

File No. Z14-0010/PD14-0007/P14-0005

Location Map

Exhibit A



**POR. SEC. 14, T.9N., R.8E., M.D.M.
EL DORADO BUSINESS PARK UNITS 1A, 1B, & 1C**



NOTE:
 PM 32/127/1 THRU 12 = UNIT 1A
 PM 32/128/13 THRU 29 = UNIT 1B
 PM 32/129/30 THRU 38 = UNIT 1C

Exhibit B

NOTE: If it is prepared by the El Dorado Co. assessment purposes only. Area calculations are guaranteed. Users should verify items 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

Rev. May 10, 2013

Assessor's Map E
 County of El

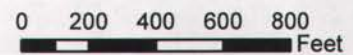


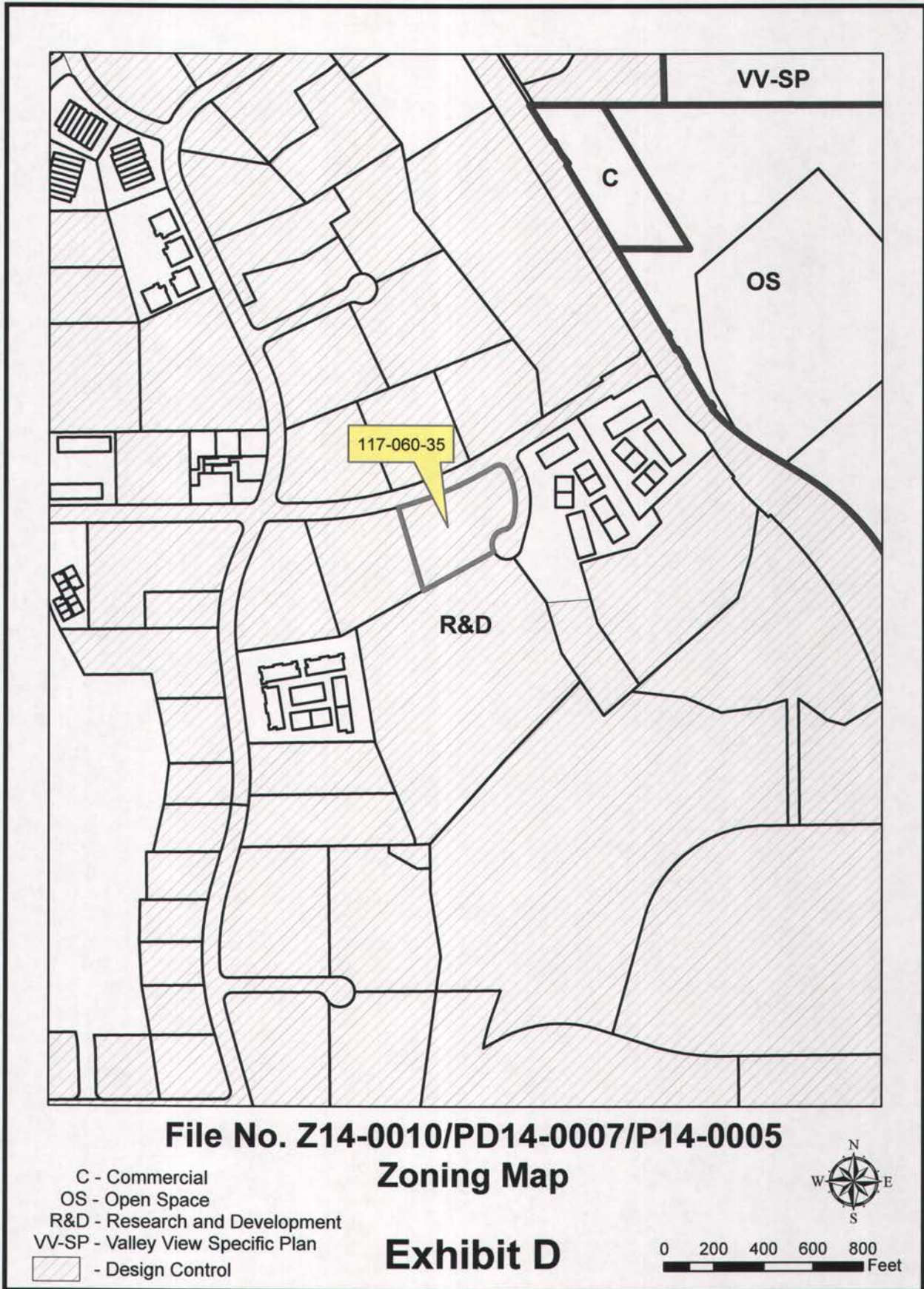
File No. Z14-0010/PD14-0007/P14-0005

General Plan Map

- AP - Adopted Plan
- C - Commercial
- PF - Public Facilities
- R&D - Research and Development

Exhibit C



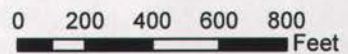


File No. Z14-0010/PD14-0007/P14-0005

Zoning Map

- C - Commercial
- OS - Open Space
- R&D - Research and Development
- VV-SP - Valley View Specific Plan
-  - Design Control

Exhibit D



TENTATIVE MAP FOR QUAIL COMMERCE CENTER COMMERCIAL CONDOMINIUMS

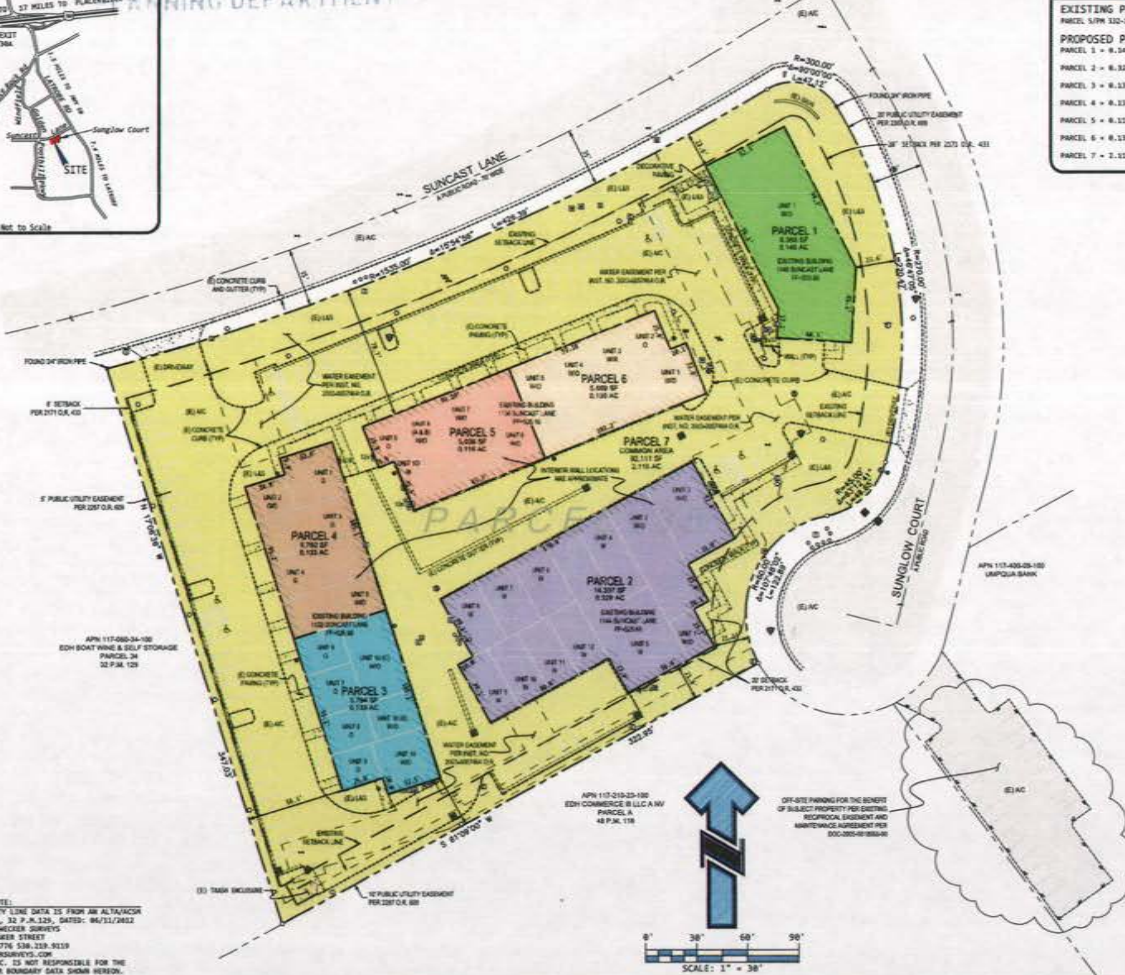
PARCEL 35, PM 32-129, A PORTION OF SECT. 14, T.9 N., R.8 E., M.D.M.
EL DORADO COUNTY, CA - APN: 117-060-35
SEPTEMBER 2014

14 DEC 33 AM 8:30

RECEIVED
PLANNING DEPARTMENT



Exhibit E



| LOT SUMMARY | |
|--------------------------|--|
| EXISTING PARCEL: | PARCEL 35PM 32-129 - 3.282 ACRES (23896.38 SF), 35 UNITS |
| PROPOSED PARCELS: | |
| PARCEL 1 | = 8.346 ACRES (4,158.21 SF), 3 UNITS |
| PARCEL 2 | = 8.829 ACRES (24,337.27 SF), 12 UNITS |
| PARCEL 3 | = 8.133 ACRES (5,793.89 SF), 7 UNITS |
| PARCEL 4 | = 8.133 ACRES (5,794.58 SF), 5 UNITS |
| PARCEL 5 | = 8.134 ACRES (5,801.52 SF), 5 UNITS |
| PARCEL 6 | = 8.134 ACRES (5,801.36 SF), 5 UNITS |
| PARCEL 7 | = 2.115 ACRES (135,896.98 SF), COMMON AREA |

| PROJECT DATA | |
|---|---|
| OWNER/APPLICANT: | F2M PRINC ASSOCIATES, A DELAWARE LLC, C/O F2M INVESTMENTS, LLC 1253 GOLD EXPRESS DRIVE #1038559 GOLD BEVER, CA 95478 (916) 452-5475 CONTACT: JENNIFER MARRAS |
| ENGINEER: | LEBECK YOUNG ENGINEERING, INC. 3430 ROBIN LANE, SUITE #2 CAMERON PARK, CA 95682 (916) 877-4888 CONTACT: BARBARA "BOBBIE" LEBECK |
| CONTOUR INTERVAL: | NONE |
| SOURCE OF TOPOGRAPHY: | ALTA/ACSA LAND TITLE SURVEY OF PARCEL 35, 32 P.A.129, DATED: 06/11/2012 PREPARED BY: NICKEL SURVEYS 3423 BRUBAKER STREET WOODLAND, CA 95776 538.119.9119 CNS@NICKELSURVEYS.COM |
| SECTION, TOWNSHIP AND RANGE: | SECT.14, T.9N., R.8E., M.D.M. |
| ASSESSOR'S PARCEL NUMBER: | APN: 117-060-35 |
| PRESENT ZONING: | R 8 B - DC |
| PROPOSED ZONING: | R 8 B - DC |
| PRESENT USE: | COMMERCIAL |
| PROPOSED USE: | COMMERCIAL |
| TOTAL AREA: | 3,181 ACRES |
| TOTAL NUMBER OF PARCELS: | 7 - COMMERCIAL |
| MINIMUM PARCEL AREA: | 8,134 ACRES |
| WATER SUPPLY: | EXISTING EID |
| SEWAGE DISPOSAL: | EXISTING EID |
| PROPOSED STRUCTURAL FIRE PROTECTION: | EL DORADO HILLS FIRE PROTECTION DISTRICT |
| DATE OF PREPARATION: | SEPTEMBER 2014 |
| STREETS: | EXISTING PUBLIC |
| EASEMENTS: | EXISTING 12' FEET ALONG PUBLIC STREETS |
| LAND USE SUMMARY: | PARCELS 1 THRU 6 - COMMERCIAL CONDOMINIUMS PARCEL 7 - COMMON AREA |
| UTILITY REPRESENTATIVES: | SEWER AND WATER: EID POWER: PUC STORM DRAIN: EL DORADO COUNTY TELEPHONE: SBC |

| LEGEND | |
|--------|-------------------------------|
| ■ | FOUND MONUMENT AS NOTED |
| ○ | DIMENSION POINT |
| □ | POLE MONUMENT |
| ▣ | EDGE DEMONSTRATION CONNECTION |
| ■ | FIRE DEPARTMENT VALVE |
| ■ | POST INSPECTOR VALVE |
| ■ | BACK FLAM PREVENTER |
| ■ | WATER BOX OR METER |
| ■ | WATER VALVE |
| ■ | SEWER MANHOLE |
| ■ | SEWER SHOOTER CLEANOUT |
| ■ | DRAIN INLET |
| ■ | TRANSFORMER PAD |
| ■ | ELECTRIC BOX |
| ■ | ELECTRIC METER |
| ■ | UTILITY BOX OR RISER |
| ■ | STREET LIGHT |
| ■ | TELEPHONE MANHOLE |
| ■ | TELEPHONE BOX OR CABINET |
| ■ | EGG METER |
| ■ | HANDICAP PARKING |
| ■ | GUARD POST |
| ■ | CENTERLINE OF ROAD |
| A/C | ASPHALTIC CONCRETE |
| L/S | LANDSCAPING & SIDEWALKS |
| (E) | EXISTING |

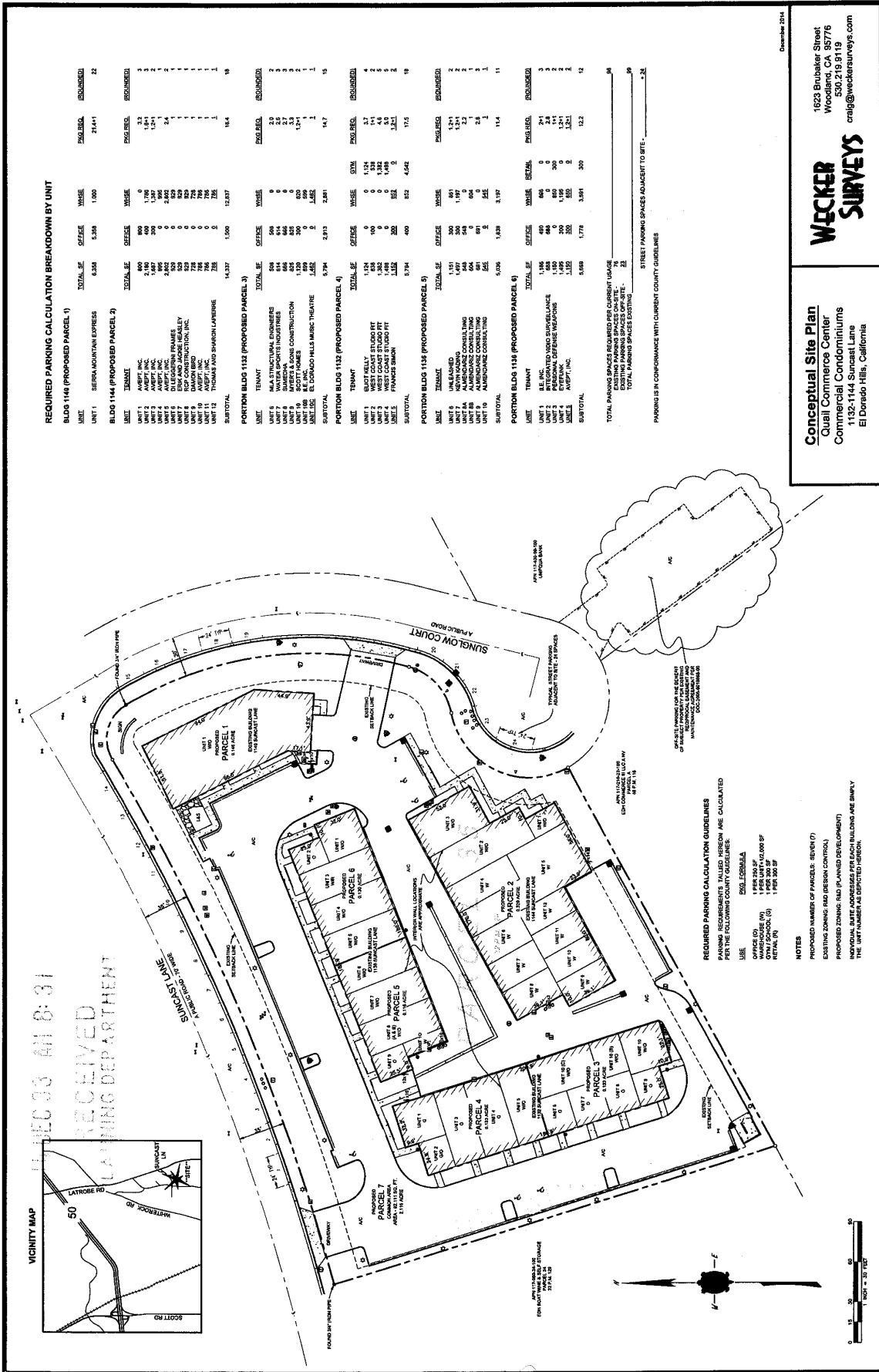
NOTE:
TOPOGRAPHICAL & BOUNDARY/PROPERTY LINE DATA IS FROM AN ALTA/ACSA
LAND TITLE SURVEY OF PARCEL 35, 32 P.A.129, DATED: 06/11/2012
PREPARED BY: NICKEL SURVEYS
3423 BRUBAKER STREET
WOODLAND, CA 95776 538.119.9119
CNS@NICKELSURVEYS.COM
LEBECK YOUNG ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE
ACCURACY OF TOPOGRAPHICAL OR BOUNDARY DATA SHOWN HEREON.

**LEBECK • YOUNG
ENGINEERING, INC.**
3430 ROBIN LANE, SUITE #2
CAMERON PARK, CA 95682
PH (916) 877-4888 FAX (916) 877-4088

**QUAIL COMMERCE CENTER
COMMERCIAL CONDOMINIUMS
TENTATIVE MAP**

PLANNING COMMISSION: _____
APPROVAL/GENERAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/GENERAL DATE: _____

SHEET NO.
TM-1
PLOT DATE: Nov 20, 2014



REQUIRED PARKING CALCULATION BREAKDOWN BY UNIT

| BLDG 1148 (PROPOSED PARCEL 1) | UNIT | TYPE | TOTAL SF | OFFICE | W/USE | RESERVED | RECOMMENDED |
|-------------------------------|---------|----------------------------|----------|--------|-------|----------|-------------|
| BLDG 1148 (PROPOSED PARCEL 1) | UNIT 1 | SEVERAL MONTHS EXPRESS | 6,038 | 5,038 | 1,000 | 714 | 22 |
| | UNIT 2 | SEVERAL MONTHS EXPRESS | 6,038 | 5,038 | 1,000 | 714 | 22 |
| BLDG 1144 (PROPOSED PARCEL 2) | UNIT 1 | AMPT INC. | 600 | 600 | 0 | 32 | 3 |
| | UNIT 2 | AMPT INC. | 2,140 | 2,140 | 1,200 | 1,041 | 2 |
| | UNIT 3 | AMPT INC. | 900 | 900 | 0 | 48 | 1 |
| | UNIT 4 | AMPT INC. | 2,965 | 2,965 | 1,500 | 1,465 | 1 |
| | UNIT 5 | DILEGANT FRAMES | 1,000 | 1,000 | 0 | 54 | 1 |
| | UNIT 6 | DILEGANT FRAMES | 1,000 | 1,000 | 0 | 54 | 1 |
| | UNIT 7 | ROCK CONSTRUCTION, INC. | 520 | 520 | 0 | 28 | 1 |
| | UNIT 8 | ROCK CONSTRUCTION, INC. | 520 | 520 | 0 | 28 | 1 |
| | UNIT 9 | AMPT INC. | 778 | 778 | 0 | 42 | 1 |
| | UNIT 10 | AMPT INC. | 778 | 778 | 0 | 42 | 1 |
| | UNIT 11 | AMPT INC. | 778 | 778 | 0 | 42 | 1 |
| | UNIT 12 | AMPT INC. | 778 | 778 | 0 | 42 | 1 |
| | UNIT 13 | THOMAS AND SHARON LAWRENCE | 238 | 238 | 0 | 13 | 1 |
| SUBTOTAL | | 14,337 | 1,500 | 12,837 | 1,814 | 18 | |

| PORTION BLDG 1132 (PROPOSED PARCEL 3) | UNIT | TENANT | TOTAL SF | OFFICE | W/USE | RESERVED | RECOMMENDED |
|---------------------------------------|---------|---------------------------|----------|--------|-------|----------|-------------|
| PORTION BLDG 1132 (PROPOSED PARCEL 3) | UNIT 5 | M.A. STRUCTURAL ENGINEERS | 598 | 598 | 0 | 32 | 2 |
| | UNIT 6 | M.A. STRUCTURAL ENGINEERS | 598 | 598 | 0 | 32 | 2 |
| | UNIT 7 | SMITHSONIAN INSTITUTION | 598 | 598 | 0 | 32 | 2 |
| | UNIT 8 | SMITHSONIAN INSTITUTION | 598 | 598 | 0 | 32 | 2 |
| | UNIT 9 | SMITHSONIAN INSTITUTION | 598 | 598 | 0 | 32 | 2 |
| | UNIT 10 | SMITHSONIAN INSTITUTION | 598 | 598 | 0 | 32 | 2 |
| | UNIT 11 | SMITHSONIAN INSTITUTION | 598 | 598 | 0 | 32 | 2 |
| | UNIT 12 | SMITHSONIAN INSTITUTION | 598 | 598 | 0 | 32 | 2 |
| | UNIT 13 | SMITHSONIAN INSTITUTION | 598 | 598 | 0 | 32 | 2 |
| | UNIT 14 | SMITHSONIAN INSTITUTION | 598 | 598 | 0 | 32 | 2 |
| SUBTOTAL | | 5,794 | 2,913 | 2,881 | 321 | 15 | |

| PORTION BLDG 1132 (PROPOSED PARCEL 4) | UNIT | TENANT | TOTAL SF | OFFICE | W/USE | RESERVED | RECOMMENDED |
|---------------------------------------|--------|--------------------|----------|--------|-------|----------|-------------|
| PORTION BLDG 1132 (PROPOSED PARCEL 4) | UNIT 1 | WEST COAST STUDIOS | 1,128 | 1,128 | 0 | 61 | 2 |
| | UNIT 2 | WEST COAST STUDIOS | 1,128 | 1,128 | 0 | 61 | 2 |
| | UNIT 3 | WEST COAST STUDIOS | 1,128 | 1,128 | 0 | 61 | 2 |
| | UNIT 4 | WEST COAST STUDIOS | 1,128 | 1,128 | 0 | 61 | 2 |
| | UNIT 5 | FRANCIS SIMON | 574 | 409 | 165 | 22 | 2 |
| SUBTOTAL | | 5,794 | 409 | 165 | 22 | 17.5 | |

| PORTION BLDG 1134 (PROPOSED PARCEL 5) | UNIT | TENANT | TOTAL SF | OFFICE | W/USE | RESERVED | RECOMMENDED |
|---------------------------------------|---------|-----------|----------|--------|-------|----------|-------------|
| PORTION BLDG 1134 (PROPOSED PARCEL 5) | UNIT 6 | UNIVERSAL | 1,551 | 1,551 | 0 | 84 | 2 |
| | UNIT 7 | UNIVERSAL | 1,551 | 1,551 | 0 | 84 | 2 |
| | UNIT 8 | UNIVERSAL | 1,551 | 1,551 | 0 | 84 | 2 |
| | UNIT 9 | UNIVERSAL | 1,551 | 1,551 | 0 | 84 | 2 |
| | UNIT 10 | UNIVERSAL | 1,551 | 1,551 | 0 | 84 | 2 |
| | UNIT 11 | UNIVERSAL | 1,551 | 1,551 | 0 | 84 | 2 |
| | UNIT 12 | UNIVERSAL | 1,551 | 1,551 | 0 | 84 | 2 |
| | UNIT 13 | UNIVERSAL | 1,551 | 1,551 | 0 | 84 | 2 |
| | UNIT 14 | UNIVERSAL | 1,551 | 1,551 | 0 | 84 | 2 |
| | UNIT 15 | UNIVERSAL | 1,551 | 1,551 | 0 | 84 | 2 |
| SUBTOTAL | | 5,028 | 1,638 | 3,390 | 348 | 11 | |

| PORTION BLDG 1134 (PROPOSED PARCEL 6) | UNIT | TENANT | TOTAL SF | OFFICE | W/USE | RESERVED | RECOMMENDED |
|---------------------------------------|--------|-----------|----------|--------|-------|----------|-------------|
| PORTION BLDG 1134 (PROPOSED PARCEL 6) | UNIT 1 | AMPT INC. | 1,188 | 1,188 | 0 | 64 | 3 |
| | UNIT 2 | AMPT INC. | 1,188 | 1,188 | 0 | 64 | 3 |
| | UNIT 3 | AMPT INC. | 1,188 | 1,188 | 0 | 64 | 3 |
| | UNIT 4 | AMPT INC. | 1,188 | 1,188 | 0 | 64 | 3 |
| | UNIT 5 | AMPT INC. | 1,188 | 1,188 | 0 | 64 | 3 |
| | UNIT 6 | AMPT INC. | 1,188 | 1,188 | 0 | 64 | 3 |
| SUBTOTAL | | 5,688 | 1,776 | 3,912 | 384 | 12 | |

TOTAL PARKING SPACES REQUIRED PER CURRENT COUNTY GUIDELINES: 2,913

EXISTING PARKING SPACES ON-SITE: 72

TOTAL PARKING SPACES EXISTING: 72

STREET PARKING SPACES ADJACENT TO SITE: 22

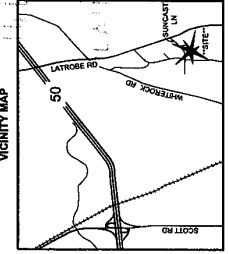
PARKING IS IN CONFORMANCE WITH CURRENT COUNTY GUIDELINES

WECKER SURVEYS
 1623 Brubaker Street
 Woodland, CA 95776
 530.219.9119
 craig@weckersurveys.com

Conceptual Site Plan
 Quail Commerce Center
 Commercial Condominiums
 1132-1144 Suncoast Lane
 El Dorado Hills, California

December 2014

RECEIVED
 PLANNING DEPARTMENT



REQUIRED PARKING CALCULATION GUIDELINES
 PARKING REQUIREMENTS LISTED HEREON ARE CALCULATED PER THE FOLLOWING COUNTY GUIDELINES:

- OFFICE (O) 1 PER 250 SF
- RETAIL (R) 1 PER 300 SF
- RETAIL (R) 1 PER 300 SF
- RETAIL (R) 1 PER 300 SF

NOTES
 PROPOSED NUMBER OF PARCELS: SEVEN (7)
 EXISTING ZONING: RM (RESIDENT CONTROL)
 PROPOSED ZONING: RM (PLANNED DEVELOPMENT)
 INDIVIDUAL UNIT ADDRESSES FOR EACH BUILDING ARE SHOWN IN THE UNIT NUMBER AS LISTED HEREON.

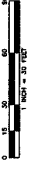


Exhibit F

FJM



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2005-0018668-00

Check Number 2838
Tuesday, MAR 08, 2005 09:21:06
Ttl Pd \$35.00 Nbr-0000697837
JLR/C1/2-8

RECORDING REQUESTED BY:

WHEN RECORDED, MAIL TO:

Quail Commerce Center LLC
1200 Suncast Lane #2
El Dorado Hills, CA 95762

(SPACE ABOVE THIS LINE)

RESERVED FOR RECORDER'S USE

RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT

This Reciprocal Easement and Maintenance Agreement ("Agreement") is entered into on March 1, 2005, between Quail Commerce Center LLC, a Nevada limited liability company ("Quail"), and Ribeiro California II LLC, a Nevada limited liability company ("Ribeiro").

Quail is the owner of certain real property situated in the unincorporated area of El Dorado Hills, El Dorado County, California, more particularly described on Exhibit "A," (Quail Property").

Ribeiro is the owner of certain real property located in the unincorporated area of El Dorado Hills, El Dorado County, California, more particularly described on Exhibit "B", ("Ribeiro Property").

Ribeiro has a driveway and parking lot, as more particularly shown on Exhibits "C" and "C-1", attached hereto. Ribeiro desires to grant Quail easements of reciprocal egress, ingress, and parking over and across Ribeiro's property.

NOW, THEREFORE, the parties agree as follows:

1. Ribeiro hereby grants to Quail an easement of ingress, egress, and parking over that portion of the driveway and parking lot, more particularly shown on Exhibit "C", which is situated on Ribeiro's property.
2. The easement granted in this Agreement is an easement for driveway and parking purposes only for the use for and by vehicular and pedestrian traffic. The driveway purposes do not include parking on the Quail Property or Ribeiro Property.

Exhibit G

PD 14-0007/P 14-0005/Z 14-0010

RECEIVED
COUNTY RECORDER
EL DORADO COUNTY
1 OCT 22 AM 9:52

3. The easements granted in this Agreement are non-exclusive. Ribeiro retains the right to make use of that portion of the driveway located on its property.

4. Each party to this Agreement shall equally be responsible for and pay all costs necessary to maintain the driveway and parking lot in accordance with the maintenance standards agreed upon by the parties, or if no agreement, to keep and maintain the driveway in a condition at least equal to the standard utilized by the County of El Dorado when constructing new driveways for vehicular and pedestrian access. Moreover, each party shall have the right, but not the obligation, to repair and maintain the entire driveway in accordance with the above standard and thereafter seek pro-rata reimbursement from such other party pursuant to paragraph 9 below.

5. The easement granted herein includes the right to utilize and attach to any utilities which may exist on or under the driveway. Notwithstanding the above, this Agreement does not give either party the right to damage or demolish any portion of the driveway in order to construct any utilities on or under the driveway, without the express written consent of the other party, which consent shall be determined solely by such other party and at its sole discretion.

6. The easement granted herein shall continue in effect so long as the common driveway reflected on Exhibit C is used for ingress, egress, and parking over Ribeiro Property.

7. This agreement and the rights and obligations set forth herein may be assigned to successor owners of Quail Property and the Ribeiro Property, and shall be binding on and shall inure to the benefits of the successors and assigns of parties hereto.

8. Each party shall be responsible for any personal injury or property damage on the property subject to this Agreement, and each party shall defend, indemnify and hold the other party harmless from any loss or claims arising from or occurring on its property, unless and to the extent that such claim or loss is the result of such indemnified parties' own conduct or actions.

9. (a) If any dispute among the parties involves a bona fide contention by one party that the other has failed to perform his or its obligations and responsibilities under this Agreement, or involves the interpretation thereof, then the party making such contention shall promptly give written notice to the other. Such notice shall set forth in detail the basis for the party's contention that the other is in default or failed to perform on its obligation required by this Agreement. The other party shall have a period of ten (10) days in which to make a good faith attempt to resolve the dispute. Following such ten-day period, the matter shall be promptly submitted to binding arbitration in accordance with the following provision.

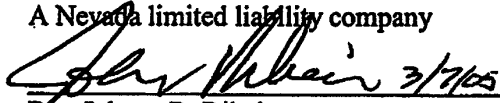
018668

(b) If the parties are unable to resolve the dispute, then any such controversy or claim shall be settled by binding arbitration according to Title 9, Part III, of the Code of Civil Procedure (section 1280, et.seq.) with arbitration conducted in El Dorado County, California. The arbitrator shall be a retired judge of the Superior Court, District Court or Court of Appeal agreed upon by the parties. In the event that parties cannot agree on an arbitrator the parties shall petition the Presiding Judge of the Sacramento County Superior Court who shall designate a retired judge as the arbitrator. The parties to such arbitration proceeding shall be entitled to only that discovery approved by the arbitrator. Any award or decision rendered by the arbitrator shall be in writing and contain the arbitrator's findings of fact and conclusions of law. The award shall be final, binding and conclusive upon the parties and judgment thereon may be entered in any Court in accordance with section 1285, and the following, of the California Code of Civil Procedure. In all cases submitted to arbitration, the parties agree to share the arbitrator's fee equally, unless otherwise assessed by the arbitrator. The arbitrator's initial fee, if any, shall be advanced by the initiating party subject to final apportionment by the arbitrator in the award.

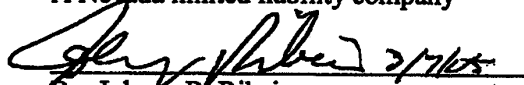
10. If any legal actions or arbitration proceedings arising out of or related to this Agreement is brought by either party to this Agreement, the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorneys' fees, costs and expense incurred in the action or proceedings by the prevailing party.

11. This agreement constitutes the entire agreement between the parties relating to this reciprocal driveway easement. Any amendment to this Agreement shall be of no force and effect unless it is in writing and signed by each party.

RIBEIRO CALIFORNIA II LLC
A Nevada limited liability company


By: Johnny R. Ribeiro
Its: Managing Member

QUAIL COMMERCE CENTER LLC
A Nevada limited liability company


By: Johnny R. Ribeiro
Its: Managing Member

018608

STATE OF CALIFORNIA)
COUNTY OF EI Dorado)

On 3/7/05, before me, Angela M. Gholar
Notary Public, personally appeared Johnny Ribero

- personally known to me
- 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.

WITNESS my hand and official seal.



Angela M. Gholar

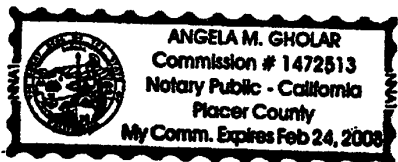
STATE OF CALIFORNIA)
COUNTY OF EI Dorado)

On 3/7/05, before me, Angela M. Gholar
Notary Public, personally appeared Johnny Ribero

- personally known to me
- 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.

WITNESS by hand and official seal.



Angela M. Gholar

Exhibit A
Legal Description

THE LAND DESCRIBED HEREBIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 35, AS SHOWN ON THE PARCEL MAP FILED MAY 2, 1984, IN BOOK 32 OF PARCEL MAPS, AT PAGE 129, EL DORADO COUNTY RECORDS.

A.P.N.:
108-250-35-100

018660

Exhibit B
Legal Description

The land referred to herein below is situate in the unincorporated area, County of El Dorado, State of California and is described as follows:

Parcel 1, as said parcel is shown on that certain Parcel Map filed in Book 47 of Parcel Maps, at Page 137, El Dorado County Records,

EXCEPTING THEREFROM the following:

Beginning at the most Westerly corner of Parcel 1 as shown on that certain Parcel Map recorded in Book 47 of Parcel Maps, at Page 137, Records of said County, being located on the right-of-way line of Sunglow Court; thence leaving said right-of-way line along the line common to Parcel 1 and Parcel 8, as shown on said Parcel Map recorded in Book 47 of Parcel Maps, at Page 137, South 36°09'42" East 212.10 feet; thence leaving said line common to Parcels 1 and 8 North 73°55'48" East 178.33 feet; thence North 16°04'12" West 103.68 feet; thence North 74°15'30" East 229.48 feet; thence North 45°51'32" East 143.24 feet; thence North 29°51'55" West 73.78 feet to the Southeasterly line of Parcel 37, as shown on that certain Parcel Map filed in Book 32 of Parcel Maps, at Page 129, El Dorado County Records; thence along said Southeasterly line South 45°51'32" West 73.55 feet to the most Southerly corner of said Parcel 37; thence along the Westerly line of said Parcel 37 North 31°02'44" West 168.70 feet to the most Easterly corner of Parcel 36, as shown on said Parcel Map recorded in Book 32 of Parcel Maps at Page 129; thence along the line common to said Parcel 36 and said Parcel 1 South 61°09'00" West 422.26 feet to a point on the Easterly right-of-way line of Sunglow Court, a 60 foot wide public street; thence along said right-of-way line South 14°21'59" West 56.38 feet; thence on the arc of a tangent curve to the right with a radius of 60.00 feet, the arc of which is subtended by a chord bearing South 38°48'01" West 49.64 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM the following:

Beginning at a point on the westerly line of said Parcel 1 from which the most westerly corner thereof located on the right of way line of Sunglow Court, bears along the line common to Parcel 1 and Parcel 8 as shown on said Parcel Map North 36°09'42" West 212.10 feet; thence from said point of beginning along the line common to said Parcel 1 and Parcel 8 South 36°09'42" East 10.67 feet; thence South 16°59'30" East 214.50 feet; thence South 34°20'45" East 299.15 feet to the most southerly corner of said Parcel 1; thence along the southerly line of said Parcel 1 North 48°53'28" East 188.31 feet; thence leaving said southerly line North 34°20'45" West 297.24 feet; thence North 16°04'12" West 146.61 feet; thence South 73°55'48" West 178.33 feet to the point of beginning.

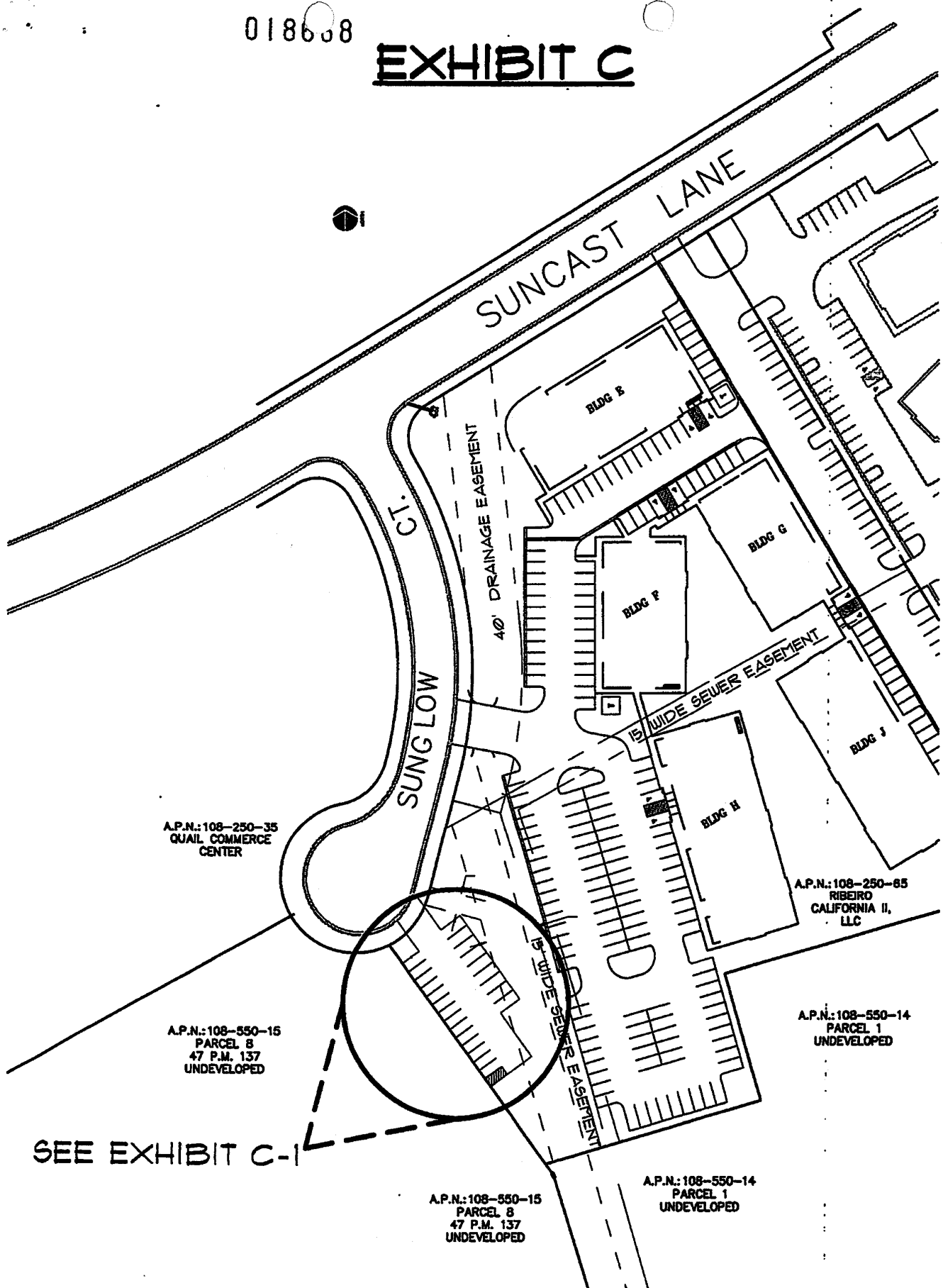
Prepared by:


Steven A. Gardner, L.S. 5123



018608

EXHIBIT C



A.P.N.: 108-250-35
QUAIL COMMERCE
CENTER

A.P.N.: 108-550-15
PARCEL 8
47 P.M. 137
UNDEVELOPED

A.P.N.: 108-250-85
RIBEIRO
CALIFORNIA II,
LLC

A.P.N.: 108-550-14
PARCEL 1
UNDEVELOPED

A.P.N.: 108-550-15
PARCEL 8
47 P.M. 137
UNDEVELOPED

A.P.N.: 108-550-14
PARCEL 1
UNDEVELOPED

SEE EXHIBIT C-1



File No. Z14-0010/PD14-0007/P14-0005

Aerial Photo

Exhibit H

