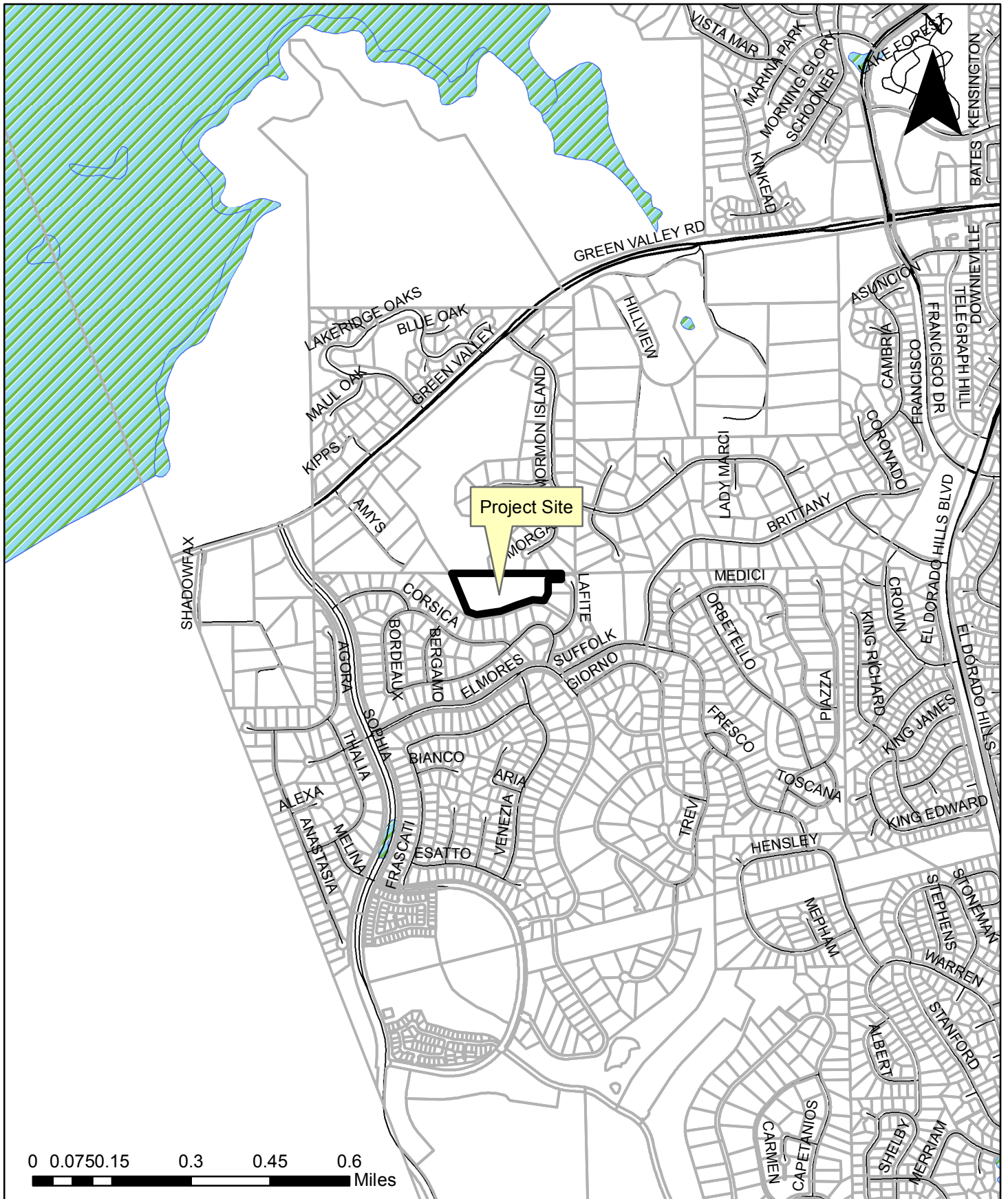


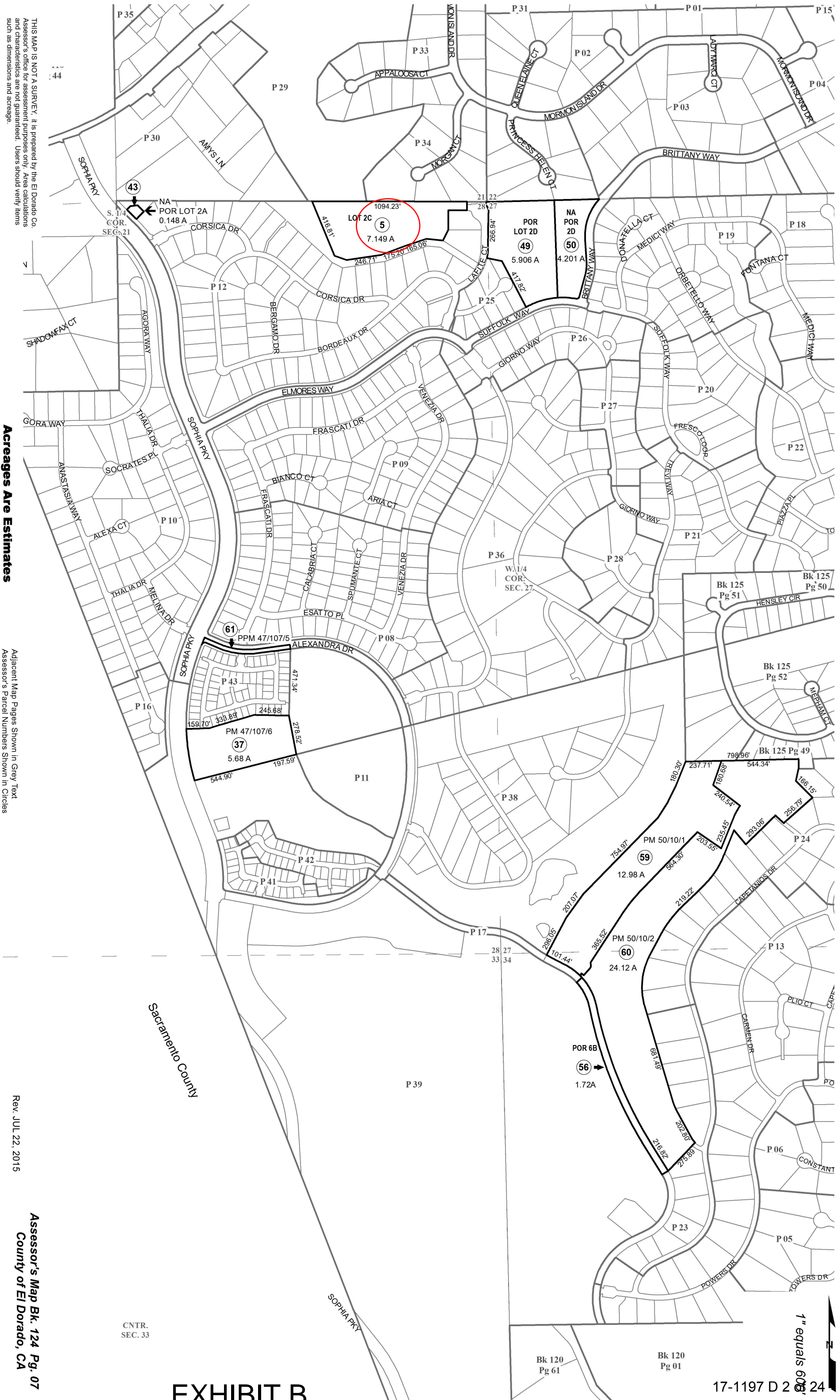
Promontory Village 2C Final Map

File No. TM98-1356-F-9



POR. SECS. 27, 28 & 34, T.10N., R.8E., M.D.M.
THE PROMONTORY, I-86

124:07



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 Parcel Numbers Shown in Circles

Rev. JUL 22, 2015

Assessor's Map Bk. 124 Pg. 07
County of El Dorado, CA

EXHIBIT B

CNTR.
SEC. 33

1" equals 600'
17-1197 D 2 Pg 24

OWNER OF RECORD
 FOLSON COMMUNITY DEVELOPMENT
 2500 COLLETT AVENUE, SUITE 101
 FOLSON, CALIFORNIA 95630

APPLICANT
 FOLSON ENGINEERS
 1000 COLLETT AVENUE, SUITE 101
 FOLSON, CALIFORNIA 95630

ENGINEER
 JOHN F. THORNTON AND ASSOCIATES, INC.
 1000 COLLETT AVENUE, SUITE 101
 FOLSON, CALIFORNIA 95630

MAP SCALE
 1" = 200'

CONTOUR INTERVAL
 Contour Interval = 10'

SOURCE OF TOPOGRAPHY
 Aerial Photographs

SECTION, TOWNSHIP and RANGE
 SECTION 34, T13N, R10E
 SECTION 34, T13N, R10E

ASSESSOR'S PARCEL NUMBER
 171-001-011 - 018-000-002

PRESENT ZONING
 PD (PLANNED DEVELOPMENT)

PROPOSED ZONING
 R2 (RESIDENTIAL SINGLE-FAMILY)

TOTAL AREA
 743.8 ACRES

TOTAL NUMBER OF PARCELS
 638 (BASED ON 1/4 AC PER LOT)

MINIMUM PARCEL AREA
 0.25 ACRES (10,000 SQ. FT.)

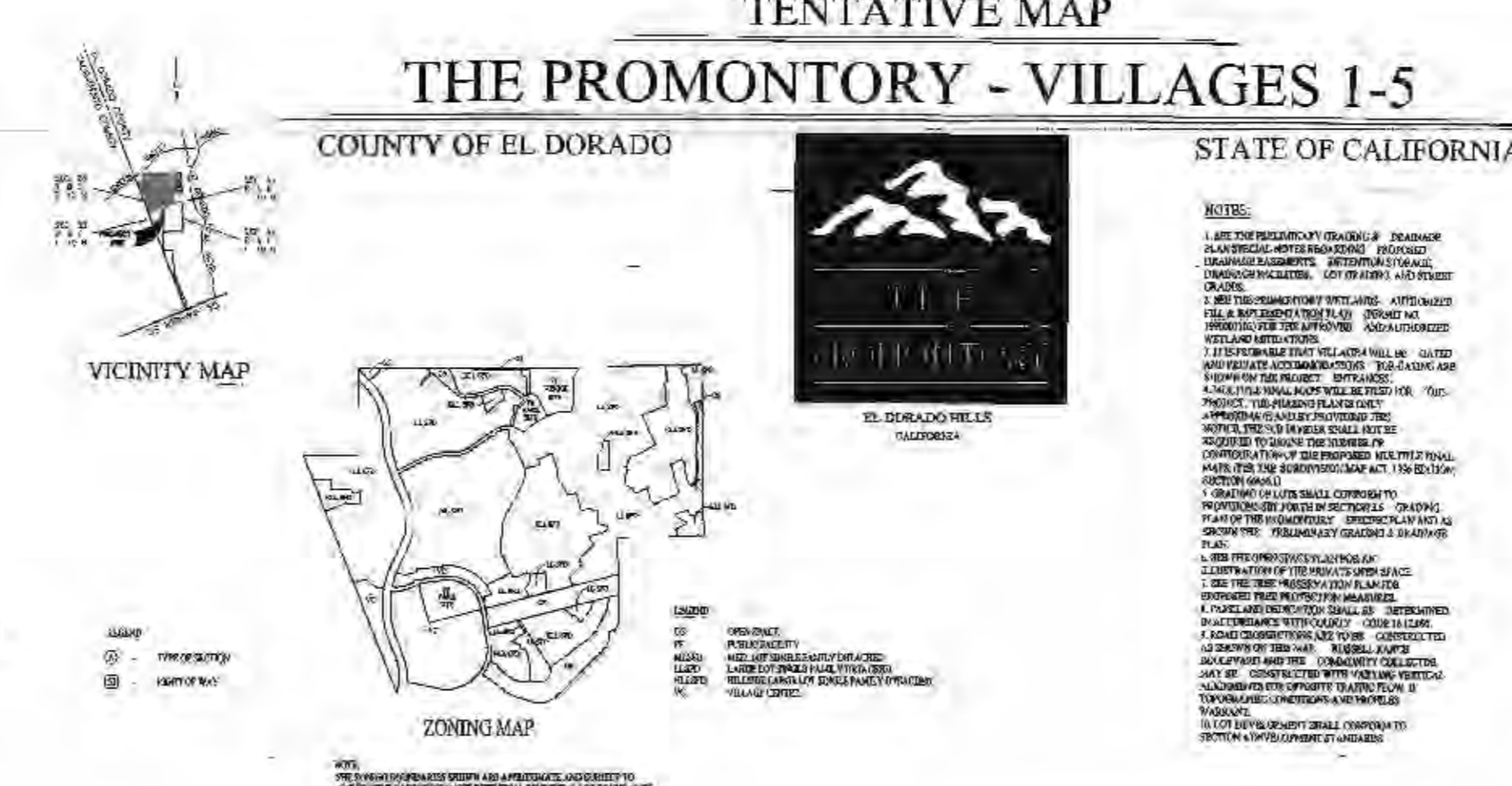
MAXIMUM PARCEL AREA
 3.25 ACRES (142,000 SQ. FT.)

WATER SUPPLY and SEWAGE DISPOSAL
 EX. 20000' (RESIDENTIAL)

PROPOSED STRUCTURAL FIRE PROTECTION
 TO BE DETERMINED BY THE CITY ENGINEER

DATE OF PREPARATION
 SUBMITTED: DECEMBER 1990
 PROJECT NO. 77-99

PHASING PLAN NOTICE
 THIS PLAN IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW SHALL BE LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND SHALL NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.

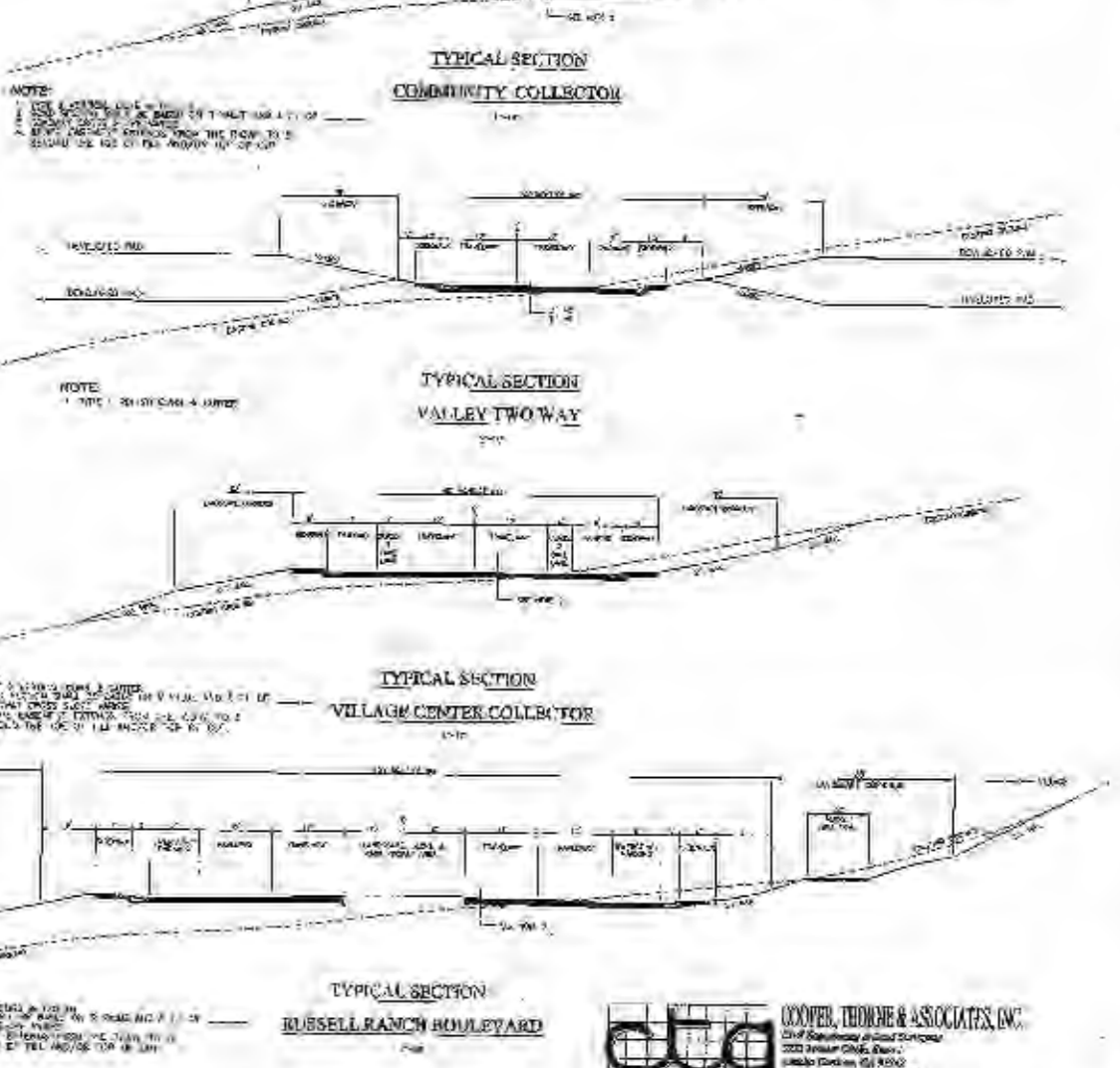
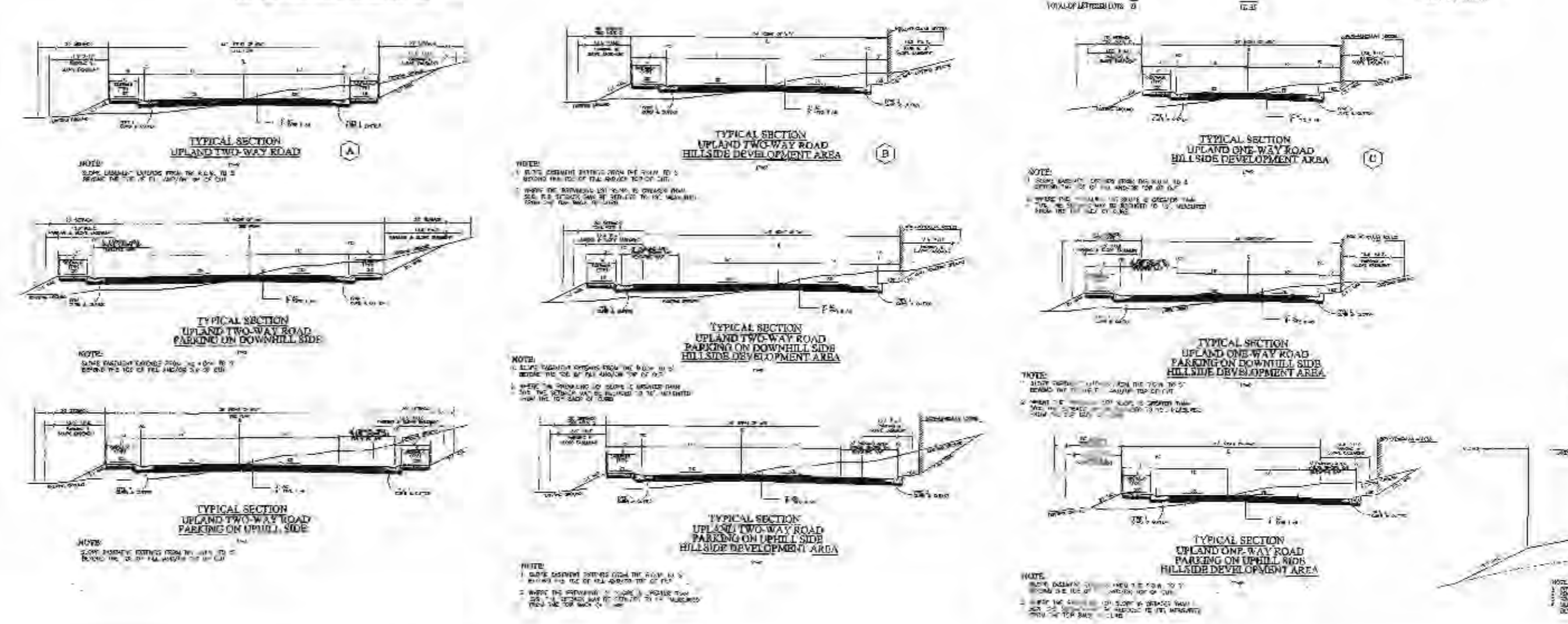


ACREAGE BREAKDOWN

USE	ACREAGE	PERCENT
RESIDENTIAL	638.0	85.8
COMMERCIAL	10.0	1.3
INDUSTRIAL	1.0	0.1
OPEN SPACE	102.8	13.8
TOTAL	743.8	100.0

VILLAGE LOT AREA TABULATIONS

LOT NO.	AREA (AC)	AREA (SQ. FT.)
1	0.25	10,890
2	0.25	10,890
3	0.25	10,890
4	0.25	10,890
5	0.25	10,890
6	0.25	10,890
7	0.25	10,890
8	0.25	10,890
9	0.25	10,890
10	0.25	10,890
11	0.25	10,890
12	0.25	10,890
13	0.25	10,890
14	0.25	10,890
15	0.25	10,890
16	0.25	10,890
17	0.25	10,890
18	0.25	10,890
19	0.25	10,890
20	0.25	10,890
21	0.25	10,890
22	0.25	10,890
23	0.25	10,890
24	0.25	10,890
25	0.25	10,890
26	0.25	10,890
27	0.25	10,890
28	0.25	10,890
29	0.25	10,890
30	0.25	10,890
31	0.25	10,890
32	0.25	10,890
33	0.25	10,890
34	0.25	10,890
35	0.25	10,890
36	0.25	10,890
37	0.25	10,890
38	0.25	10,890
39	0.25	10,890
40	0.25	10,890
41	0.25	10,890
42	0.25	10,890
43	0.25	10,890
44	0.25	10,890
45	0.25	10,890
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73	0.25	10,890
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75	0.25	10,890
76	0.25	10,890
77	0.25	10,890
78	0.25	10,890
79	0.25	10,890
80	0.25	10,890
81	0.25	10,890
82	0.25	10,890
83	0.25	10,890
84	0.25	10,890
85	0.25	10,890
86	0.25	10,890
87	0.25	10,890
88	0.25	10,890
89	0.25	10,890
90	0.25	10,890
91	0.25	10,890
92	0.25	10,890
93	0.25	10,890
94	0.25	10,890
95	0.25	10,890
96	0.25	10,890
97	0.25	10,890
98	0.25	10,890
99	0.25	10,890
100	0.25	10,890



ENGINEERS CERTIFICATE
 I, JOHN F. THORNTON, ENGINEER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS TENTATIVE MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.

DATE: 7-7-99

REVISED: 7/6/99

GATED ENTRANCE

TM 98-1356-E

RECEIVED
 PLANNING DEPARTMENT
 JAN 11 1999

Wall Information Table

- | | | | | | | |
|---|---|---|---|---|---|---|
| ① WALL BASE WIDTH = 3'-9"
WALL TOP WIDTH = 3'-5"
TW=632.00
BW=630.51 | ② WALL BASE WIDTH = 3'-9"
WALL TOP WIDTH = 3'-6"
TW=616.00
BW=614.25 | ③ WALL BASE WIDTH = 5'-9"
WALL TOP WIDTH = 4'-0"
TW=627.00
BW=617.79 | ④ WALL BASE WIDTH = 3'-9"
WALL TOP WIDTH = 3'-3"
TW=620.00
BW=614.00 | ⑤ WALL BASE WIDTH = 3'-9"
WALL TOP WIDTH = 3'-3"
TW=617.00
BW=614.00 | ⑥ WALL BASE WIDTH = 4'-6"
WALL TOP WIDTH = 3'-3"
TW=614.50
BW=608.50 | ⑦ WALL BASE WIDTH = 3'-9"
WALL TOP WIDTH = 3'-4"
TW=614.70
BW=612.70 |
| ⑧ WALL BASE WIDTH = 7'-6"
WALL TOP WIDTH = 4'-6"
TW=633.70
BW=623.11 | ⑨ WALL BASE WIDTH = 3'-9"
WALL TOP WIDTH = 3'-6"
TW=617.00
BW=613.77 | ⑩ WALL BASE WIDTH = 3'-9"
WALL TOP WIDTH = 3'-4"
TW=619.00
BW=615.17 | ⑪ WALL BASE WIDTH = 7'-0"
WALL TOP WIDTH = 4'-6"
TW=626.00
BW=616.00 | ⑫ WALL BASE WIDTH = 3'-9"
WALL TOP WIDTH = 3'-3"
TW=613.40
BW=610.40 | ⑬ WALL BASE WIDTH = 3'-9"
WALL TOP WIDTH = 3'-3"
TW=609.60
BW=606.60 | |

Sheet Notes

- REMOVE BARRICADE
- SAWCUT (E) ROAD 1' FROM EP AND MATCH (E) GRADES WITH NEW PAVEMENT.
- STA 13+43.00 CONSTRUCT REINFORCED TYPE B D.I. TBC=610.05, 12" FL OUT=603.20
- PLACE 32 LF 12" HDPE AT 1% SLOPE.
- STA 13+43.00 CONSTRUCT REINFORCED TYPE B D.I. TBC=610.05, 12" FL IN=602.00, 18" FL OUT=602.70
- PLACE 30 LF 18" HDPE AT 2.6% SLOPE, FL AT OUTLET=596.00 CONSTRUCT OUTLET PROTECTION PER EDC SD# T-504
- CONSTRUCT 145 LF GROUTED ROCK-LINED V-DITCH PER EDC SD# 110
- CONSTRUCT ROCKERY WALL WITH HEIGHTS AS SHOWN.
- STA 17+31.01 CONSTRUCT TYPE B D.I. TBC=603.95 12" FL=599.00
- PLACE 18 LF 12" HDPE AT 2.2%, FL AT OUTLET=595.00 CONSTRUCT OUTLET PROTECTION PER EDC SD# T-504.
- CONSTRUCT 286 LF GROUTED ROCK-LINED V-DITCH PER EDC SD# 110
- STA 16+17.25 BEGIN SUPERELEVATION OF BULD.
- CONSTRUCT 190 LF ROCK LINED V-DITCH PER EDC SD# 110.
- CONSTRUCT 600 LF ROCK LINED V-DITCH PER EDC SD# 110.
- STA 13+43.00 CONSTRUCT 36" OC# PER EDC SD# 115A. RIM=616.00; FL=603.10.
- PLACE 10 LF 12" HDPE AT 5% SLOPE.

Water Notes

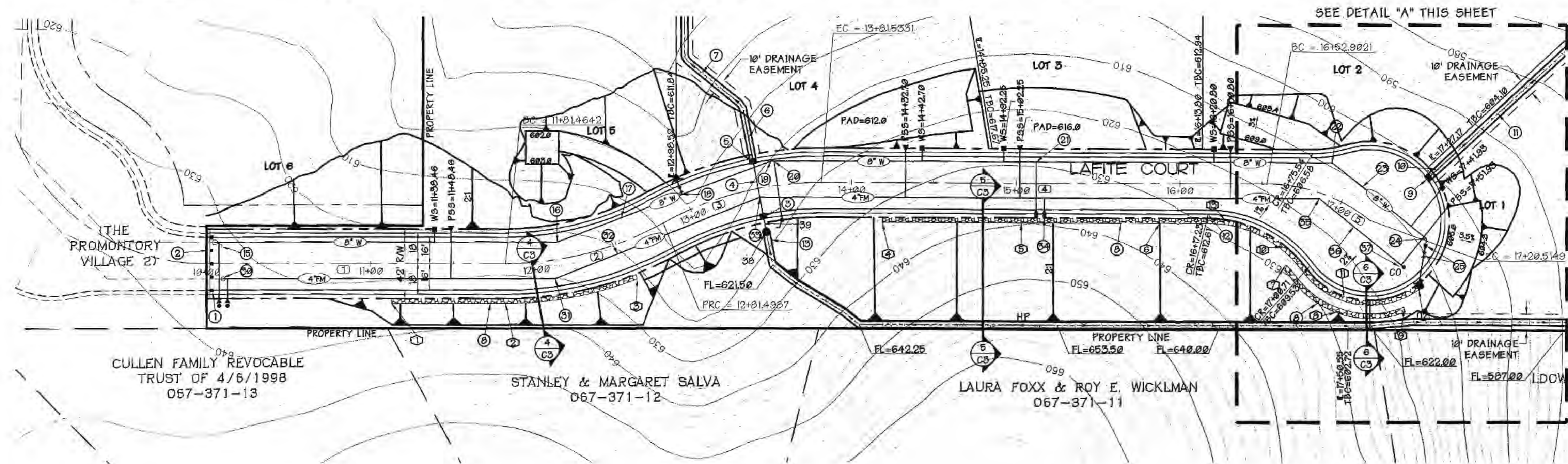
- STA 10+07.55 REMOVE (E) BLOWOFF AND RETURN IT TO E.I.D. YARD. CONNECT TO (E) WATERLINE AS SHOWN IN PROFILE, INSTALL 1" ARV.
- STA 12+14.25 WL P13=20.69'. INSTALL 8" 22 1/2" ELBOW.
- 600' 2742" W 130.67'
- STA 12+00.52 INSTALL 8"x8"x6" TEE AND FIRE HYDRANT ASSEMBLY PER E.I.D. SD# W4 AND W5.
- STA 13+53.00 WL P13=20.69'. INSTALL 8" 22 1/2" ELBOW.
- STA 13+55.00 INSTALL 2" BLOWOFF PER E.I.D. SD# W12A.
- STA 15+12.25 INSTALL 1" ARV.
- STA 16+06.71 WL P13=30.74'. INSTALL 8" 45" ELBOW.
- 600' 2742" W 63.24'
- STA 17+54.00 WL P13=50.54'. INSTALL 8" 45" AND 11 1/4" ELBOW.
- STA 17+56.00 INSTALL 8"x6" REDUCER & FIRE HYDRANT ASSEMBLY PER E.I.D. SD# W4 AND W5.

Sewer Notes

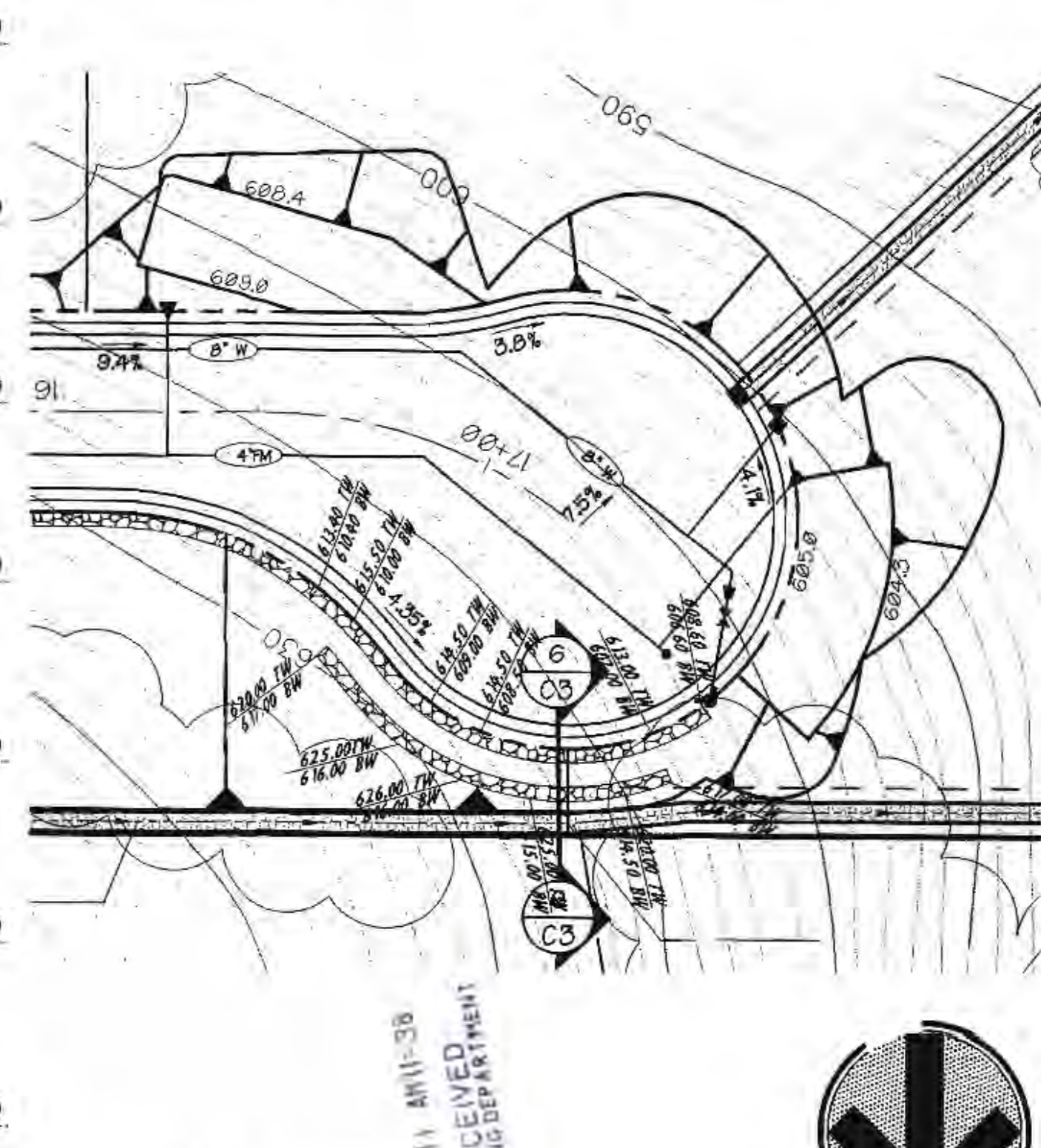
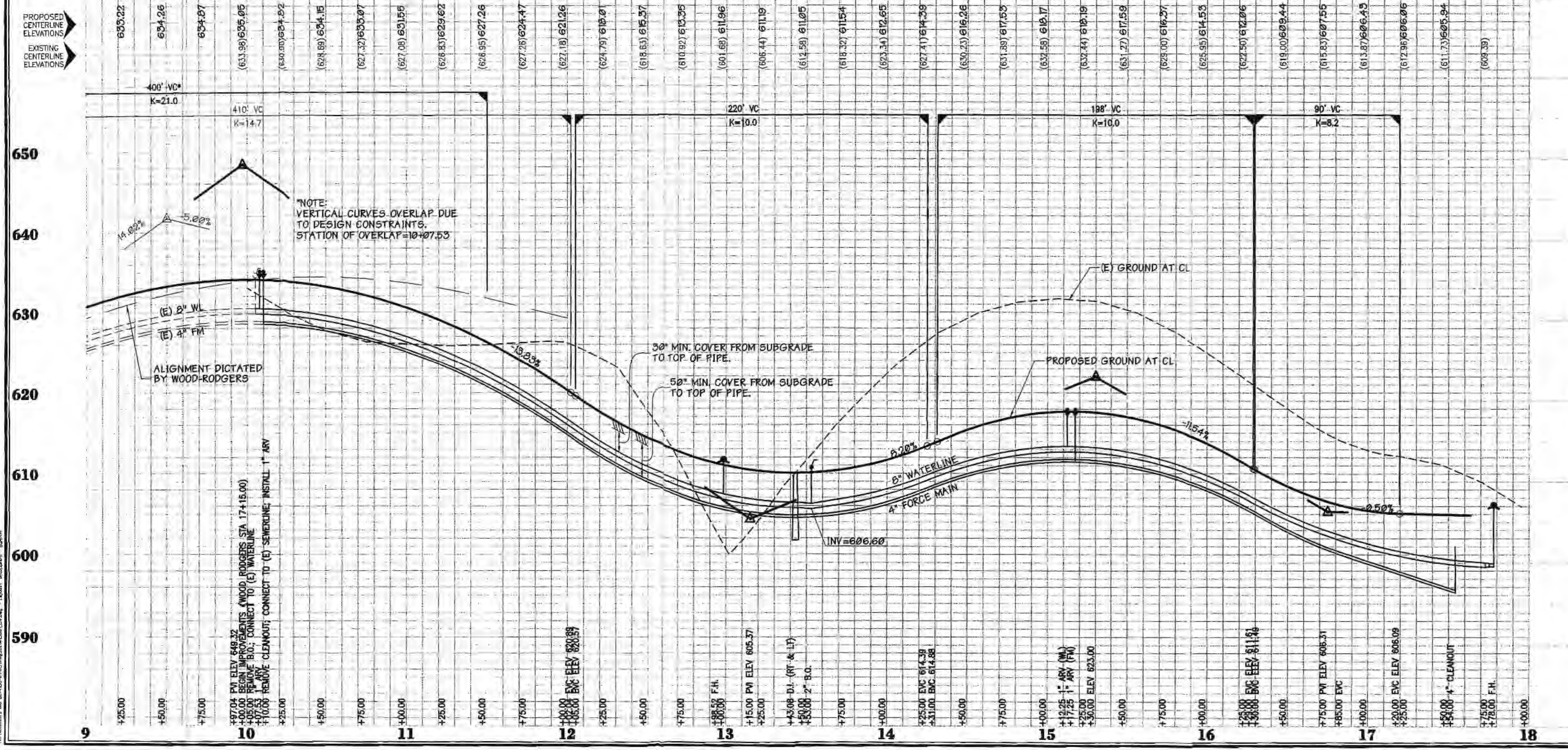
- REMOVE (E) CLEANOUT AND RETURN IT TO E.I.D. YARD. CONNECT TO (E) SEWERLINE AS SHOWN IN PROFILE.
- STA 12+10.19 FM P13=2149'. INSTALL 4" 22 1/2" ELBOW.
- 600' 3030" W 133.74'
- STA 13+43.00 FM P13=2149'. INSTALL 4" 22 1/2" ELBOW.
- STA 15+17.25 INSTALL 1" ARV.
- STA 16+06.20 FM P13=30.74'. INSTALL 4" 45" ELBOW.
- 600' 2742" W 65.50'
- STA 17+54.00 INSTALL 4" CLEAN OUT PER EID SD# 510.

Centerline Tabulation

No	STATIONING	CHORD DIRECTION & DIST	Δ DIST	RADIUS	DELTA
①	10+00.00	N 10°50'46" W 10.146	10.146		
②	10+14.6	S 75°48'30" W 80.99	102.03	200.00	28°59'20"
③	10+14.9	S 75°49'30" W 90.99	102.03	200.00	28°59'20"
④	10+15.3	N 69°50'46" W 27.136	27.136		
⑤	10+52.00	N 70°28'35" W 66.23	67.61	100.00	30°44'22"



Lafite Court



Detail "A"

SCALE: 1"=30'



CARLTON
Engineering Inc.
1983 Proderos Road, Suite 200, CA 95826
Voice: 530.827.2515 Fax: 530.827.6545

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. SCARBOROUGH
No. 42897
MARCH 31, 2006
CIVIL
STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION

PROMONTORY - LOT 2C
TM# 98-1356
PLAN AND PROFILE

Project Location:
El Dorado Hills
Ownership Information:
AKT Promontory
7700 College Town Dr., Ste.101
Sacramento, CA 95826

DESIGNED	NIC	DATE	09/29/2005
DRAWN	MJG	PROJECT SCALE	1"=40'
JOB No.	4159-01-03	VERT. SCALE	1"=8'
SHEET	030504-1303		

C4 of 8

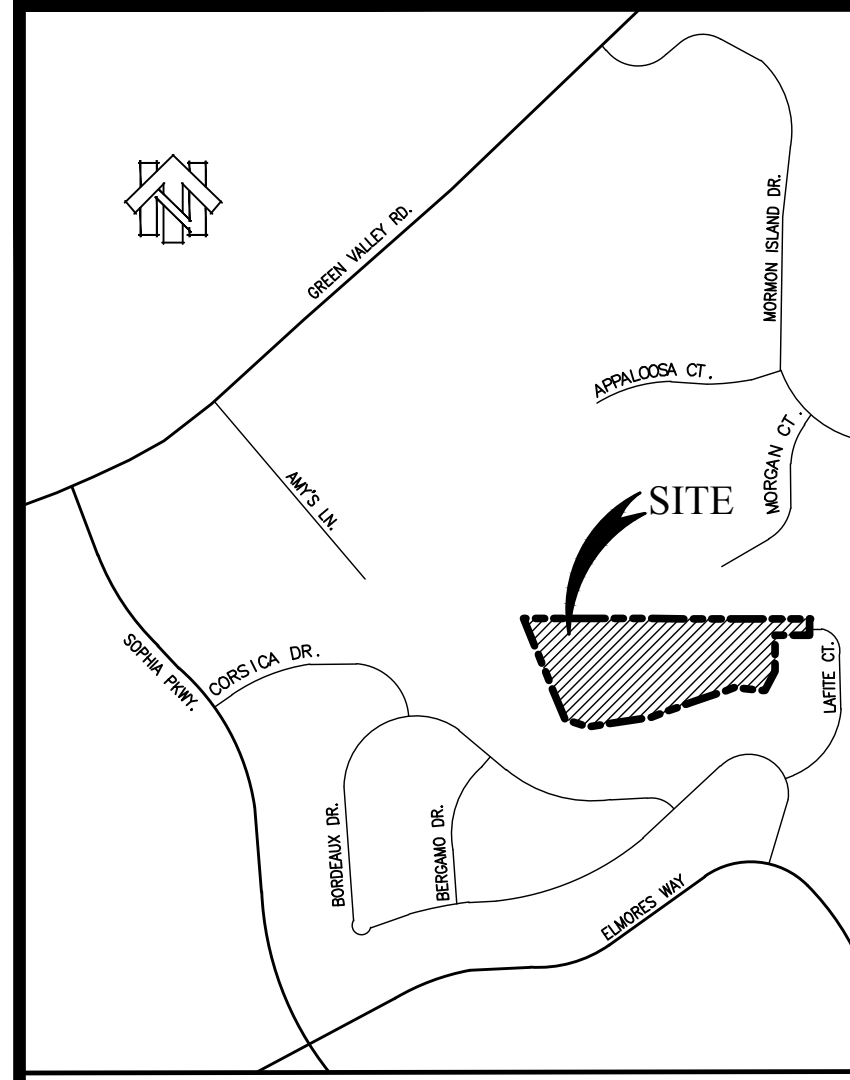
REVISED TENTATIVE MAP PROMONTORY VILLAGE 2C

COUNTY OF EL DORADO

A PORTION OF TM# 98-1356E (VILLAGES 1-5)
NOVEMBER, 2015

STATE OF CALIFORNIA

0 25' 50' 100'
SCALE: 1" = 50'



VICINITY MAP
NOT TO SCALE

OWNERS OF RECORD
AKT PROMONTORY LLC
7700 COLLEGE TOWN DR #101
SACRAMENTO, CA, 95826-2303

APPLICANT
AKT PROMONTORY LLC
7700 COLLEGE TOWN DR #101
SACRAMENTO, CA, 95826-2303

ENGINEER
cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3033 Morley Circle, Rancho Cordova, CA 95742
916.486.8888 • www.ctaeng.com

MAP SCALE
1" = 50'

CONTOUR INTERVAL
CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAMMETRY

SECTION, TOWNSHIP and RANGE
POR. SECS 28, T.10 N., R.8E.

ASSESSOR'S PARCEL NUMBER
124-070-05

PROPOSED ZONING
NO PROPOSED CHANGE

PRESENT ZONING
PROMONTORY SPECIFIC PLAN - PRHLL

TOTAL AREA
7.15 ACRES

TOTAL NO. of PARCELS

RESIDENTIAL LOTS
SINGLE FAMILY LOTS - 2 ... 247,410 (5.68 AC)

LETTERED LOTS
OPEN SPACE - LOT A 38,850 (0.89 AC)
ROADWAY - LOT R 25,168 (0.58 AC)

MINIMUM LOT AREA
122,711 SQUARE FEET (2.82 AC)

WATER SUPPLY and SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

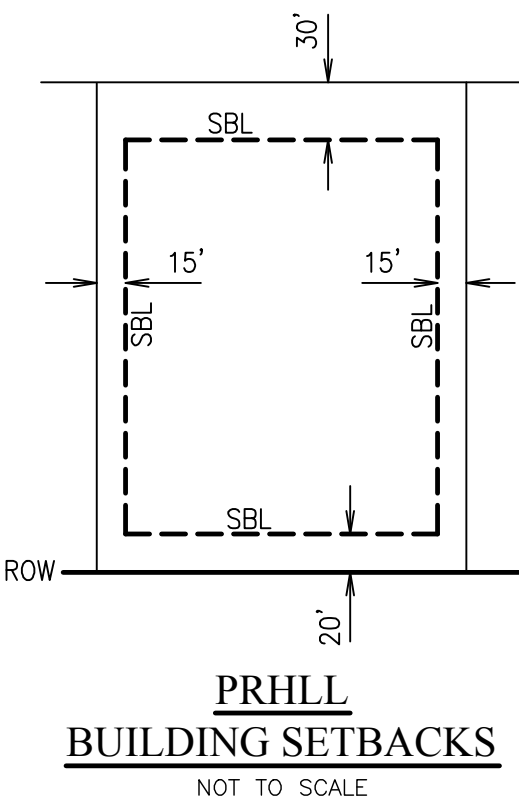
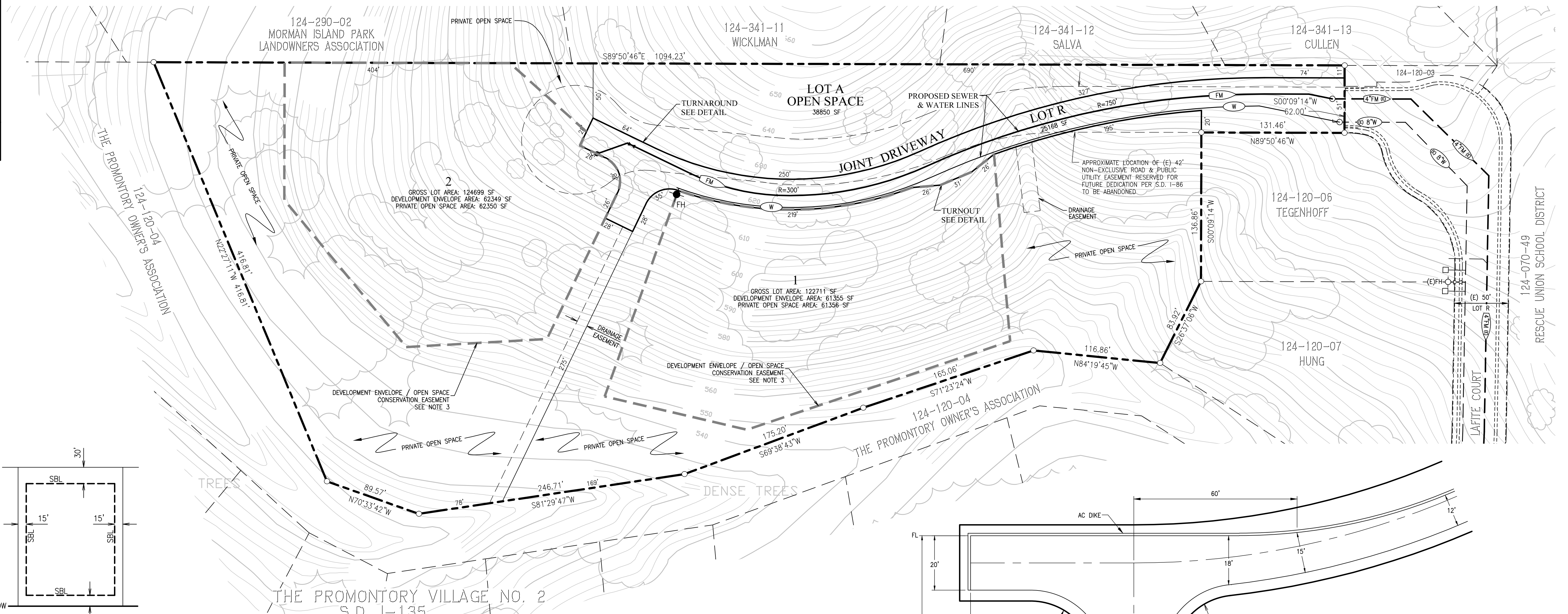
PROPOSED STRUCTURAL FIRE PROTECTION
EL DORADO COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION
NOVEMBER, 2015

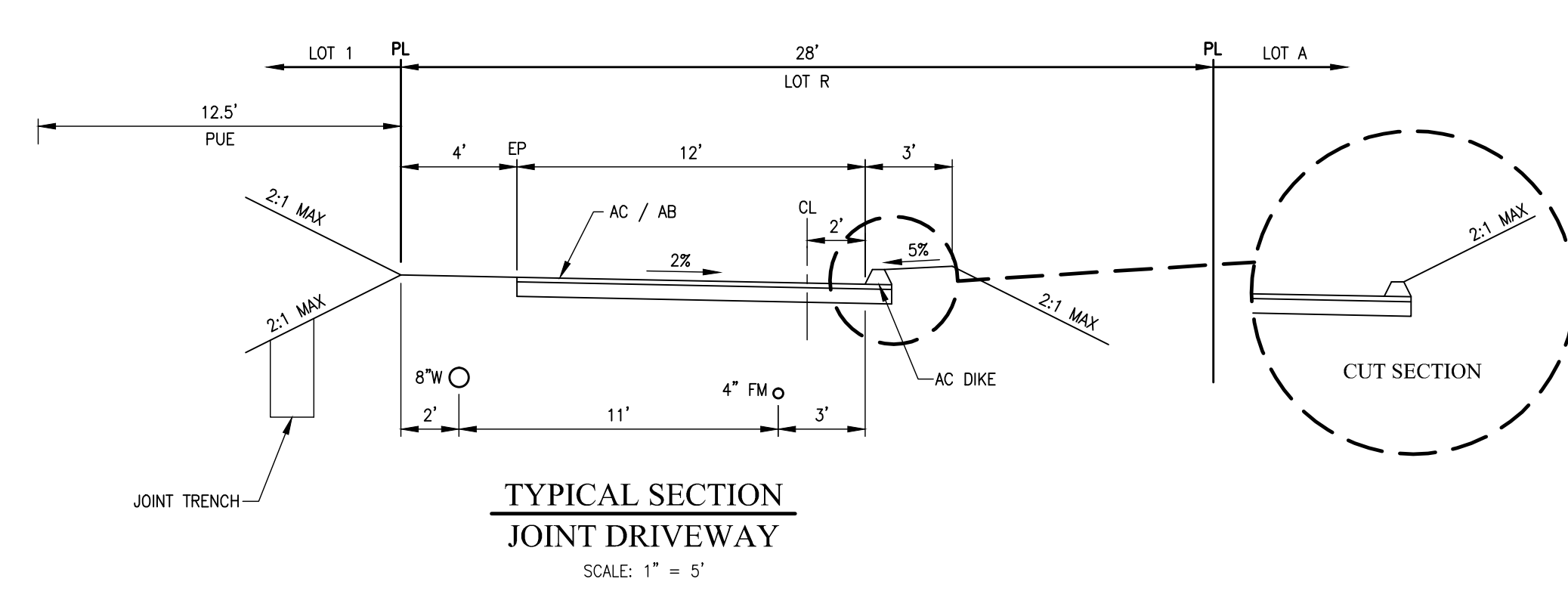
PHASING PLAN NOTICE
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE, AND ROADWAY LOTS WILL BE SUBJECT TO THE NUMBER AND CONFIGURATION OF MULTIPLE FINAL MAPS.

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "PROMONTORY VILLAGE 2C" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE SPECIFIC PLAN AND BY THE COUNTY OF EL DORADO.

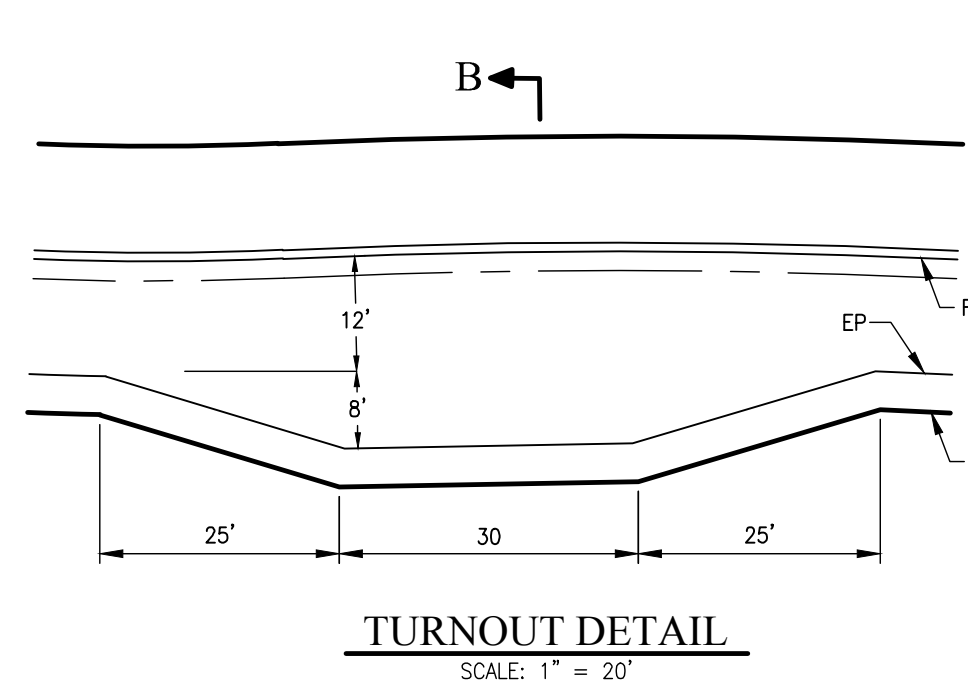
BRIAN M. ALLEN P.E. 60764 DATE



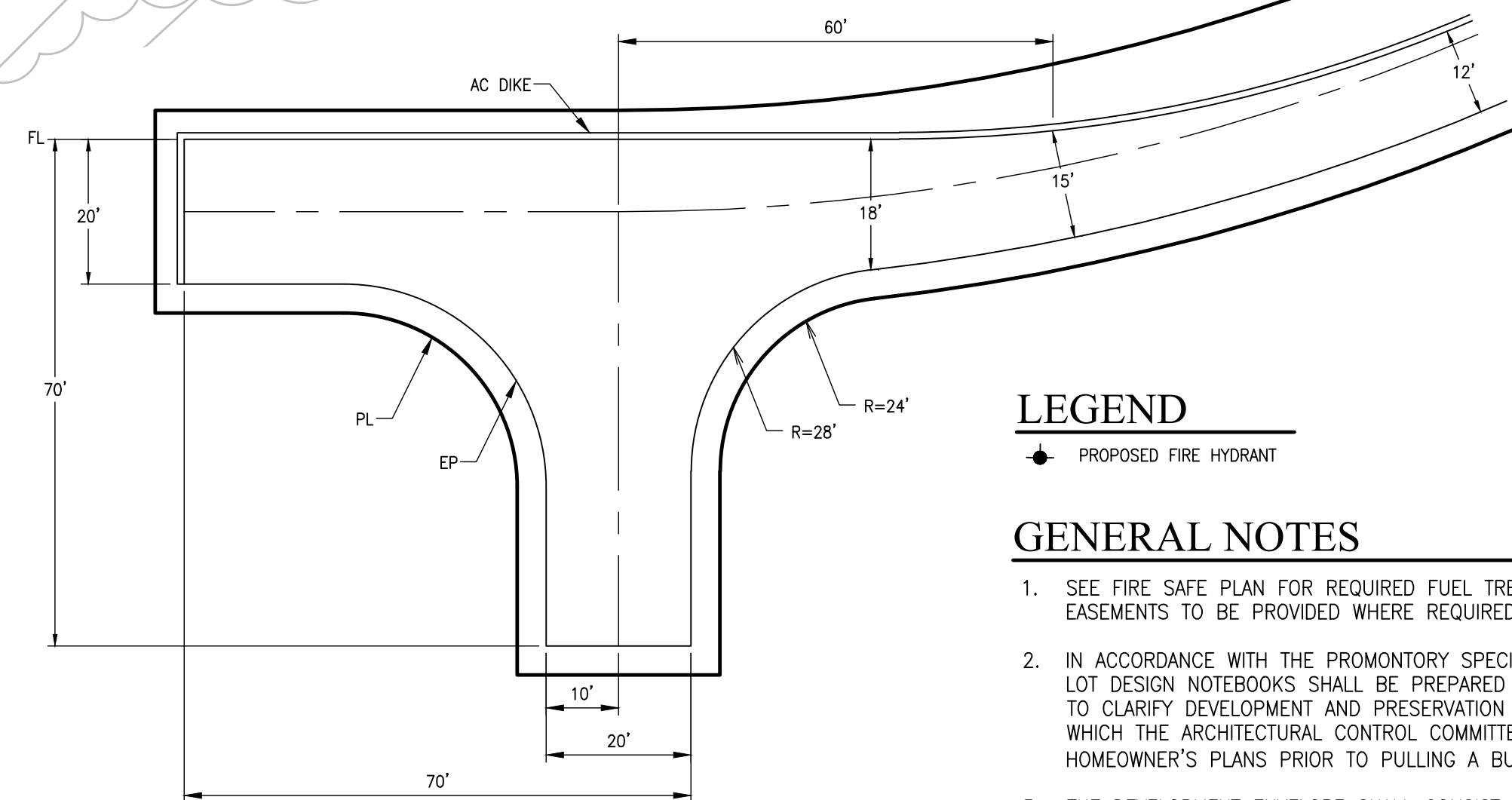
PRHLL BUILDING SETBACKS
NOT TO SCALE



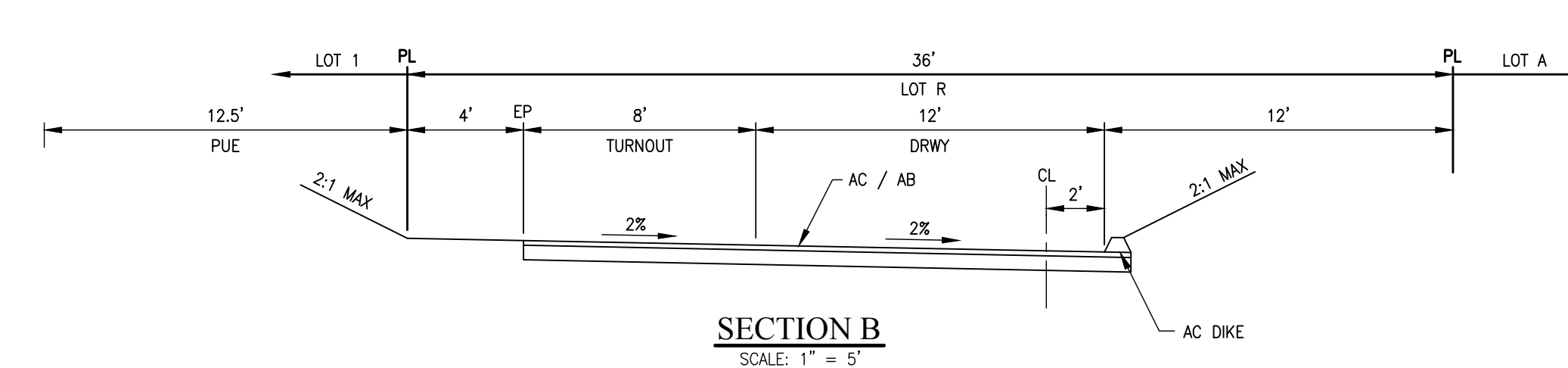
TYPICAL SECTION JOINT DRIVEWAY
SCALE: 1" = 5'



TURNOUT DETAIL
SCALE: 1" = 20'



TURNAROUND DETAIL
SCALE: 1" = 20'



SECTION B
SCALE: 1" = 5'

LEGEND

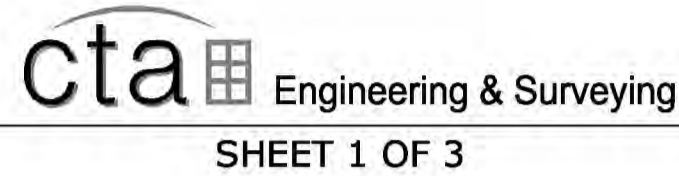
● PROPOSED FIRE HYDRANT

GENERAL NOTES

- SEE FIRE SAFE PLAN FOR REQUIRED FUEL TREATMENT ZONES. EASEMENTS TO BE PROVIDED WHERE REQUIRED.
- IN ACCORDANCE WITH THE PROMONTORY SPECIFIC PLAN, CUSTOM LOT DESIGN NOTEBOOKS SHALL BE PREPARED PRIOR TO LOT SALES TO CLARIFY DEVELOPMENT AND PRESERVATION EXPECTATIONS BY WHICH THE ARCHITECTURAL CONTROL COMMITTEE CAN EVALUATE A HOMEOWNER'S PLANS PRIOR TO PULLING A BUILDING PERMIT.
- THE DEVELOPMENT ENVELOPE SHALL CONSIST OF THE DISTURBED AREA OF ANY GIVEN LOT AND SHALL NOT EXCEED 50% OF THE LOT AREA. THE DEVELOPMENT ENVELOPE INCLUDES: THE BUILDING ENVELOPE, PLUS INSTALLED LANDSCAPING, FENCING, AND HARDSCAPE.

PROMONTORY VILLAGE 2C

BEING LOT 2C, AS SHOWN ON THE
"LARGE LOT FINAL MAP OF THE PROMONTORY" IN BOOK I OF MAPS PAGE 86
LYING WITHIN THE NE 1/4 SEC. 28, T10N, R8E, MDM.
COUNTY OF EL DORADO STATE OF CALIFORNIA
AUGUST, 2017



OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOT R AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE, SUBJECT TO THE PROVISION THAT SAID STREETS AND OTHER PUBLIC WAYS, DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES, WHICH WILL PROVIDE SERVICES:

A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, TOGETHER WITH THE FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50') AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT "R" AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

C. SLOPE EASEMENTS, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.

E. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.

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

AKT PROMONTORY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

NOTARY 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)
)
) SS
COUNTY OF _____)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

PRINCIPLE COUNTY OF BUSINESS _____

COMMISSION NO: _____

NAME _____

COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF AKT PROMONTORY LLC IN MARCH, 2016. 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, 2018 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____



KEVIN A. HEENEY LS 5914

PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, _____, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON MAY 10, 2001 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

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

BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, ANDREW S. GABER, THE UNDERSIGNED, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE: _____

ANDREW S. GABER, RCE 45187
COUNTY ENGINEER
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.

DATE: _____

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

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

COUNTY TAX COLLECTOR'S STATEMENT

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

DATE: _____

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

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'R', WHICH ARE HEREBY REJECTED AND DID ALSO ABANDON THE EASEMENT REFERENCED IN THE NOTES.

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

DATE: _____

BY: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____:____:____, IN BOOK _____, OF MAPS, AT

PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF AKT PROMONTORY, 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

PROMONTORY VILLAGE 2C

BEING LOT 2C, AS SHOWN ON THE
 "LARGE LOT FINAL MAP OF THE PROMONTORY" IN BOOK I OF MAPS PAGE 86
 LYING WITHIN THE NE ¼ SEC. 28, T.10N., R8E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 AUGUST, 2017 SCALE: 1"=60'

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S51°45'56"W	26.27'
L2	N67°15'53"E	31.17'
L3	N85°00'22"E	26.04'
L4	N25°44'42"E	28.14'
L5	S64°15'18"E	28.00'
L6	S25°44'42"W	26.00'
L7	S64°15'18"E	26.00'
L8	N25°44'42"E	28.00'
L9	S64°15'18"E	64.00'
L10	N89°50'46"W	73.76'
L11	N89°50'46"W	73.76'

CURVE DATA TABLE				
CURVE #	RADIUS	DELTA	CH BEARING	CH DIST
C1	24.00'	90°00'00"	N19°15'18"W	33.94'
C2	286.00'	50°05'09"	S89°17'52"E	242.13'
C3	764.00'	24°29'41"	S77°54'24"W	324.14'
C4	736.00'	15°12'39"	S78°03'07"W	194.82'
C5	314.00'	40°00'58"	N89°16'54"E	214.87'
C6	24.00'	83°32'41"	S67°31'03"W	31.98'
C7	736.00'	1°39'26"	N71°16'31"E	21.29'
C8	300.00'	50°05'09"	S89°17'52"E	253.98'
C9	750.00'	24°29'41"	S77°54'24"W	318.20'
C10	736.00'	1°11'13"	N72°41'50"E	15.25'
C11	736.00'	12°22'00"	N79°28'27"E	158.55'

cta Engineering & Surveying
 SHEET 2 OF 3

REFERENCES

- S.D. F-44
- S.D. I-135
- S.D. I-86

BASIS OF BEARINGS

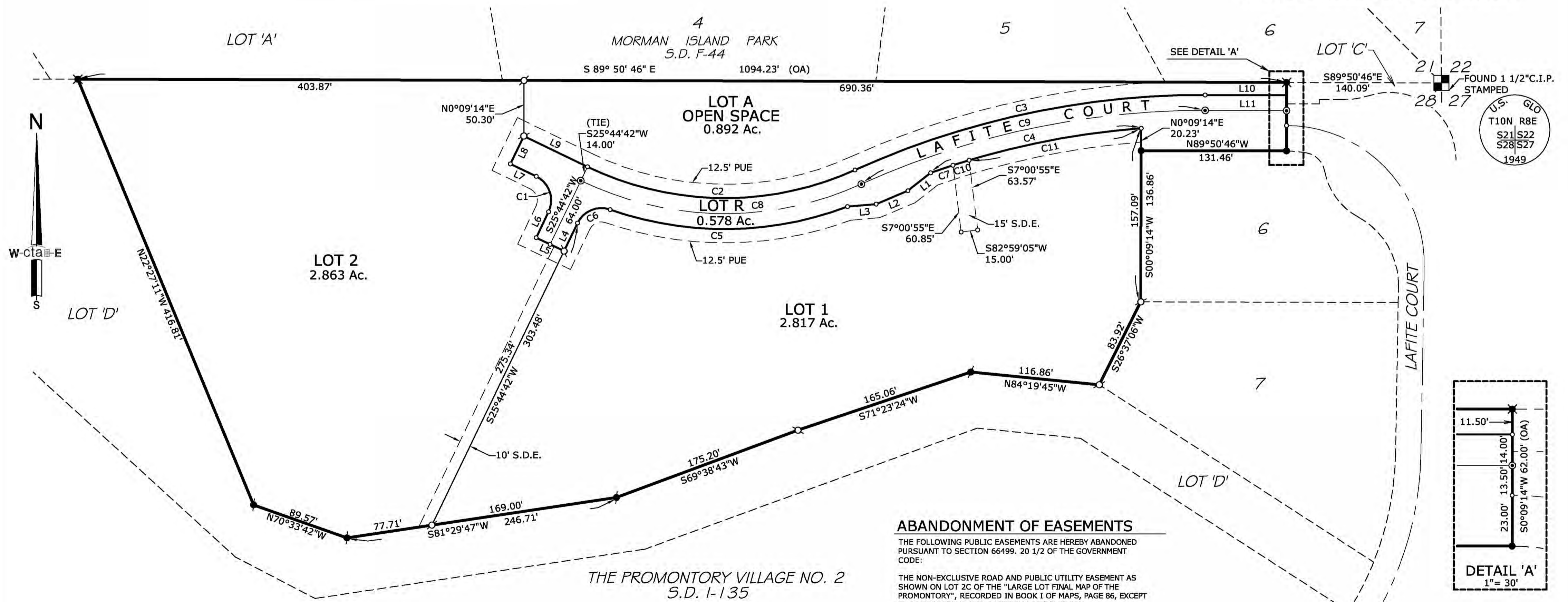
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE LARGE LOT FINAL MAP OF THE PROMONTORY, S.D. 1-86, AND IS BASED ON MONUMENTS SHOWN AS FOUND HEREON.

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ✕ FOUND 1 1/2" C.I.P. STAMPED LS 5854
- ✕ FOUND 1 1/2" C.I.P. STAMPED LS 6046
- FOUND 5/8" REBAR W/ALUMINUM CAP STAMPED LS 6046
- ⊙ SET 5/8" REBAR W/ ALUMINUM CAP STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- //// VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- (OA) OVERALL

NOTES:

- THIS SUBDIVISION CONTAINS 7.149 ACRES GROSS, CONSISTING OF 2 RESIDENTIAL LOTS AND 2 LETTER LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 98-1356R APPROVED BY THE PLANNING COMMISSION ON MAY 10, 2001.
 - LOT 'A' SHOWN HEREON IS DESIGNATED AS "OPEN SPACE" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
 - ALL FRONT & REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
 - ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
 - IN ACCORDANCE WITH THE PROMONTORY SPECIFIC PLAN, CUSTOM LOT DESIGN NOTEBOOKS SHALL BE PREPARED PRIOR TO LOT SALES TO CLARIFY DEVELOPMENT AND PRESERVATION EXPECTATIONS BY WHICH THE ARCHITECTURAL CONTROL COMMITTEE CAN EVALUATE A HOMEOWNER'S PLANS PRIOR TO PULLING A BUILDING PERMIT. SEE SHEET 3.
 - THE DEVELOPMENT ENVELOPE SHALL CONSIST OF THE DISTURBED AREA OF ANY GIVEN LOT AND SHALL NOT EXCEED 50% OF THE LOT AREA. THE DEVELOPMENT ENVELOPE INCLUDES: THE BUILDING ENVELOPE, PLUS INSTALLED LANDSCAPING, FENCING, AND HARDCAPE. SEE SHEET 3.
- ### ABANDONMENT OF EASEMENTS
- THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE:
 1. THE 42' WIDE AND 50' RADIUS CUL-DE-SAC ROAD AND P.U.E. AS SHOWN ON LOT 2C OF THE LARGE LOT FINAL MAP OF THE PROMONTORY LARGE LOT MAP, BOOK I OF MAPS, PAGE 86.



ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499. 20 1/2 OF THE GOVERNMENT CODE:
 THE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT AS SHOWN ON LOT 2C OF THE "LARGE LOT FINAL MAP OF THE PROMONTORY", RECORDED IN BOOK I OF MAPS, PAGE 86, EXCEPT THOSE PORTIONS LYING WITHIN LOT 'R' HEREON.

PROMONTORY VILLAGE 2C

BEING LOT 2C, AS SHOWN ON THE
 "LARGE LOT FINAL MAP OF THE PROMONTORY" IN BOOK I OF MAPS PAGE 86
 LYING WITHIN THE NE ¼ SEC. 28, T.10N., R8E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
 AUGUST, 2017 SCALE: 1"=60'

cta Engineering & Surveying

SHEET 3 OF 3

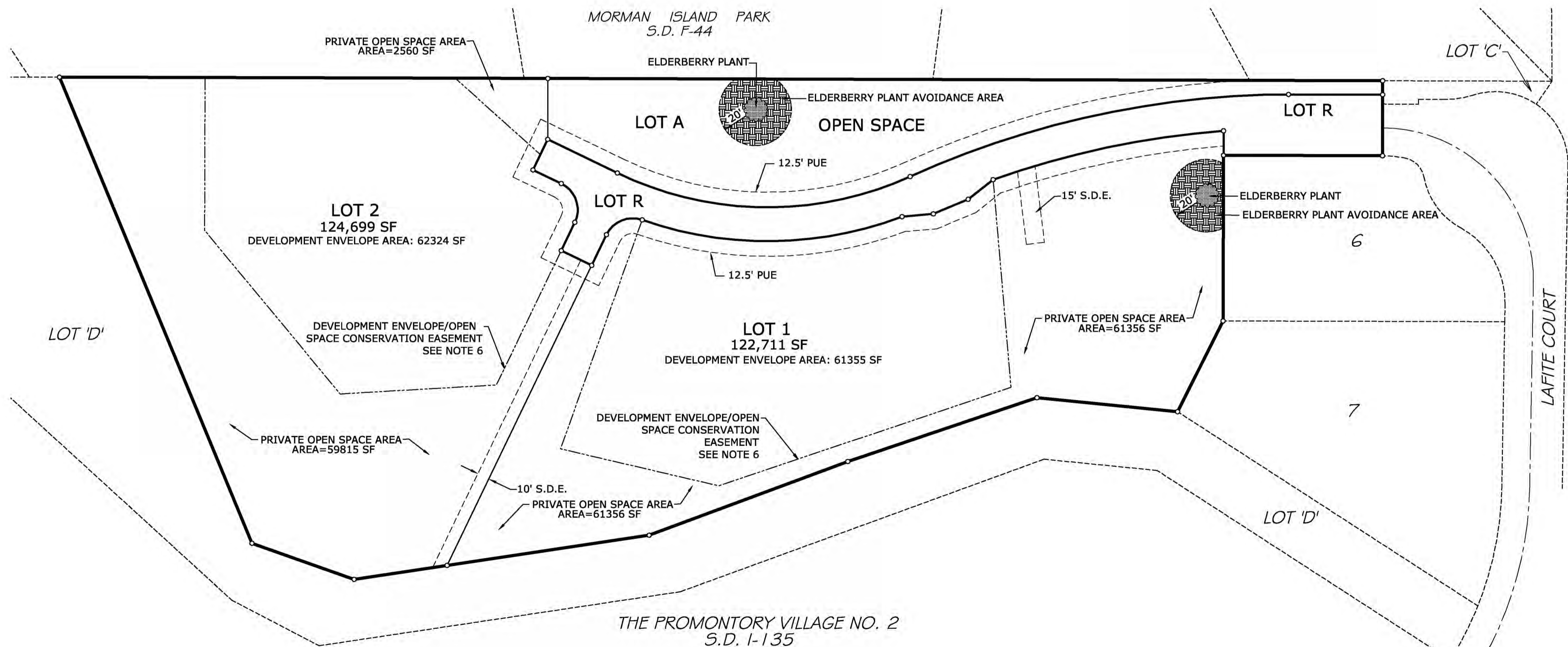
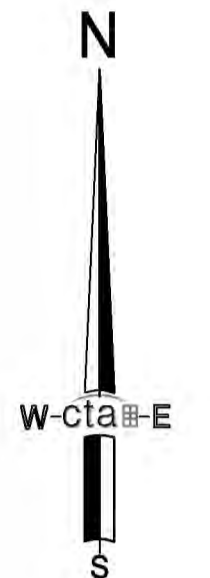
INFORMATIONAL SHEET ONLY

DESIGN LOT NOTEBOOK FOR
 LOT 1 AND 2

NOTES:

1. THIS SUBDIVISION CONTAINS 7.149 ACRES GROSS, CONSISTING OF 2 RESIDENTIAL LOTS AND 2 LETTER LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 98-1356R APPROVED BY THE PLANNING COMMISSION ON MAY 10, 2001.
2. LOT 'A' SHOWN HEREON IS DESIGNATED AS "OPEN SPACE" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
3. ALL FRONT & REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
5. IN ACCORDANCE WITH THE PROMONTORY SPECIFIC PLAN, CUSTOM LOT DESIGN NOTEBOOKS SHALL BE PREPARED PRIOR TO LOT SALES TO CLARIFY DEVELOPMENT AND PRESERVATION EXPECTATIONS BY WHICH THE ARCHITECTURAL CONTROL COMMITTEE CAN EVALUATE A HOMEOWNER'S PLANS PRIOR TO PULLING A BUILDING PERMIT.
6. THE DEVELOPMENT ENVELOPE SHALL CONSIST OF THE DISTURBED AREA OF ANY GIVEN LOT AND SHALL NOT EXCEED 50% OF THE LOT AREA. THE DEVELOPMENT ENVELOPE INCLUDES: THE BUILDING ENVELOPE, PLUS INSTALLED LANDSCAPING, FENCING, AND HARDSCAPE.
7. ELDERBERRY PLANTS AS SHOWN HEREON ARE SUBJECT TO THE UNITED STATES, DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE 1999 GUIDELINES AND/OR ANY UPDATES.

"THE DEVELOPMENT ENVELOPE/OPEN SPACE CONSERVATION EASEMENT CONFIGURATION AS SHOWN ON THIS SHEET IS SCHEMATIC ONLY AND SUBJECT TO CHANGE. THE ARCHITECTURAL CONTROL COMMITTEE ESTABLISHED FOR THIS SUBDIVISION, WILL DETERMINE THE FINAL CONFIGURATION OF THE DEVELOPMENT ENVELOPE/OPEN SPACE CONSERVATION EASEMENT ON A LOT BY LOT BASIS FOR CONFORMANCE WITH THE PROMONTORY SPECIFIC PLAN REQUIREMENTS, WHEN EVALUATING THE HOMEOWNER'S PLANS PRIOR TO SUBMITTAL AND/OR ISSUANCE OF A BUILDING PERMIT. IT IS NOT THE INTENT OF THIS INFORMATIONAL SHEET TO RESTRICT THE DEVELOPMENT ENVELOPE/OPEN SPACE CONSERVATION EASEMENT TO THE CONFIGURATION SHOWN, BUT TO PROVIDE CONSTRUCTIVE NOTICE THAT THE LOTS SHOWN HEREON MUST COMPLY RELATED REQUIREMENTS OF THE PROMONTORY SPECIFIC PLAN."



Verification Conformance to Conditions of Approval

The following details the conditions of approval for the Promontory Village 1-5 Tentative Subdivision Map as approved in June 1999 (original map) and December 2015 (revised map). As applicable, each condition is substantiated with a response verifying conformance.

Conditions of Approval

- I. This time extension is based upon and limited to compliance with the project description, the Planning Commission hearing exhibit marked Exhibit E and original 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 would constitute a violation of permit approval.

Time extension to approved Promontory Villages 1-5 Tentative Map for four years to June 24, 2018 pursuant to the Promontory Specific Plan Development Agreement and Subdivision Map Act Section 66452.6(a)

Response: Acknowledged. No response necessary.

The following are the original conditions of approval for the Promontory Villages 1-5 Tentative Map (based on TM98-1356R)

IMPROVEMENT PLANS & GENERAL CONDITIONS ROADS

1. Green Valley Road shall be widened from the Russell Ranch Road Intersection to the intersection of Francisco Drive. As a minimum, the widening shall include: a) two eastbound lanes; b) one westbound lane, and; c) a continuous two-way left-turn lane along commercial frontage (approximate Station 1+530 to Station 1+740). Said widening shall conform to the existing improvements just west of Francisco Drive at approximate Station 3+300. Said widening shall include left-turn pockets at existing public road intersections and be consistent with the widths, alignment, and structural section of the ultimate facility.

As an alternative, the ultimate improvements to Green Valley Road or portion thereof, may be constructed if it is determined that construction of the ultimate improvements is more convenient, feasible, and beneficial.

The intersection of Russell Ranch Road and Green Valley Road shall be improved to provide: a) an exclusive westbound left-turn lane; b) an exclusive eastbound right-turn lane; c) dual northbound left-turn lanes, and; d) an exclusive northbound right-turn lane. These intersection improvements shall be consistent with the widths, alignment, and structural section of the ultimate facility.

The County shall cause the improvements contained in this condition to commence prior to the issuance of the first Building Permit in Villages 1-5. The developer shall be

responsible for advancing the full funding for these improvements, subject to a reimbursement/credit agreement executed between the developer and the County.

Response: Approval of both the Green Valley Road and Collector Road Improvement Plans by Transportation Department and execution of Green Valley Road Reimbursement Agreement between El Dorado County and AKT Development satisfies this condition.

2. Russell Ranch Road shall be constructed to an improved (total) interim width of 40' (two-lane roadway), consistent with the alignment and structural section of the ultimate facility. Construction from Green Valley Road to H3 Street shall occur with the first phase. Construction from H3 Street to ES Street shall occur with any subsequent phase in Villages 1, 3, or 5.

Response: Transportation Department approval of the Collector Road Improvement satisfies this condition.

3. Construction of through circulation from Russell Ranch Blvd. to Brittany Way shall occur with the first phase (H3 street to A5 Street, A5 Street to Brittany Way, and Brittany Way).

Response: Transportation Department approval of the Collector Road Improvement satisfies this condition.

4. All roads shall be constructed in conformance with the Design and Improvements Standards Manual with the following widths:

Village 2

ROAD NAME	Promontory Reference	ROAD WIDTH	EXCEPTIONS/NOTES
<u>Brittany Way</u> Crown Valley Subdivision to A5 Street	Community Collector	40 ft (60 ft RW, plus utility, parking and slope easements)	Type I Rolled curb & gutter; 4' sidewalks on both sides.
<u>A2 Street</u> , lot 12 to lot 19 <u>B2 Street</u> , lot 31 to lot 78 <u>C2 Street</u> ,	Upland Two Way Road	28 ft (38 ft RW, plus utility, parking and slope easements)	Type I Rolled curb & gutter; 4' sidewalks on both sides; parking bays not required ADT < 350.
<u>D2 Street</u>	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type I Rolled curb & gutter; 4' sidewalks on both sides; *parking required.
<u>A2 Street</u> from Russell Ranch Road to B2 Street Intx (west) and <u>B2 Street</u> from H3 Street to A2 Street Intx (east)	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type I Rolled curb & gutter; 4' sidewalks on both sides; *parking required.

<u>E2 Court</u>	Upland Two Way Road	*28 ft (36 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4'sidewalk on downhill, Lot side only; *parking required
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*Acceptable Alternative Designs:

- 1) 36'roadway width (requires 46' RW), 2) 28' width plus on-street parking bays or; 3) 28' width - no on street parking with additional off-street parking provided, not in tandem with the lots' required parking.

Response: Transportation Department approval of the Collector Road Improvement satisfies this condition.

5. Where constrained by topography, sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to filing the final map. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements to be provided where necessary.

Response: This condition does not apply to this village as there are no off-site sidewalks or trails required.

6. An irrevocable offer of dedication for rights-of-way (R/W) shall be made, in fee, of the widths shown in the preceding table for the proposed roads, with slope easements where necessary. Said offer may be rejected for those villages with privacy gates at the time of the final map, in which case, a County Service Area Zone of Benefit, or other entity shall be established in order to provide for the long-term maintenance of the roads. Said offer may be accepted for villages without gates subject to improvements and inclusion in a zone of benefit for road maintenance purposes.

Response: Condition satisfied. An irrevocable offer of dedication has been made as noted on the Final Map. An HOA exists in the event the County rejects the offer, which is anticipated.

7. An irrevocable offer of dedication, in fee, shall be made of 55 feet in radius for the cul-de-sacs, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a County Service Area Zone of Benefit, or other entity shall be established in order to provide for the long-term maintenance of the roads. Said offer may be accepted for villages without gates subject to improvements and inclusion in a zone of benefit for road maintenance purposes.

Response: Condition satisfied. An irrevocable offer of dedication has been made as noted on the Final Map. An HOA exists in the event the County rejects the offer, which is anticipated.

8. Turnarounds shall be constructed at the entry gates of the various Villages and are subject to the review and approval by the Department of Transportation and the El Dorado Hills Fire Department at the improvement plan stage.

Response: Condition satisfied. Gates have been previously installed serving the entire Village 2.

9. Subdivision improvements shall include 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 Transportation Director. Driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements.

As an alternative, downhill lots with fill in excess of six feet may have a Notice of Restriction filed on the lot which allows structural driveway access only.

The CC&Rs shall include provisions for the following: Construction of driveways shall be at the time of Building Permit for each individual lot. The Promontory Design Review Committee (DRC) shall review the placement of individual homes and driveways within the project. Site improvement plans for each lot shall be prepared by a Civil Engineer registered to practice in the State of California, based on the DRC approved site plans and shall include slope stabilization and erosion control methods acceptable to the El Dorado County Resource Conservation District. Provisions for the disposal of excess fill material shall be incorporated into the individual lot grading and/or Building Permit(s), filed with the Building Department.

Lots where the street at the access point is in excess of a six foot cut or fill height shall be indicated on the final map. The developer shall demonstrate, in conjunction with the improvement plans, that each lot is accessible by County Standards, including the provisions of this condition.

For driveways in cut slopes, the County Engineer may require test pits to be excavated at the point of deepest excavation for the proposed driveway, utilizing a 19 to 21 foot-class loader/backhoe or equivalent, to demonstrate the constructability of the proposed driveways. Driveways shall be constructed with the street improvements where said equipment is unable to perform excavation of the test pit.

Response: Condition has been satisfied with the approval of the Improvement Plan for the subdivision by Transportation Department.

10. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district, subject to review and approval by the Department of Transportation.

Response: This condition does not apply to Village 2C.

DRAINAGE

11. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, the Promontory Master Drainage Study (July 1997, Cooper, Thorne & Associates) and the Willow - Humbug Creek Watershed Memorandum of Understanding between the County of El Dorado and the City of Folsom, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with above referenced documents. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the above referenced documents.

Response: Condition has been satisfied with the approval of the Improvement Plan, which included review and approval of a Drainage Report, for the subdivision by Transportation Department.

12. Cross lot drainage shall be avoided wherever possible. When cross lot drainage does occur, it shall be contained within dedicated drainage easements. 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. As an alternative, the CC&Rs may contain a provision for the downstream property owner(s) to accept sheet flow from the upstream property owners, subject to review and approval by the Department of Transportation at the improvement plan stage. Additionally, the Promontory Design Review Committee shall review all home site plans for drainage.

Response: Condition has been satisfied with the approval of the Improvement Plan for the subdivision by Transportation Department.

13. The subdivider shall be required to form a County Service Area Zone of Benefit, or other entity to fund drainage facilities maintenance and improvement services. The funding mechanism for these services must be established prior to approval of the final map. It is recommended that a special tax be used as the funding mechanism.

Response: Condition is satisfied with the existing Promontory HOA which would serve this subdivision,

14. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.

Response: Condition has been satisfied with the approval of the Improvement Plan, which includes this standard, for the subdivision by Transportation Department.

15. This project is proposing mass pad grading. Section 15.14.460 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance 4170, 8/20/91) states that a mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance. The district supervisor will be allowed fifteen (15) calendar days to respond, before the grading permit is issued.

Response: This condition does not apply to this subdivision.

PLANNING DEPARTMENT CONDITIONS

16. The four-acre park shall be dedicated to the El Dorado Hills CSD concurrently with or prior to filing the first final map. The 10-acre Village Center park site shall also be dedicated to the El Dorado Hills CSD prior to or concurrently with the final map for Village 3.

Response: This condition does not apply to this subdivision.

17. A letter from Pacific Bell shall verify easements for Pacific Bell utilities are accurately shown on the final map.

Response: A letter from AT&T, which confirms the easements necessary to serve the subdivision, satisfies this condition.

18. Verification that a joint trenching agreement has been established with the cable television provider.

Response: A letter from Media One, which confirms joint trenching agreement for the subdivision, satisfies this condition.

19. The County reserves the right to impose additional reasonable conditions relating to the filing of multiple final maps and phasing on the tentative map. Reasonable conditions, at a minimum, will include a letter of approval from the El Dorado Hills Fire Department and a finding of substantial compliance with the approved tentative map from the Planning Director.

Response: Condition has been satisfied with the approval of the Improvement Plan, which includes this standard, for the subdivision by Transportation Department.

20. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map, the subdivider shall submit to the Planning Director for approval:

- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
- b. Improvement plans prepared by a civil engineer of the required off-site improvements.
- c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required 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.

Response: There are no off-site improvements required for this subdivision; as such this condition does not apply.

SPECIFIC PLAN REQUIREMENTS

21. Incorporate a 30-foot landscape corridor adjacent to Russell Ranch Road. Planting plan is subject to a Site Plan Review through the County Planning Department.

Response: This condition does not apply to this subdivision.

22. Prior to recordation of the final map, an approved "Open Space Management Plan" shall be prepared addressing, at a minimum, the management and maintenance of open space within the subdivision, subject to review and approval by the Planning Department. If any areas are to be maintained by the El Dorado Hills CSD or other entity, then the other entity must also review and approve the applicable portion of the Open Space Management Plan.

Response: This condition has been previously satisfied with the approval of Open Space Management Plan dated February 17, 2000.

23. The final map shall identify the following for each Hillside Standard Lot: Development area, Building Envelopes, and Open Space Conservation Easements. The final map shall substantially comply with the development area, building envelope, and open space conservation easement exhibit map dated December 31, 1998.

Response: Development of this subdivision shall be conducted in accordance with the Promontory Specific Plan standards, which includes Hillside Standard Lot Development Area, Building Envelopes and Open Space Conservation Easements.

24. The recordation of the final map will fix the Specific Plan zone boundaries to the lot lines finally established.

Response: The zone boundaries of the Specific Plan have been previously fixed.

25. The subdivision shall annex into the El Dorado Irrigation District service boundary for water and sewer service. A water and sewer meter award letter or similar document shall

be provided by the water purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.

Response: The applicant previously purchased 81 meters (Promontory Village No. 2 LLFM (Bk. I, Pg. 135B) of which 76 have been installed, thus leaving 5 remaining. Unit 2C will utilize two of the remaining five meters, which is depicted in the attached meter award letter.

26. The applicant may be reimbursed for improvements in accordance with Chapter 16.16.080 of the County Code.

Response: No reimbursement is applicable to this Village, except the Advance Funding and Reimbursement Agreement – Green Valley Road Improvements.

CONDITIONS FROM ENVIRONMENTAL REPORTS

27. The final tree mitigation plan required in mitigation measure 4.8.1 shall be submitted to the Planning Department. All applicable implementation protocols shall be incorporated into project improvement plans, subdivision Design Notebook and/or project CC&Rs.

Response: Condition satisfied. Oak tree impacts in Unit 2C shall be mitigated in accordance with the Oak Tree Protection, Revegetation, and Monitoring Plan dated 07/12/05 and “The Promontory Oak Tree Canopy Mitigation Status Report and Addendum No. 1”.

28. In order to minimize impacts to nesting raptors, a focused survey of the site for active nests is required between February and July within 30 days of the beginning of construction. If active nests are found, no construction activities (including grading, heavy equipment use or otherwise unnatural noise levels) shall take place within 250 feet of the nest until the young have fledged. Trees containing nests, or burrows that must be removed as a result of project implementation should be removed during the non-breeding season (August to January). If no active nests are found during the survey no further surveys are required. However, if construction activities are proposed to occur during the breeding season (in subsequent years) within areas of potential habitat, a new survey will be required to determine the status of nest activity for that season.

Response: Condition satisfied. The approved Improvement Plan for the subdivision incorporates the above requirement.

29. The Promontory Villages 1-5, State Responsibility Area Wildfire Safety Plan, September 1998 fire hazard reduction measures shall be implemented during construction of the subdivision, implemented by the homeowners and incorporated into the homeowners association, subdivision CC&Rs or equivalent enforcement entity.

Response Condition satisfied. Item 2.64 of the approved CC&R’s and the Updated Wildfire Safety Plan – Addendum B dated 12/29/15 incorporate this standard.

30. Prior to approval of improvement plans or issuance of grading permits, recommended cultural resource protection measures identified in the Supplemental Inventory and Evaluation of Cultural Resources, Ric Windmiller, Consulting Archaeologist, September 1998, shall be implemented, subject to review and approval by the Planning Director and DOT.

Response: There are no cultural resource has been identified in this portion of the Unit 2 village.

31. The Promontory Villages 1-5 tentative map, TM98-1356, shall be subject to any future plans adopted by the County regarding the alignment, maintenance, timing and responsibility for construction of the Russell Ranch Road extension through the Promontory Village Center and into Folsom.

Response: Condition satisfied, Russell Ranch Road (now called Sophia Parkway) has been constructed and is currently maintained by the County.

32. Prior to recording any final map, a homeowners association, lighting and landscaping assessment district or other appropriate funding mechanism shall be created or formed to provide funding for on-going maintenance of landscaped corridors, street and entry lighting, pedestrian easements, street scape and entry features, trails, emergency ingress-egress roads, and other project features.

Response: Condition satisfied. An HOA and LLAD have been formed for the ongoing maintenance of these improvements and amenities.

33. Privacy gates shall be permitted into Villages 1, 2, 3, 4 and 5 as shown on the tentative and Exhibit D prepared by Wood Rodgers, Inc., dated January 19, 2001.

Response: Condition has been satisfied with the approval of the Improvement Plan for the subdivision by Transportation Department.

34. Prior to the issuance of any final map within Villages 1-5, or the issuance of any building permit within the Promontory project, but not later than December 22, 1999. The applicant shall pay the sum of \$499,640.89 to the El Dorado Union High School District (EDUHSD) to satisfy that portion of Section 3.5 of the Promontory Specific Plan Development Agreement for the advance payment of fees to the EDUHSD.

Response: This condition has been previously satisfied with the payment of the required amount.

35. There shall be no spur road southeast of Lot P in this subdivision. This road will be included in a future phase of Village 6.

Response: This condition does not apply to Unit 2C portion of the Village 2.

36. A turnaround shall be constructed at each entry gate of this subdivision and is subject to the review and approval by the Department of Transportation at the improvement plan stage.

Response: The entry gates have been constructed and accepted with previous improvements for the overall Village 2.

37. Gates are subject to El Dorado Hills Fire Department review and approval. A separate agreement or contract shall be established between the developer and the Fire Department to provide for maintenance of the gates including testing, servicing and other provisions required by the Fire Department.

Response: The entry gates have been constructed and accepted with previous subdivision improvements for the overall Village 2.

Promontory Specific Plan Environmental Impact Report (EIR) Mitigation Measures

The following is a summary of Final Map verification to applicable mitigation measures (MM) from the certified Promontory Specific Plan Environmental Impact Report (EIR).

Mitigation Measure 4.2.1a Timing is prior to construction. This MM is applicable. The preparation of Improvement Plans area part of the COA for the TM.

Mitigation Measure 4.2.1b Timing is during construction. This MM is applicable. The preparation of Improvement Plans will show where staging areas will be. The TD COA addresses this.

Mitigation Measure 4.2.1c Timing is prior and during construction. Not applicable to this Village. No road closures are anticipated. Regardless, if applicable, the TD encroachment requirements address this MM.

Mitigation Measure 4.3.1a Timing is prior to construction. This MM is applicable. The preparation of the grading plans is a part of the COA for the TM.

Mitigation Measure 4.3.1b Timing is prior to installation of landscaping. Not applicable to this Village. There is no landscaping proposed with this Village.

Mitigation Measure 4.3.1c Timing is prior Building Permit. This MM has been satisfied. The Promontory has production and custom design guidelines that have been adopted and approved. The Neighborhood Park and Lift Station are existing and were reviewed at the time for compliance.

Mitigation Measure 4.3.1d Timing is prior construction. This MM is not applicable. Streetscape features are existing and have been previously reviewed for compliance.

Mitigation Measure 4.3.1e Timing is prior construction. This MM was satisfied. The Promontory has production and custom design guidelines that have been approved and adopted by the EDH CSD.

Mitigation Measure 4.3.1f Timing is prior to Building Permit. This MM was satisfied. The Promontory has production and custom design guidelines that have been approved and adopted.

Mitigation Measure 4.3.3a Timing is prior to Improvement Plans. This MM was satisfied. The existing lift station has been constructed and was processed for approvals at that time.

Mitigation Measure 4.3.3b MM 4.3.1b, d, and e. are either not applicable to this Village, or have been satisfied.

Mitigation Measure 4.3.5 MM 4.3.1a is the only MM that will apply to this project. All other MM have been satisfied or are not applicable to this Village.

Mitigation Measure 4.3.6 Timing is prior to Building Permit. This MM was satisfied. The Promontory has production and custom design guidelines that have been adopted and approved. In addition, the Promontory ARC will have to approve architectural plans.

Mitigation Measure 4.3.7a Timing is prior to Improvement Plans. This MM is not applicable. This project is not proposing outdoor light fixtures for non-residential areas.

Mitigation Measure 4.3.7b Timing is prior to Improvement Plans. This MM is not applicable. This project is not proposing street light fixtures and is not located in the Village Center.

Mitigation Measure 4.3.7c Timing is prior to construction. This MM is not applicable. There is no landscaping proposed with this Village.

Mitigation Measure 4.3.7d Timing is prior to Improvement Plans. This MM is not applicable and has been satisfied. This is for the existing community park that has been completed.

Mitigation Measure 4.5.1a Timing is prior to TM. This MM is applicable. A traffic study was submitted and reviewed by TD. TD has provided their recommendation and COA.

Mitigation Measure 4.5.1b Timing is prior to TM. This MM is applicable. A traffic study was submitted and reviewed by TD. Applicable Phasing and Circulation has been implemented by prior Villages.

Mitigation Measure 4.5.2a This MM was satisfied. Green Valley Road widening has been constructed.

Mitigation Measure 4.5.3a This MM was satisfied. See MM 4.5.2a

Mitigation Measure 4.5.3b This MM was satisfied. Francisco Drive and Green Valley Road intersection improvements have been constructed and accepted.

Mitigation Measure 4.5.4 This MM was satisfied. EDH Blvd/Francisco Drive signals have been installed.

Mitigation Measure 4.5.5 This MM has been satisfied. EDH Blvd/Wilson Drive signals have been installed

Mitigation Measure 4.5.6 This MM was satisfied. The signal has been installed at the EDH Interchange.

Mitigation Measure 4.5.7a This MM was satisfied. See MM 4.5.2a

Mitigation Measure 4.5.7b This MM was satisfied. Improvements have been constructed and the signal has been installed.

Mitigation Measure 4.5.8 Timing is prior to Building Permit. This MM is applicable, RIF and TIM fees to be paid upon issuance of Building Permits.

Mitigation Measure 4.5.9 Timing is prior to TM. This MM is applicable it requires the project to pay TIM fees. No transit services are located or travel through this project.

Mitigation Measure 4.5.11a. This MM was satisfied. Mormon Island Drive has been extended by the County and the barriers were removed.

Mitigation Measure 4.5.11b This MM was satisfied. Mormon Island Drive has been extended by the County and the barriers were removed. Traffic signals have been installed.

Mitigation Measure 4.5.13 This MM was satisfied. Traffic signals have been installed at Olson Lane.

Mitigation Measure 4.5.14 This MM was satisfied see MM 4.5.5

Mitigation Measure 4.5.15 This MM was satisfied see MM 4.5.7a and b.

Mitigation Measure 4.6.1 Timing is prior to Improvement Plans. This MM is applicable. An Asbestos Dust Mitigation Measure Mitigation Plan has been prepared and approved.

Mitigation Measure 4.6.2a This MM is applicable. An Air Quality study covering this Village has been previously approved.

Mitigation Measure 4.6.2b Timing is prior to final map. This MM is applicable. An Air Quality study covering this Village has been previously approved.

Mitigation Measure 4.6.3 Timing is prior to final map. This MM is applicable. An Air Quality study covering this Village has been previously approved.

Mitigation Measure 4.6.4 Timing is prior to final map. This MM is applicable. A note is located on the Improvement Plans requiring the contractor to obtain the necessary permits prior to burning.

Mitigation Measure 4.6.5 Timing is prior to final map. This MM is not applicable. Commercial land use is located within the Village Center. No roadways are proposed with this Village, only a joint driveway to serve two residences. Wood stoves are no longer allowed.

Mitigation Measure 4.6.6 This MM is applicable. See MM 4.6.5.

Mitigation Measure 4.6.8. Timing is prior to Improvement Plans. This MM was satisfied. The Improvement Plans were processed and approved for the existing lift station. The sewer lift station has been constructed.

Mitigation Measure 4.6.8 See MM 4.6.1, 4.6.2a, 4.6.2b, 4.6.3, 4.6.4 and 4.6.5.

Mitigation Measure 4.7.1a This MM is applicable. A note is located on the Improvement Plans requiring the contractor to adhere to the limited construction hours

Mitigation Measure 4.7.1b Timing is during construction. This MM is applicable. During construction, the County Construction Inspector will monitor compliance of this MM.

Mitigation Measure 4.7.3 This MM has been satisfied. Sophia Parkway (Russell Ranch Blvd.) and berm have been constructed addressing this MM.

Mitigation Measure 4.7.4 See MM 4.5.1a.

Mitigation Measure 4.7.5 Timing is prior to TM. This MM is applicable. A noise study has been previously approved covering this Village.

Mitigation Measure 4.8.1 Timing is prior to TM. This MM is applicable. Promontory has developed an oak tree mitigation and monitoring program for the Specific Plan which includes this village. Oak trees impacts shall adhere to this plan.

Mitigation Measure 4.8.3 This MM is applicable. All necessary protocol surveys will be conducted prior to any construction.

Mitigation Measure 4.8.4 Timing is at Improvement Plans. This MM is applicable. The Promontory has production and custom design guidelines that have been adopted and approved. In addition, the Promontory ARC will have to approve landscaping plans.

Mitigation Measure 4.8.7 See MM 4.8.1, 4.8.3 and 4.8.4.

Mitigation Measure 4.9.1a Timing is at Improvement Plans. This MM is applicable. A geotechnical report has been submitted.

Mitigation Measure 4.9.1b Timing is at Improvement Plans. This MM is applicable. A geotechnical report has been submitted and the proposed grading is shown on the Improvement Plans.

Mitigation Measure 4.9.1c Timing is at Improvement Plans. This MM is applicable. Erosion Control is shown on the Improvement Plans.

Mitigation Measure 4.9.1d Timing is at Improvement Plans. This MM is applicable. Erosion Control is shown on the Improvement Plans and a Storm Water Pollution Prevention Plan has been prepared for the project.

Mitigation Measure 4.9.1e Timing is prior to construction and throughout project site development and operation. See MM 4.10.1.

Mitigation Measure 4.9.2a Timing is at Improvement Plans. This MM is applicable. A geotechnical report has been submitted and the proposed grading is shown on the Improvement Plans.

Mitigation Measure 4.9.2b Timing is at Building Permit. This MM is applicable. A geotechnical report has been submitted and the proposed grading is shown on the Improvement Plans. Building Department will review the seismic design.

Mitigation Measure 4.10.1 Timing is at Improvement Plans. This MM is applicable. Erosion Control is shown on the Improvement Plans and has been reviewed by RCD.

Mitigation Measure 4.10.2 See MM 4.10.1.

Mitigation Measure 4.10.4 Timing is at Improvement Plans. A plan has been prepared and this MM has been satisfied.

Mitigation Measure 4.10.5a Timing is at first TM and Improvement Plans. This MM was satisfied. Regardless, a Drainage MOU has been completed for the Plan area. TD has a COA that requires the Village to comply with that MOU.

Mitigation Measure 4.10.5b Timing is at Improvement Plans. This MM is applicable. A Drainage Study has been submitted with the Improvement Plans.

Mitigation Measure 4.10.5c Timing is at Improvement Plans. This MM is applicable. A Drainage Study has been submitted with the Improvement Plans.

Mitigation Measure 4.10.6 See MM 4.10.5b.

Mitigation Measure 4.11.2 Timing is at TM. This MM is applicable. A Cultural Resources Study had been prepared for the SP. No significant cultural resources are located on this site. A note regarding discovery of unusual amounts of stone, bone, or artifacts is shown on the Improvement Plans directing the contractor to take the appropriate measures.

Mitigation Measure 4.11.3 This MM has been satisfied.

Mitigation Measure 4.12.3a Timing is at TM. This MM is applicable and satisfied. Comment letters from both TD and the El Dorado Hills Fire Department have been sent to Planning.

Mitigation Measure 4.12.3b Timing is at TM. This MM is applicable and satisfied. A Wild Land Fire Safety Plan has been approved covering the project.

Mitigation Measure 4.12.5 Timing is at SP. This MM has been satisfied. The School Agreement has been satisfied and the project will be paying fees at Building Permit.

Mitigation Measure 4.13.1a Timing is at TM. This MM was satisfied. A Facility Improvement Letter was submitted with the packet. In addition, an FPR was approved covering this Village.

Mitigation Measure 4.13.1b Timing is at Building Permit. This MM is applicable. This will be addressed at the time Architectural Plans are submitted for a Building Permit.

Mitigation Measure 4.13.1c Timing is at Improvement Plans. This MM is applicable. The Promontory has production and custom design guidelines that have been adopted and approved. In addition, the Promontory ARC will have to approve landscaping plans.



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: October 10, 2017

SUBDIVISION

PARCEL SPLIT

OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

AKT Promontory, LLC

Promontory Village 2C

7700 College Town Dr., Ste. 101

Sacramento, CA 95826

APN:124-070-05

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)

Note: If the agent is making the application, a duly notarized authorization must be attached.

SUBDIVISION - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements.

PARCEL SPLIT - Applicant has met the following requirements for a Parcel Split:

1. Applicant submits Facility Improvement Letter.
2. Applicant completes Water Service Application form.
3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
4. Applicable water/wastewater connection fees paid.
5. Applicant pays Bond Segregation Fees; if applicable.
6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

The District hereby grants this award for:

WATER: 2 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 2 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2539DEV 761934

Service Purchase Project No.: 24745*

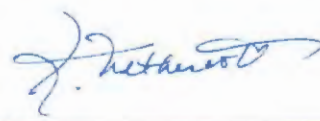
*Services purchased 8/1/2001 as part of the Promontory Village 2 project.

Please Note: Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection. It is the property owner's responsibility to notify the District upon final map.

Applicant has read the above information and acknowledges receipt of a copy of this Meter Award Letter.



Owner/Applicant Signature



Development Services