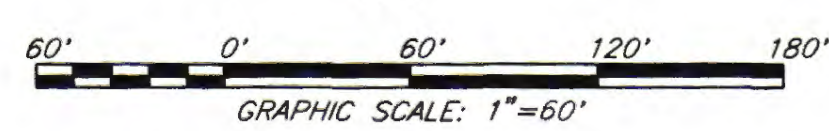
- NOTES:
1. CONTOUR INTERVALS 1'.
 2. BENCH MARK - BM 135-010 ELEVATION 1359.92.
 3. SLOPES DO NOT EXCEED 10%.
 4. X INDICATES TREES TO BE REMOVED
 5. TYPICAL BUILDING ENVELOPES ARE 50' WIDE BY 60' DEEP, EXCEPT LOT 13.

TENTATIVE SUBDIVISION MAP PORTICO ESTATES

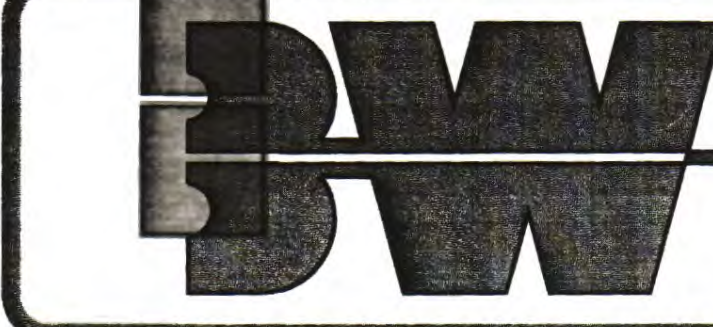
PORTION N.E. 1/4 SECTION 34 T. 10 N., R. 9 E., M.D.M.
EL DORADO COUNTY,
DECEMBER, 2006
REVISED JUNE, 2007
REVISED NOVEMBER, 2007

CALIFORNIA
SCALE: 1"=60'

Exhibit F



PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: *Approved*
APPROVAL/DENIAL DATE: *7/29/08*



**BAKER WILLIAMS
ENGINEERING GROUP**
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CA 95608-0515
Phone (916) 331-4336-Fax (916) 331-4430
EMAIL: office@bwengineers.com

TYPICAL STREET SECTION

NO SCALE

TM 07-1433-E JOB # 06-04-51 0604051-TENT-MAP.DWG

15 DEC -7 AM 8:35
RECEIVED
PLANNING DEPARTMENT

Portico Estates Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	06/26/2008	3
		Original Expiration	06/26/2011	
		EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)		
2	Automatic	Automatic Time Extension	06/26/2011	2
		Revised Expiration	06/26/2013	
		Note : Two-year time extension under 66452.22 (AB 333)		
2	Automatic	Automatic Time Extension	06/26/2013	2
		Revised Expiration	06/26/2015	
		Note :Two-year time extension under 66452.23 (AB 208, enacted on 07/11/11)		
3	Automatic	Time Extension	06/26/2015	2
		Revised Expiration	06/26/2017	
		Note: Two-year time extension under SMA 66452.24 (AB 116)		
Current Request				
4	Discretionary/ Legislative	Time Extension	6	6
		Revised Expiration if Approved	06/26/2023	
		Note: Request for six year time extension in accordance with SMA 66452.a.		

Exhibit G