

Exhibit "A"
Legal Description

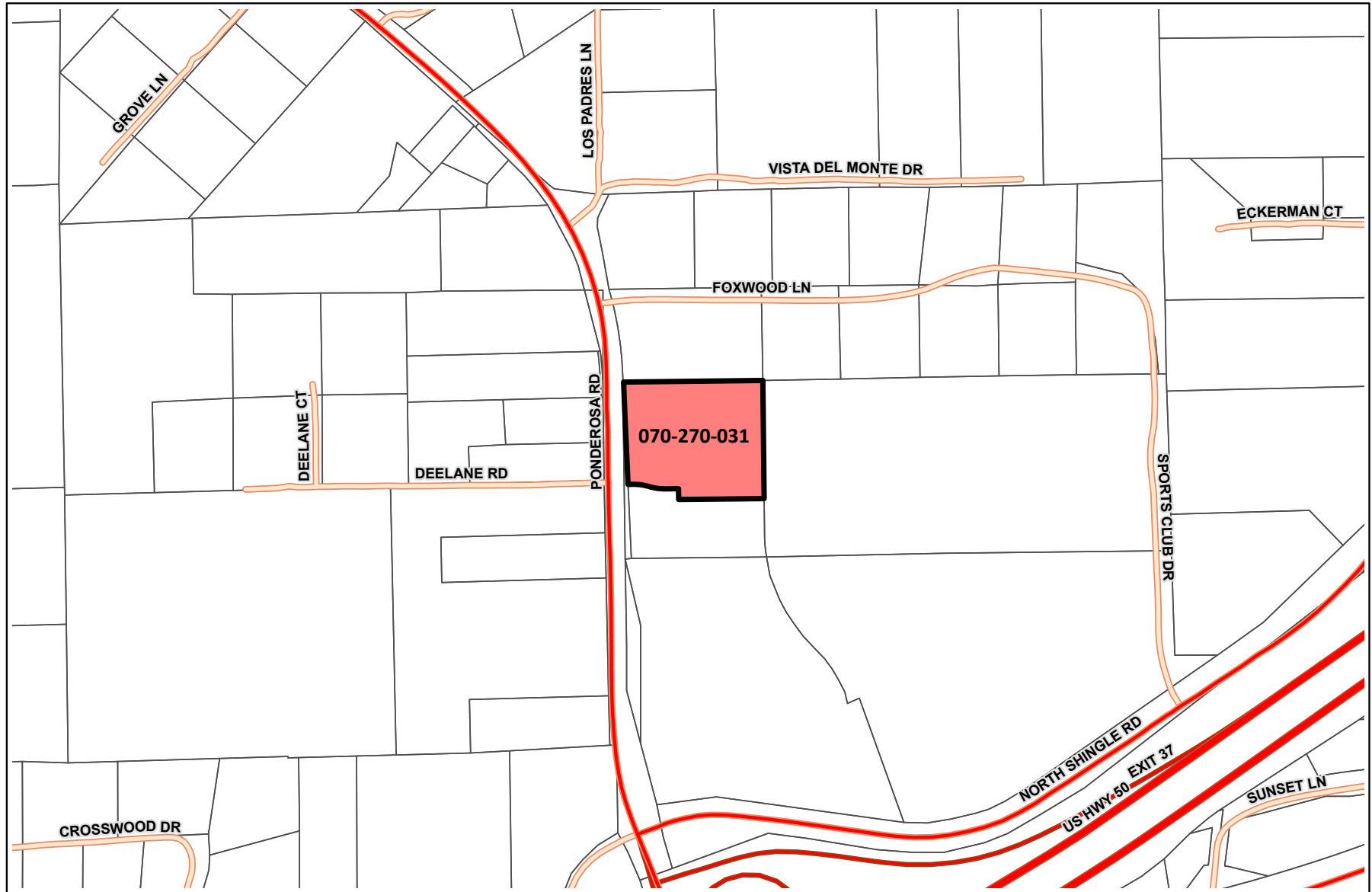
The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

Parcel 1 as shown on the Parcel Map filed October 3, 2006, in book 49 of Parcel Maps, at page 84, El Dorado County Records.

APN: 070-270-031-000

Exhibit B - Location Map

GOV23-0003 3883 Ponderosa Road Property Acquisition



DISCLAIMER:
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

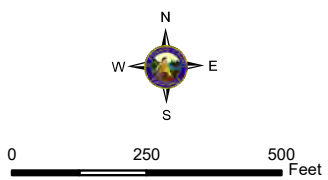
NOTES:
MAP DISPLAYED IN STATE PLANE COORDINATE SYSTEM (NAD 1983 CALIFORNIA ZONE 2, FEET)
LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

PREPARED AT THE REQUEST OF: Kevin Gilliland, 01/06/2023

MAP PREPARED BY: Jennifer Carlton, 01/06/2023

GIS PROJECT ID: 000074975a, RELATED REPORT: N/A

EL DORADO COUNTY SURVEYOR/GIS DIVISION
PHONE (930) 621-4511, Robyn.Gingrich@edcgov.us

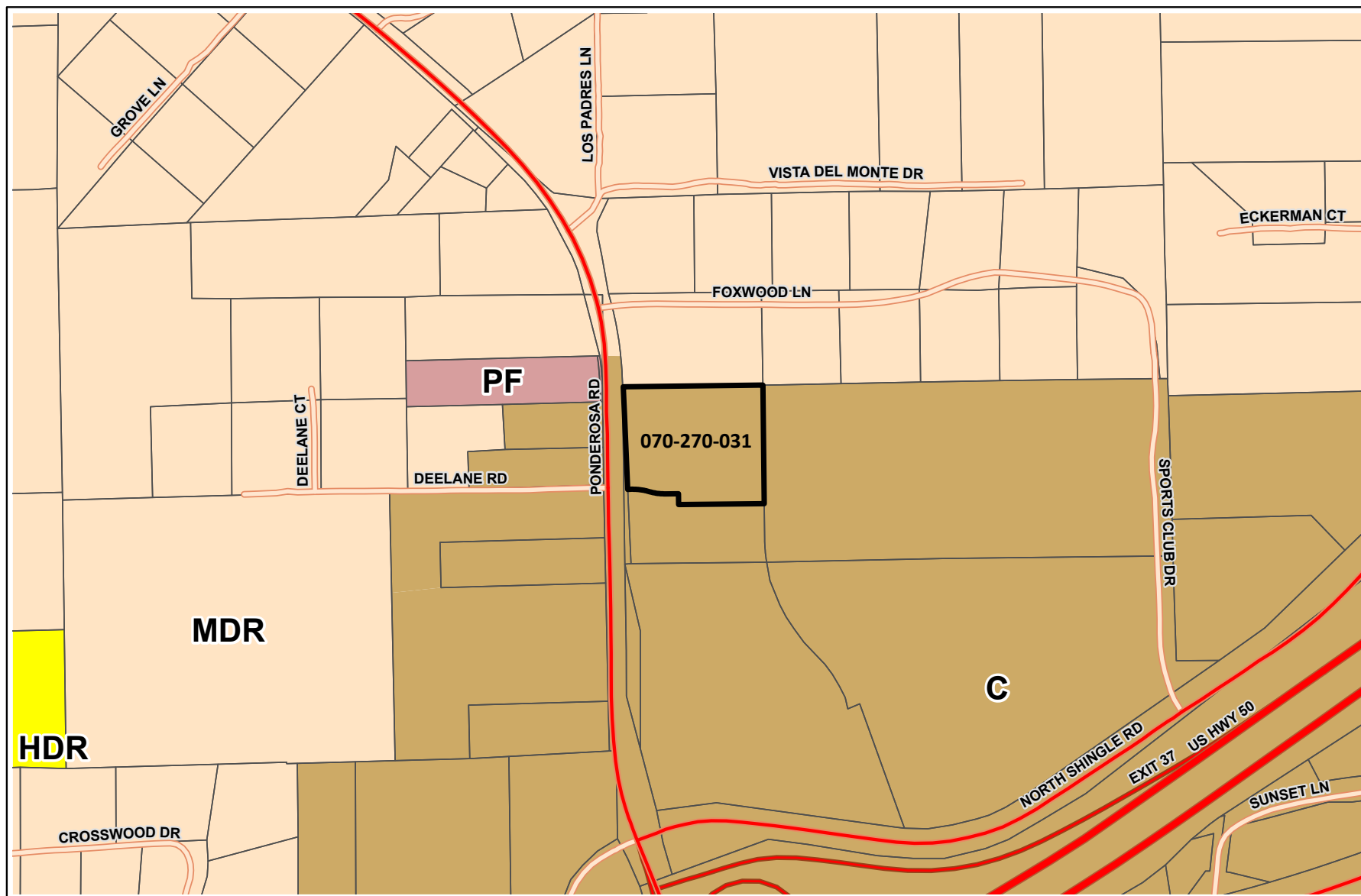


APN 070-270-031

Town of Shingle Springs
County of El Dorado
State of California

- Legend
- Selected Parcel
 - Parcel Base
 - HIGHWAY
 - Major Road
 - Minor Road
 - RAMP

Exhibit C - General Plan Land Use Map GOV23-0003 3883 Ponderosa Road Property Acquisition



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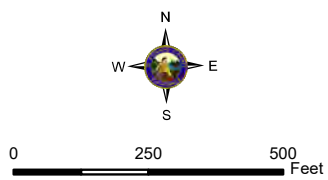
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PREPARED AT THE REQUEST OF: Kevin Gilliland, 01/06/2023

MAP PREPARED BY: Jennifer Carlton, 01/06/2023

GIS PROJECT ID: 0600749750; RELATED REPORT: N/A

EL DORADO COUNTY SURVEYOR/GIS DIVISION
PHONE (925) 621-4511; Robert.Gingrich@edcgov.us

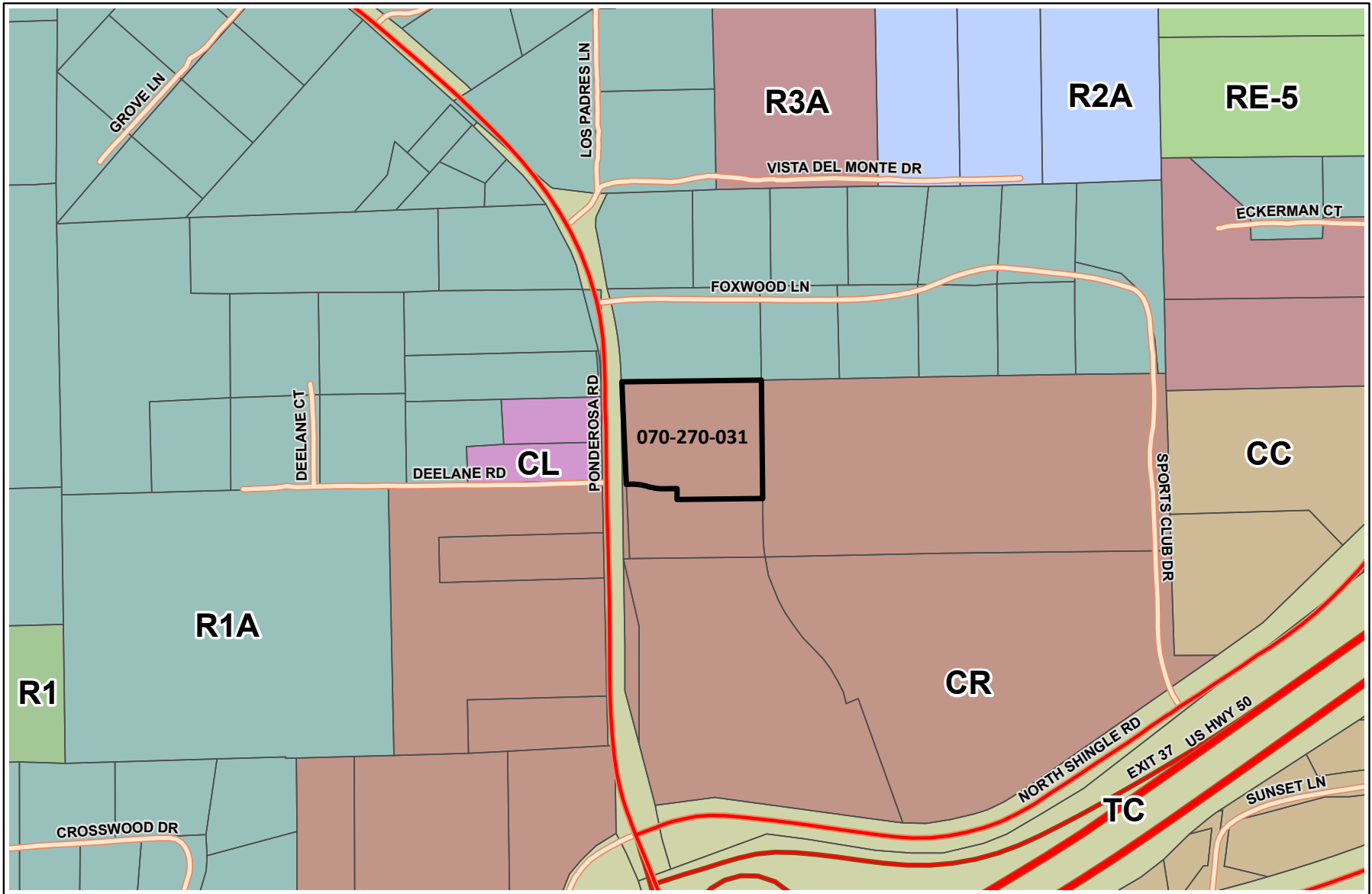


APN 070-270-031
Land Use Map
Town of Shingle Springs
County of El Dorado
State of California

- Legend**
- Selected Parcel
 - Parcel Base
 - Commercial
 - High Density Residential
 - Medium Density Residential
 - Public Facilities
 - HIGHWAY
 - Major Road
 - Minor Road
 - RAMP

Exhibit D - Zoning Map

GOV23-0003 3883 Ponderosa Road Property Acquisition



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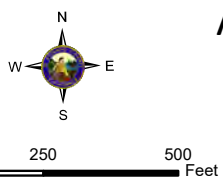
NOTES:
 MAP DISPLAYED IN STATE PLANE COORDINATE SYSTEM (NAD 1983 CALIFORNIA ZONE 2, FEET). LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

PREPARED AT THE REQUEST OF: Kevin Gilliland, 01/06/2023

MAP PREPARED BY: Jennifer Carlton, 01/06/2023

GIS PROJECT ID: 2023074975; RELATED REPORT: N/A

EL DORADO COUNTY SURVEYOR/GIS DIVISION
 PHONE (930) 621-6511. Robyn.Gingrich@elcd.gov.us



APN 070-270-031

Zoning Map

Town of Shingle Springs
 County of El Dorado
 State of California

- | | | | |
|----------------------|---------------------------------------|-------------------------|--|
| Legend | | | |
| Selected Parcel | Residential Single-Unit 6,000 Sq. Ft. | Transportation Corridor | |
| Parcel Base | Residential 1 Acre | HIGHWAY | |
| Commercial Community | Residential 2 Acre | Major Road | |
| Commercial Limited | Residential 3 Acre | Minor Road | |
| Commercial Regional | Residential Estate | RAMP | |