EXHIBIT #1

TSM#1263

P.C. MTG.- Dec. 8, 2004

TENTATIVE MAP NOTES:

INFORMATION REQUIRED PER MERCED MUNICIPAL CODE SECTION 18.16.080

1.) LOCATION MAP AS SHOWN HEREON.

2.) TRACT NAME, DATE, NORTH ARROW, SCALE AND LEGAL DESCRIPTION AS SHOWN HEREON.

3.) OWNER: RIDGE SUTTER
P.O. BOX 3520
MODESTO, CA. 95352
(209) 529-6361

4.) SUBDIVIDER: NONE

5.) MAP PREPARED BY: GOLDEN VALLEY ENGINEERING & SURVEYING, INC.
405 W. 19th STREET
MERCED, CA. 95340
(209) 722-3200

6.) ACREAGE APPROXIMATELY 66.78 ACRES

7.) NO CONTOURS SHOWN. GROUND RELATIVELY FLAT

8.) LOCATIONS, NAMES, WIDTHS, RADII OF CURVES AND GRADES OF ALL EXISTING AND PROPOSED ROADS, STREETS IN AND ADJACENT TO THE PROPOSED SUBDIVISION AS SHOWN.

9.) NO PROTECTIVE COVENANTS PROPOSED AT THIS TIME. PROTECTIVE COVENANTS TO BE RECORDED WITH FINAL MAP, IF ANY.

10.) LOCATION AND DESCRIPTION OF ALL EASEMENTS AS SHOWN HEREON. EIGHT FOOT PUBLIC FACILITY EASEMENTS TO BE PROVIDED ALONG ALL LOT FRONTAGES.

11.) LOCATION AND SIZE OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES AS SHOWN HEREON.

12.) SEWAGE DISPOSAL BY CITY OF MERCED FACILITIES. STORM WATER DISPOSAL BY EXISTING SYSTEM TO CITY OF MERCED FACILITIES ADJACENT TO PROJECT SITE.

13.) PUBLIC OPEN SPACE EXISTS WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.

14.) LOT LAYOUT, APPROXIMATE DIMENSIONS AND AREA OF EACH IRREGULAR LOT AND LOT NUMBERS AS SHOWN.

15.) PROPOSED SUBDIVISION IS WITHIN MERCED CITY LIMIT.

16.) INTENDED LAND USE: RESIDENTIAL R-1-6 AND R-1-5, PROPOSED DENSITY: LOW DENSITY (4.1 UNITS PER GROSS ACRE.); COMMERCIAL & VILLAGE RESIDENTIAL R-3-2

17.) APPROXIMATE BEARINGS AND DISTANCES TO NEAREST 1/4 SECTION CORNER AS SHOWN HEREON.

18.) PROPOSED PUBLIC IMPROVEMENTS PER CITY STANDARDS.

19.) DEVELOPMENT PHASE: THE DEVELOPER RESERVES THE RIGHT TO PHASE THIS PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE STATE SUBDIVISION MAP ACT.

20.) EXISTING USE AND OWNERSHIP OF LAND IMMEDIATELY ADJACENT TO SUBDIVISION AS SHOWN HEREON.

21.) PRELIMINARY TITLE REPORT TO BE SUBMITTED WITH TENTATIVE MAP.

22.) EXISTING BUILDINGS WITHIN THE SUBDIVISION AS SHOWN.

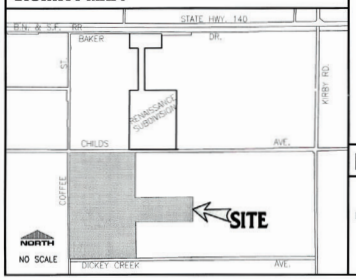
23.) EXISTING TREES WITHIN THE SUBDIVISION AS SHOWN.

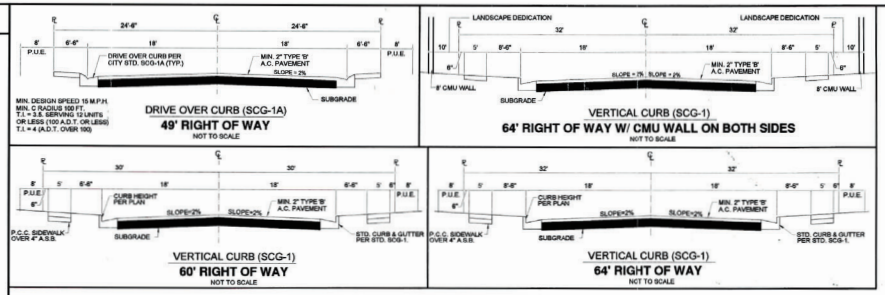
24.) AREA SUBJECT TO PERIODIC INUNDATION OF STORM WATER OVERFLOW TO THE BEST OF OUR KNOWLEDGE AND BELIEF. LOCATION AND DIRECTION OF FLOW OF ALL WATER COURSES AS SHOWN HEREON. THE SITE IS WITHIN FLOOD ZONE "AO" DEPTH 1 FOOT PER F.I.R.M. MAP NUMBER 06047C0445 E EFFECTIVE DATE AUGUST 2, 1995 PREPARED BY F.E.M.A.

LEGEND:

- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE FLOW DIRECTION
- W — PROPOSED WATER MAIN
- S — PROPOSED SANITARY SEWER MAIN
- SD — PROPOSED STORM DRAIN MAIN
- SDMH — PROPOSED STORM DRAIN MANHOLE
- SSMH — PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WHEEL CHAIR RAMP
- PUBLIC UTILITY EASEMENT
- PROPOSED BLOCK WALL
- EXISTING TREE
- POSSIBLE FUTURE LOT

VICINITY MAP:





RECOMMENDED FOR APPROVAL/DENIAL BY THE MERCED PLANNING COMMISSION ON Dec 8 2004 IN ACCORDANCE WITH RESOLUTION # 2772 SIGNED: [illegible]

DESCRIPTION:

BEING A SUBDIVISION OF
LOTS 97,98, AND PORTION OF LOT 96,
LOT 94 AND LOT 95 AS SHOWN ON THE "MAP OF MERCED COLONY"
FILED FOR RECORD IN
VOLUME 4, OF OFFICIAL PLATS, AT PAGE 24
MERCED COUNTY RECORDS
SECTION 34, T.7S.,R.14.E.,M.D.B.& M.

REVISIONS:

GOLDEN VALLEY ENGINEERING & SURVEYING
405 W. 19th Street • P.O. Box 349 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

NORTH
SCALE: 1" = 100'

SHEET CONTENTS: TENTATIVE MAP

PREPARED FOR:
Ridge Sutter
P.O. Box 3520
Modesto, CA 95352
209-529-6361

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

DESIGNED: GOLDEN VALLEY ENGINEERING
DRAWN BY: CCI
CHECKED: STAFF
DATE: SEP. 2004
JOB NO.: 04-225

SHEET TSM

Attachment 3