

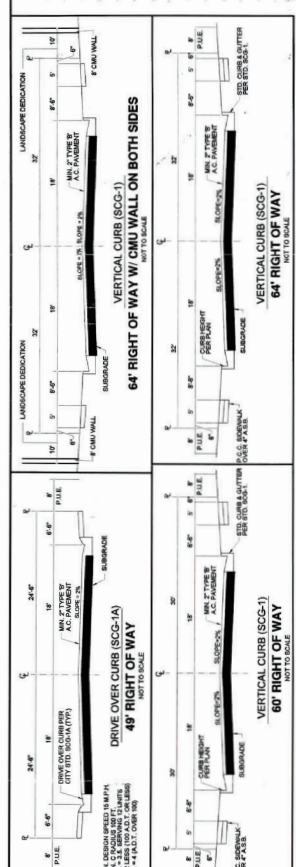
EXHIBIT #1

TSM #1263
 R-3-2
 5.78 ACRES
 P.C. MTG. - Dec. 8, 2009

RENAISSANCE SUBDIVISION

COMMERCIAL
 5.00 ACRES

RECOMMENDATIONS BY THE PROJECT ARCHITECT AND ENGINEER TO BE REVIEWED BY THE LOCAL GOVERNMENT AND APPROVED BY THE LOCAL OFFICIALS.



VESTING TENTATIVE SUBDIVISION MAP FOR THE CROSSING AT RIVER OAKS
 APN 061-250-025

TENTATIVE MAP

GOLDEN VALLEY ENGINEERING & SURVEYING
 405 W. 16th Street • P.O. Box 349 • Merced, CA 95340
 Phone (209) 723-3200 • Fax (209) 723-3254

TSM

DESCRIPTION:
 BEING A SUBDIVISION OF LOTS 84 AND LOT 85 AS SHOWN ON THE MAP OF MERCED COUNTY VOLUME 4, OF OFFICIAL MAPS, AT PAGE 24 MERCED COUNTY RECORDS SECTION 34, 1752-AV-L-008-B.M.

- TENTATIVE MAP NOTES:**
- 1) INFORMATION REQUIRED PER MERCED MUNICIPAL CODE SECTION 18.16.080
 - 2) LOCATION MAP AS SHOWN HEREON.
 - 3) TRACT NAME, DATE, NORTH MERIDIAN, SCALE AND LEGAL DESCRIPTION AS SHOWN HEREON.
 - 4) OWNER: BOB SUITER, P.O. BOX 5020, MERCEDES, CA 95354 (209) 395-4301
 - 5) SUBDIVIDER: NONE
 - 6) MAP PREPARED BY: GOLDEN VALLEY ENGINEERING & SURVEYING, INC., 405 W. 16TH STREET, MERCEDES, CA 95340 (209) 723-3200
 - 7) ACRES APPROXIMATELY 5.78 ACRES
 - 8) LOCATIONS, NAMES, WIDTHS, RANGES OF CORNERS AND RANGES OF ALL EXISTING AND PROPOSED ROADS, STREETS AND ADJACENT TO THE PROPOSED SUBDIVISION AS SHOWN HEREON.
 - 9) THE PROTECTIVE COVENANTS AT THIS TIME PROTECTIVE COVENANTS TO BE INCORPORATED WITH THIS MAP AS SHOWN.
 - 10) LOCATION AND DESCRIPTION OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES AS SHOWN HEREON AND SIZE OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES AS SHOWN HEREON.
 - 11) LOCATION AND SIZE OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES AS SHOWN HEREON.
 - 12) SIZING DISPOSAL BY CITY OF MERCED FACILITIES SHOWN WATER DISPOSAL BY EXISTING SYSTEM TO CITY OF MERCED FACILITIES ADJACENT TO PROPOSED SITE.
 - 13) PUBLIC OPEN SPACE EXISTING WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.
 - 14) EXISTING APPROXIMATE DIMENSIONS AND AREA OF EACH IRREGULAR LOT AND LOT NUMBERS AS SHOWN.
 - 15) PROPOSED SUBDIVISION IS WITHIN MERCED CITY LIMITS.
 - 16) INTENDED LAND USE: RESIDENTIAL R-1-6 AND R-1-5, PROPOSED SINGLE-FAMILY RESIDENTIAL (S.F.R.) LOTS PER CROSS ACRES: COMMERCIAL 5.00 ACRES.
 - 17) APPROXIMATE BEARINGS AND DISTANCES TO NEAREST 1/4 SECTION CORNER AS SHOWN HEREON.
 - 18) DEVELOPMENT PUBLIC IMPROVEMENTS PER CITY STANDARDS.
 - 19) PRELIMINARY FILE REPORT TO BE SUBMITTED WITH TENTATIVE MAP.
 - 20) PRELIMINARY FILE REPORT TO BE SUBMITTED WITH TENTATIVE MAP.
 - 21) EXISTING BUILDINGS WITHIN THE SUBDIVISION AS SHOWN.
 - 22) EXISTING TREES WITHIN THE SUBDIVISION AS SHOWN.
 - 23) AREA SUBJECT TO ZONING ORDINANCES OF MERCED COUNTY AND THE CITY OF MERCED, CALIFORNIA AS SHOWN HEREON. THE SITE IS WITHIN ZONING MAP OF THE CITY OF MERCED, CALIFORNIA, MAP NUMBER 0040100-01, EFFECTIVE DATE AUGUST 2, 1995, PREPARED BY F.E.A.A.

