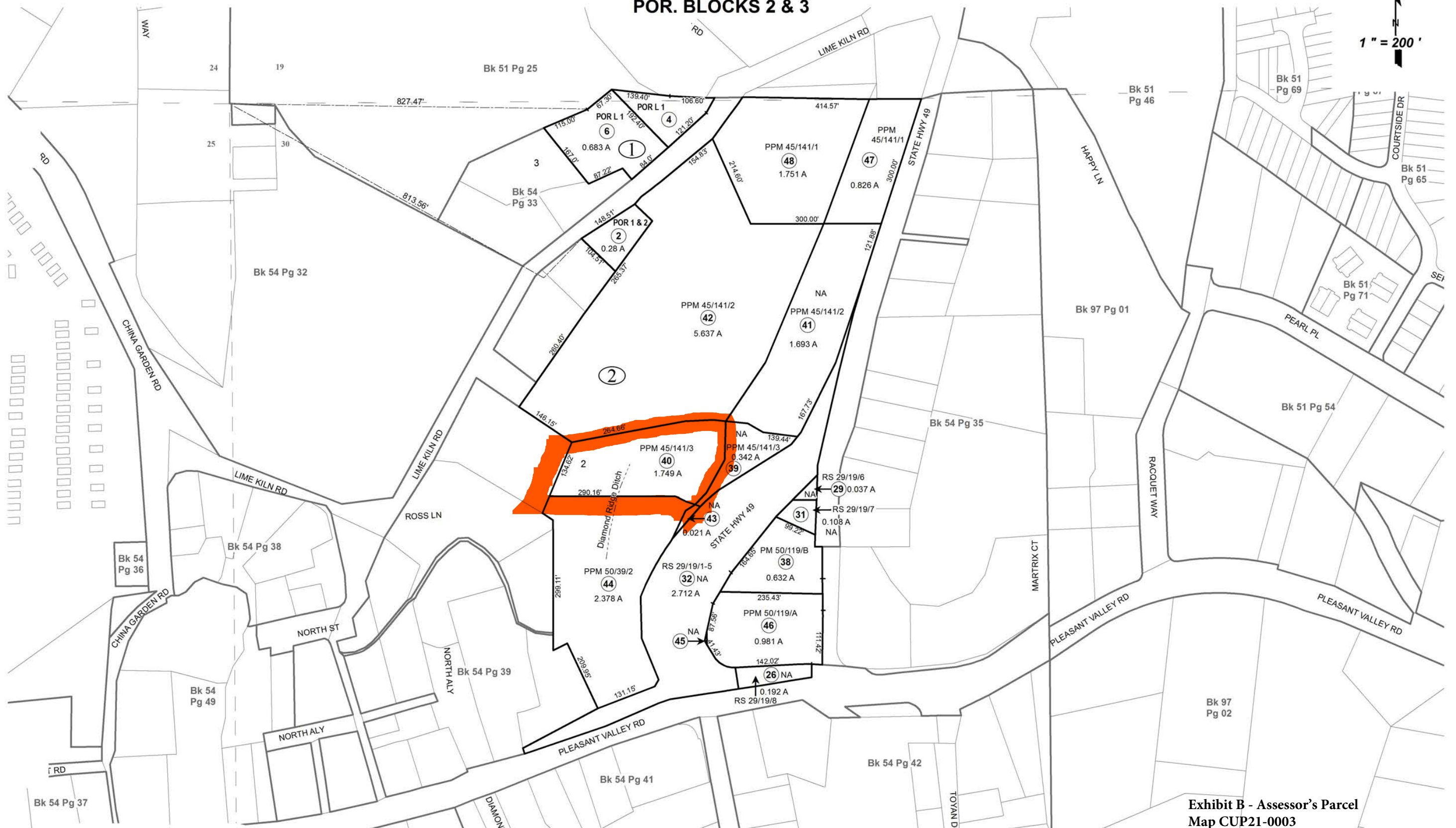


CUP21-0003
Exhibit A - Vicinity Map

**POR. NW1/4 SEC. 30, T.10N., R.11E., M.D.M.
DIAMOND SPRINGS TOWNSITE
POR. BLOCKS 2 & 3**

54:34

1" = 200'



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

Rev. OCT 5, 2016

**Exhibit B - Assessor's Parcel
Map CUP21-0003**

Assessor's Map Bk. 054, Pg. 34
County of El Dorado, CA

P A R C E L M A P

A PORTION OF THE NW ¼ OF SECTION 30
T10N., R.11E., M.2M.
BEING LOTS 3, 4, 5 & 6 AND A PORTION OF LOT 1 OF BLOCK 2
OF THE DIAMOND SPRINGS TOWNSHIP,
COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST, 1990
SCALE: 1"=100'

DAVID F. WADDELL - LAND SURVEYOR

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF R.S. 8-89 AS BASED UPON FOUND MONUMENTS.

NOTE

REFER TO BOOK 4760 PAGE 496 FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FIRST FEDERAL PROPERTIES, INC., A NEVADA CORPORATION ON OCTOBER 26, 1994. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

David F. Waddell
DAVID F. WADDELL - L.S. 8920
LIC. EXP. DATE: 9-30-2000



PLANNING DIRECTOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF SECTION 06499.20 1/2 OF THE SUBDIVISION MAP ACT.

DATED: 8-29-96
Robert Britzman
ROBERT BRITZMAN FOR,
CONRAD B. MONTGOMERY
PLANNING DIRECTOR
COUNTY OF EL DORADO

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND THAT IT IS TECHNICALLY CORRECT AND CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: August 27, 1996
Daniel S. Russell
DANIEL S. RUSSELL - L.S. 5011
COUNTY SURVEYOR,
COUNTY OF EL DORADO
LIC. EXP. DATE: 12-31-97



COUNTY RECORDER'S CERTIFICATE

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT Inter-County Title Co. SUBDIVISION MAP GUARANTEE NUMBER 3015886 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 30th DAY OF AUGUST, 1996, AT 3:06 P.M. IN BOOK 45 OF PARCEL MAPS AT PAGE 141 AT THE REQUEST OF FIRST FEDERAL PROPERTIES, INC., A NEVADA CORPORATION.

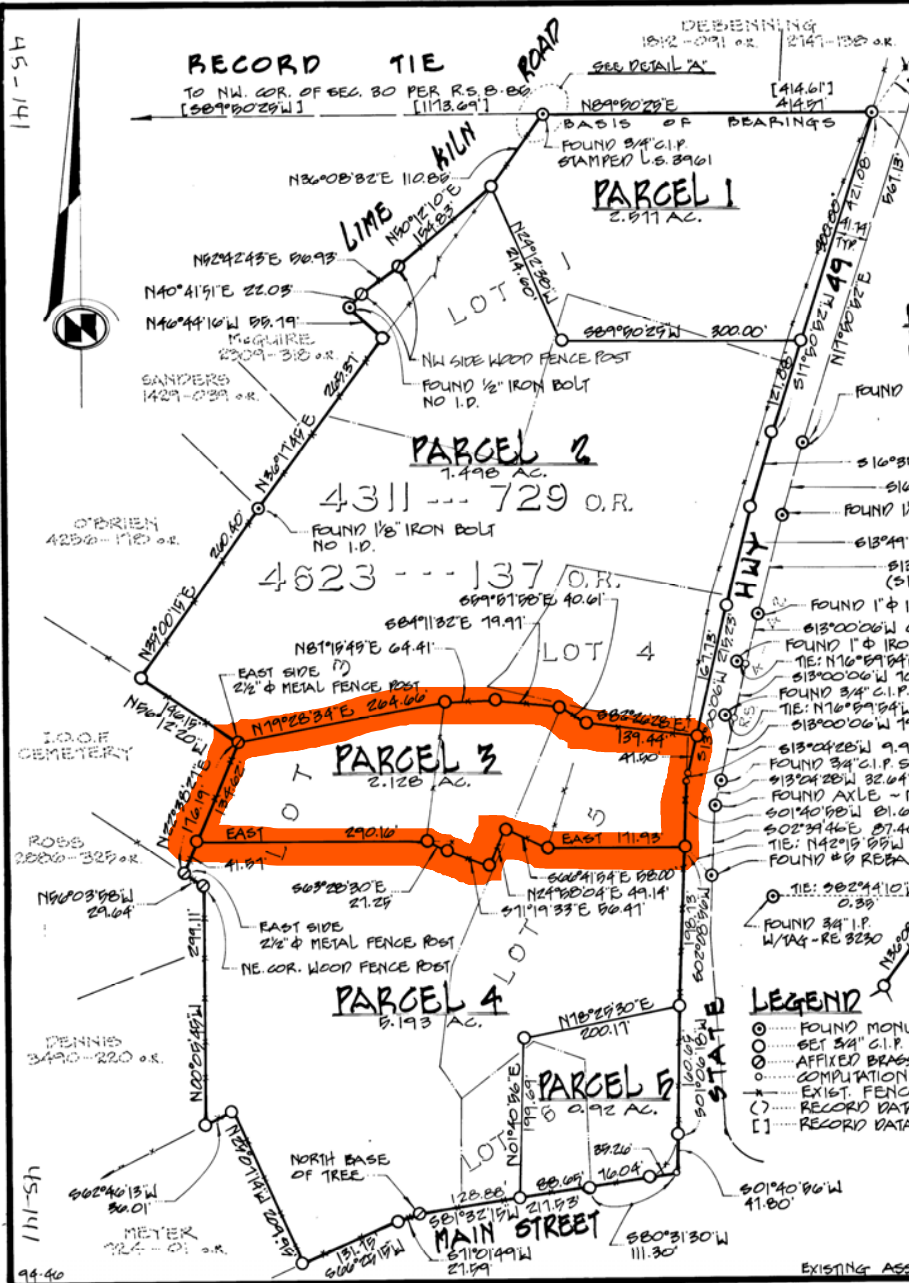
DOCUMENT NO. 44243
William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO
BY: Jane K. Lambert
REPUTT

Exhibit C - Parcel
Map CUP21-0003

- ### LEGEND
- FOUND MONUMENT AS SHOWN
 - SET 3/4" C.I.P. STAMPED L.S. 8920
 - AFFIXED BRASS TAG - L.S. 8920 AS SHOWN
 - COMPUTATION POINT - NO MONUMENTATION
 - EXIST. FENCE LINE
 - () RECORD DATA PER R.S. 4-42
 - [] RECORD DATA PER R.S. 8-89

RETAIL "A"
NO SCALE

EXISTING ASSESSOR'S PARCEL NO. 84-342.09, 10, 11, 12 & 13

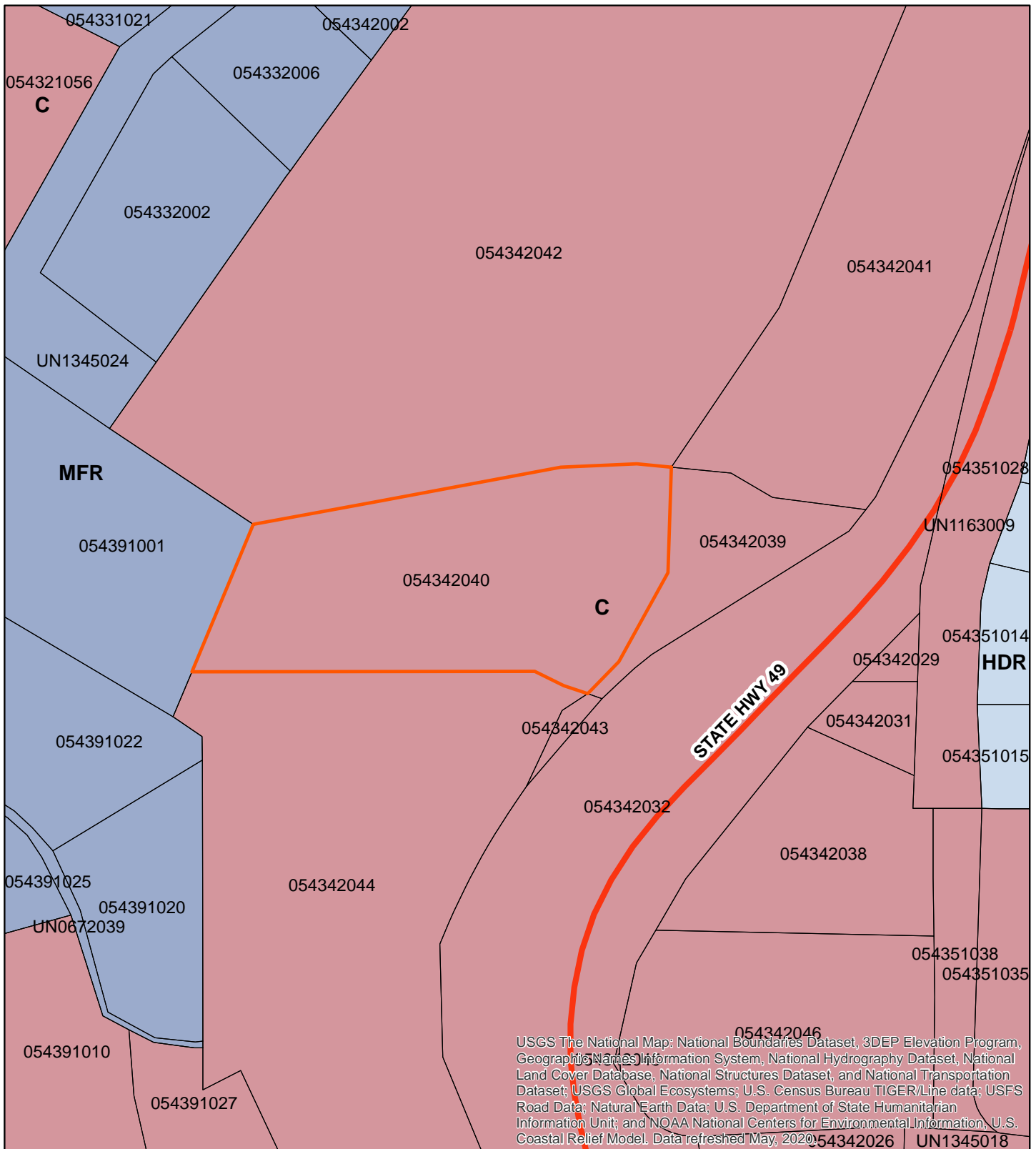


45-141

45-141

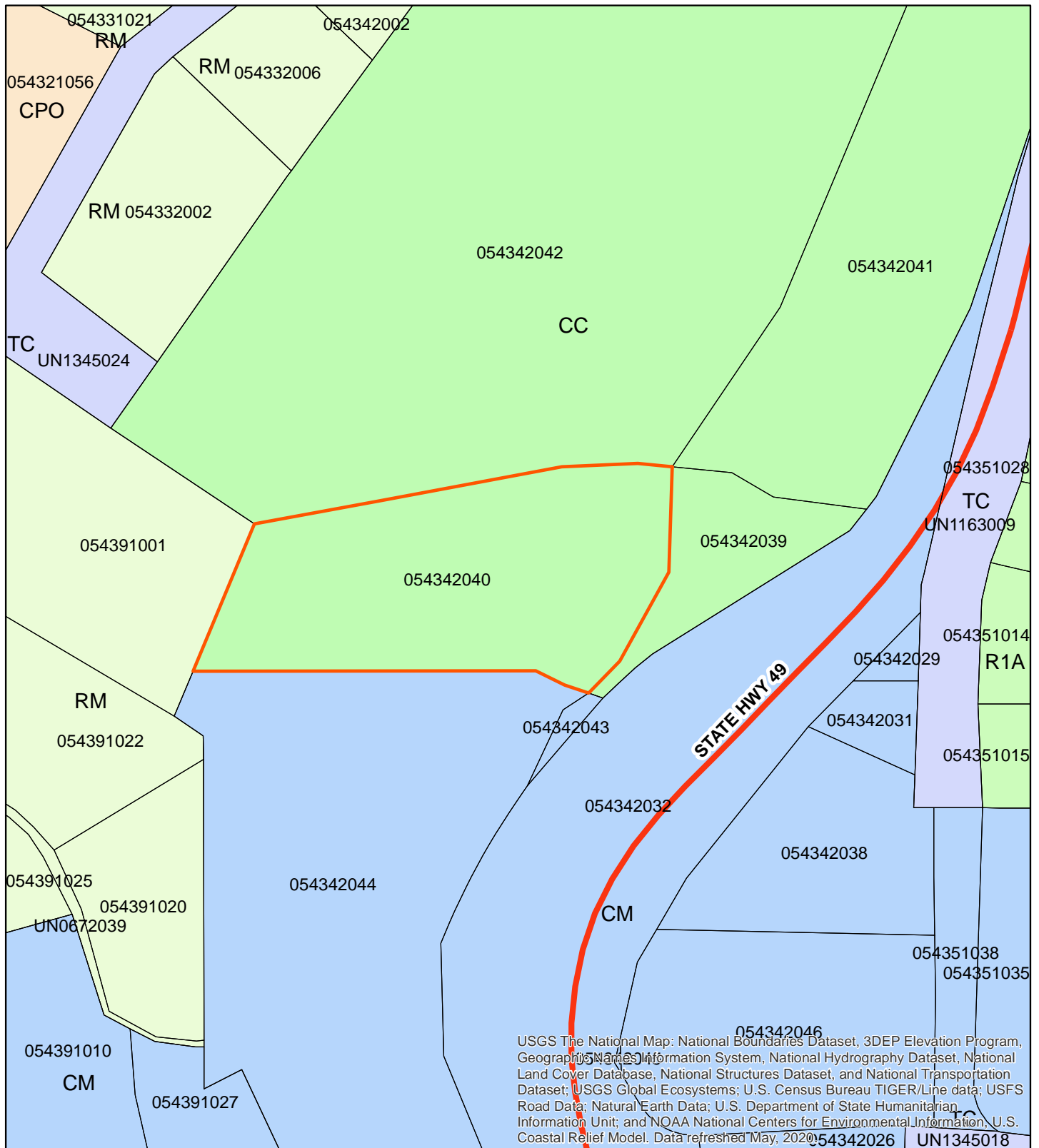
94-40

45-141



CUP21-0003

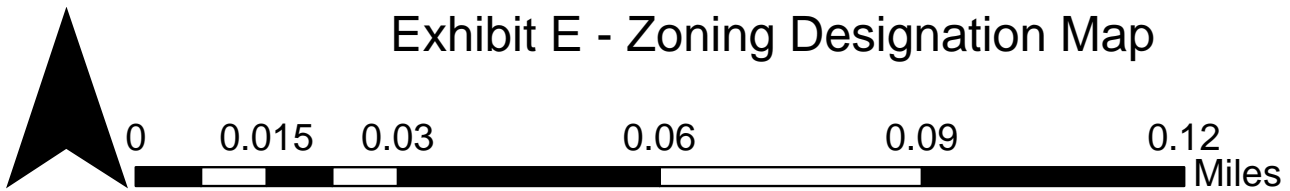
Exhibit D - General Plan Land Use Designation Map



N

CUP21-0003

Exhibit E - Zoning Designation Map



2021 JUL 13 AM 7:40
 RECEIVED
 PLANNING DEPARTMENT

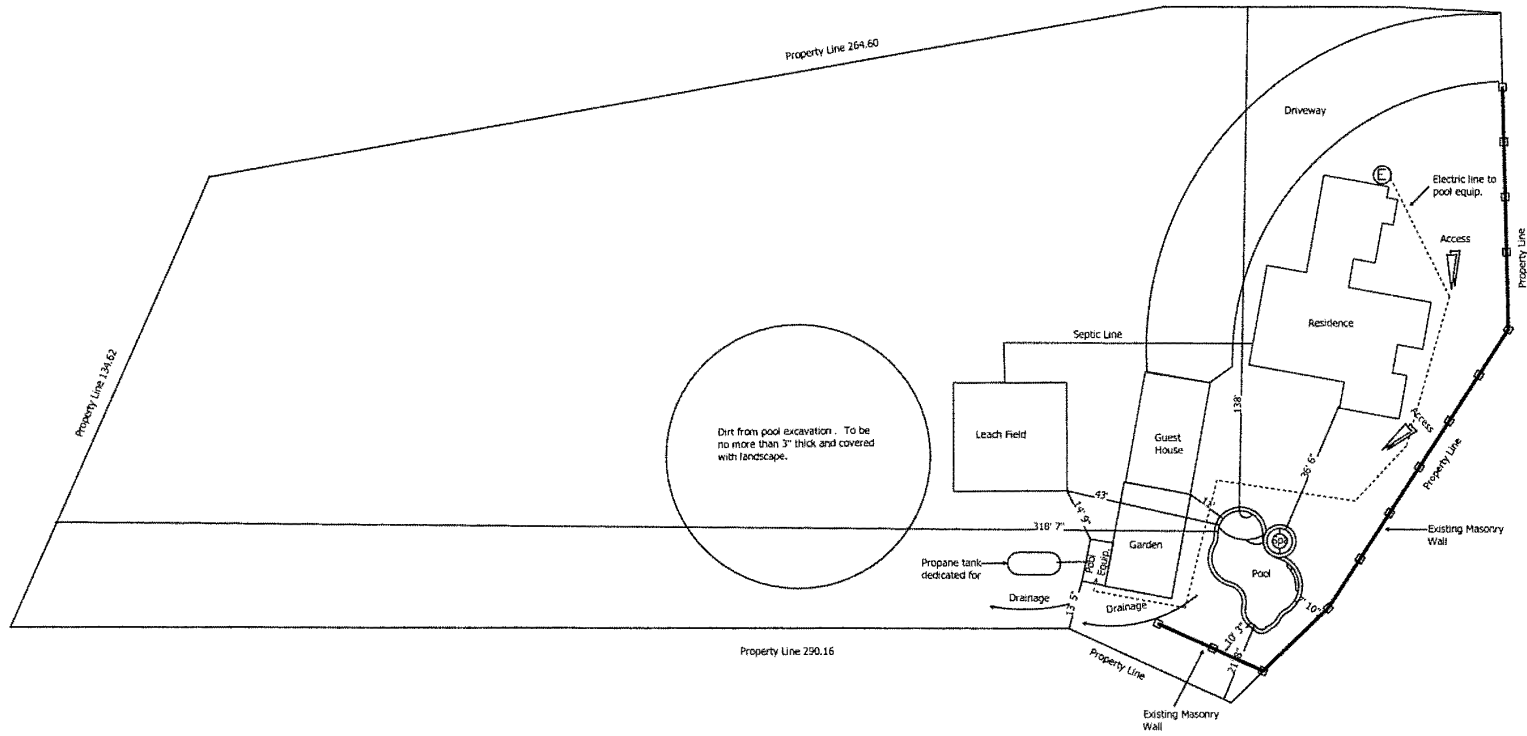



Exhibit F - Site Plan with proposed pool


 Owner: David & Jenny Santana State: CA
 Address: 4160 Hwy 49 Zip: 95619
 City: Diamond Springs
 Phone: (530)306-0071 Scale: 1/30" = 1 ft

CUP21-0003