

EXHIBIT "A" – LEGAL DESCRIPTION

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

All that portion of the Northwest quarter of the Northwest quarter and of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 36, Township 11 North, Range 12 East, M.D.B.&M., lying South of the El Dorado Irrigation District Ditch, as said ditch existed July 19, 1946, the date of the deed from Archie S. Loomer, et ux, to James M. Luxford, et ux, recorded September 22, 1947 in book 248 at page 236, Official Records of said County.

Excepting therefrom all that portion designated and delineated as Parcel 1 and Parcel 2, on that certain Parcel Map filed in the office of the County Recorder of El Dorado County on February 17, 1995 in book 45 of Parcel Maps, at page 31, El Dorado County Records.

Said property is also shown as Tract 1, on that certain Record of Survey Map, filed in the office of the County Recorder, County of El Dorado, State of California on June 10, 2003 in book 26 of Record of Survey Maps, at page 61.

APN: 101-220-019-000

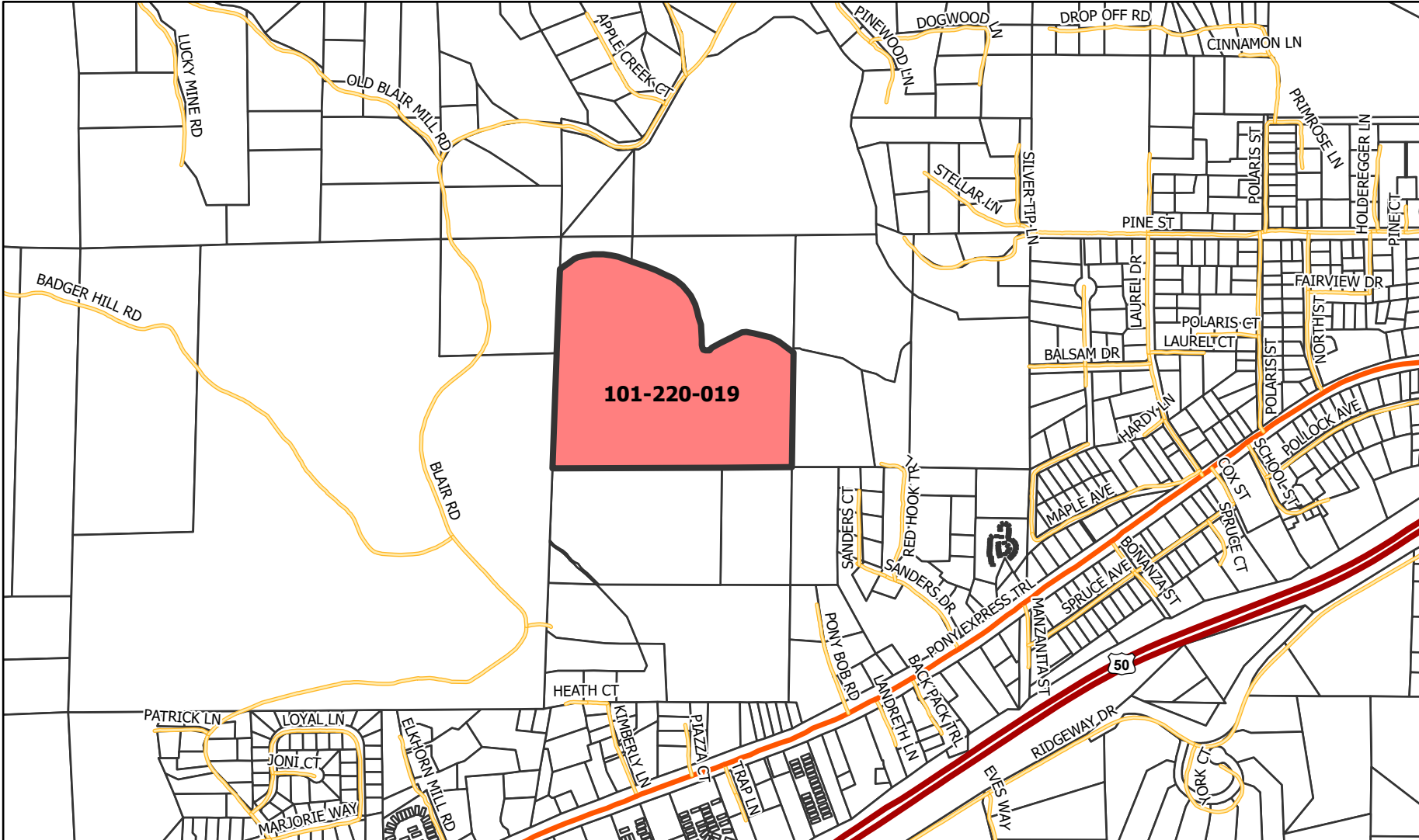
• ***** **END OF LEGAL DESCRIPTION** *****

Note: For informational purposes only, for which the Company assumes no liability for any inaccuracies or omissions, the purported street address and assessor's parcel number of said Land as determined from the latest county assessor's roll is:

00 Red Hook Trail, Pollock Pines, CA 95726

No inspection of said Land has been made, and no assurances are hereby given or implied as to the location of the Land herein described.

Exhibit B - Location Map



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, 07/14/2021

MAP PREPARED BY: Jennifer Carlton, 07/16/2021

GIS PROJECT ID: see0074482; RELATED REPORT: n/a

EL DORADO COUNTY SURVEYOR/GIS DIVISION
PHONE (530) 621-6511 jennifer.carlton@edcgov.us



APN 101-220-019 Location Map

Town of Pollock Pines
County of El Dorado
State of California

- Roads**
- HIGHWAY
 - MAJOR
 - MINOR
 - Selected Parcel
 - Parcels

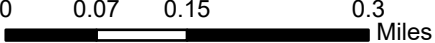
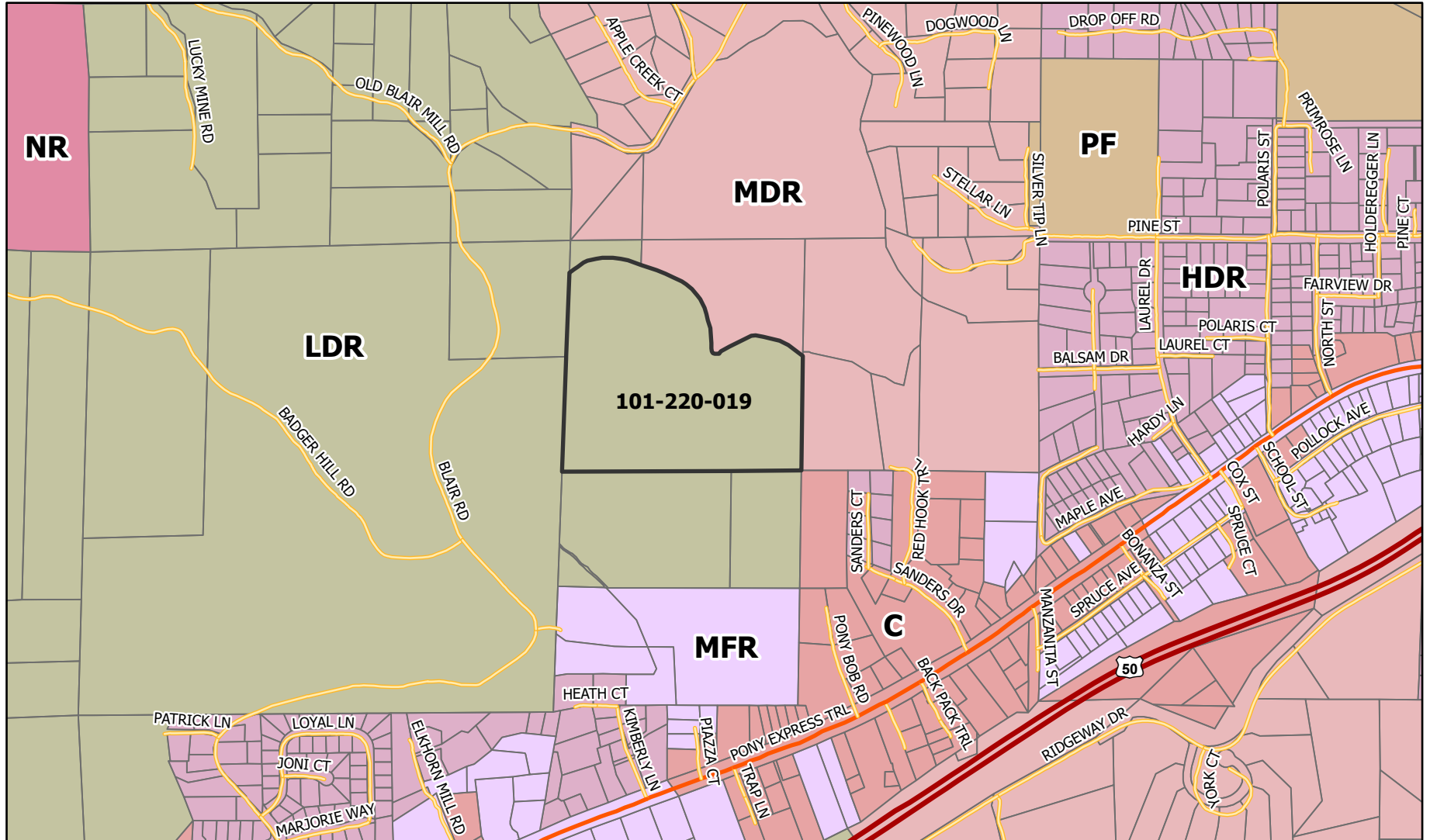


Exhibit C - Land Use Map



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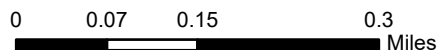
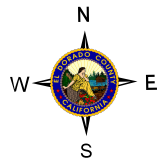
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APN 101-220-019 Land Use Map

Town of Pollock Pines
 County of El Dorado
 State of California

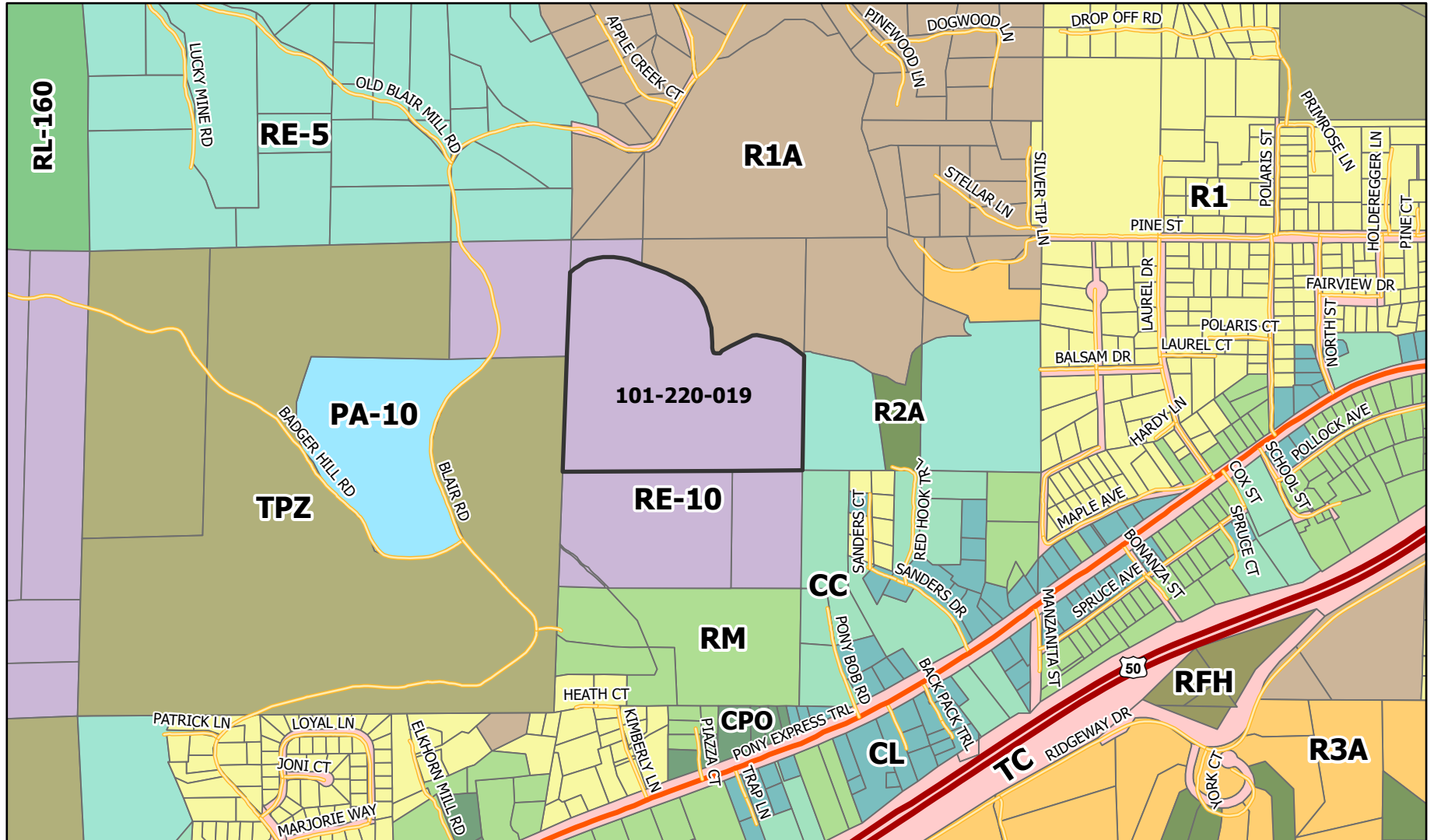
Roads

- Highway
- Major
- Minor
- Selected Parcel
- Parcels

Land Use

- Commercial
- High-Density Residential
- Low-Density Residential
- Medium-Density Residential
- Multifamily Residential
- Natural Resource
- Public Facilities

Exhibit D - Zoning Map



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APN 101-220-019 Zoning Map

Town of Pollock Pines
 County of El Dorado
 State of California

Roads

- Highway
- Major
- Minor
- Selected Parcel
- Parcels

Zoning

- | | | |
|--------------------------------|----------------------------------|------------------------------|
| Community Commercial | One-acre Residential | Recreational Facilities High |
| Limited Commercial | Single-family 2-acre Residential | Rural Lands |
| Professional Office Commercial | Single-family 3-acre Residential | Multifamily Residential |
| Planned Agricultural - 10 | Estate Residential 10-acre | Transportation Corridor |
| One-family Residential | Estate Residential 5-acre | Timberland Preserve Zone |