

**OWNER'S STATEMENT**

WE, VALLEY OAKS PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY STATE THAT WE ARE THE SOLE OWNER OF AND HAVE THE RIGHT, TITLE, AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION BOUNDARY SHOWN UPON THIS MAP, AND ARE THE ONLY PARTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND VALLEY OAKS PARTNERS LLC AUTHORIZES AND CONSENTS TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINE, AND HEREBY IRREVOCABLY OFFER FOR DEDICATION, THE REAL PROPERTY DESCRIBED IN ITEMS 1, 2 AND 3 BELOW TO BE DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES AS SHOWN HEREON AND NOTED, WITHIN THE BOUNDARIES OF THIS MAP.

- 1. THE PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT SHOWN HEREON AS OAK MEADOW DRIVE.
2. PUBLIC UTILITY EASEMENTS AND PUBLIC SIDEWALK EASEMENT AS SHOWN OR NOTED WITHIN THE BOUNDARIES OF THIS MAP
3. DRAINAGE EASEMENTS AND PARCEL G AS SHOWN OR NOTED WITHIN THE BOUNDARIES OF THIS MAP.

VALLEY OAKS PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature] KEITH GAPUSAN MANAGING MEMBER

**ACKNOWLEDGEMENT**

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 Arizona COUNTY OF Maricopa

ON December 6th, 2023 BEFORE ME, Sarah Martin

PERSONALLY APPEARED Keith Gapusan, 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 Arizona THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature] SIGNATURE

MY COMMISSION NUMBER: 655053 MY COMMISSION EXPIRES: September 13th, 2027

**COUNTY SURVEYOR'S STATEMENT**

I, THE UNDERSIGNED HEREBY STATE THAT:

- 1. I HAVE EXAMINED THIS MAP.
2. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.
3. ALL PROVISIONS OF CALIFORNIA GOVERNMENT CODE CHAPTER 2, MAPS (SEC. 66425 ET SEQ.) AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.
4. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: 25th June, 2024

SIGNED: [Signature] W. VANCE RICKS, P.L.S. 8594 COUNTY SURVEYOR LIC. EXP. 12/31/25



**SIGNATURE OMISSIONS**

SIGNATURES OF PARTIES OWNING THE FOLLOWING TYPES OF RECORD TITLE INTERESTS HAVE BEEN OMITTED PURSUANT TO APPLICABLE PROVISIONS OF THE CALIFORNIA GOVERNMENT CODE SECTION 66436. THEIR INTERESTS ARE SUCH THAT THEY CAN NOT RIPEN INTO FEE.

Table with 3 columns: NAME, RECORDED, NATURE OF INTEREST. Lists various utility companies and their recorded dates and interest types.

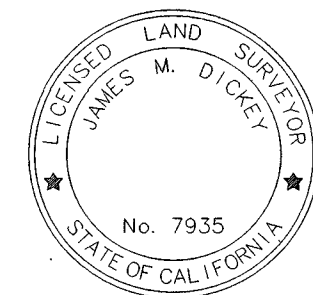
**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VALLEY OAKS PARTNERS LLC ON MARCH 1, 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

I FURTHER STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET AT SUCH POSITIONS WITHIN 18 MONTHS OF THE RECORDING OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SIGNED: [Signature] JAMES M. DICKEY, P.L.S. 7935

DATED: 12/6/2023



**BOARD OF SUPERVISORS' STATEMENT** Attachment 1

THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, AT A REGULAR MEETING HELD ON THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, BY RESOLUTION NO. \_\_\_, DULY PASSED, ADOPTED AND APPROVED THIS MAP, AND ON BEHALF OF THE PUBLIC, ACCEPTED THE IRREVOCABLE OFFERS OF DEDICATION DESCRIBED IN ITEMS 1, 2 AND 3 OF THE OWNERS STATEMENT, BUT NOT FOR MAINTENANCE PURPOSES BY THE COUNTY OF LAKE.

SUSAN PARKER CLERK TO THE BOARD OF SUPERVISORS BY: [Signature] DEPUTY

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, AT \_\_\_ M IN BOOK \_\_\_ OF SUBDIVISION MAPS, AT PAGE(S) \_\_\_, AT THE REQUEST OF VALLEY OAKS PARTNERS, LLC.

RICHARD A. FORD COUNTY ASSESSOR-RECORDER LAKE COUNTY, STATE OF CALIFORNIA BY: [Signature]

FILE NO. \_\_\_ FEE: \_\_\_

**PLANNING COMMISSION'S STATEMENT**

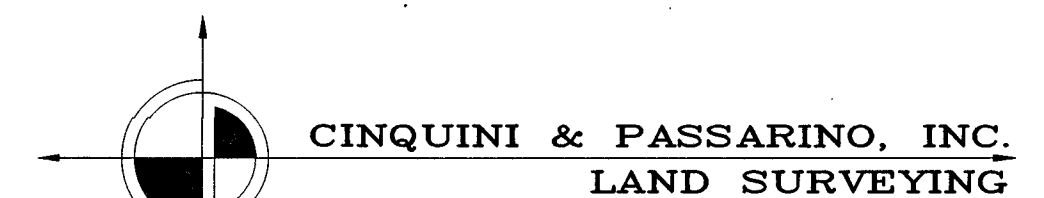
I, \_\_\_, CHAIRMAN OF THE PLANNING COMMISSION OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE WITHIN MAP ENTITLED VALLEY OAKS SUBDIVISION VILLAGE II PDC PHASE 1 (SD 06-01) IS IN SUBSTANTIAL CONFORMITY WITH THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, AND WAS APPROVED BY SAID COMMISSION AT A REGULAR MEETING HELD ON THE 25TH DAY OF JANUARY, 2018, AND AMENDED ON THE 8TH DAY OF JUNE, 2023.

CHAIR, LAKE COUNTY PLANNING COMMISSION

**VALLEY OAKS SUBDIVISION VILLAGE II PDC PHASE I**

BEING A SUBDIVISION OF A PORTION OF THE LANDS OF VALLEY OAKS PARTNERS LLC AS DESCRIBED BY GRANT DEED RECORDED JANUARY 5, 2022 AS DOCUMENT NUMBER 2022-000117, COUNTY OF LAKE OFFICIAL RECORDS, AND LYING WITHIN THE GUENOC RANCHO, COUNTY OF LAKE, STATE OF CALIFORNIA.

COUNTY OF LAKE STATE OF CALIFORNIA 1 LOT, 2 PARCELS 4.34± ACRES

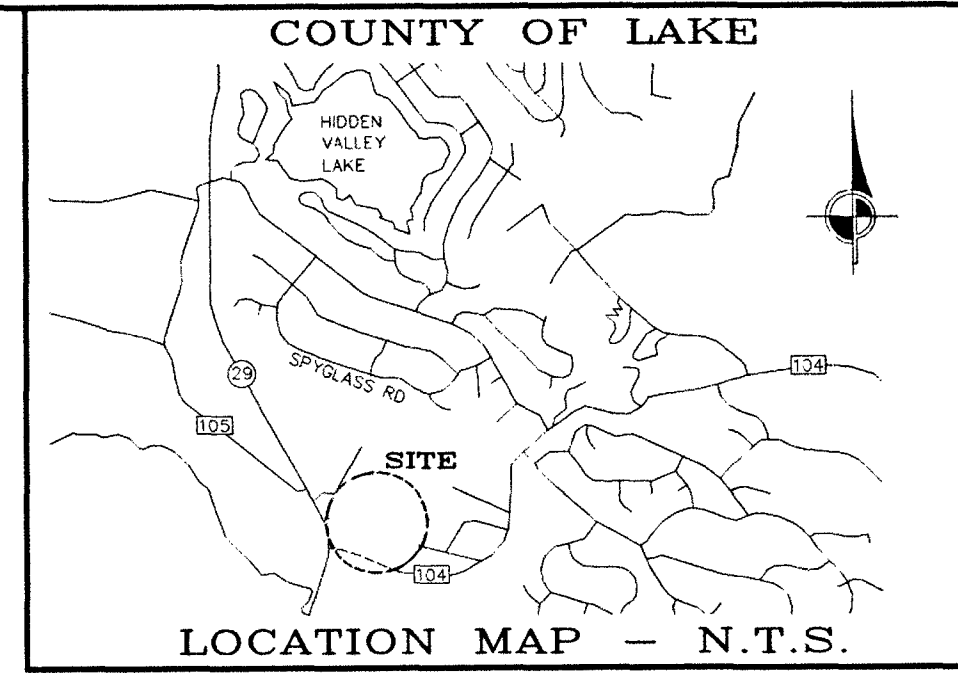


BOUNDARY TOPOGRAPHIC CONSTRUCTION SUBDIVISIONS 1360 No. Dutton Ave. Santa Rosa, Ca. 95401 Phone: (707) 542-6268 Fax: (707) 542-2106 WWW.CINQUINIPASSARINO.COM

SEE SHEET 5 FOR VALIDATION REQUIREMENTS & MITIGATION REQUIREMENTS

**NOTES**

1. ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET & DECIMALS THEREOF.
2. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE SHOWN.
3. DISTANCES SHOWN AS D2 RECORD INFORMATION ARE GRID DISTANCES, TO OBTAIN GROUND DISTANCES DIVIDE DISTANCES BY 0.999830 FOR GROUND MEASUREMENTS.
4. DISTANCES SHOWN AS R4 RECORD INFORMATION ARE GRID DISTANCES, TO OBTAIN GROUND DISTANCES MULTIPLY BY 1.0001196 FOR GROUND MEASUREMENTS.



**LEGEND**

- VALLEY OAKS VILLAGE II PDC PHASE I EXTERIOR BOUNDARY
- LOT LINE
- ROADWAY EASEMENT/DEDICATION
- ADJACENT PARCEL
- ROADWAY & PG&E EASEMENT CENTERLINE
- SURVEY TIE / CURVE RADIAL
- WOOD FENCE
- WIRE FENCE
- ⊙ SET 2" BRASS DISK IN WELL MONUMENT, STAMPED PLS 7935
- SET 1/2" IRON PIPE, TAGGED PLS 7935
- FOUND 3/4" IRON PIPE NO TAG OR AS NOTED
- FOUND 5/8" REBAR W/ 1-1/2" CAP STAMPED CALTRANS R/W
- FOUND 6"X6" CONC. R/W MONUMENT AS SHOWN ON R4
- C. CALCULATED DOCUMENT NUMBER
- D.N. OFFICIAL RECORDS
- O.R. PUBLIC UTILITY EASEMENT
- PUE RADIAL BEARING
- B.O.B. BASIS OF BEARINGS
- N.T.S. NOT TO SCALE

**REFERENCES**

R1	HIDDEN VALLEY LAKE UNIT NO. 3	10 TM 53-61, L.C.R.
R2	PARCEL MAP	17 PM 29-30, L.C.R.
R3	RECORD OF SURVEY	5 RS 24, L.C.R.
R4	CALTRANS R/W MAP	01-LAK-29-9.74
R5	RECORD OF SURVEY	80 RS 43-45 L.C.R.
D1	GRANT DEED	DN 2006-030731 L.C.R.
D2	GRANT DEED	DN 2017-016786 L.C.R.

**BASIS OF BEARINGS**

BEING NORTH 30°34'56" WEST (CALCULATED) BETWEEN FOUND CAL TRANS RIGHT OF WAY MONUMENTS PER THE RIGHT OF WAY MAP FOR STATE HIGHWAY 29, 01-LAK-29-9.74. AS SHOWN HEREON. SAID CAL-TRANS MAP BEING BASED ON CALIFORNIA COORDINATE SYSTEM (CCS) NAD 27, ZONE 2.

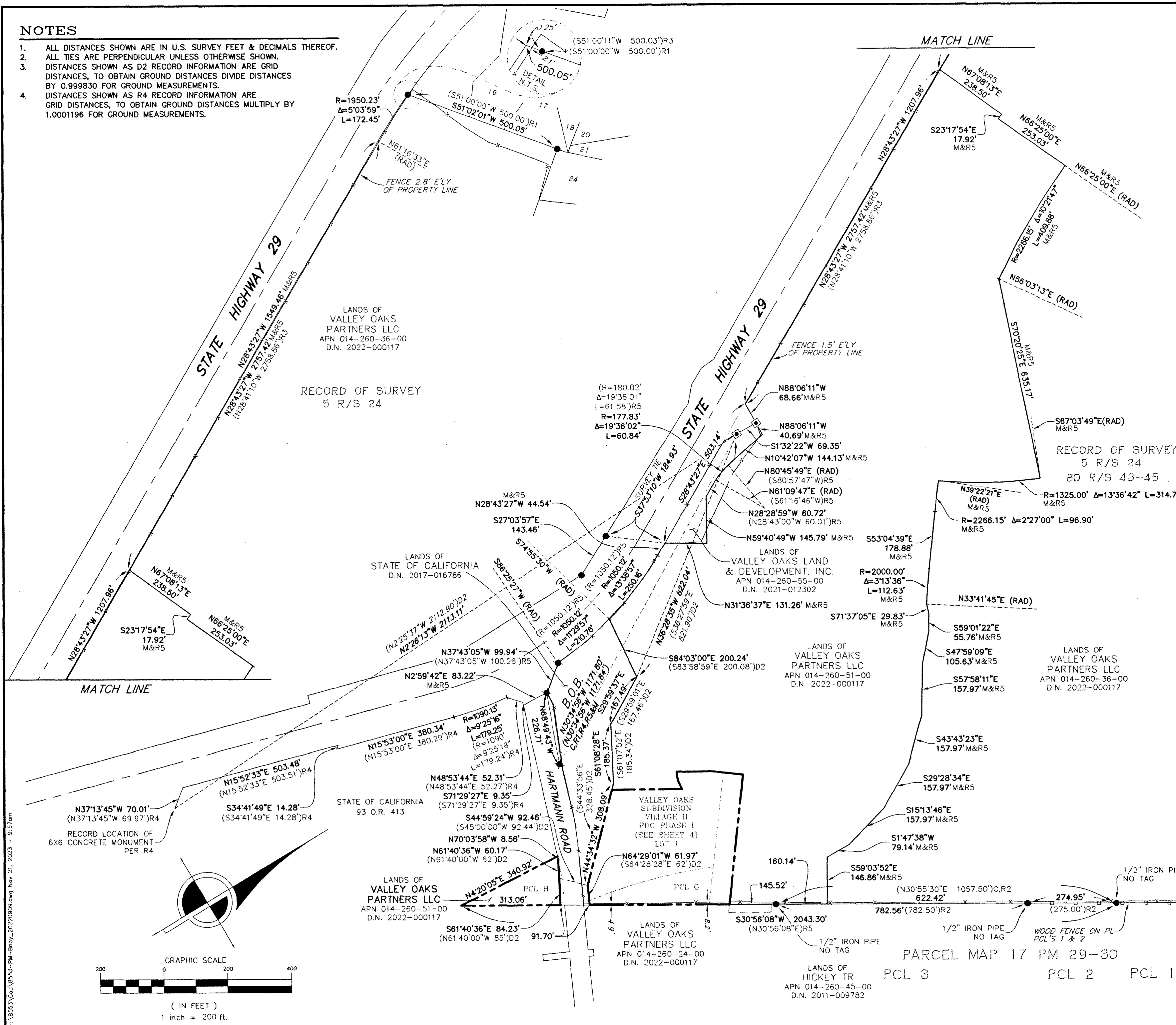
**VALLEY OAKS SUBDIVISION VILLAGE II PDC PHASE I**

BEING A SUBDIVISION OF A PORTION OF THE LANDS OF VALLEY OAKS PARTNERS LLC AS DESCRIBED BY GRANT DEED RECORDED JANUARY 5, 2022 AS DOCUMENT NUMBER 2022-000117, COUNTY OF LAKE OFFICIAL RECORDS, AND LYING WITHIN THE GUENOC RANCHO, COUNTY OF LAKE, STATE OF CALIFORNIA.

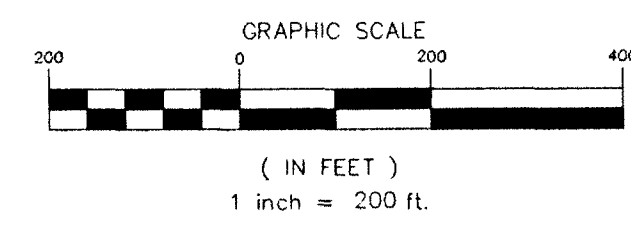
COUNTY OF LAKE STATE OF CALIFORNIA  
1 LOT, 2 PARCELS 4.34± ACRES

**CINQUINI & PASSARINO, INC.**  
LAND SURVEYING

1360 No. Dutton Ave.  
Santa Rosa, Ca. 95401  
Phone: (707) 542-6268  
Fax: (707) 542-2106  
WWW.CINQUINIPASSARINO.COM

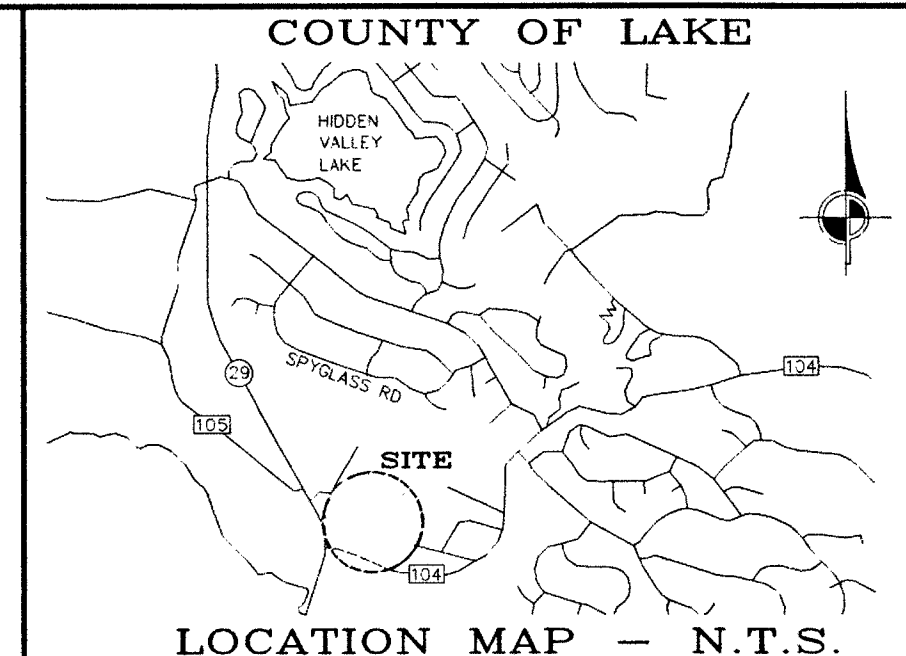


X:\8553\Cad\8553-PM-Brady\_20220909.dwg Nov 21, 2023 - 9:57am  
 X:\8553\Cad\8553-PM-Brady\_20220909.dwg Nov 21, 2023 - 9:57am



**NOTES**

1. ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET & DECIMALS THEREOF.
2. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE SHOWN.
3. DISTANCES SHOWN AS D2 RECORD INFORMATION ARE GRID DISTANCES, TO OBTAIN GROUND DISTANCES DIVIDE DISTANCES BY 0.999830 FOR GROUND MEASUREMENTS.
4. DISTANCES SHOWN AS R4 RECORD INFORMATION ARE GRID DISTANCES, TO OBTAIN GROUND DISTANCES MULTIPLY BY 1.0001196 FOR GROUND MEASUREMENTS.



**LEGEND**

- VALLEY OAKS VILLAGE II PDC PHASE 1 EXTERIOR BOUNDARY
- LOT LINE
- ROADWAY EASEMENT/DEDICATION
- ADJACENT PARCEL
- ROADWAY & PG&E EASEMENT CENTERLINE
- SURVEY TIE / CURVE RADIAL
- ⊙ SET 2" BRASS DISK IN WELL MONUMENT, STAMPED PLS 7935
- SET 1/2" IRON PIPE, TAGGED PLS 7935
- FOUND 3/4" IRON PIPE NO TAG OR AS NOTED
- FOUND 5/8" REBAR W/ 1-1/2" CAP STAMPED CALTRANS R/W
- FOUND 6"x6" CONC. R/W MONUMENT AS SHOWN ON R4
- C CALCULATED
- D.N. DOCUMENT NUMBER
- O.R. OFFICIAL RECORDS
- PUE PUBLIC UTILITY EASEMENT
- RAD RADIAL BEARING
- B.O.B. BASIS OF BEARINGS
- N.T.S. NOT TO SCALE

**REFERENCES**

R1	HIDDEN VALLEY LAKE UNIT NO. 3	10 TM 53-61, L.C.R.
R2	PARCEL MAP	17 PM 29-30, L.C.R.
R3	RECORD OF SURVEY	5 RS 24, L.C.R.
R4	CALTRANS R/W MAP	01-LAK-29-9.74
R5	RECORD OF SURVEY	80 RS 43-45 L.C.R.
D1	GRANT DEED	DN 2006-030731 L.C.R.
D2	GRANT DEED	DN 2017-016786 L.C.R.

**BASIS OF BEARINGS**

BEING NORTH 30°34'56" WEST (CALCULATED) BETWEEN FOUND CAL TRANS RIGHT OF WAY MONUMENTS PER THE RIGHT OF WAY MAP FOR STATE HIGHWAY 29, 01-LAK-29-9.74. AS SHOWN HEREON. SAID CAL-TRANS MAP BEING BASED ON CALIFORNIA COORDINATE SYSTEM (CCS) NAD 27, ZONE 2.

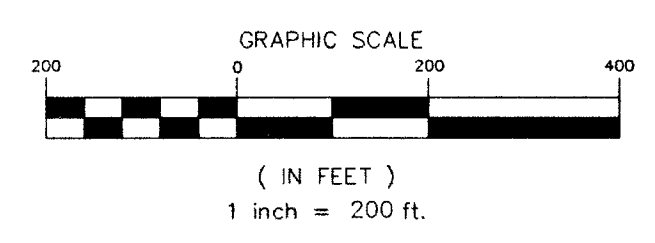
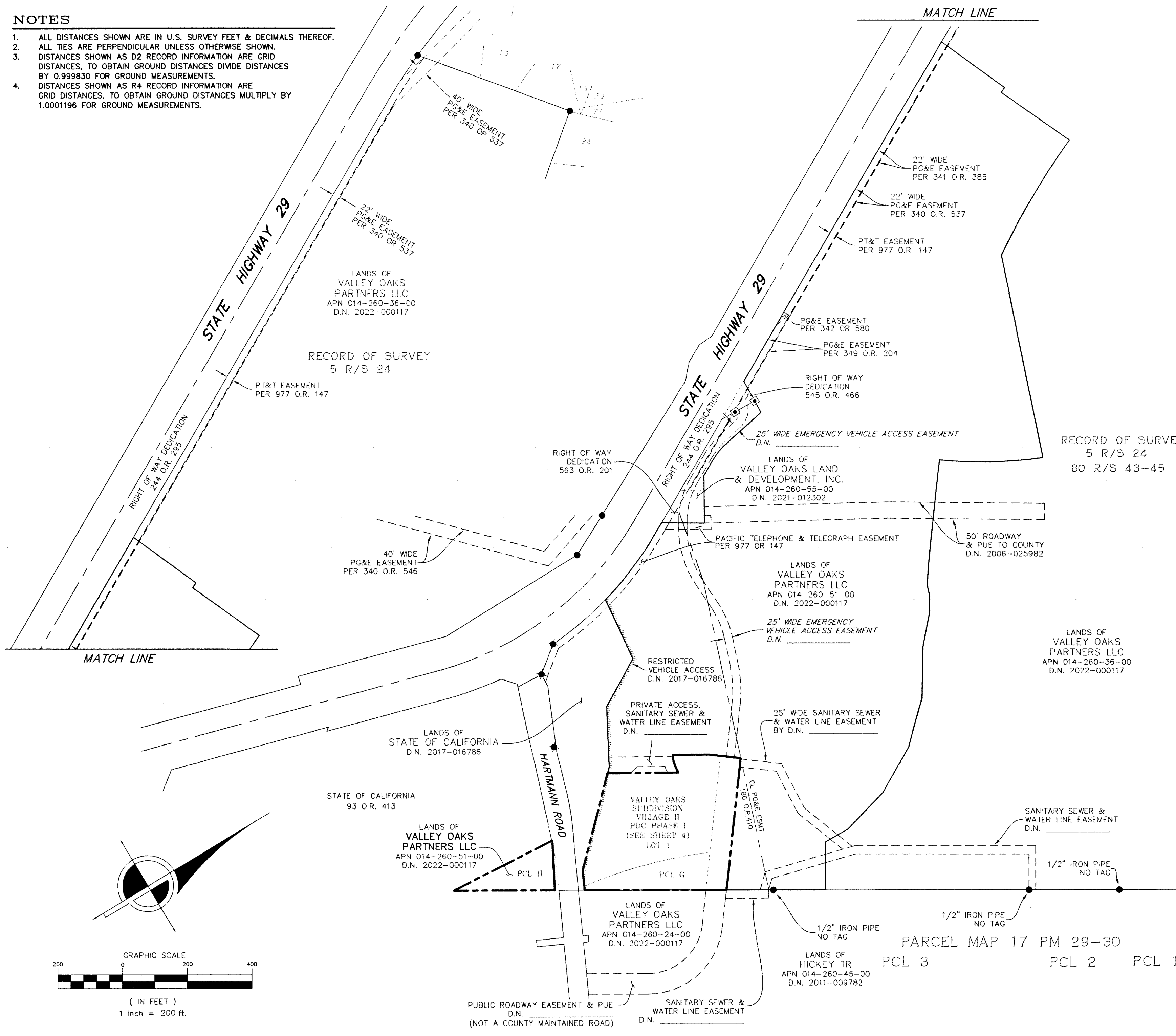
**VALLEY OAKS SUBDIVISION VILLAGE II PDC PHASE I**

BEING A SUBDIVISION OF A PORTION OF THE LANDS OF VALLEY OAKS PARTNERS LLC AS DESCRIBED BY GRANT DEED RECORDED JANUARY 5, 2022 AS DOCUMENT NUMBER 2022-000117, COUNTY OF LAKE OFFICIAL RECORDS, AND LYING WITHIN THE GUENOC RANCHO, COUNTY OF LAKE, STATE OF CALIFORNIA.

COUNTY OF LAKE STATE OF CALIFORNIA  
1 LOT, 2 PARCELS 4.34± ACRES

**CINQUINI & PASSARINO, INC.**  
LAND SURVEYING

1360 No. Dutton Ave.  
Santa Rosa, Ca. 95401  
Phone: (707) 542-6268  
Fax: (707) 542-2106  
WWW.CINQUINIPASSARINO.COM



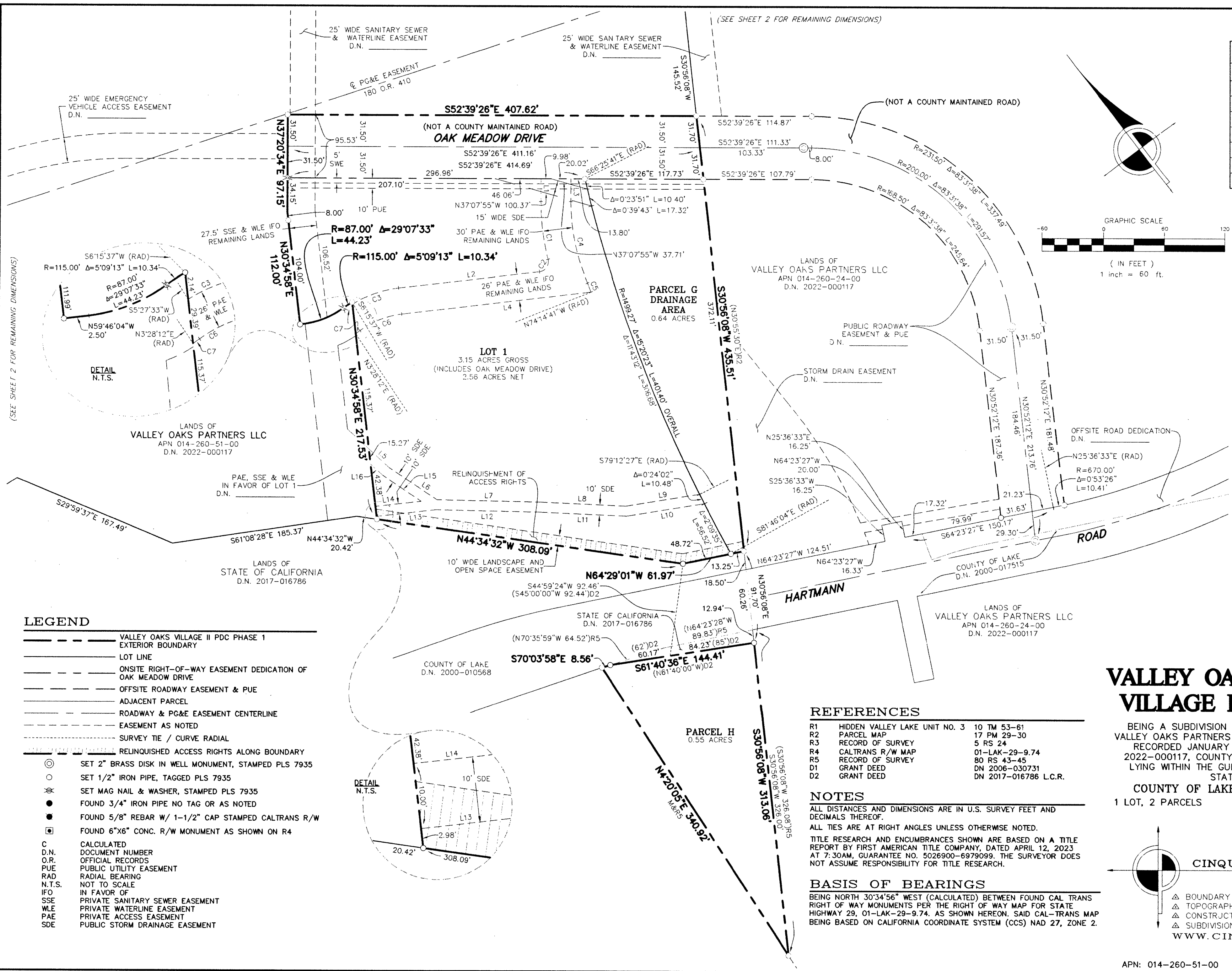
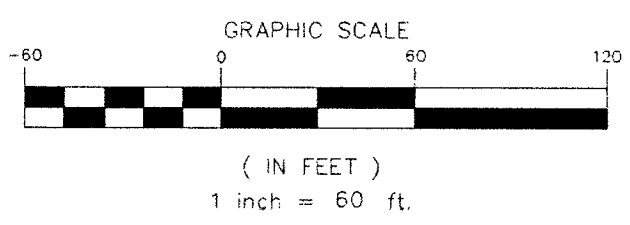
P:\8553\8553-PM-Edm-20220906.dwg Nov 21, 2023 - 10:00am



(SEE SHEET 2 FOR REMAINING DIMENSIONS)

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	230.00'	14°27'02"	58.01'
C2	10.00'	97°41'27"	17.05'
C3	113.00'	25°07'25"	49.55'
C4	200.00'	23°49'49"	83.18'
C5	250.00'	2°14'34"	9.79'
C6	87.00'	29°49'36"	45.29'
C7	113.00'	2°42'50"	5.35'

Line Table		
Line #	Direction	Length
L1	S37°20'34"W	22.56'
L2	N59°25'02"W	141.35'
L3	N37°20'34"E	22.56'
L4	S59°25'02"E	190.59'
L5	S10°20'18"E	27.53'
L6	S18°53'49"E	57.45'
L7	S51°31'05"E	103.19'
L8	S50°11'08"E	85.48'
L9	S61°58'09"E	74.05'
L10	N61°58'09"W	78.22'
L11	N50°11'08"W	86.39'
L12	N51°31'05"W	104.20'
L13	N59°11'52"W	59.21'
L14	S59°11'52"E	45.96'
L15	N18°53'49"W	46.03'
L16	N10°20'18"W	16.74'



- LEGEND**
- VALLEY OAKS VILLAGE II PDC PHASE 1 EXTERIOR BOUNDARY
  - LOT LINE
  - ONSITE RIGHT-OF-WAY EASEMENT DEDICATION OF OAK MEADOW DRIVE
  - OFFSITE ROADWAY EASEMENT & PUE
  - ADJACENT PARCEL
  - ROADWAY & PG&E EASEMENT CENTERLINE
  - EASEMENT AS NOTED
  - SURVEY TIE / CURVE RADIAL
  - RELINQUISHED ACCESS RIGHTS ALONG BOUNDARY
  - ⊙ SET 2" BRASS DISK IN WELL MONUMENT, STAMPED PLS 7935
  - SET 1/2" IRON PIPE, TAGGED PLS 7935
  - ⊗ SET MAG NAIL & WASHER, STAMPED PLS 7935
  - FOUND 3/4" IRON PIPE NO TAG OR AS NOTED
  - FOUND 5/8" REBAR W/ 1-1/2" CAP STAMPED CALTRANS R/W
  - FOUND 6"x6" CONC. R/W MONUMENT AS SHOWN ON R4
  - C CALCULATED
  - D.N. DOCUMENT NUMBER
  - O.R. OFFICIAL RECORDS
  - PUE PUBLIC UTILITY EASEMENT
  - RAD RADIAL BEARING
  - N.T.S. NOT TO SCALE
  - IFO IN FAVOR OF
  - SSE PRIVATE SANITARY SEWER EASEMENT
  - WLE PRIVATE WATERLINE EASEMENT
  - PAE PRIVATE ACCESS EASEMENT
  - SDE PUBLIC STORM DRAINAGE EASEMENT

- REFERENCES**
- R1 HIDDEN VALLEY LAKE UNIT NO. 3 10 TM 53-61
  - R2 PARCEL MAP 17 PM 29-30
  - R3 RECORD OF SURVEY 5 RS 24
  - R4 CALTRANS R/W MAP 01-LAK-29-9.74
  - R5 RECORD OF SURVEY 80 RS 43-45
  - D1 GRANT DEED DN 2006-030731
  - D2 GRANT DEED DN 2017-016786 L.C.R.

- NOTES**
- ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
  - ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
  - TITLE RESEARCH AND ENCUMBRANCES SHOWN ARE BASED ON A TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, DATED APRIL 12, 2023 AT 7:30AM, GUARANTEE NO. 5026900-6979099. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR TITLE RESEARCH.

**BASIS OF BEARINGS**  
 BEING NORTH 30°34'56" WEST (CALCULATED) BETWEEN FOUND CAL TRANS RIGHT OF WAY MONUMENTS PER THE RIGHT OF WAY MAP FOR STATE HIGHWAY 29, 01-LAK-29-9.74. AS SHOWN HEREON. SAID CAL-TRANS MAP BEING BASED ON CALIFORNIA COORDINATE SYSTEM (CCS) NAD 27, ZONE 2.

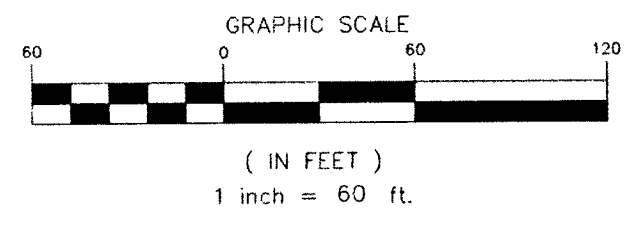
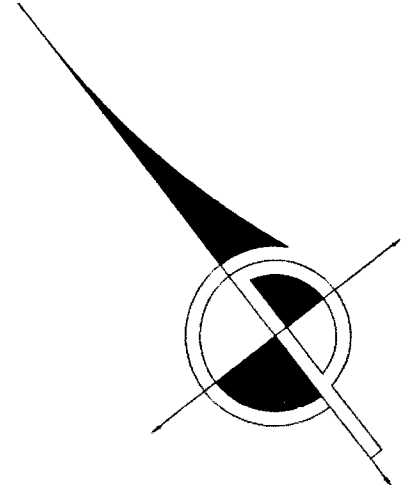
## VALLEY OAKS SUBDIVISION VILLAGE II PDC PHASE I

BEING A SUBDIVISION OF A PORTION OF THE LANDS OF VALLEY OAKS PARTNERS LLC AS DESCRIBED BY GRANT DEED RECORDED JANUARY 5, 2022 AS DOCUMENT NUMBER 2022-000117, COUNTY OF LAKE OFFICIAL RECORDS, AND LYING WITHIN THE GUENOC RANCHO, COUNTY OF LAKE, STATE OF CALIFORNIA.

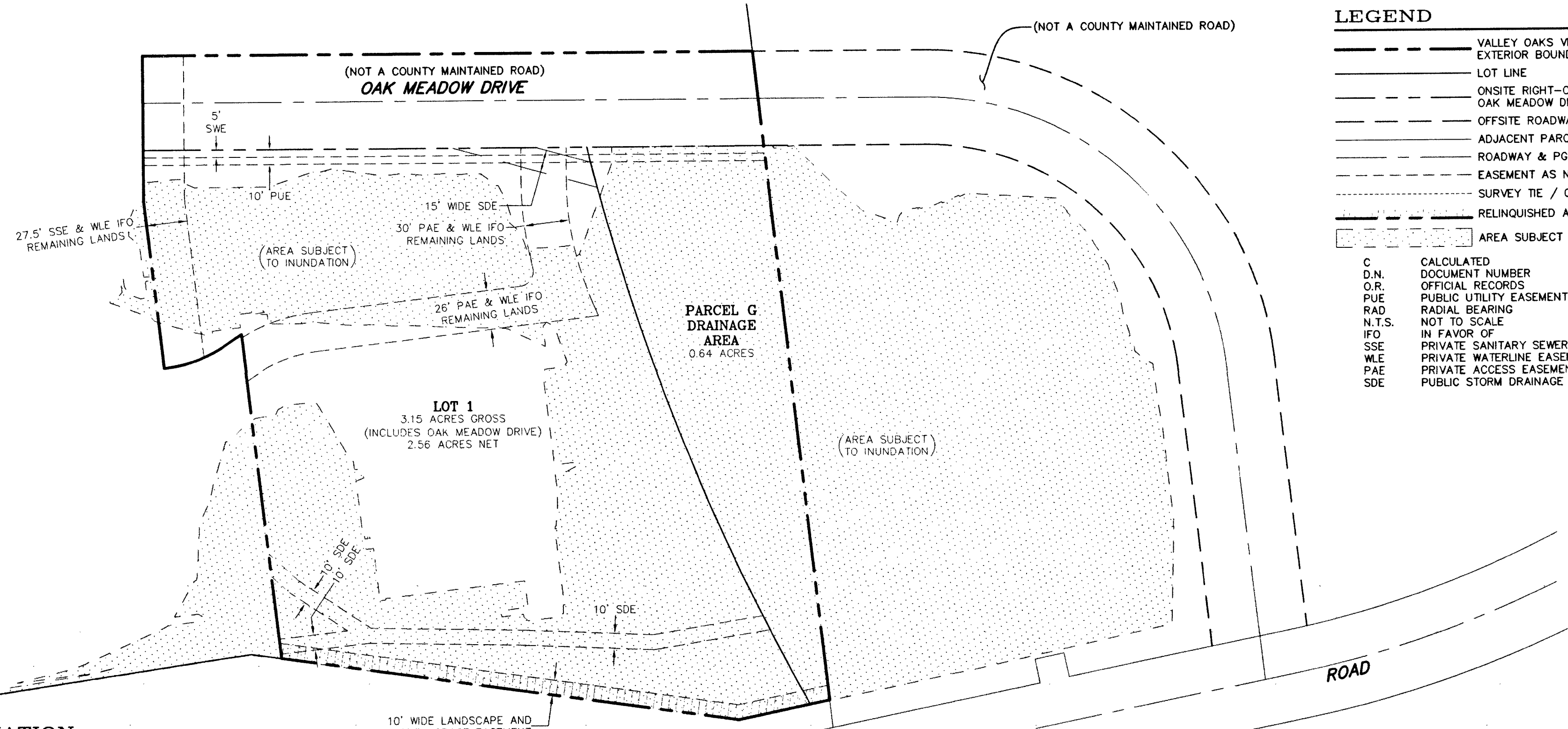
COUNTY OF LAKE STATE OF CALIFORNIA  
 1 LOT, 2 PARCELS 4.34± ACRES

**CINQUINI & PASSARINO, INC.**  
 LAND SURVEYING

1360 No. Dutton Ave.  
 Santa Rosa, Ca. 95401  
 Phone: (707) 542-6268  
 Fax: (707) 542-2106  
 WWW.CINQUINIPASSARINO.COM



LEGEND	
	VALLEY OAKS VILLAGE II PDC PHASE 1 EXTERIOR BOUNDARY
	LOT LINE
	ONSITE RIGHT-OF-WAY EASEMENT DEDICATION OF OAK MEADOW DRIVE
	OFFSITE ROADWAY EASEMENT & PUE
	ADJACENT PARCEL
	ROADWAY & PG&E EASEMENT CENTERLINE
	EASEMENT AS NOTED
	SURVEY TIE / CURVE RADIAL
	RELINQUISHED ACCESS RIGHTS ALONG BOUNDARY
	AREA SUBJECT TO INUNDATION
C	CALCULATED
D.N.	DOCUMENT NUMBER
O.R.	OFFICIAL RECORDS
PUE	PUBLIC UTILITY EASEMENT
RAD	RADIAL BEARING
N.T.S.	NOT TO SCALE
IFO	IN FAVOR OF
SSE	PRIVATE SANITARY SEWER EASEMENT
WLE	PRIVATE WATERLINE EASEMENT
PAE	PRIVATE ACCESS EASEMENT
SDE	PUBLIC STORM DRAINAGE EASEMENT



**SUPPLEMENTAL INFORMATION**

THE SUPPLEMENTAL INFORMATION IS FOR THE PURPOSE OF DESCRIBING THE CONDITIONS OF APPROVAL AS OF THE DATE OF THE FILING, AND IS NOT INTENDED TO AFFECT THE RECORD OF TITLE. SEE CONDITIONS OF APPROVAL DATED MARCH 22, 2018 FOR USE PERMIT UP07-05 AND USE PERMIT 19-09 DATED MARCH 3, 2023.

1. A WATER AND SEWER DEMAND FEE AND PROCESSING FEES ARE BASED ON THE NUMBER AND TYPE OF UNITS TO BE BUILT ON EACH PARCEL. WATER AND SEWER DEMAND PROCESSING AND METER INSTALLATION FEES MUST BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RESPECTIVE PARCEL.
2. THE GEOTECHNICAL INVESTIGATION REPORT (JOB NO. 1741.01) DATED MARCH 15, 2004 SHALL BE REVIEWED BY PJC & ASSOCIATES, INC. PRIOR TO STARTING THE IMPROVEMENTS PLAN, AND IF THE CONCLUSIONS AND RECOMMENDATIONS AREA MODIFIED, THEY SHALL BE APPROVED IN WRITING BY PJC & ASSOCIATES, INC.
3. RECORD TITLE INTEREST AND ENCUMBRANCES WERE BASED ON A TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, DATED APRIL 12, 2023 AT 7:30AM, GUARANTEE NO. 5026900-6979099. THE SURVEYOR DOES NOT ASSUME LIABILITY FOR THE TITLE RESEARCH.
4. NO STRUCTURES MAY ENCRUCH ON, ABOVE OR BELOW THE SURFACE OF THE GROUND IN THE PUBLIC EASEMENT. THIS INCLUDES FOOTINGS OF FOUNDATION, EAVES FROM THE ROOF OF ANY ADJACENT STRUCTURE, DECKS, POOLS, PONDS OR OUTBUILDINGS ON SLABS OR FOUNDATIONS, DECKS, SHEDS, OR OTHER STRUCTURES WHICH MAY BE EASILY REMOVED FOR MAINTENANCE OF THE SEWER SYSTEM MAY BE ALLOWED.
5. PARCEL "H" SHALL BE OWNED BY THE HOME OWNER'S ASSOCIATION.
6. 100 YEAR FLOOD ZONE IS DESIGNATED AS "ZONE AO - (DEPTH 1 FEET)" AS SHOWN ON THE FLOOD MAP AREA NUMBER 06033C0866D, EFFECTIVE 9/30/2005 ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.
7. THAT PORTION OF OAK MEADOW DRIVE AS WELL AS THAT PORTION OF PARCEL G THAT ENCRUCH INTO THE EXISTING COUNTY RIGHT OF WAY WILL REQUIRE ENCROACHMENT PERMITS, MAINTENANCE OF THESE AREAS WILL BE COVERED UNDER CC&R'S RECORDED CONCURRENTLY AS DOCUMENT NUMBER \_\_\_\_\_.
8. ALL LIGHTING SHALL BE DIRECTED DOWNWARDS ONTO THE PROJECT SITE AND NOT ONTO ADJACENT ROADS OR PROPERTIES. LIGHTING EQUIPMENT SHALL BE CONSISTENT WITH THAT WHICH IS RECOMMENDED ON THE WEBSITE: WWW.DARKSKY.ORG AND PROVISIONS OF SECTION 21.41.8 OF THE ZONING ORDINANCE.
9. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A SIGNAGE PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL. ALL SIGNAGE MUST BE IN ACCORDANCE WITH SECTION 21-45.11 OF THE ZONING ORDINANCE.

**VALIDATION REQUIREMENTS & MITIGATION REQUIREMENTS**

The Following requirements and mitigation requirements as required, must be completed prior to the issuance of a permit or other grant of approval for development of the remaining lands of Valley Oaks Partners, LLC. as shown on this map.

1. Validation Requirements. Owner will cause its geotechnical engineer to provide a boring plan showing boring locations within Oak Meadow Drive (the "Boring Plan"). The Boring Plan will be submitted to the County's Department of Public Works for review and approval. The County's Department of Public Works agrees to use its best efforts to expedite review and approval of the Boring Plan, but in no event will the County take longer than thirty (30) days to complete its review of the Boring Plan. If the County fails to respond to Owner's submission of the Boring Plan within such 30-day period, then the Boring Plan will be deemed approved, and Owner may proceed with collecting boring samples in accordance with the Boring Plan. Following collection and evaluation of the boring samples, a geotechnical report for Oak Meadow Drive shall be submitted to the County's Department of Public Works. This report shall include the current depth and compaction of the asphaltic concrete and the class 2 aggregate base for the existing structural section for Oak Meadow Drive and the depth and compaction of any fill material placed below the structural section between stations 1+70 to 13+40 as shown on the plans prepared by BC Engineering, Inc., dated December 2019.

2. Mitigation Requirements. In the event any discrepancies are discovered during the validation process outlined in Paragraph 1 above, Owner shall cause its geotechnical engineer to prepare a mitigation plan as recommended by the geotechnical engineer's report (the "Mitigation Plan"). The County's Department of Public Works agrees to use its best efforts to expedite review and approval of the Mitigation Plan, but in no event will the County take longer than thirty (30) days to complete its review of the Mitigation Plans. If the County fails to respond to Owner's submission of the Mitigation Plans within such 30-day period, then the Mitigation Plans will be deemed approved, and Owner may proceed with any required mitigation work in accordance with the Mitigation Plan. Owner will contact the County for any required inspections related to any mitigation work. The Mitigation Plan shall meet the minimum requirements for a Major Collector Road per County Standard 200-B for Oak Meadow Drive. The Mitigation Plan shall include recommendations for a revised structural section for Oak Meadow Drive. The Mitigation Plan shall include the design criteria with a traffic index of 7 and an R-value of 8. A cost estimate prepared by a registered civil engineer shall be submitted to the County's Department of Public Works for all mitigation work for Oak Meadow Drive. Mitigation improvements shall be implemented as shown on the approved Mitigation Plan. A signed Inspection Agreement and a deposit of two percent (2%) of the engineers' cost estimate shall be submitted to the County's Department of Public Works prior to plan review. Following completion of any required mitigation work for Oak Meadow Drive, Owner shall cause its geotechnical engineer to prepare and submit a final geotechnical report to the County's Department of Public Works, stating that mitigation of the structural section of Oak Meadow Drive, has been inspected and meets the minimum requirements for a Major Collector Road per County Standard 200-B with a traffic index of 7 and an R-value of 8.

Covenant of Improvement Agreement, Granted to the County of Lake by Document Number 2024 \_\_\_\_\_, recorded \_\_\_\_\_, 2024, Official records of Lake County California

**VALLEY OAKS SUBDIVISION VILLAGE II PDC PHASE I**

BEING A SUBDIVISION OF A PORTION OF THE LANDS OF VALLEY OAKS PARTNERS LLC AS DESCRIBED BY GRANT DEED RECORDED JANUARY 5, 2022 AS DOCUMENT NUMBER 2022-000117, COUNTY OF LAKE OFFICIAL RECORDS, AND LYING WITHIN THE CUENOC RANCHO, COUNTY OF LAKE, STATE OF CALIFORNIA.

COUNTY OF LAKE STATE OF CALIFORNIA  
1 LOT, 2 PARCELS 4.34± ACRES

**CINQUINI & PASSARINO, INC.**  
LAND SURVEYING

△ BOUNDARY  
△ TOPOGRAPHIC  
△ CONSTRUCTION  
△ SUBDIVISIONS

1360 No. Dutton Ave.  
Santa Rosa, Ca. 95401  
Phone: (707) 542-6268  
Fax: (707) 542-2106  
WWW.CINQUINIPASSARINO.COM