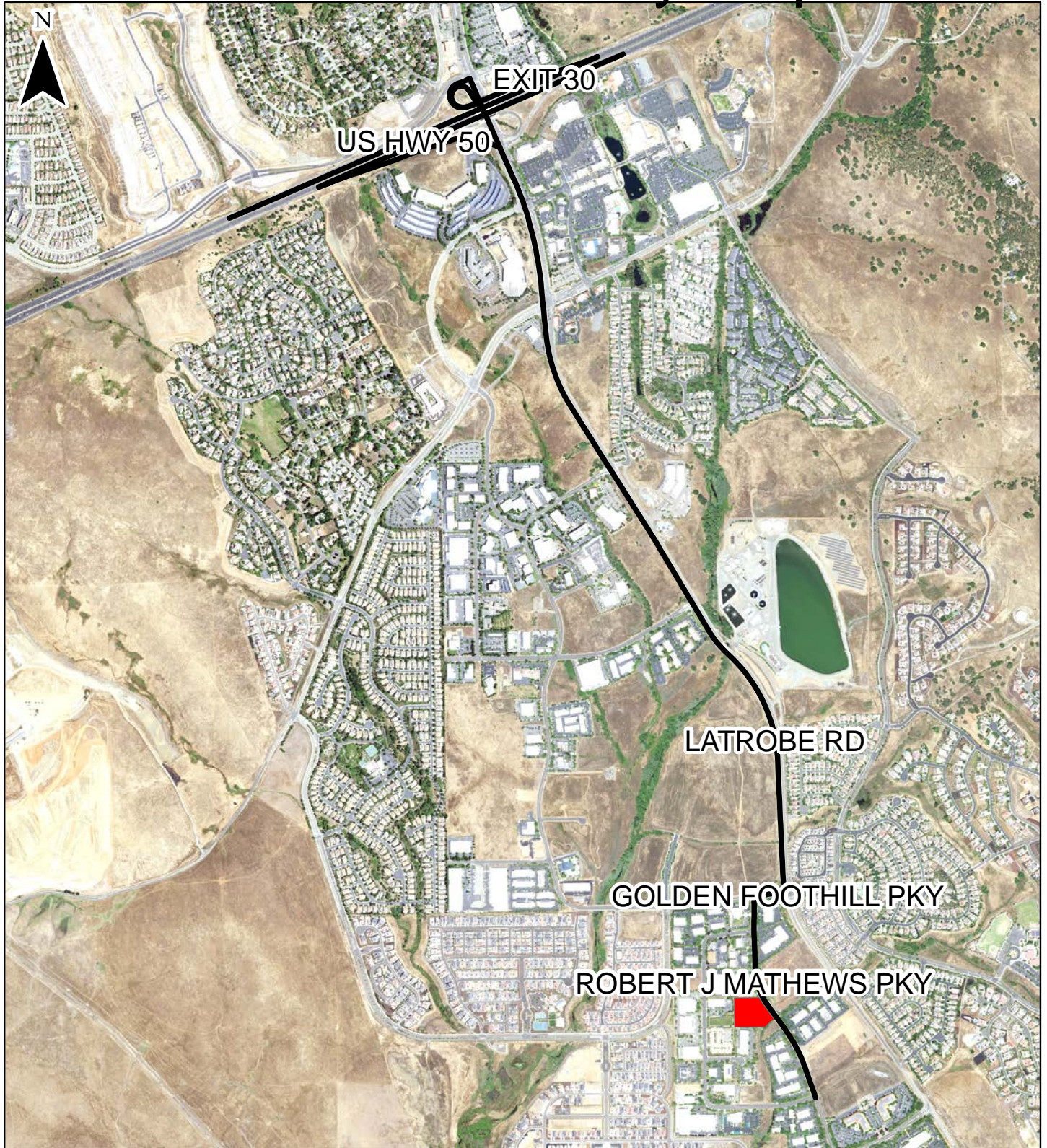


Exhibit A: Vicinity Map



Project CUP22-0004

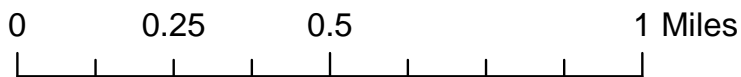
H2O Alaro Microbrewery Conditional Use Permit

117-085-013

Prepared by Jon Philip Mijat

October 05, 2022

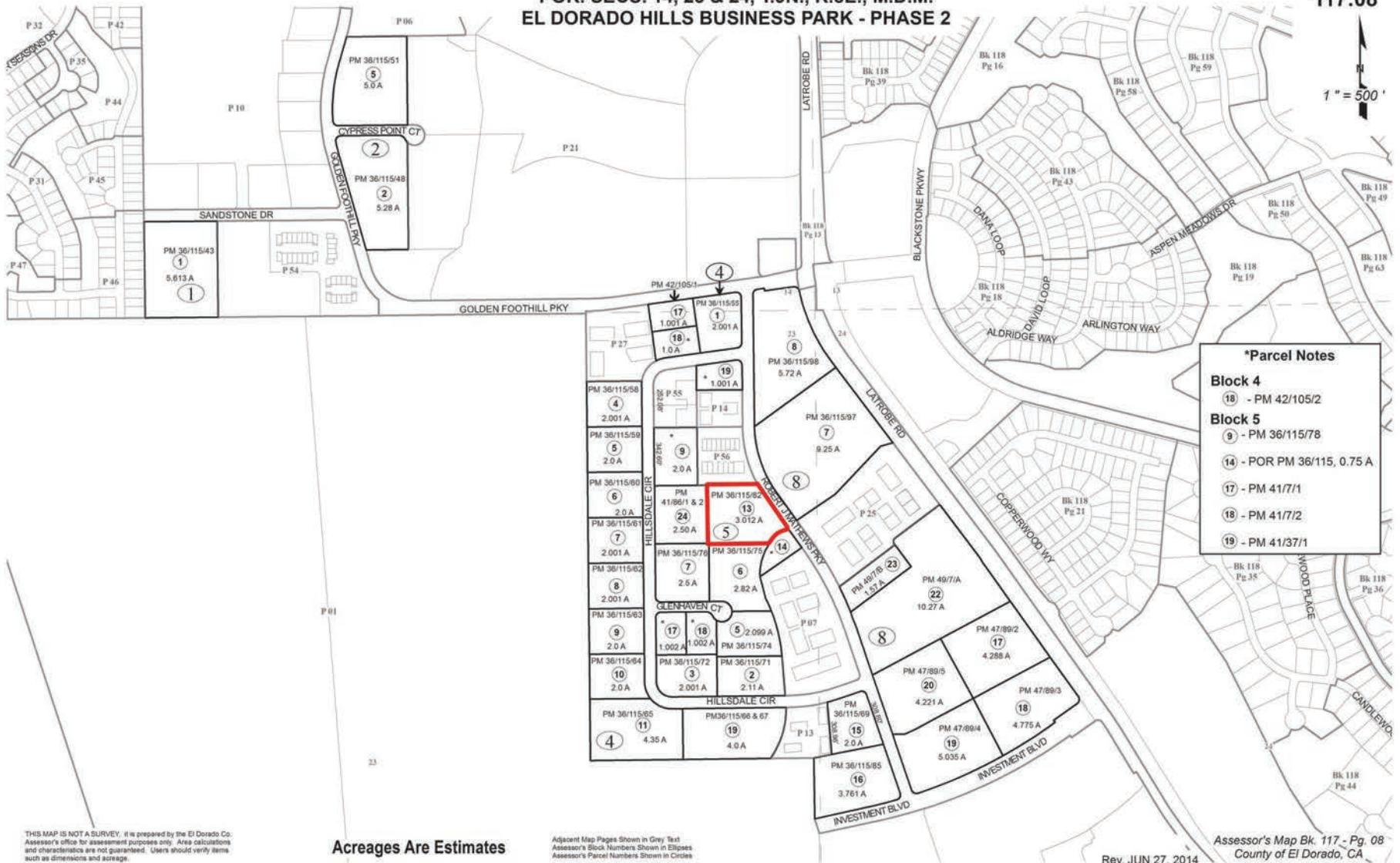
1 in = 1,512 ft



**CUP22-0004 H2O Alaro Microbrewery Use
Exhibit B: Assessor's Parcel Plat**

**POR. SECS. 14, 23 & 24, T.9N., R.8E., M.D.M.
EL DORADO HILLS BUSINESS PARK - PHASE 2**

117:08



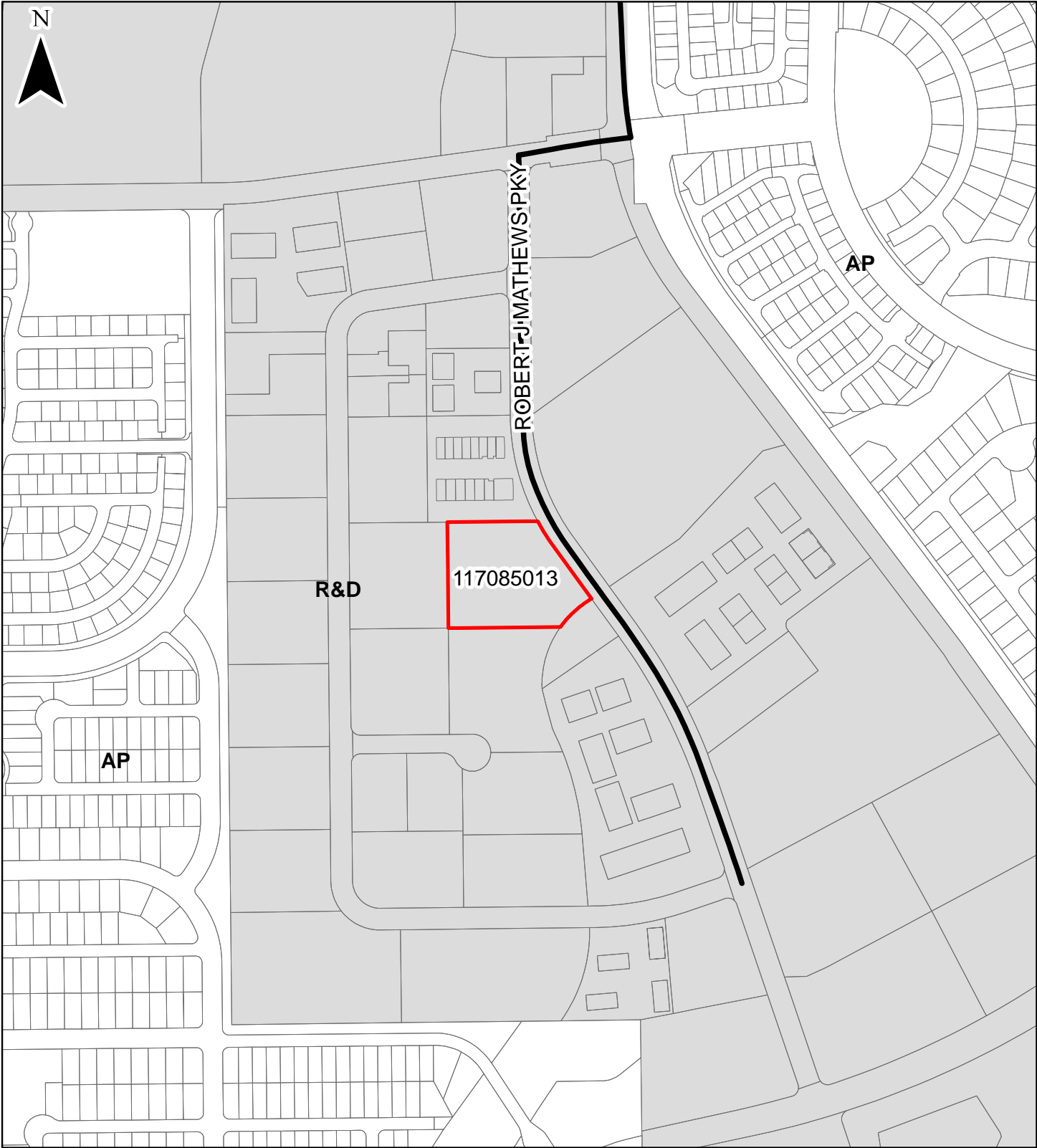
- *Parcel Notes**
- Block 4**
 18 - PM 42/105/2
- Block 5**
 9 - PM 36/115/78
 14 - POR PM 36/115, 0.75 A
 17 - PM 41/7/1
 18 - PM 41/7/2
 19 - PM 41/37/1

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 Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Exhibit C: General Plan Land Use Designation Map



Project CUP22-0004

H2O Alaro Microbrewery Conditional Use Permit

117-085-013

Prepared by Jon Philip Mijat

1,500 Feet October 05, 2022

1 in = 417 ft

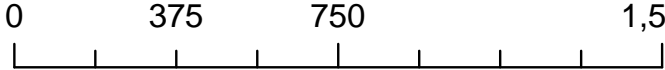
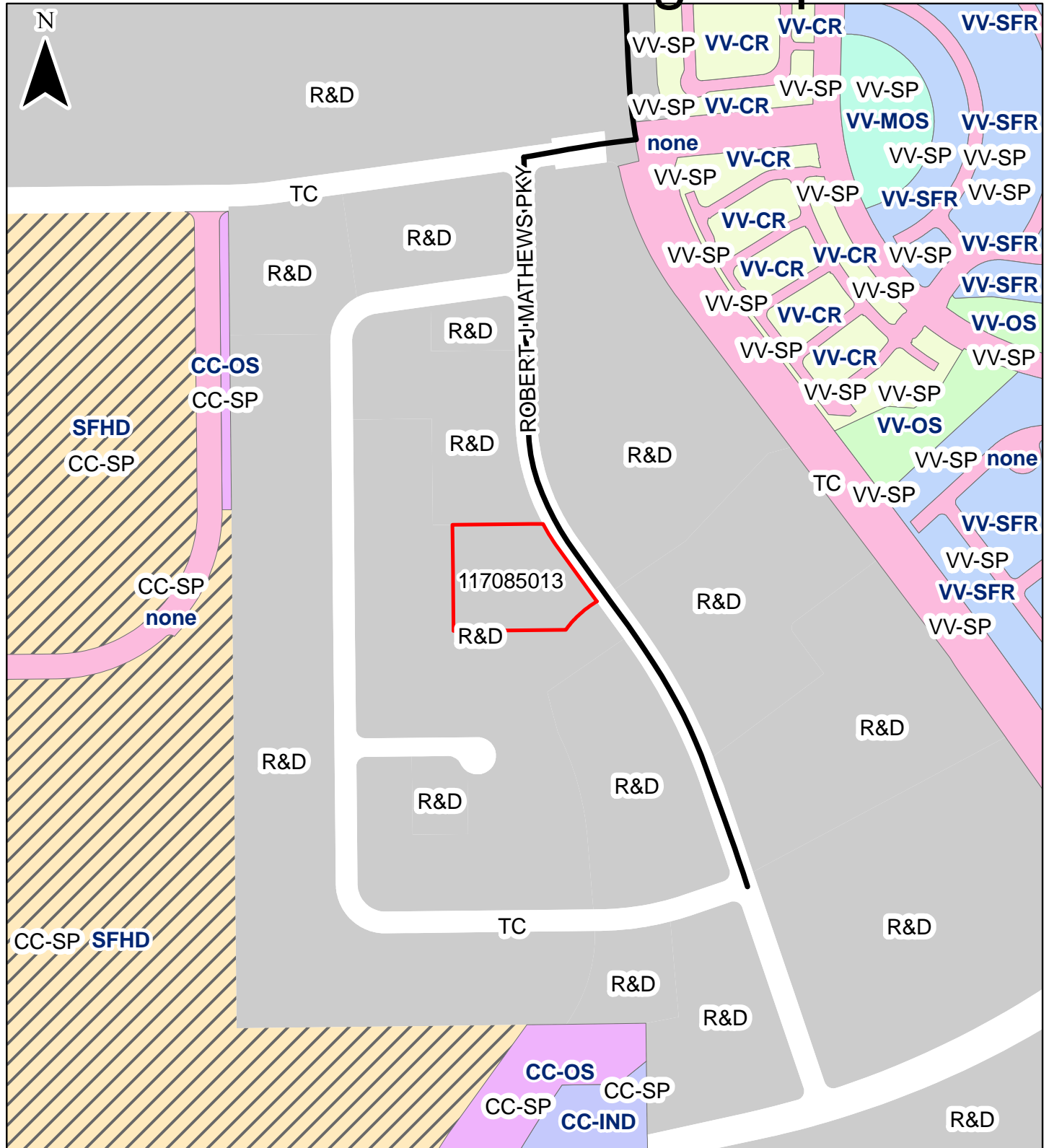


Exhibit D: Zoning Map



Project CUP22-0004

H2O Alaro Microbrewery Conditional Use Permit

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Prepared by Jon Philip Mijat

1,500 Feet October 05, 2022

1 in = 417 ft

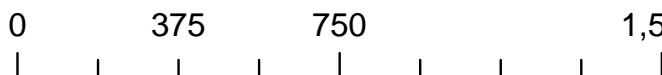
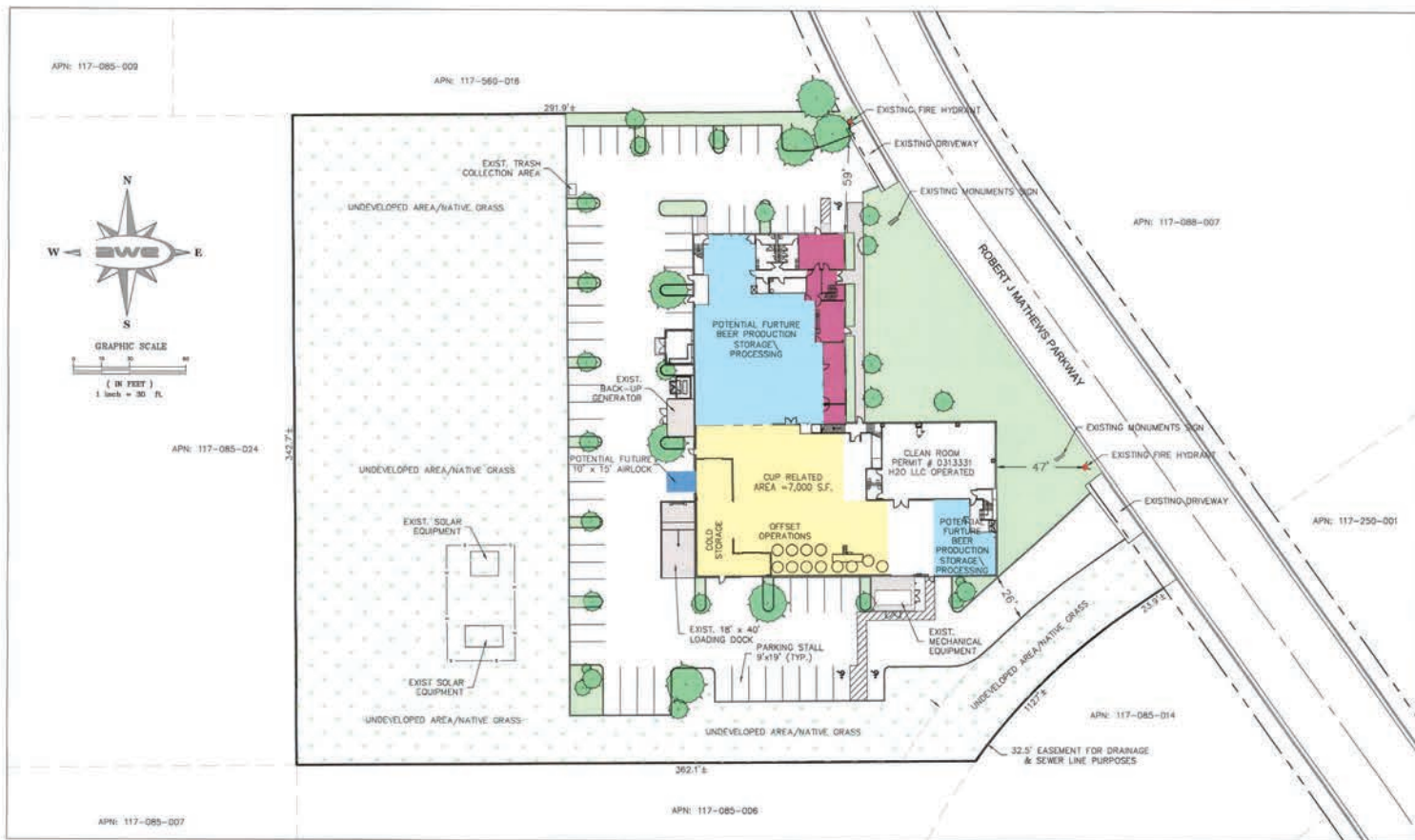


Exhibit E: Site Plan



APPLICANT:
H2O LLC
JAY CUCCIA
5000 ROBERT J MATHEWS PARKWAY
EL DORADO HILLS, CA 91762

ASSESSOR'S PARCEL NUMBER:
117 889 013

ZONING:
RESEARCH AND DEVELOPMENT

AREA:
3.91 AC.

EXISTING BUILDING SIZE:
31,209 S.F.

USE:
PRESENT: LIGHT MANUFACTURING
PROPOSED: DIST

SCHOOL DISTRICT:
LATROBE SCHOOL DISTRICT
EL DORADO HIGH SCHOOL DISTRICT

PARK & RECREATION:
EL DORADO HILLS COMMUNITY SERVICE DISTRICT

SOURCE OF WATER:
EL DORADO IRRIGATION DISTRICT

FIRE DISTRICT:
EL DORADO HILLS FIRE DEPARTMENT

SANITATION FACILITIES:
EL DORADO IRRIGATION DISTRICT

FLOOD ZONE:
FLOOD ZONE X

PARKING:
65 PARKING SPACES
3 OF WHICH ARE DESIGNATED AS ADA

BOUNDARY NOTE:
BOUNDARY LINES SHOWN HEREON ARE DRAWN FROM ASSESSOR'S PARCEL MAPS AND RECORD INFORMATION. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED AT THIS TIME. THE BOUNDARY LINES AND PROPOSED PROPERTY LINES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY.

LEGEND

- EXISTING TREE: (Symbol: Tree)
- EXISTING LANDSCAPED AREA: (Symbol: Dotted pattern)
- EXISTING ADA PATHWAY: (Symbol: Dashed line)
- EXISTING NATIVE GRASS: (Symbol: Stippled pattern)
- CUP RELATED AREA: (Symbol: Yellow fill)
- POTENTIAL FUTURE BEER PRODUCTION STORAGE | PROCESSING: (Symbol: Blue fill)
- MANAGEMENT OFFICE AND BREAKROOM: (Symbol: Pink fill)
- POTENTIAL FUTURE AIRLOCK AREA: (Symbol: Light blue fill)



DATE: 7-17-18
BY: JAY CUCCIA
PROJECT: H2O LLC

FOR REVIEW AND COMMENT ONLY

ELECTRONICALLY SIGNED: 5.9.18

 PRELIMINARY
 STATE OF CALIFORNIA

THIS EXHIBIT IS INTENDED FOR PLANNING PURPOSES ONLY.

AWE
AREA WEST ENGINEERS, INC.
 ENGINEERING - SURVEYING - PLANNING
 7478 SANDALWOOD DRIVE, SUITE 400
 CITRUS HEIGHTS, CA 95621
 (916) 725-5551 (916) 725-5808 (FAX)
 AWE@AREAWESTENG.COM

PREPARED FOR:
 JAY CUCCIA
 H2O LLC
 5000 ROBERT J MATHEWS PARKWAY
 EL DORADO HILLS, CA 95762

EXISTING SITE PLAN AND FACILITIES
 FOR
5000 ROBERT J MATHEWS PARKWAY
 EL DORADO COUNTY APRIL 2022 STATE OF CALIFORNIA

DESIGNED BY: R.R.
 DRAFTED BY: C.J.C.
 CHECKED BY: R.R.

REVISIONS	SCALE: 1" = 30'	JOB NO. 22018
	SHEET 1 OF 1	

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