



**File No. P08-0026-E2**  
**Location Map**

- Project Site
- Parcels
- Roads



0 500 1,000 1,500 Feet  
 09-0050 3D 1 of 8

**Exhibit A**

POR. E 1/2 SEC. 11, T.9N., R.9E., M.D.M.

109:42



Exhibit B



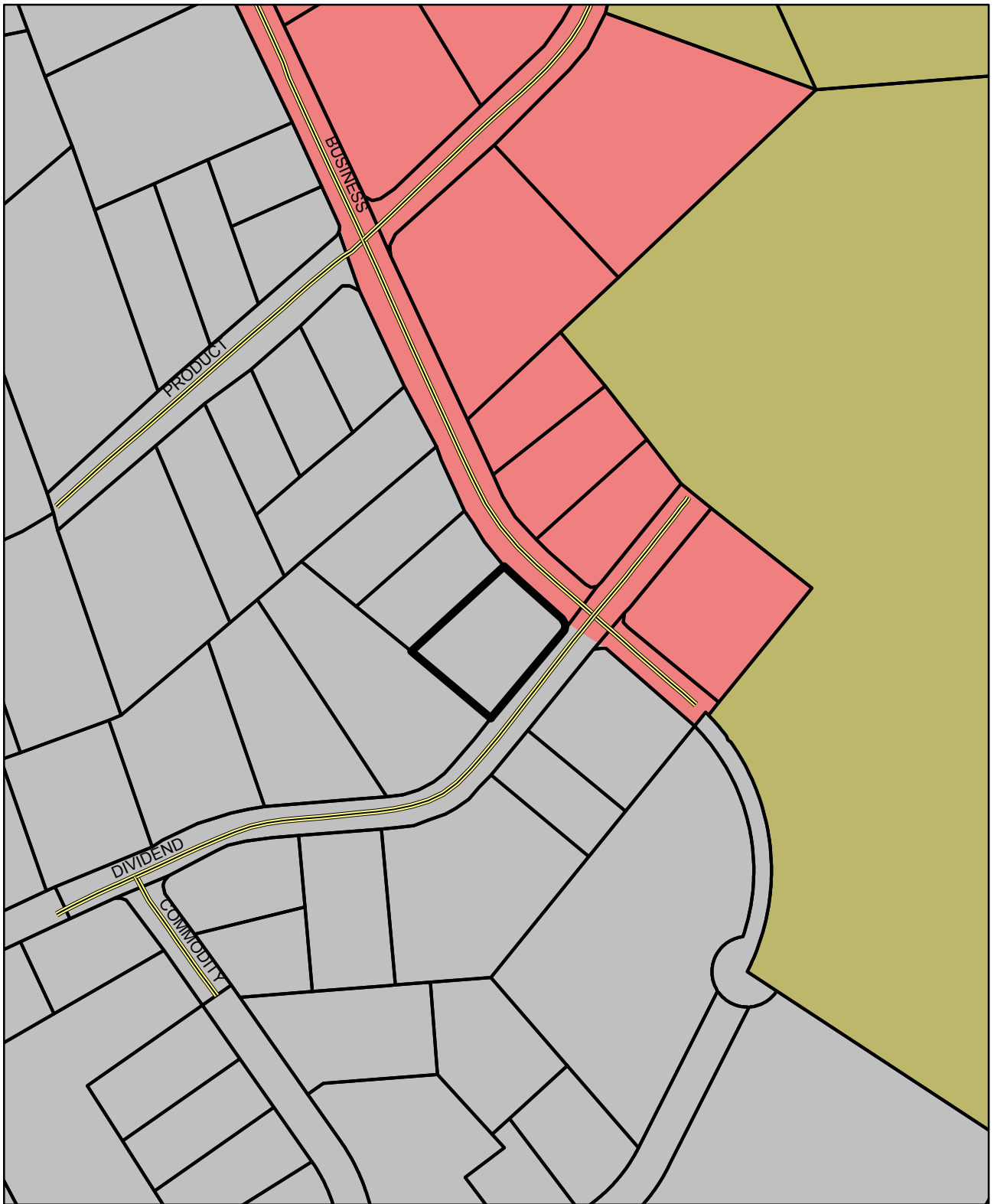
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.







**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. Mar. 28, 2008

Assessor's Map Bk. 109, Pg. 42  
County of El Dorado, CA

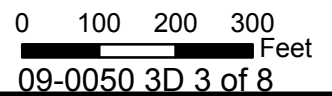


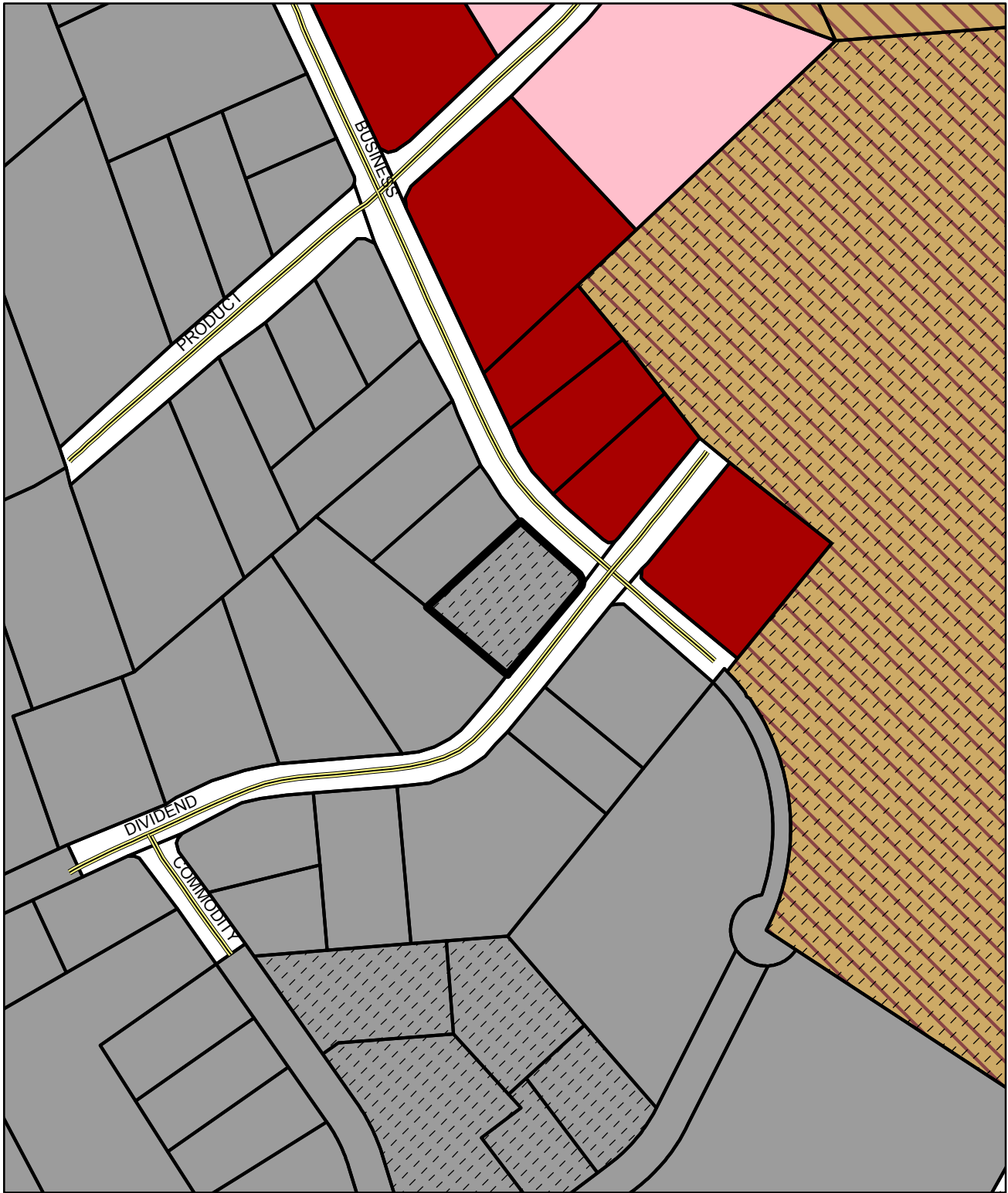
-  Project Site
-  Roads
-  Parcels
-  Commercial
-  Industrial
-  Multi-Family Residential



**File No.P08-0026-E2**  
**General Plan Land Use Map**



**Exhibit C**





-  Project Site
-  Roads
-  Parcels
-  CG = Commercial General
-  CPO = Commercial Professional Office
-  IL = Industrial Low
-  RM = Residential Multi-Unit
-  Planned Development

# File No.P08-0026-E2 Zoning Map



## Exhibit D

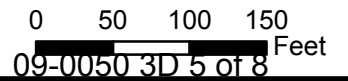


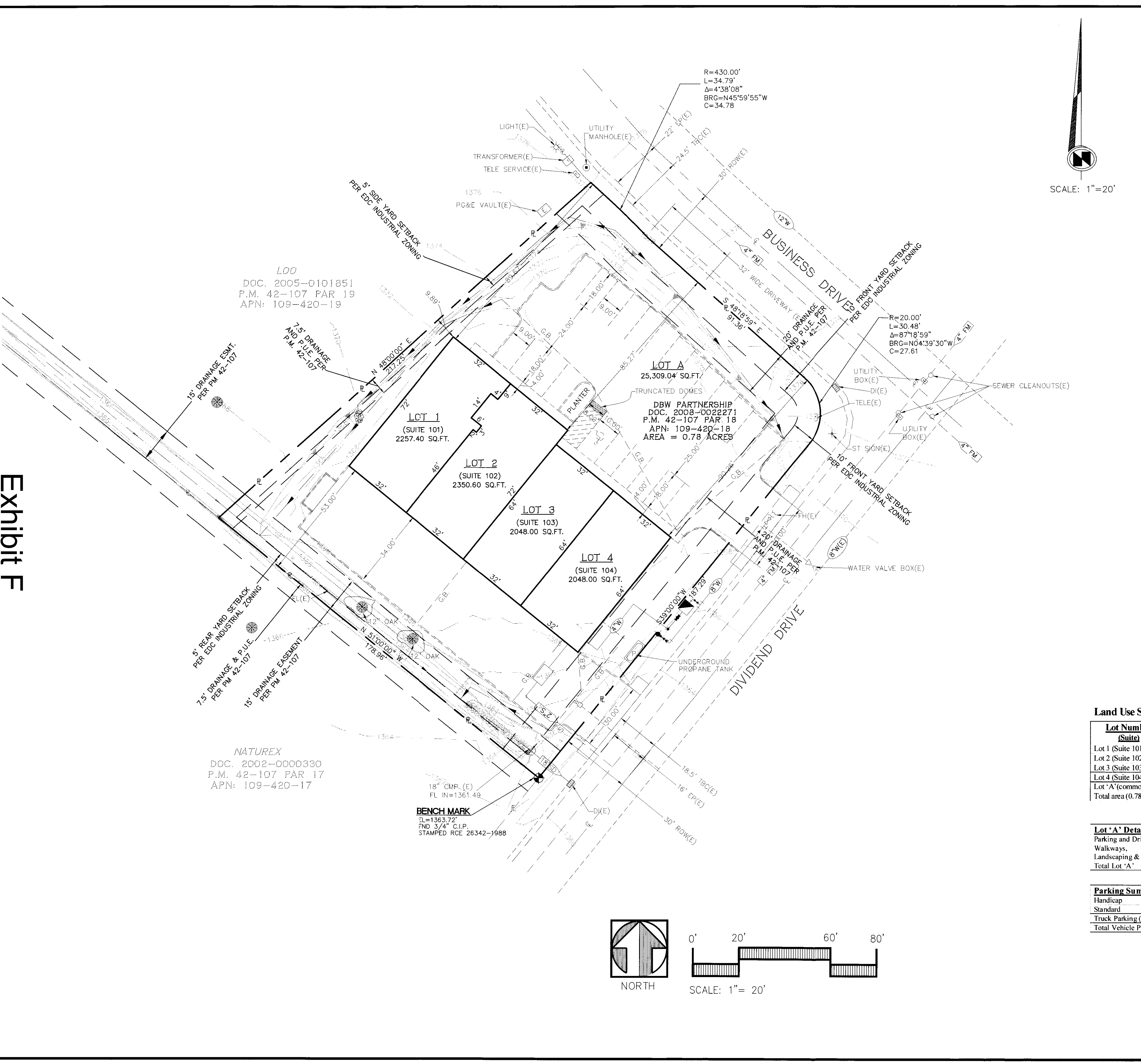
**File No. P08-0026-E2**  
**Aerial Photo**



-  Project Site
-  Parcels
-  Roads

**Exhibit E**

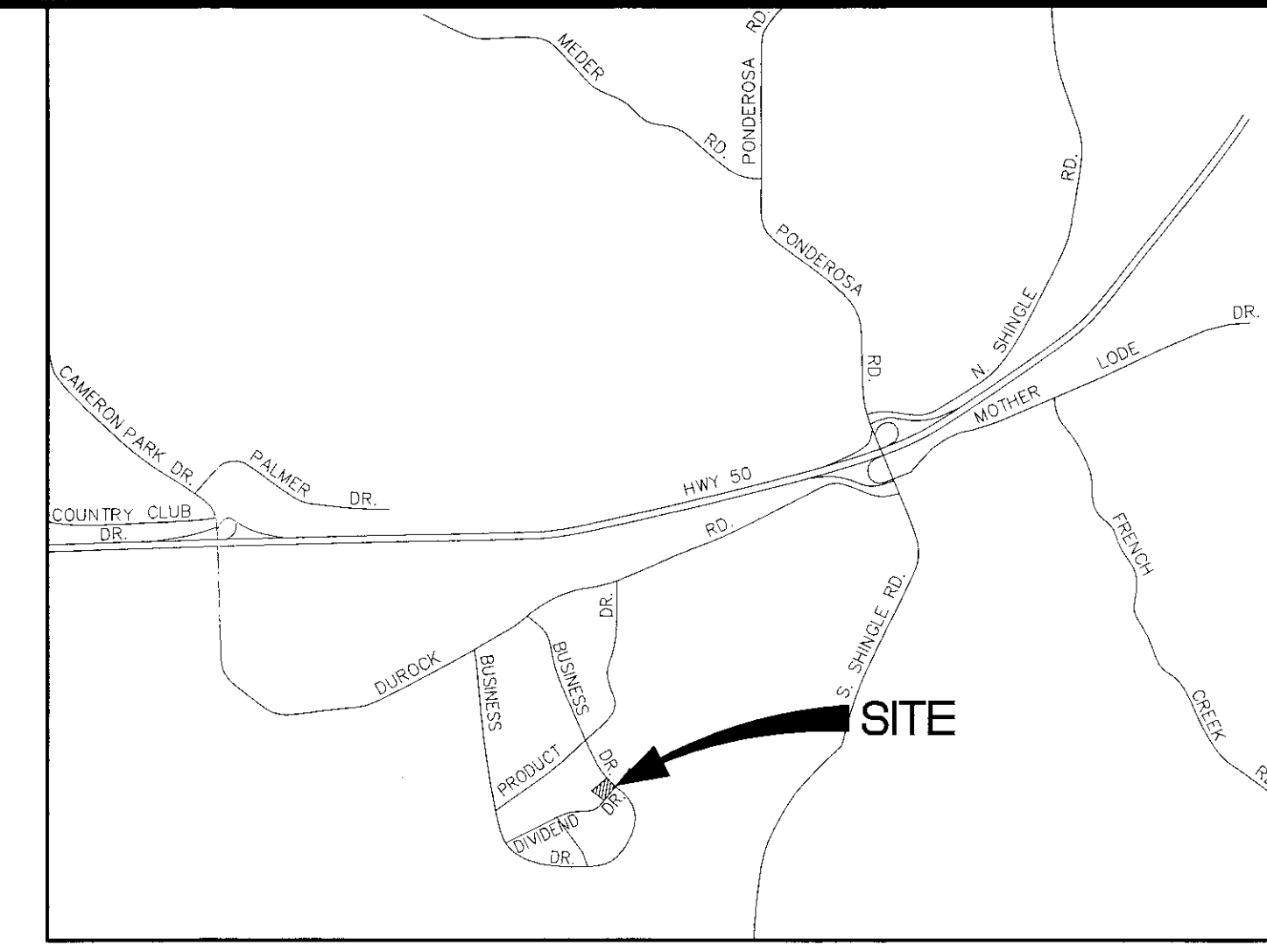
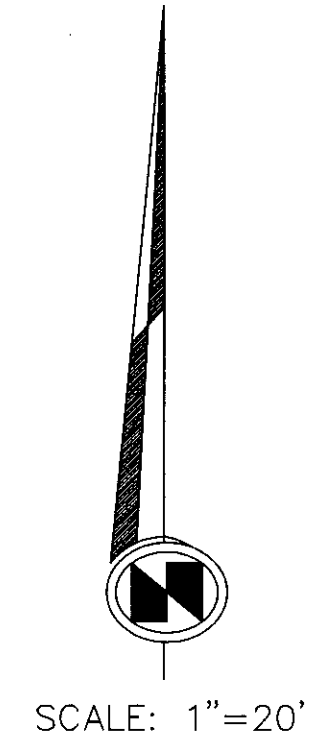
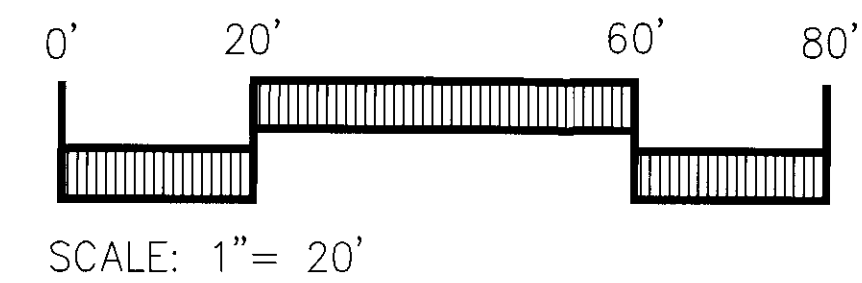
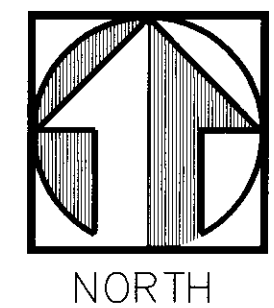




LOO  
DOC. 2005-0101851  
P.M. 42-107 PAR 19  
APN: 109-420-19

NATUREX  
DOC. 2002-0000330  
P.M. 42-107 PAR 17  
APN: 109-420-17

BENCH MARK  
ELEVATION=1363.72  
FND 3/4" C.I.P.  
STAMPED RCE 26342-1988



VICINITY MAP  
NTS

**Land Use Summary**

Lot Number (Suite)	Area in sq.ft.
Lot 1 (Suite 101)	2257.40
Lot 2 (Suite 102)	2350.60
Lot 3 (Suite 103)	2048.00
Lot 4 (Suite 104)	2048.00
Lot 'A' (common area)	25309.04
Total area (0.78 ac)	34013.04

**Lot 'A' Details**

	sq.ft.
Parking and Driveway	14123.03
Walkways	11186.01
Landscaping & Misc.	
Total Lot 'A'	25309.04

**Parking Summary**

Handicap	1 space
Standard	24 spaces
Truck Parking (12x40)	1 space
Total Vehicle Parking	26 spaces

**TREE PRESERVATION SUMMARY**

SITE AREA = 0.78 ACRES (34,013 SQ. FT.)  
(E) TREE CANOPY = 163 SQ. FT.  
(E) TREE CANOPY COVERAGE = 0.5%  
TREE CANOPY TO BE REMOVED = 0%  
TREE CANOPY TO BE RETAINED = 100%  
TREES 20" OR GREATER DBH ON SITE = 0  
TREES 8" OR GREATER LIKELY TO BE REMOVED: 0

**Proposed Tentative Map for APN 109-480-18**

A. Owner of Record:	DBW Partnership 4250 Black Hawk Dr. Placerville, CA 95667 (530) 644-2005
B. Map Prepared by:	Patterson Development 6610 Merchandise Way Diamond Springs, CA 95619-9450 Phone (530) 626-3746, Fax (530) 626-8972
C. Scale:	1"=20'
D. Contour Interval:	2 foot
E. Source of Topography:	Field Survey
F. Section, Township and Range	Por. Of Sec. 11, T9N, R9E, M.D.M.
G. Assessment Parcel Number:	109-420-18
H. Present Zoning	1, DC
I. Total Area:	0.78 Acres
J. Total Number of Parcels:	4
K. Minimum Parcel Area:	0.047 ac. (2048.00 sq.ft.)
L. Water Supply:	El Dorado Irrigation District
M. Sewage Disposal:	El Dorado Irrigation District
N. Prop. Fire Protection District:	El Dorado County Fire Protection District
O. Date of Preparation:	June 26, 2008
P.	
Zoning Administrator:	
Approval/Denial Date:	
Board of Supervisors:	<i>El Dorado County</i>
Approval/Denial Date:	<i>January 27, 2009</i>

**OWNER**  
APN: 109-420-18-100  
DBW PARTNERSHIP  
4250 BLACK HAWK DR  
PLACERVILLE, CA 95667

**PATTERSON DEVELOPMENT**  
6610 MERCHANDISE WAY  
DIAMOND SPRINGS, CA 95619 (530) 626-3746 FAX (530) 626-8972

**BARNETT LOT 18-DBW**  
TENTATIVE MAP AND TREE PRESERVATION PLAN - 109-420-18  
3830 DIVIDEND DR  
SHINGLE SPRINGS, CA

DATE: JUNE 26, 2008  
SHEET: T1  
1

OWNER	SCALE	HORIZONTAL	VERTICAL	DRAWN BY	CLB	DESIGNED BY	LAP	CHECKED BY	LAP	SUBMITTED BY	DRAWING NAME	TEXT	WRTANEN-B.DWG	NUMBER	DATE	DESCRIPTION	BY	
	1"=20'	N/A	N/A															

## Wirtanen Commercial Parcel Map Timeline and Expiration

Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original PM Approval Date	01/27/09	3
		Original Expiration	01/27/12	
		<b><i>EDC code Sec. 120.74.020.</i></b>		
2	Automatic	Automatic Time Extension	01/27/12	2
		Revised Expiration	01/27/14	
		<b><i>Note : Two-year time extension under 66452.23 SMA (AB 208)</i></b>		
3	Automatic	Time Extension	01/27/14	2
		Revised Expiration	01/27/16	
		<b><i>Note: Two-year time extension under SMA 66452.24 (AB 116)</i></b>		
4	Discretionary/ Legislative	Time Extension	01/27/16	1
		Revised Expiration if Approved	01/27/17	
		<b><i>Note: Request for one year extension in accordance with SMA 66452.6 and EDC Code Section 120.74.030.</i></b>		
5	Discretionary/ Legislative	Time Extension	01/27/17	5
		Revised Expiration if Approved	01/27/22	
		<b><i>Note: Request for five year extension in accordance with SMA 66452.6 and EDC Code Section 120.74.030.</i></b>		

### Exhibit G

1-19-17

## WIRTANEN PARCEL MAP EXTENSION

UMPQUA BANK, WHO HAS MY LOAN, WILL NOT SIGN OFF PARCEL MAP BECAUSE THEY DO NOT DO LOANS ON CONDOMINIUMS, RESIDENTIAL OR COMMERCIAL. WAS WORKING WITH ANOTHER BANK BUT AT LAST MINUTE THEY BACKED OUT, AM LOOKING AT OTHER BANKS FOR FINANCING.

EVERYTHING IS COMPLETED FOR THE SPLIT EXCEPT FOR FINISHING THE CCR'S.

*Bruce Wirtanen*

RECEIVED

JAN 19 2017

EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

Exhibit H

**P 08-0026-E-2**

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