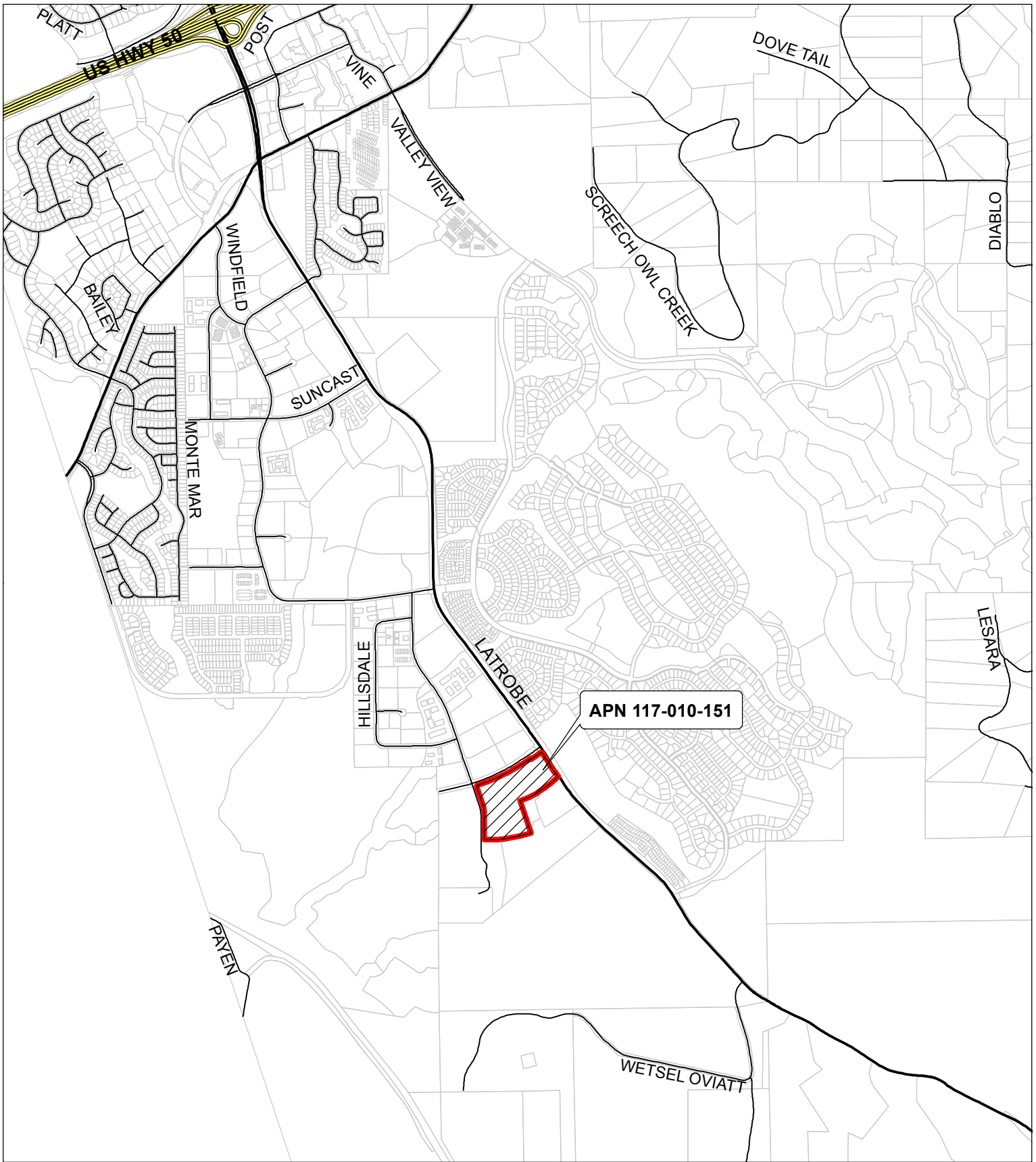




File No. P16-0004
Location Map

El Dorado Hills Business Park
Parcel Map

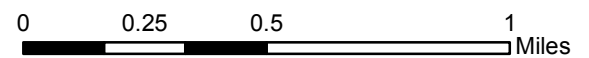
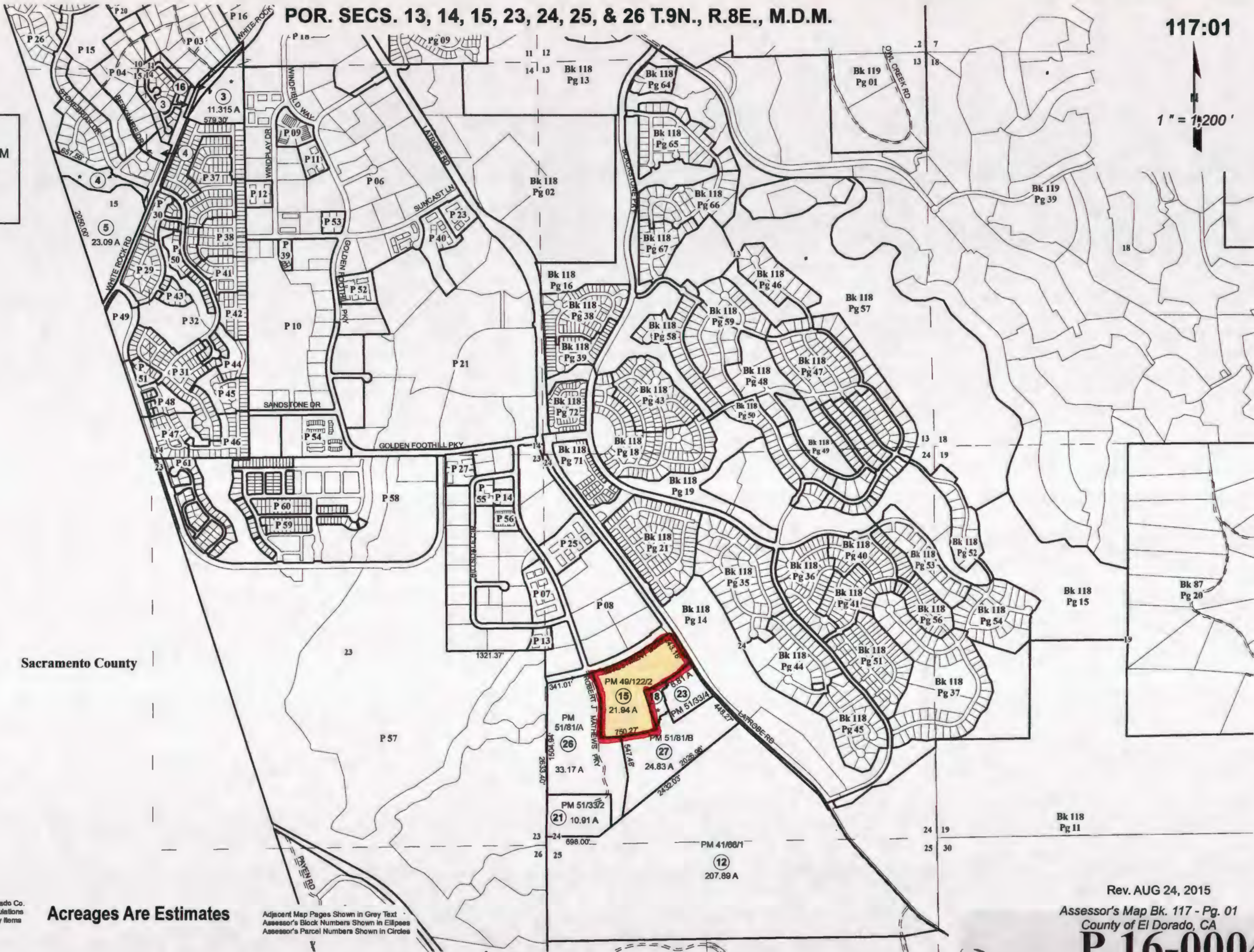


Exhibit A



- *Parcel Notes**
- ③ - PPM 47/56/A, 11.315 A, ADM
 - ④ - RS 24/79/2, 7.730 A, NA
 - ⑮ - PM 50/102/A, 2.39 A

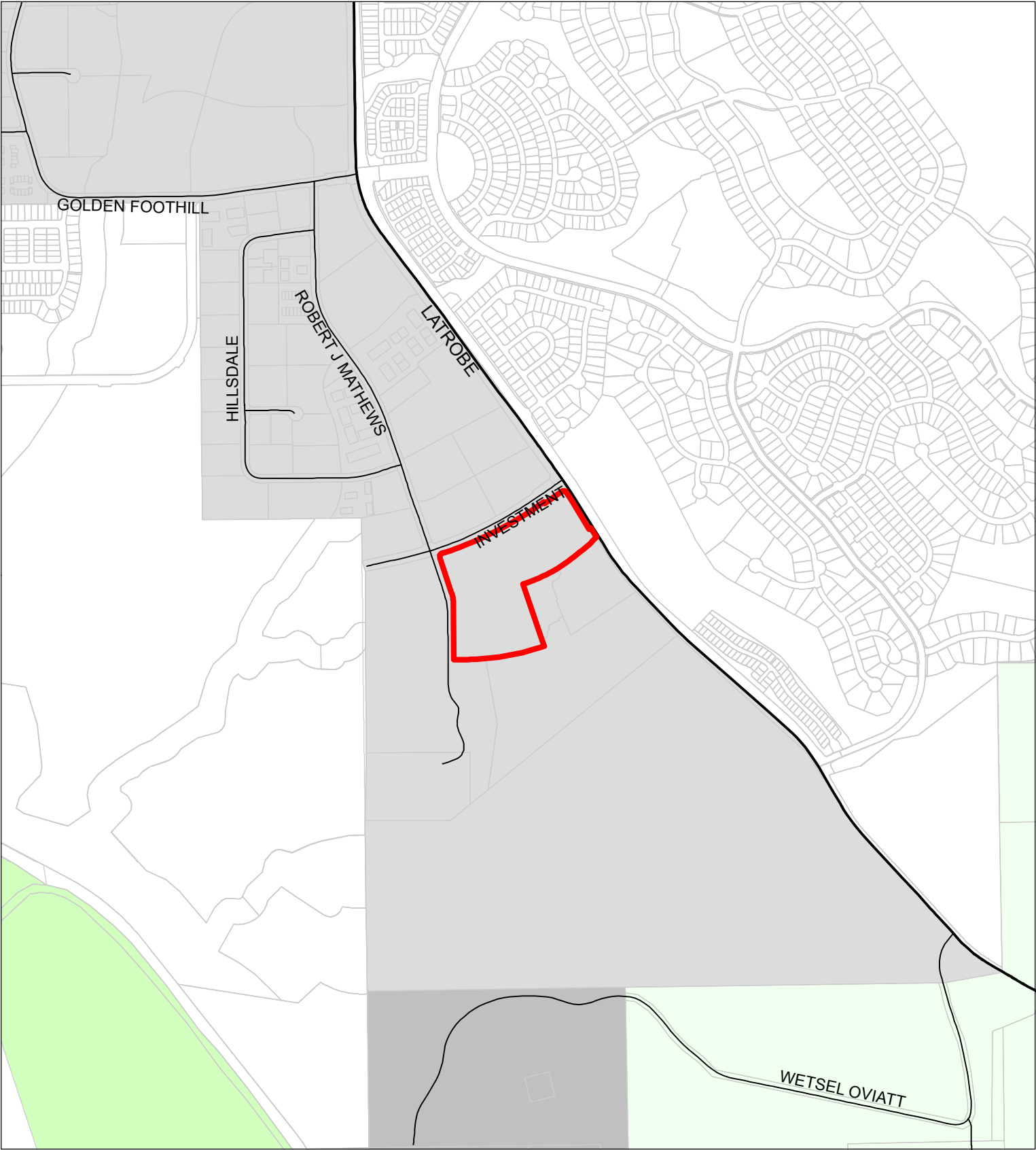
6 MAR 25 AM 10:47
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PLANNING DEPARTMENT



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



File No. P16-0004
Land Use Map
El Dorado Hills
Business Park
Parcel Map

- | | |
|--|--|
|  Site |  Industrial |
|  Adopted Plan |  Research & Development |
|  Agricultural Lands |  Rural Residential |

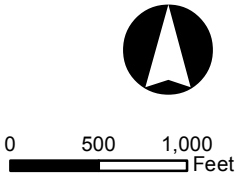
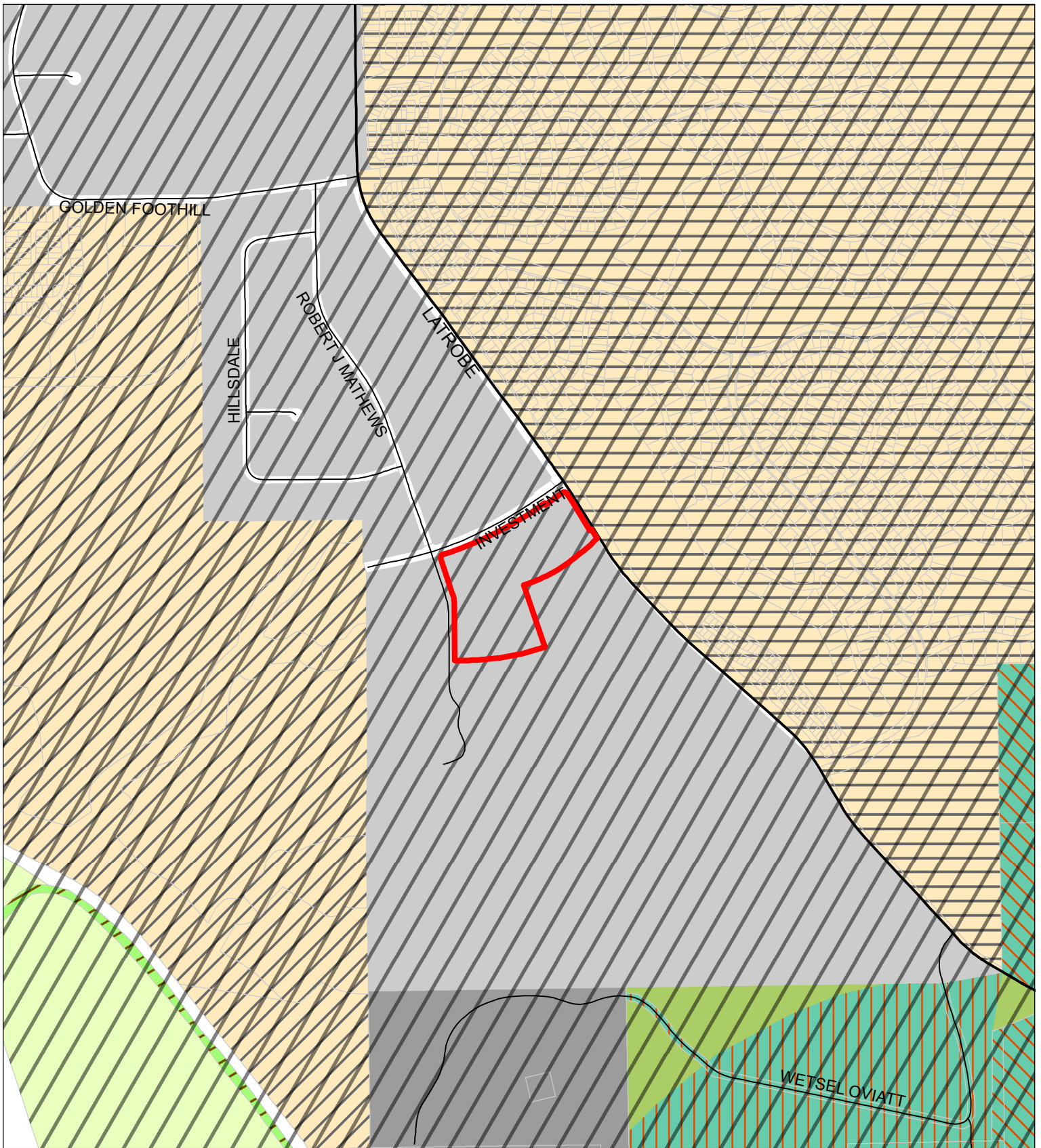


Exhibit C



File No. P16-0004
Zoning Map

El Dorado Hills
 Business Park
 Parcel Map

Site

/ Design Review - Community

AG-40 = Agricultural Grazing 40 Acres

PA-20 = Planned Agriculture 20 Acres

IL = Industrial Low

R&D = Reasearch & Development

RE-10 = Residential Estate 10 Acres

RL-40 = Rural Land 40 Acres

RL-80 = Rural Land 80 Acres

CC-SP = Carson Creek Specific Plan

VV-SP = Valley View Specific Plan

TC = Transportation Corridor

0 500 1,000
 Feet



Exhibit D



File No. P16-0004

Aerial Map

El Dorado Hills Business Park
Parcel Map

 Site

0 75 150 300
Feet

Exhibit E



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117-088-018
CSS PROPERTIES, LLC
950 GLENN DR. #250
FOLSOM, CA 95630
38 PM 115

117-088-019
CSS PROPERTIES, LLC
950 GLENN DR. #250
FOLSOM, CA 95630
38 PM 115

PAC BELT EASE
PER 2645 OR 244

WATERLINE
EASE PER
99-0067884

20' DRAINAGE AND PUE
PER 41 PM 81

WATERLINE
EASE PER
99-0067885

60' DRAINAGE EASE
PER 3276 OR 627
15' DRAINAGE AND PUE
PER 41 PM 81

117-130-026
DSTCAG01 A CA LLC
CHICAGO, IL 60601
51 PM 81

PARCEL A
764,321 SQ.FT.
17.5 ACRES
(ALL OF PARCEL A TO BE ENCUMBERED
WITH A PRIVATE RECIPROCAL PARKING,
ACCESS, AND UTILITY EASEMENTS)

117-130-027
DST REALTY OF CA INC
333 W 11TH ST #101
KANSAS CITY, MO 64105
51 PM 81

117-130-023
DST REALTY OF CA INC
333 W 11TH STREET #101
KANSAS CITY, MO 64105
51 PM 33

117-130-018
1108 INVESTMENT BLVD
EL DORADO HILLS, CA 95762
50 PM 102

35' LANDSCAPE AND SLOPE EASE
PER 41 PM 81

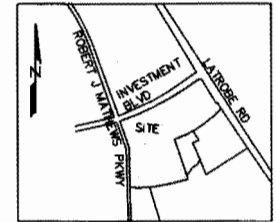
1' NON-VEHICULAR ACCESS
PER 38 PM 115

15' DRAINAGE AND PUE
PER 41 PM 81

30' PC&E EASE
PER 2601 OR 540

20' WATER EASE
PER 1759 OR 294

10' WATER AND SEWER EASE
PER 1315 OR 396



SITE MAP
SCALE: NTS

OWNER:
LBA REALTY FUND III, CO VII DE
PO BOX 847
CARLSBAD, CA 92018

APPLICANT:
BLUE PEAK ENGINEERING, INC.
THOMAS HANKSWORTH
18543 YORBA LINDA BLVD. #235
YORBA LINDA, CA 92886

MAP PREPARED BY:
SHARRAH DUNLAP SAWYER, INC.
MIKE DORMER
6590 LOCKHEED DRIVE
REDDING, CA 96002

SITE DATA
A.P.# 117-130-015
EXISTING USE: OFFICE
PROPOSED USE: OFFICE (NO CHANGE)
SITE AREA: 21.9 ACRES
ZONING: R&D
NO. PARCELS CREATED: 4
MINIMUM PARCEL AREA: 61,168 SQ. FT.
ELECTRICITY: PC&E
WATER: EL DORADO IRRIGATION DISTRICT
SEWER: EL DORADO IRRIGATION DISTRICT
TELEPHONE: AT&T
FIRE: EL DORADO HILLS FIRE DEPT



EL DORADO HILLS TENTATIVE PARCEL MAP

BEING LOCATED IN THE NE 1/4 OF SECTION
24, T. 10 N. R. 8 E. M.D.M. COUNTY OF EL
DORADO, STATE OF CALIFORNIA

FOR
LBA REALTY FUND III, CO VII DE

BY
SHARRAH DUNLAP SAWYER, INC.

Civil Engineering • Land Planning • Surveying & Mapping
Landscape Architecture • Presentation Graphics
6590 Lockheed Drive, Redding, CA 96002
530.221.1792 voice • 530.221.8169 fax • info@sd-engineering.com

DATE: MARCH, 2016 SCALE: 1"=100' SHEET 1 OF 2

Exhibit F

P 16-0004

16-1211 D 6 of 7

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PLANNING DEPARTMENT

TOPOGRAPHY BASED ON A FIELD SURVEY PREPARED
 BY SHARRAH DUNLAP SAWYER, INC. ON FEBRUARY 24, 2016
 AND RECORD DRAWINGS OF THE PROJECT.

EL DORADO HILLS EXISTING SITE AND UTILITY EXHIBIT

BEING LOCATED IN THE NE 1/4 OF SECTION
 24, T. 10 N., R. 8 E., M.D.M., COUNTY OF EL
 DORADO, STATE OF CALIFORNIA

FOR
 LBA REALTY FUND III, CO VII DE

BY
SHARRAH DUNLAP SAWYER, INC.

Civil Engineering • Land Planning • Surveying & Mapping
 Landscape Architecture • Presentation Graphics

6590 Lockheed Drive, Redding, CA 96002
 530.221.1792 voice • 530.221.8369 fax • info@dsengineering.com

DATE: MARCH, 2016 SCALE: 1"=100' SHEET 2 OF 2

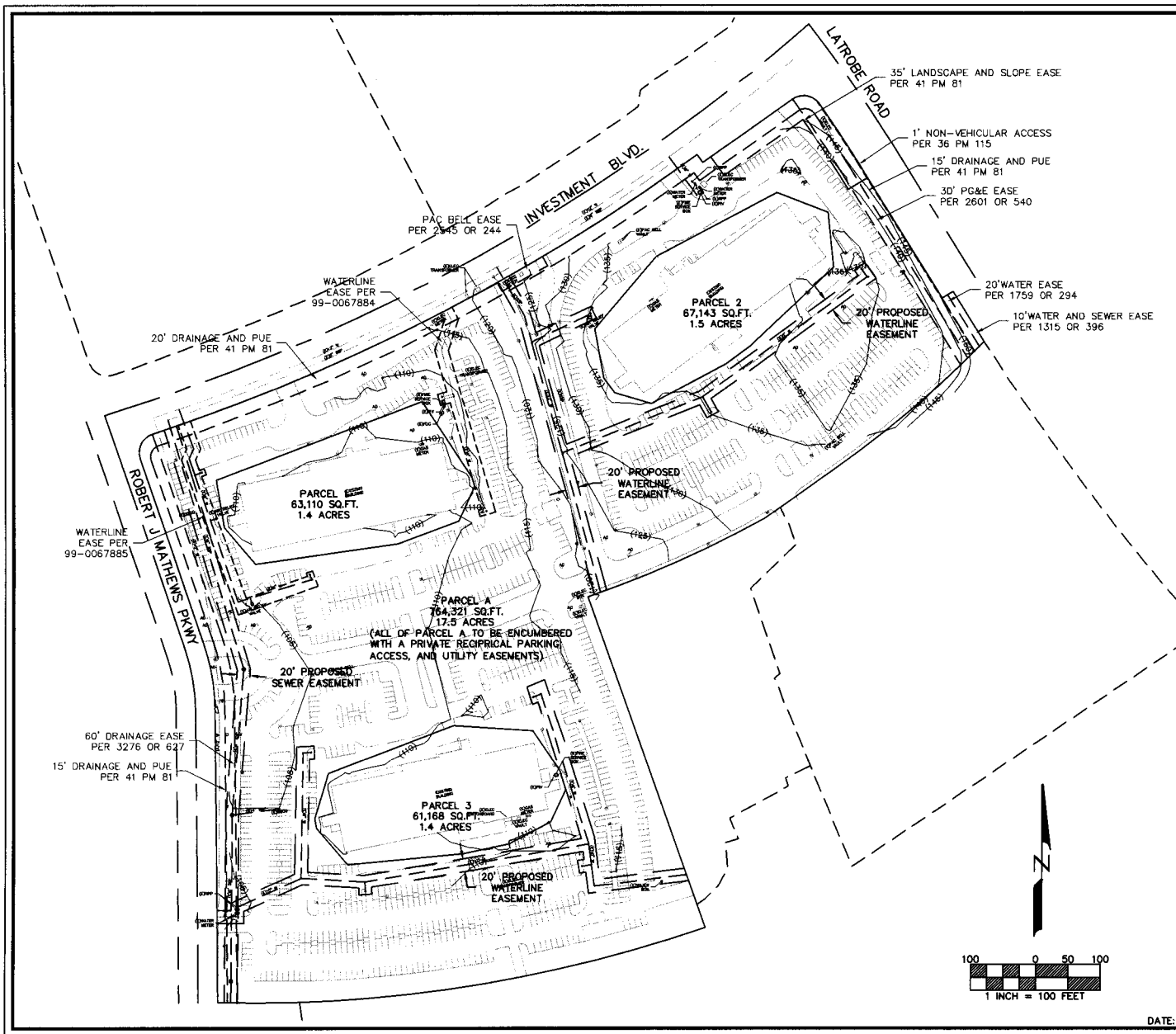


Exhibit G

P 16-0004
 16-1211 D 7 of 7