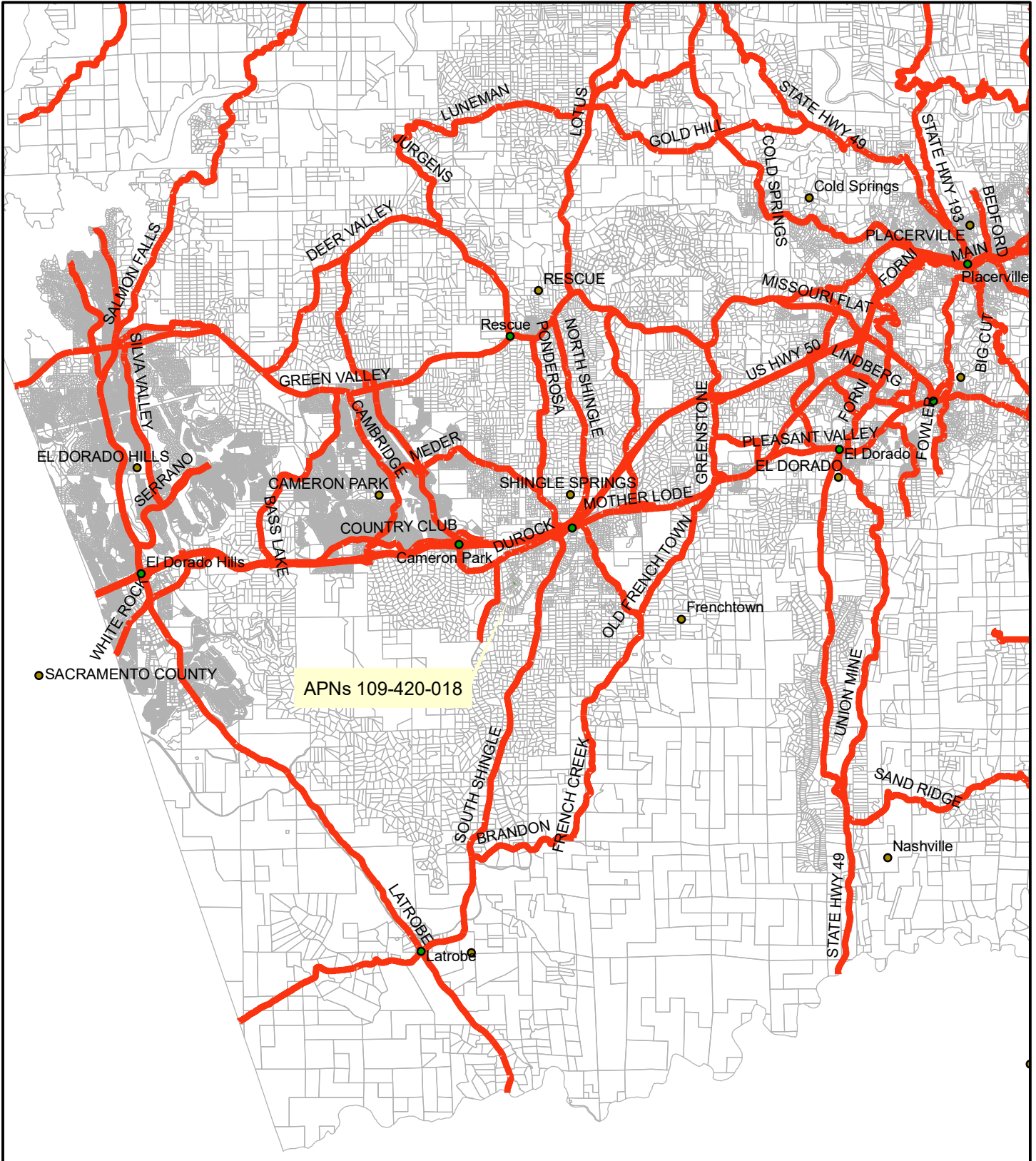


# Exhibit A: Vicinity Map



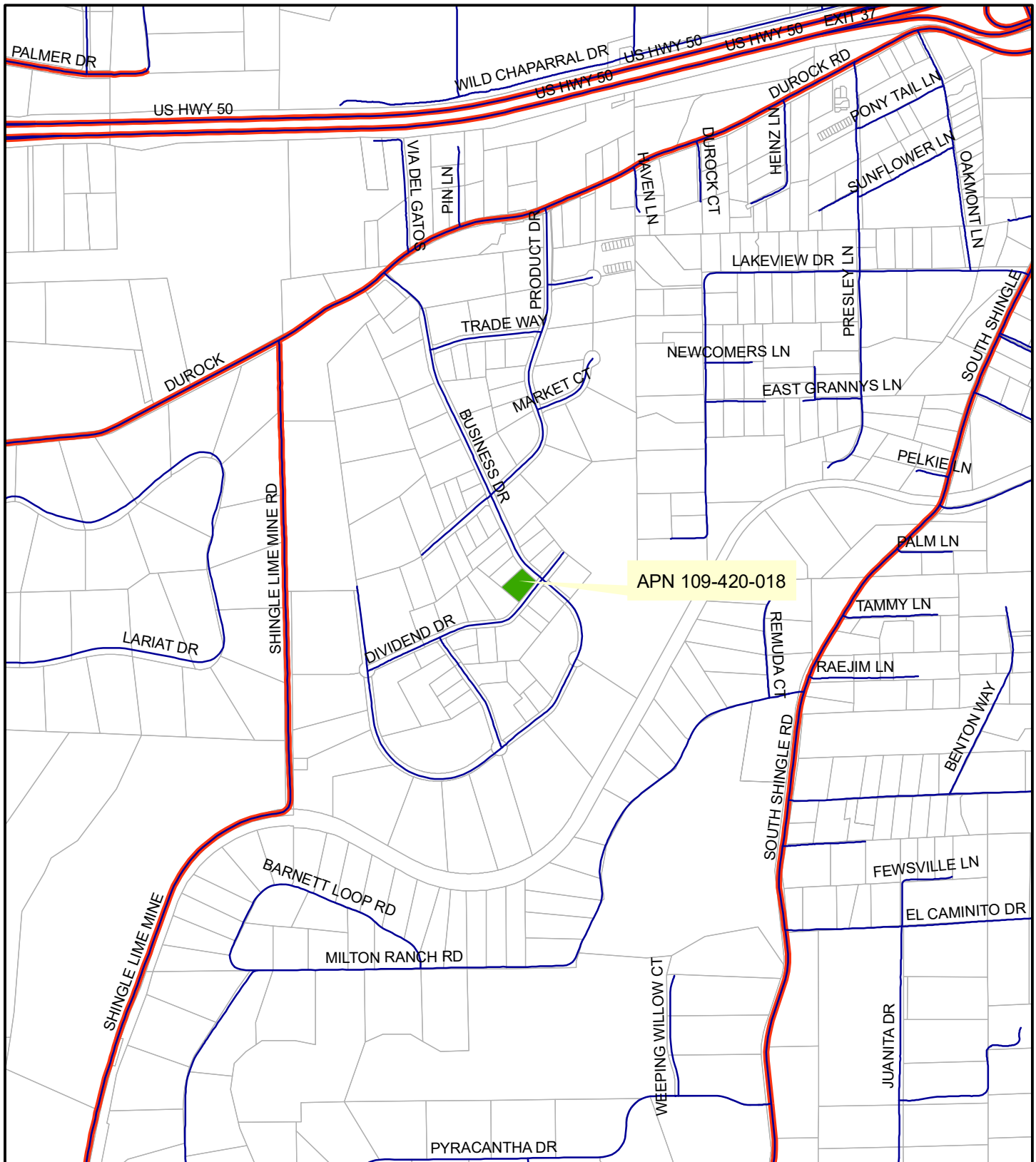
- placenames
- PLACENAMES
- major\_roads
- prclbase



CCUP19-0004  
Dividend Distribution  
Prepared By Aaron Mount

0 0.75 1.5 3 Miles

## Exhibit B: Location Map



- placenames
- curroads
- PLACENAMES
- major\_roads
- prclbase



CCUP19-0004  
Dividend Distribution  
Prepared By Aaron Mount

0 0.05 0.1 0.2 Miles

21-1903 D 2 of 15



Exhibit C: Aerial Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- placenames
- gpsroads
- major\_roads
- prclbase

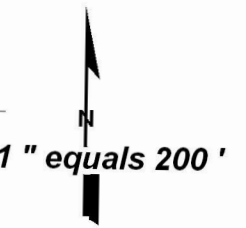


CCUP19-0004  
Dividend Distribution

Prepared By Aaron Mount

0 0.0125 0.025 0.05 Miles

21-1903 D 3 of 15



Bk 109 Pg 24

Bk 109  
Pg 40

Bk 109  
Pg 07

Bk 109  
Pg 05

Bk 109  
Pg 30

Bk 109  
Pg 46

Bk 109  
Pg 17

CNTR.  
SEC. 11

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

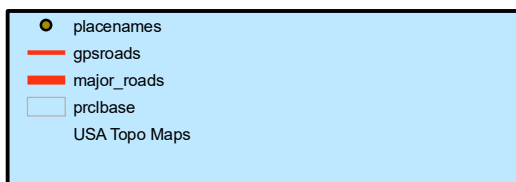
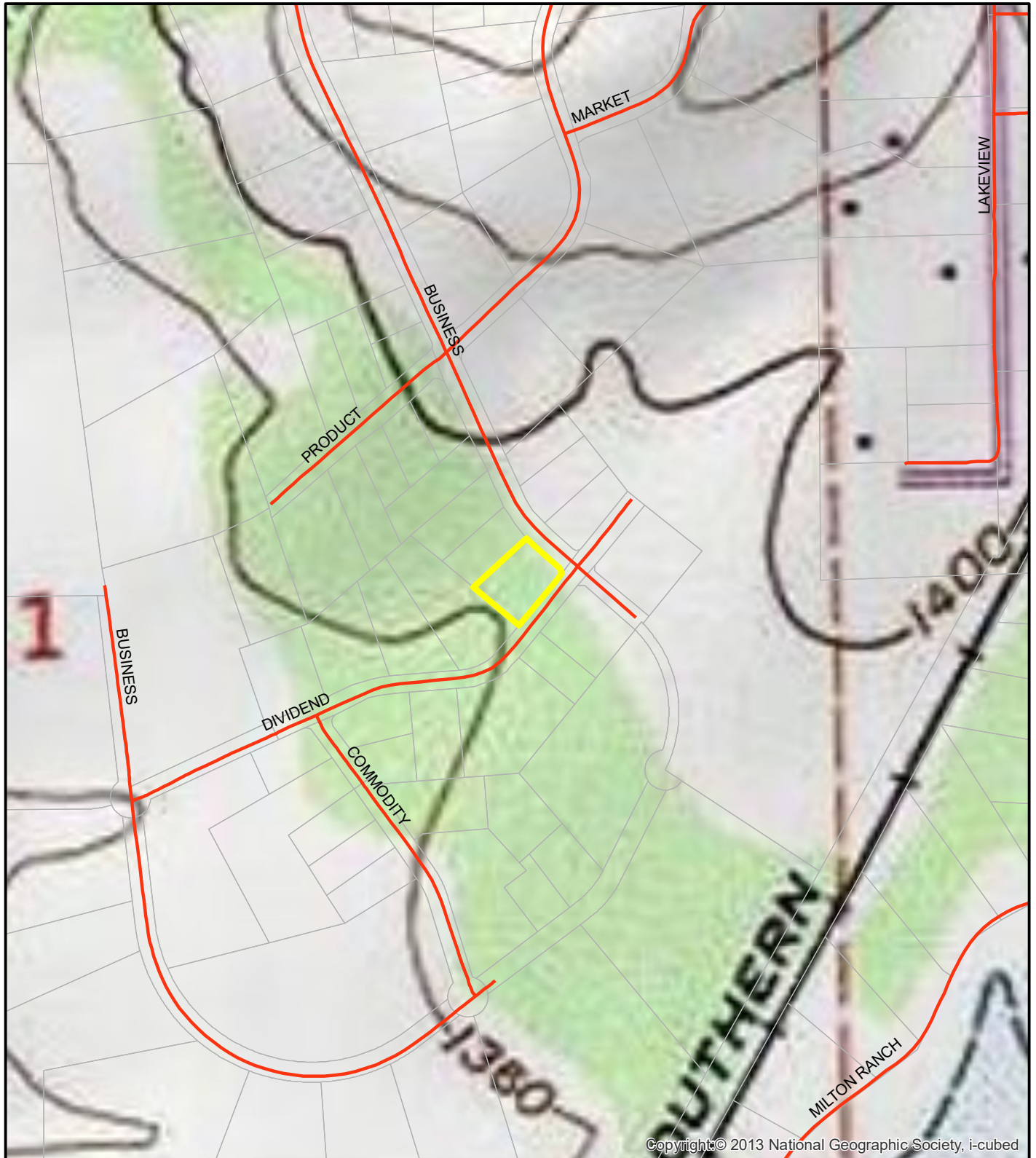
Rev. Mar. 28, 2008

Assessor's Map Bk 109, Pg. 42  
21-1903 D-4 of 15  
County of El Dorado, CA

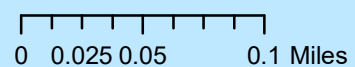
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.



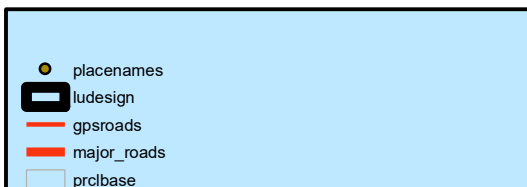
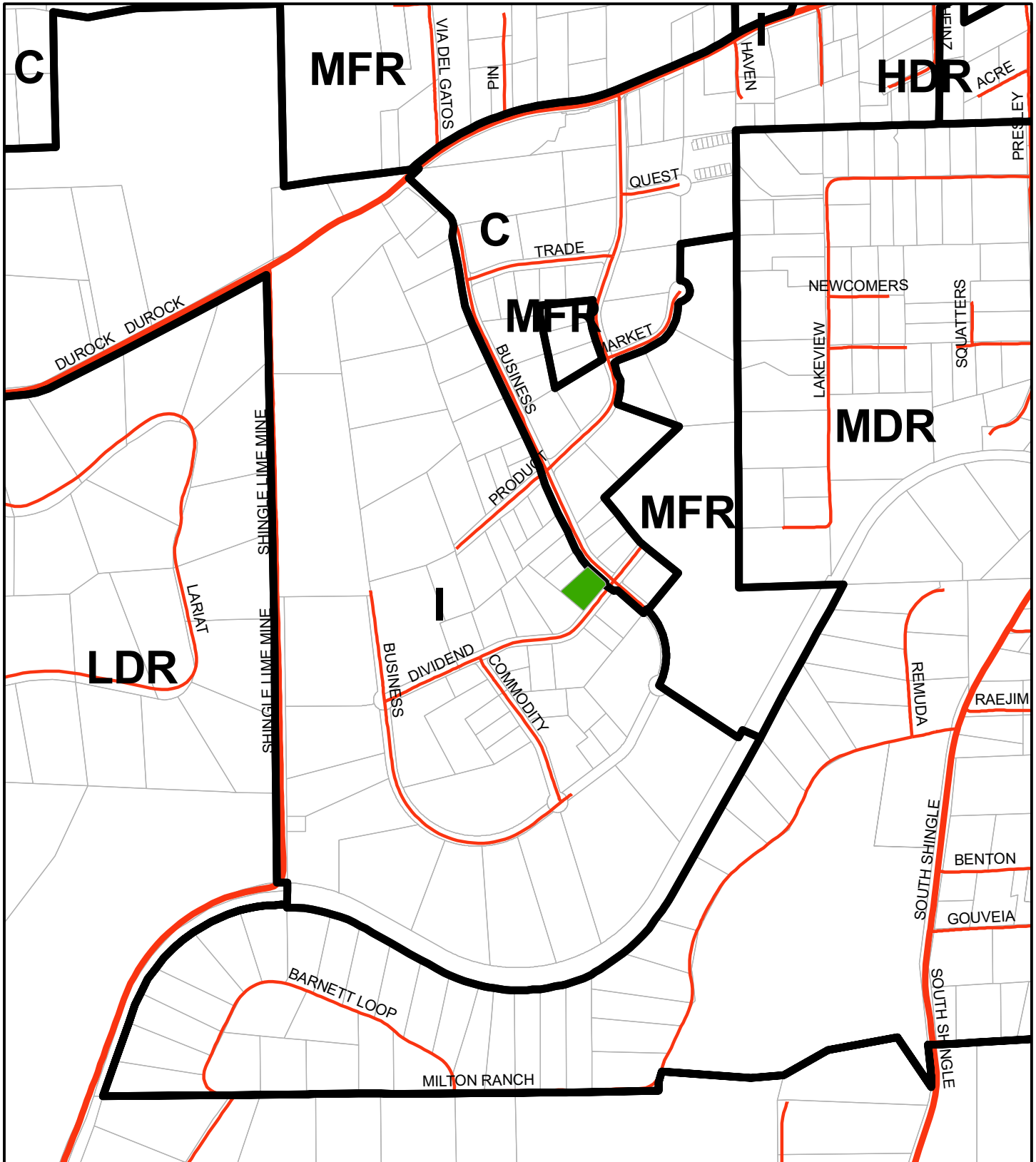
Exhibit E: USGS Topographic Map



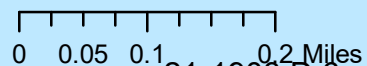
CCUP19-0004  
Dividend Distribution  
Prepared By Aaron Mount



# Exhibit F: General Plan Land Use Designation Map

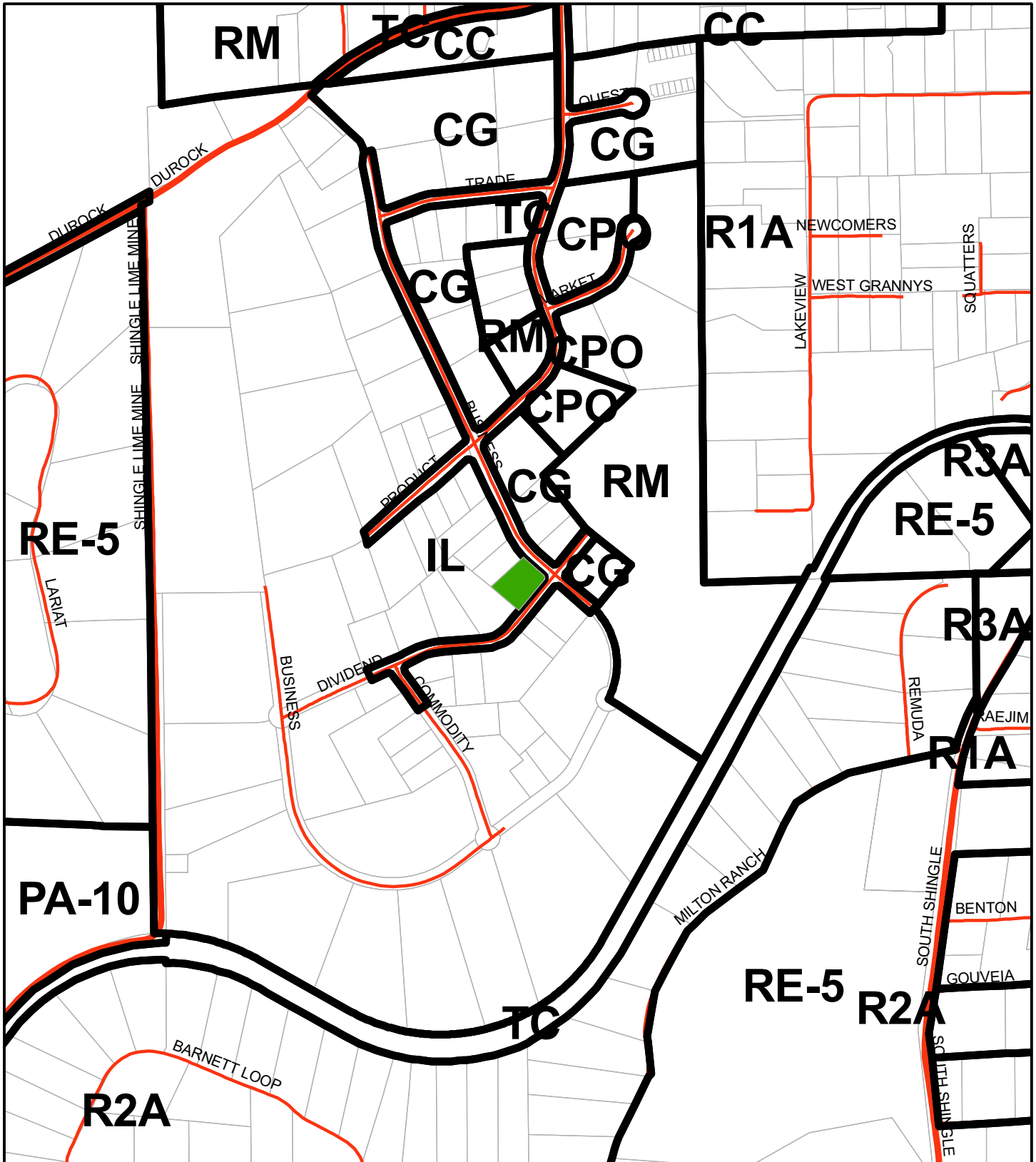


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Dividend Distribution  
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# Exhibit G: Zoning Designation Map



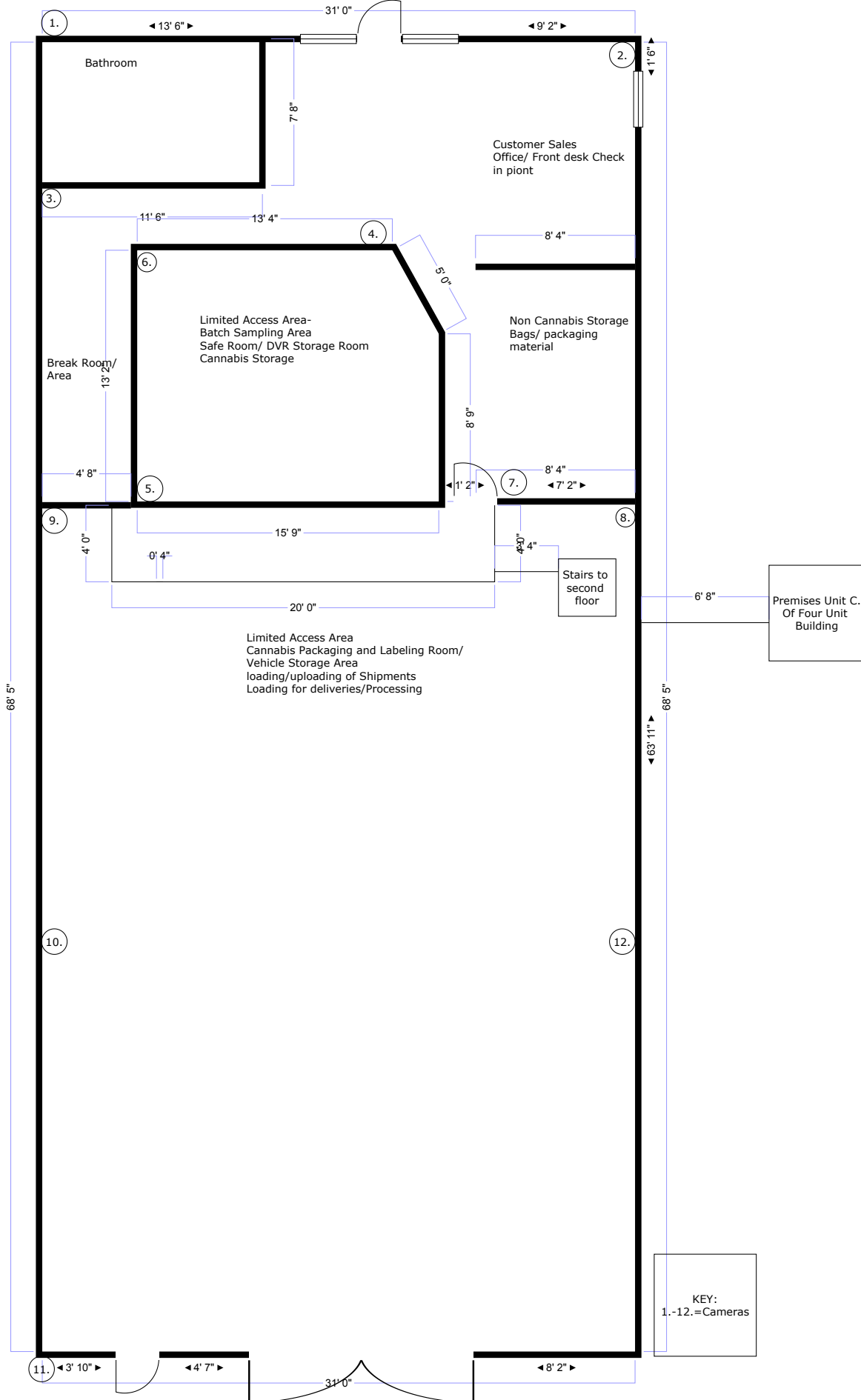
CCUP19-0004  
Dividend Distribution  
Prepared By Aaron Mount

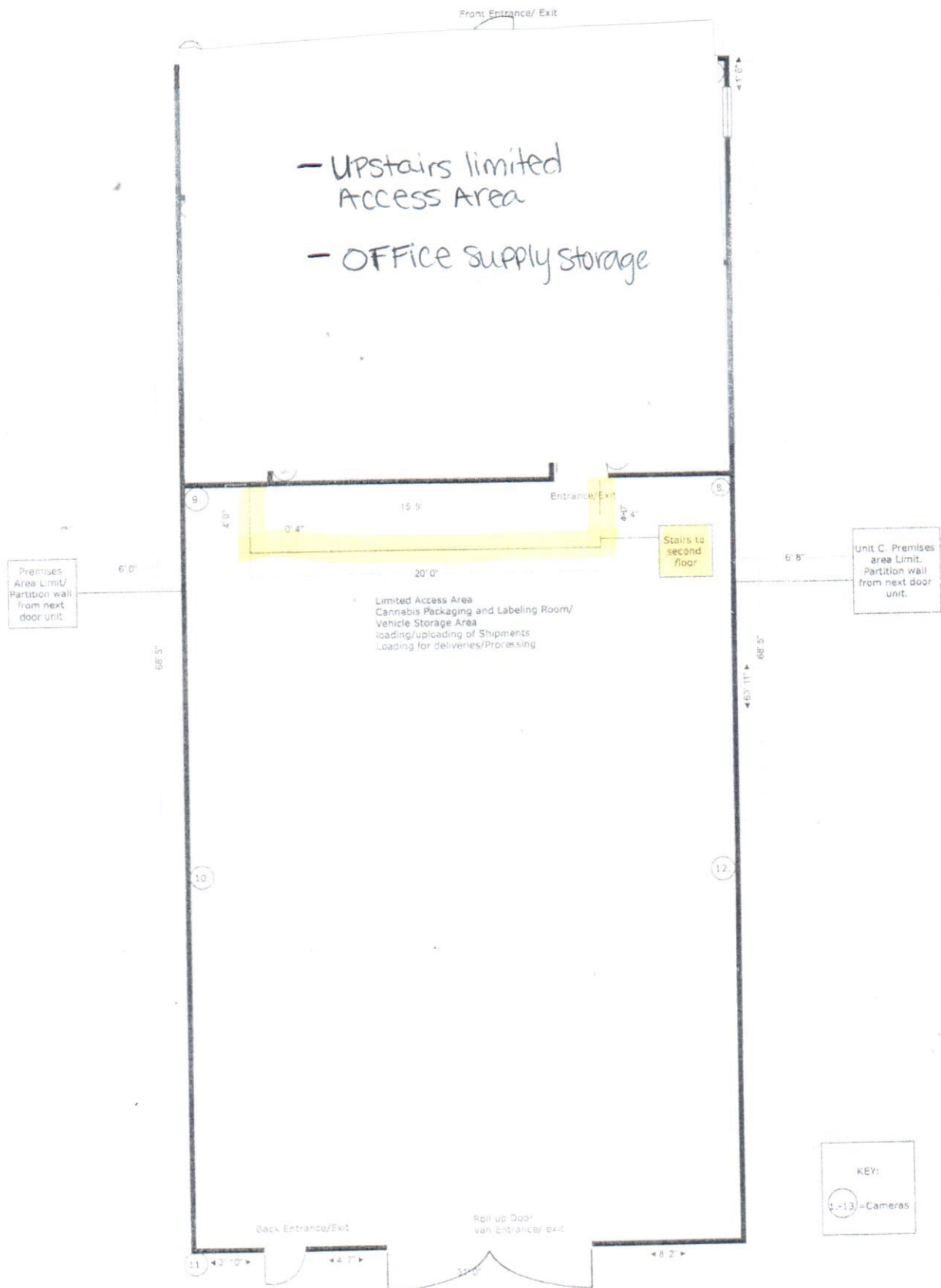
0 0.05 0.1 0.2 Miles





## Exhibit H: Site Plan/Floor Plan





CCUP19-0004/Dividend Distribution  
Exhibit H: Site Plan/Floor Plan



# CURVE DATA

NO.	CH. BRG.	RADIUS	DIST.	DELTA
1	N33°51'59"W	370.00'	129.60'	20°10'24"
2	N46°08'05"W	370.00'	28.17'	04°21'47"
3	S85°20'31"W	20.00'	28.94'	92°41'01"
4	N04°39'29"E	20.00'	27.61'	87°18'59"
5	N85°20'31"E	20.00'	28.94'	92°41'02"
6	N51°34'49"E	230.00'	100.19'	25°09'38"
7	N74°34'49"E	230.00'	83.19'	20°50'22"
8	N15°00'00"E	20.00'	30.64'	100°00'00"
9	N75°00'00"E	270.00'	93.77'	20°00'00"
10	S75°00'00"E	20.00'	25.71'	80°00'00"
11	S75°00'00"W	330.00'	114.61'	20°00'00"
12	S62°00'00"W	170.00'	132.85'	46°00'00"
13	S45°59'54"E	430.00'	34.78'	04°38'08"
14	S04°39'29"E	20.00'	27.61'	87°18'59"
15	S35°54'20"E	430.00'	116.35'	15°33'01"
16	S25°57'18"E	430.00'	32.64'	04°21'02"
17	S36°02'53"E	400.00'	169.99'	24°32'11"
18	S62°00'00"W	200.00'	156.29'	46°00'00"
19	S75°00'00"W	300.00'	104.19'	20°00'00"
20	N46°55'34"W	410.00'	19.89'	02°46'49"
21	S46°42'35"E	380.00'	21.31'	03°12'47"
22	S46°27'21"E	350.00'	22.72'	03°43'14"

## REFERENCES

S.D. G - 49

### NOTE:

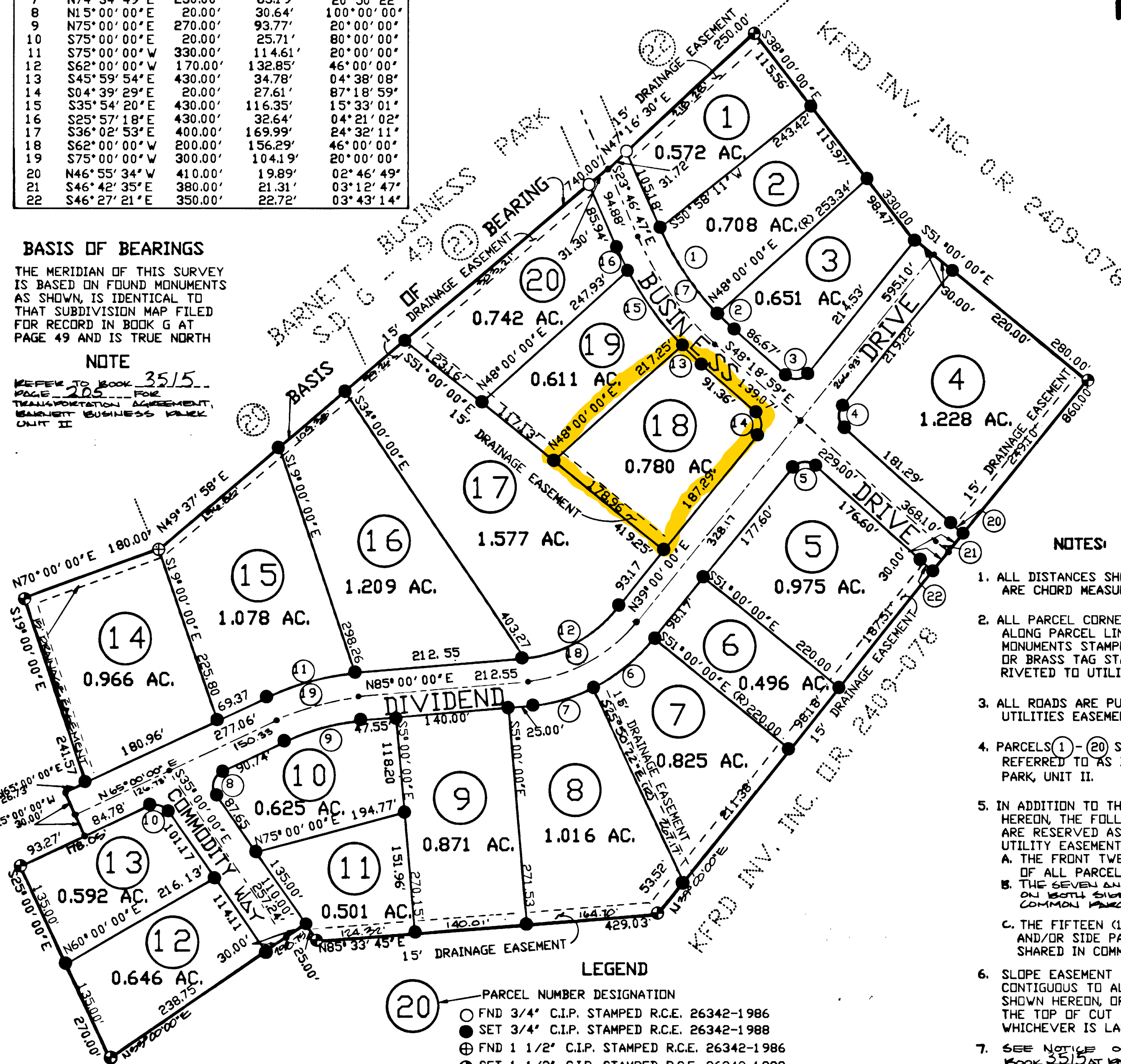
THE REQUIRED STATEMENTS FOR OWNERS', BENEFICIARY'S AND TRUSTEES' ARE FILED FOR RECORD IN BOOK 3515 AT PAGE 197 OF THE OFFICIAL RECORDS OF THE COUNTY OF EL DORADO.

## BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS BASED ON FOUND MONUMENTS AS SHOWN, IS IDENTICAL TO THAT SUBDIVISION MAP FILED FOR RECORD IN BOOK G AT PAGE 49 AND IS TRUE NORTH

### NOTE

REFER TO BOOK 3515 PAGE 205 FOR TRANSPORTATION AGREEMENT, BARNETT BUSINESS PARK UNIT II



## LEGEND

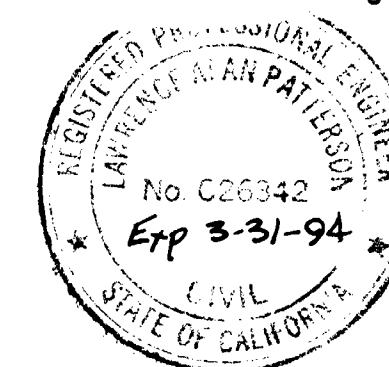
- PARCEL NUMBER DESIGNATION
- FND 3/4" C.I.P. STAMPED R.C.E. 26342-1986
- SET 3/4" C.I.P. STAMPED R.C.E. 26342-1988
- ⊕ FND 1 1/2" C.I.P. STAMPED R.C.E. 26342-1986
- ⊙ SET 1 1/2" C.I.P. STAMPED R.C.E. 26342-1988
- COMPUTATION POINT, NOTHING FND, NOTHING SET.

# PARCEL MAP

A PORTION OF THE E. 1/2 OF SEC 11, T.9N, R.9E, M.D.M.  
COUNTY OF EL DORADO ... STATE OF CALIFORNIA  
FEB. 1991 ... SCALE 1' = 100'  
PATTERSON DEVELOPMENT

## ENGINEER'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the Subdivision Map Act and local ordinance at the request of KFRD INC. on FEB. 15, 1988. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any, within the meaning of El Dorado County Ordinance Code Section 16.52.080 (B). All monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.



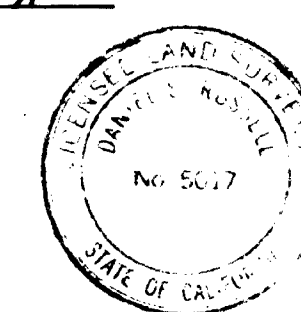
*Lawrence A. Patterson*  
LAWRENCE A. PATTERSON  
R.C.E. 26342

## COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

COMMODITY COURT, BUSINESS AND DIVIDEND DRIVE, INCLUDING THE UNDERLYING EASEMENTS AS SHOWN AND NOTED HEREON ARE HEREBY ACCEPTED. IRREVOCABLE OFFERS OF VERIFICATION (1064) FOR SUCH ROADS WILL NOT BE COUNTY MAINTAINED UNLESS AND UNTIL IT HAS BEEN ACCEPTED INTO THE COUNTY MAINTAINED ROAD SYSTEM BY RESOLUTION OF THE BOARD OF SUPERVISORS. FURTHER, THE COUNTY SURVEYOR HEREBY REJECTS THE OFFERS OF VERIFICATION TO THE COUNTY OF EL DORADO FOR OTHER EASEMENTS SHOWN ON THIS MAP.

DATE 3-6-91



*Daniel S. Russell*  
DANIEL S. RUSSELL L.S. 5017  
COUNTY SURVEYOR  
COUNTY OF EL DORADO  
LICENCE EXPIRATION 12-31-93

DEPUTY  
CHARLES E. BISBOP L.S. 5638

## RECORDER'S CERTIFICATE

I, L. Jean Bell, hereby certify that Inter-County Title Co subdivision map guarantee number 166,785 was filed with this office and that this parcel map was accepted for record and filed this 6th day of March 1991 at 11:23AM in book 42 of Parcel Maps at Page 107 at the request of KFRD INC.

Document Number 11456

*L. Jean Bell*  
BY DEPUTY

L. JEAN BELL  
RECORDER  
COUNTY OF EL DORADO

- ### NOTES:
- ALL DISTANCES SHOWN ON CURVED LINES ARE CHORD MEASUREMENTS.
  - ALL PARCEL CORNERS AND CURVE POINTS ALONG PARCEL LINES HAVE 3/4" C.I.P. MONUMENTS STAMPED "R.C.E. 26342-1988" OR BRASS TAG STAMPED "R.C.E. 26342" RIVETED TO UTILITY VAULT COVER.
  - ALL ROADS ARE PUBLIC ROAD AND UTILITIES EASEMENTS.
  - PARCELS (1) - (20) SHALL HEREAFTER BE REFERRED TO AS BARNETT BUSINESS PARK, UNIT II.
  - IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING STRIPS OF LAND ARE RESERVED AS DRAINAGE AND PUBLIC UTILITY EASEMENTS:  
A. THE FRONT TWENTY (20) FEET OF ALL PARCELS.  
B. THE SEVEN AND ONE HALF FEET (7.5') ON BOTH SIDES OF ALL SIDES AND/OR COMMON PARCEL LINES.  
C. THE FIFTEEN (15) FEET ALONG ALL REAR AND/OR SIDE PARCEL LINES NOT SHARED IN COMMON.
  - SLOPE EASEMENT 20' (TWENTY) FOOT CONTIGUOUS TO ALL DRIVES & COURTS SHOWN HEREON, OR 5 (FIVE) FEET BEYOND THE TOP OF CUT OR TOE OF FILL WHICHEVER IS LARGER.
  - SEE NOTICE OF RESTRICTION RECORDED IN BOOK 3515 AT PAGE 203 OF OFFICIAL RECORDS OF THE COUNTY OF EL DORADO.

TENTATIVE PARCEL MAP NO. 88-06 APPROVED 2-11-88

EXISTING ASSESSORS PARCEL NO. PORTIONS 109:050:05 & 06

# CCUP19-0004/Dividend Distribution

## Exhibit J: Letter from EDSO Date August 30, 2021



JOHN D'AGOSTINI  
SHERIFF - CORONER - PUBLIC ADMINISTRATOR  
COUNTY OF EL DORADO  
STATE OF CALIFORNIA

August 30<sup>th</sup>, 2021

Aaron Mount  
EDC Planning and Building Dept.  
2850 Fairlane Court, Building C  
Placerville, CA 95667

7/21 SEP 22 PM 1:20  
RECEIVED  
PLANNING DEPARTMENT

The El Dorado Sheriff's Office has completed the interim background review for **Dividend Distribution** for a Commercial Cannabis Use Permit. The Sheriff's Office has determined the applicant(s) meets the minimum requirements for this portion of the application process (**Pending our ability to conduct Live Scans to confirm the applicant(s) criminal history**). The El Dorado County Sheriff's Office currently recommends the El Dorado County Planning and Building Department to continue with **Dividend Distribution's** commercial cannabis permit application.

The following persons have met the minimum criteria for the position as set forth in **County Code Section 130.41.100 (15)(G), 130.41.100(4)(G) and Section 26057 of the California Business and Professions Code.**

**Lauren Sisson - owner**  
**Jason Music – spouse of owner**

If you have any questions, please contact the El Dorado County Sheriff's Office Cannabis unit at 530-642-4723.

Sincerely,

JOHN D'AGOSTINI  
Sheriff-Coroner  
Public Administrator

By: Tasha Thompson

Captain Tasha Thompson  
El Dorado County Sheriff's Office Commercial Cannabis Background Unit  
530-642-4723

Headquarters • 200 Industrial Drive • Placerville, CA 95667 • 530-621-5655 • Fax 530-626-8163  
Jail Division • 300 Forni Road • Placerville, CA 95667 • 530-621-6000 • Fax 530-626-9472  
Tahoe Patrol • 1360 Johnson Blvd., Suite 100 • South Lake Tahoe, CA 96150 • 530-573-3000 • Fax 530-544-6809  
Tahoe Jail • 1051 Al Tahoe Blvd. • South Lake Tahoe, CA 96150 • 530-573-3031 • Fax 530-541-6721

*"Serving El Dorado County Since 1850"*

21-1903 D 12 of 15



# CANNABIS DISTRIBUTOR (TYPE 11) FACT SHEET



**DISTRIBUTOR:** Is responsible for transporting cannabis goods between licensees, arranging for testing of cannabis goods, and conducting the quality assurance review of cannabis goods to ensure compliance with all packaging and labeling requirements. A licensed distributor may only distribute cannabis goods, cannabis accessories, and licensees' branded merchandise or promotional materials.

## DISTRIBUTOR REQUIREMENTS

### • Transportation

- Only a distributor licensee, their employees, or security personnel may be in a vehicle transporting cannabis goods. All persons in a vehicle transporting cannabis goods shall be 21 years of age or older.
- All vehicles or trailers used for transportation shall be owned or leased by the licensee in accordance with the Vehicle Code.
- Other forms of transportation, such as aircraft, watercraft, drone, rail, human-powered vehicles, and unmanned vehicles are prohibited.
- Prior to transportation, the distributor must ensure that a shipping manifest has been generated and provided to the Bureau and the licensee receiving the cannabis goods, as well as verify that the cannabis goods are accurately reflected in the shipping manifest.
- A distributor who has not yet obtained access to the California Cannabis Track-and-Trace (CCTT) system shall transmit shipping manifests by email to the Bureau at [bcc@dca.ca.gov](mailto:bcc@dca.ca.gov) and to the receiving licensee. (More information on shipping manifests may be found in the Shipping Manifest Fact Sheet available on the Bureau's website.)
- A licensed distributor shall only travel between licensees' premises, except for necessary rest, fuel, or vehicle repair stops, while transporting cannabis goods.

- If transportation of cannabis goods in a vehicle or trailer is not operationally feasible because transportation would occur between licensed premises that are within the same building or parcel of land, a licensed distributor may transport cannabis goods by foot, hand truck, fork lift, or other similar means, with the requisite shipping manifest.

### • Packaging, Labeling, and Rolling

- A licensed distributor may package, re-package, label, and re-label cannabis for retail sale.
- A licensed distributor may not process cannabis but may roll pre-rolls that consist exclusively of any combination of flower, shake, leaf, or kief. Pre-rolls must be rolled prior to regulatory compliance testing.
- A licensed distributor may not package, re-package, label, or re-label manufactured cannabis goods, with the exception of labeling and re-labeling a manufactured cannabis goods package with the amount of cannabinoids and terpenoids based on regulatory compliance testing results.
- All packages of cannabis goods must:
  - Protect the cannabis from contamination.
  - Be tamper-evident.
  - Be resealable if the package contains more than one serving.
  - Not imitate any package used for goods that are typically marketed to children.
- Beginning January 1, 2020, all packages of cannabis goods must also:
  - Be child-resistant until the package is first opened.
  - Be labeled with the statement "This package is not child-resistant after opening."
- Immature cannabis plants and seeds are not required to be packaged in child-resistant, tamper-evident, and resealable packaging.

## Exhibit K: State Distribution License Fact Sheet



**BUREAU OF  
CANNABIS  
CONTROL**  
CALIFORNIA

**CANNABIS  
DISTRIBUTOR (TYPE 11)  
FACT SHEET**  
*(continued)*

• **Testing**

- After taking physical possession of a cannabis goods batch, the licensed distributor must arrange for laboratory testing and ensure the proper retrieval and documentation of batch samples.
- Once a sample from a batch has been obtained for regulatory compliance testing, the distributor may not arrange for the re-sampling of the same batch without authorization from the Bureau.
- Testing Results
  - If the batch passes, the cannabis goods may be transported to one or more retailers or another licensed distributor as described below.
  - If the batch fails and cannot be remediated, the distributor must destroy the batch.
  - If the batch can be remediated, the distributor may arrange for remediation by a licensed manufacturer as authorized by the Bureau and/or the California Department of Public Health (CDPH). (Information on the remediation process is available in section 5727 of the Bureau's regulations and section 40330 of CDPH's regulations.)

• **Transfer of Cannabis Goods**

- A distributor licensee may transport untested cannabis goods to one or more licensed distributors, licensed manufacturers, licensed cultivators, and/or licensed microbusinesses authorized to engage in distribution, manufacturing, or cultivation.
- A distributor licensee may only transport untested immature cannabis plants and/or seeds to a licensed retailer or to the retailer portion of a licensed microbusiness.

- Once testing has been completed, cannabis goods that have an accompanying COA and are packaged as they will be sold at retail may be transferred to one or more licensed distributors, licensed retailers, or licensed microbusinesses authorized to engage in distribution and/or retail.
- Cannabis goods that have not been transported to retail within 12 months of the date on the COA must be destroyed or retested by the distributor in possession of the cannabis goods.

• **Storage**

- A licensed distributor may provide storage-only services unrelated to the quality assurance and laboratory testing processes to other licensees.
- Storage-only services may only be provided for cannabis goods that are packaged as they will be sold at a retailer, cannabis accessories, and a licensee's branded merchandise or promotional materials.
- A licensed distributor may not store immature cannabis plants, except for seeds.
- A licensed distributor who arranges for testing of batches shall ensure the batches are stored separately and distinctly from other cannabis goods batches and properly labeled so they can be easily identified.

• **Other Requirements**

- A licensed distributor must carry and maintain the required coverage for insurance and provide the Bureau with a certificate of insurance and notify the Bureau of any changes.
- A licensed distributor must be able to account for all inventory and be able to provide the Bureau with the status for each cannabis goods batch in the licensed distributor's possession.
- A licensed distributor must also ensure all proper records are maintained for at least seven years.



# CCUP19-0004/Dividend Distribution

## Exhibit L: Security Plan

130.41.100.4.F.13 The security plan for the operation that includes adequate lighting, security video cameras with a minimum camera resolution of 1080 pixels and 360 degree coverage, alarm systems, and secure area for cannabis storage. The security plan shall include a requirement that there be at least 90 calendar days of surveillance video (that captures both inside and outside images) stored on an ongoing basis and made available to the County upon request. The County may require real-time access of the surveillance video for the Sheriff's Office. The video system for the security cameras must be located in a locked, tamper-proof compartment. ***The security plan shall remain confidential.***