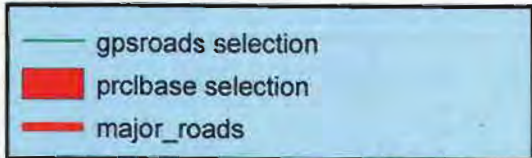
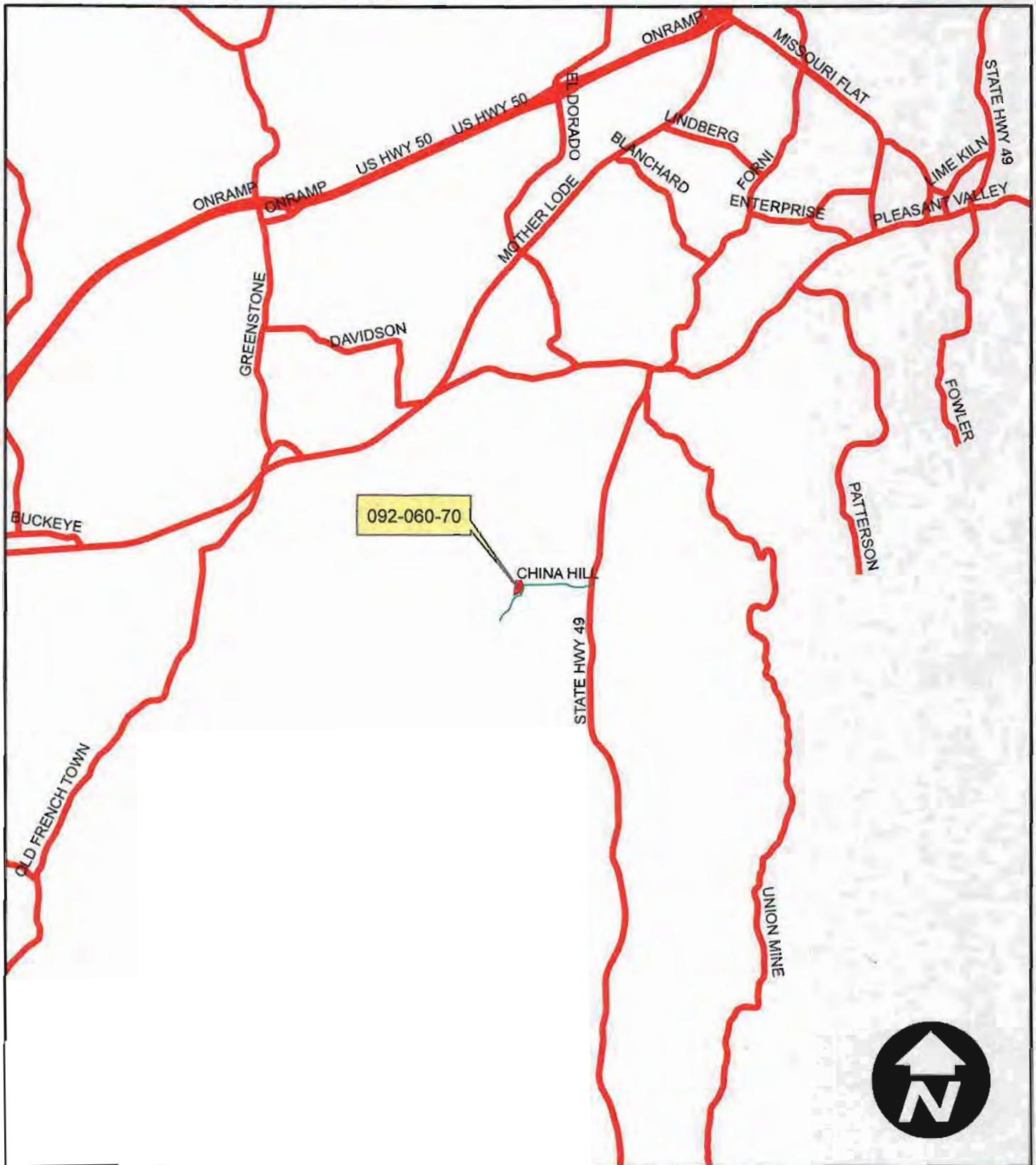


Exhibit A: Location Map

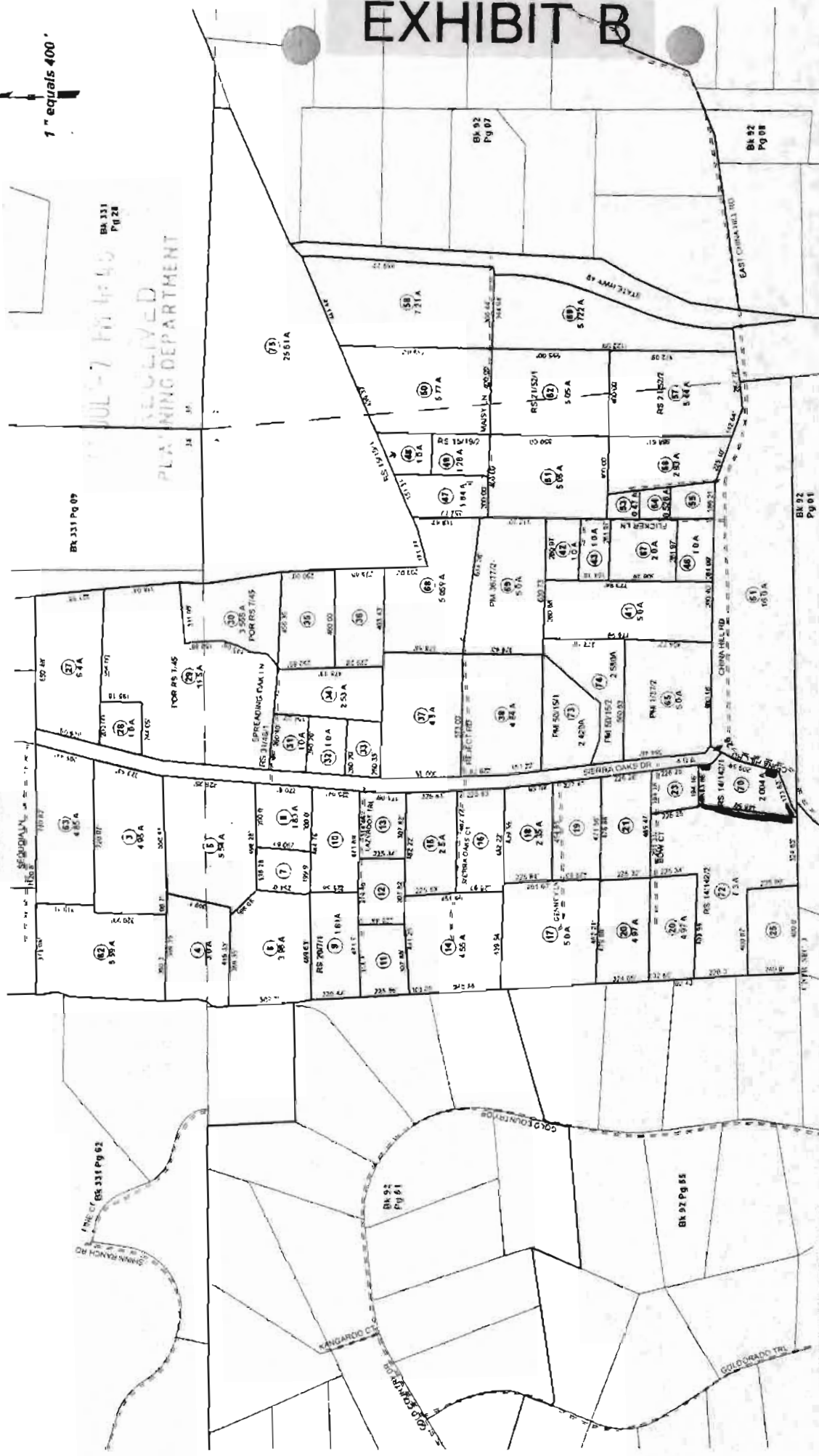


S11-0008
Prepared By Aaron Mount

1" equals 400'

EXHIBIT B

POR. NE 1/4 SEC. 3, POR. NW 1/4 SEC. 2, T.9N., R.10E.,
& POR. SE 1/4 SEC. 34, T.10N., R.10E., M.D.M.



Assessor's Map Bk. 092, Pg. 06
County of El Dorado, CA

Rev. Oct. 20, 2008

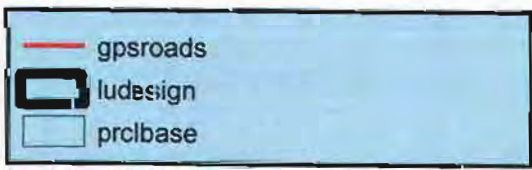
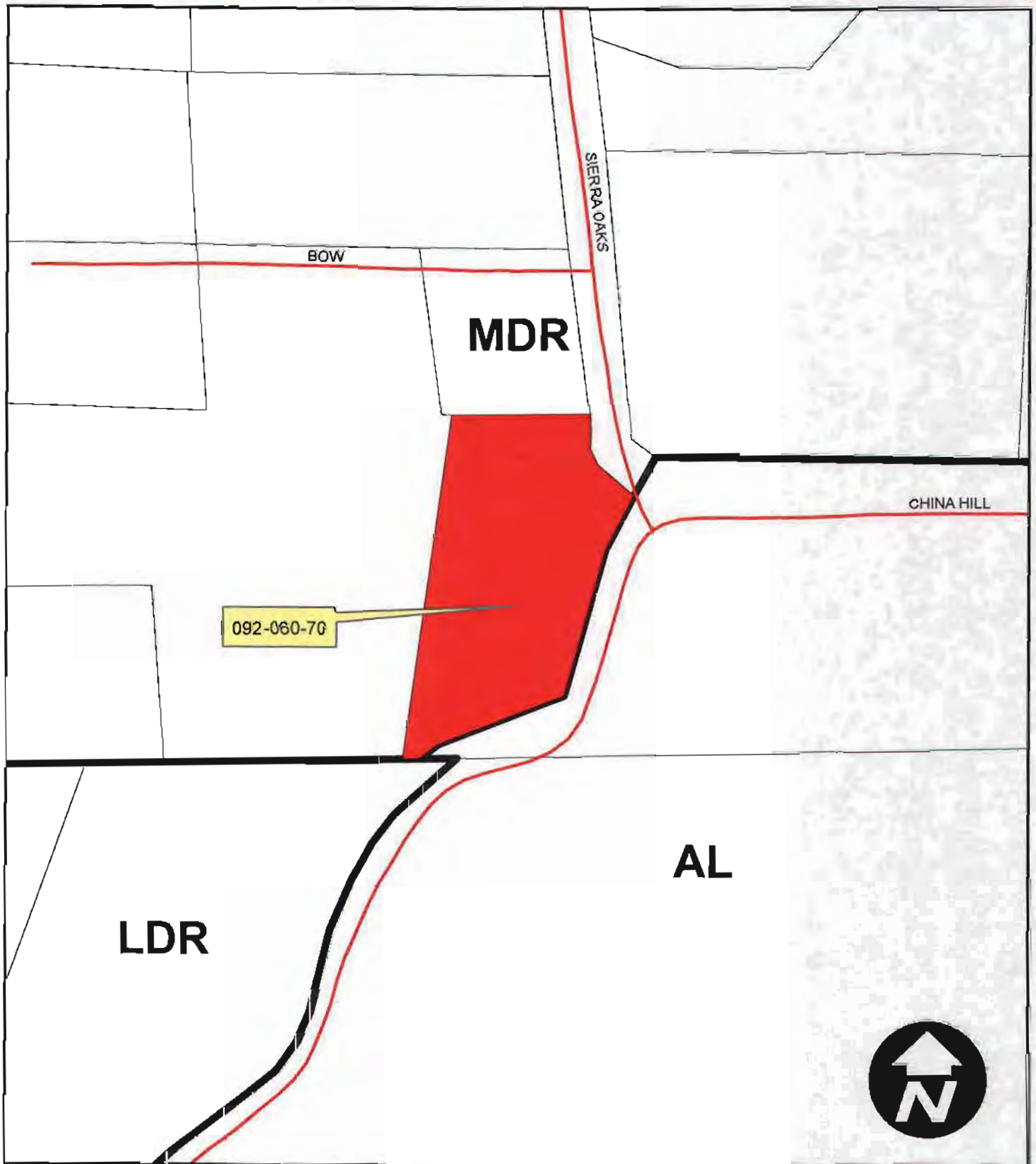
Adjusted Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Black
Assessor's Parcel Numbers Shown in Grey

Acresages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for informational purposes only. Area calculations are based on the most current data available. Users should carry their own measurements and bearings.

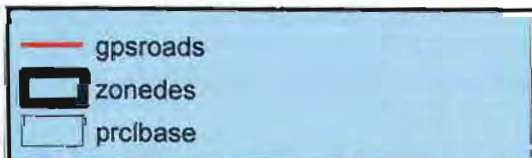
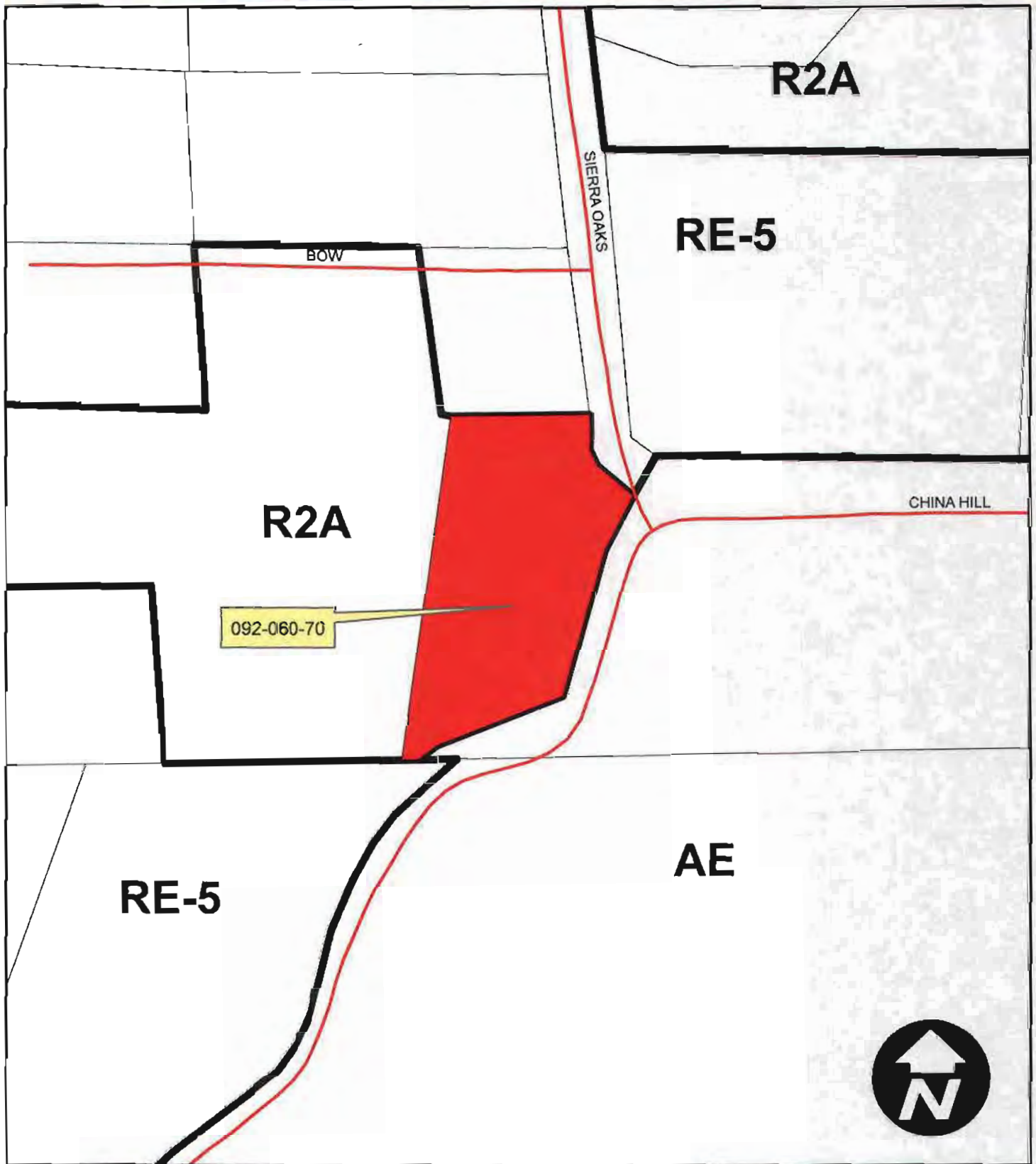
S 11-0008

Exhibit C: General Plan Land Use Map



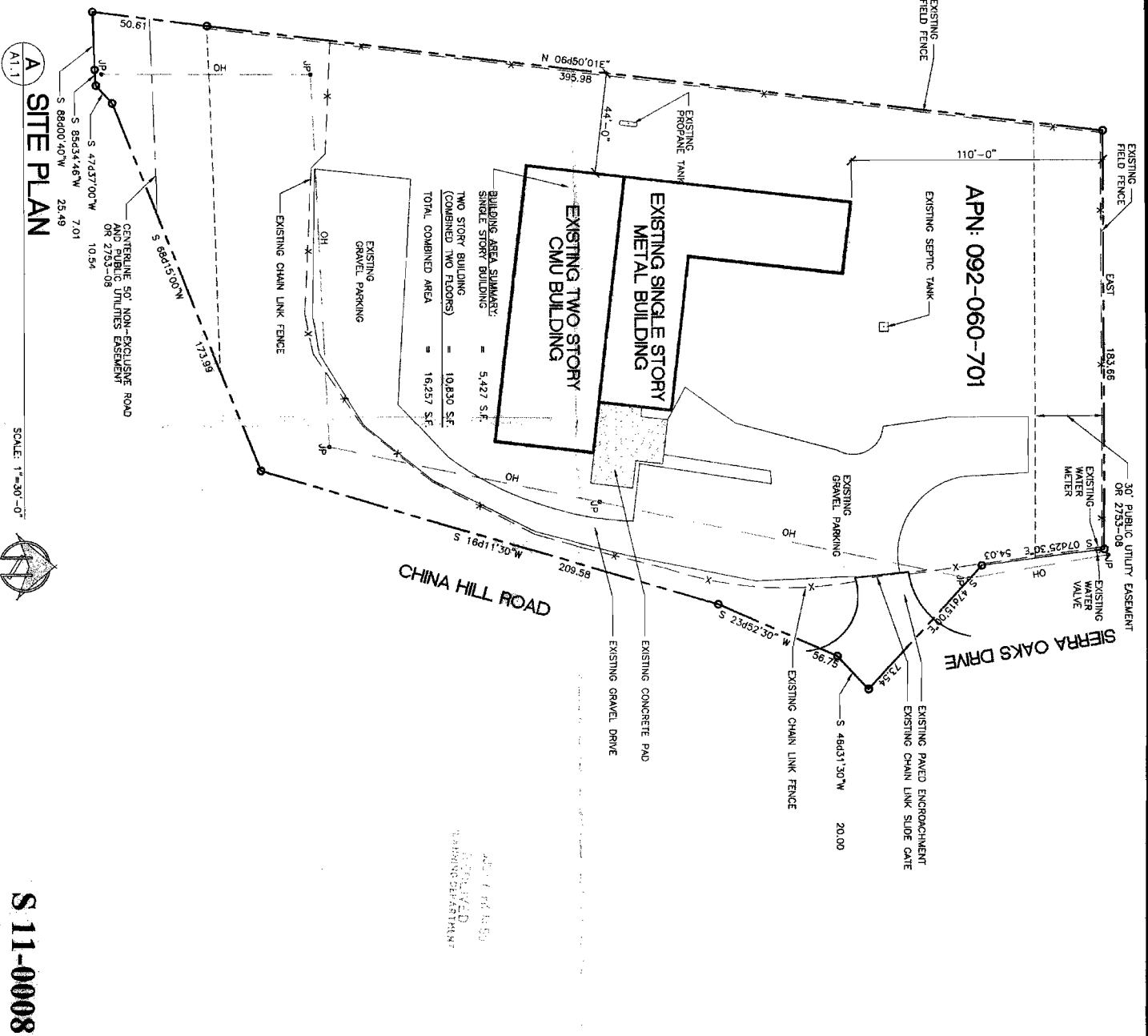
S11-0008
Prepared By Aaron Mount

Exhibit D: Zone District Map



S11-0008
Prepared By Aaron Mount

EXHIBIT E



A SITE PLAN

S 11-0008

| | | | | |
|---------------------------------------|--|---|--|--|
| JOB NO. SHEET 11.03 A1.1 | PROJECT: SITE PLAN, THELMA STEWART CHINA HILL COMMERCIAL BUILDING 5400 CHINA HILL ROAD EL DORADO, CA 95623 | A.P.N. 092-060-701 TRACT 1 OF RECORD OF SURVEY 14/142 COUNTY OF EL DORADO, CA | OWNER: THELMA STEWARD 5400 CHINA HILL ROAD EL DORADO, CA 95623 | APPLICANT: THELMA STEWARD 5400 CHINA HILL ROAD EL DORADO, CA 95623 |
| | DATE: 6/20/11 | DATE: 6/20/11 | DATE: 6/20/11 | DATE: 6/20/11 |

EXHIBIT F-1

November 17, 2010

Re: My property located at 5400 China Hill Road, Placerville AP# 092-060-70-10

To Whom It May Concern:

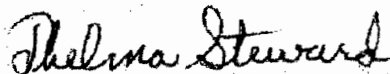
I've become very disheartened regarding the above referenced property and wish to get some help or assistance, as I am a widowed owner trying to sell my property. In trying to sell my property, many people have been given various opinions from the building and zoning department as to the potential use of this particular property. It is well known that this property has been an industrial/commercial building since it's inception in the 1960's. In fact two different building permits are on record for this usage with El Dorado County: 1) permit # 45792 and 2) permit #9874.

The obvious layout and construction of the building on this property make industrial or commercial use the only viable option for any owner of this property.

I hereby request that you work with Bud and Doug Zeller of Realty World - Sierra Properties as they are acting as my agent, to get a letter of clarification on this property. This is because many potential buyers have been turned away disappointed or confused after seeking "help" from the El Dorado County building and/or zoning department.

Your swift attention to this matter will be greatly appreciated.

Sincerely,



Thelma Steward



EXHIBIT F-2

To Whom It May Concern

I went to work for Video Marquee in 2000 as the lead pressman. At that time, Video Marquee had 16 people employed manufacturing video boards. The business included a full wood shop and metal shop. I was told by Allen Steward that Video Marquee at one time had over 57 employees, working 2 shifts a day.

To my knowledge, there was also a cabinet shop and a sheet metal shop in the building prior to Video Marquee.

Dana Cottingham Dated 7-6-11

Dana Cottingham

Owner, Video Marquee, Inc.

RECEIVED
PLANNING DEPARTMENT
JUL 7 11 41 AM '11

S 11-0008

EXHIBIT F-3

July 6, 2011

To Whom It May Concern:

Video Marquee was started by Alan and Me, September 26, 1985. Alan and I both worked for Rolachart. Alan started Video Marquee at night after Rolachart closed. We were asked to move Video Marquee. For a short time we had a building at the Y, which we outgrew very fast.

While looking for a new building, a lady at my doll club, told me about the China Hill building. We went to see about renting it, but it had three partners at the time, and we were told no. Soon one man called and said he had bought out the other two partners. He asked us to come and see him, which we did. And we bought the building.

It was a wonderful place to do business. Video Marquee made signs out of wood for video stores. He added a metal shop, and graphic arts. We had a four-color printing press, and sold video movie title subscriptions to video stores. The boards were quite impressive with the lights all around, and sold well.

At one time we had over 50 employees, it was a very busy place with much going on.

Sincerely,



Thelma Steward

RECEIVED
TRAINING DEPARTMENT
JUL 7 PM 1:17

S 11-0008

EXHIBIT F-4

Oroville Tax Service, Inc.

2770 Olive Highway, Suite A
Oroville CA 95966-8117
(530) 533-4307
(530) 533-9044 (fax)

July 6, 2011

To Whom It May Concern:

I was the General Manager for Video Marquee, Inc. from February, 1988 to December, 1999. During that time, the business was located at 5400 W. China Hill Road in El Dorado County. The location had previously been used by a metal fabrication business. During the time I was there our number of employees grew to over 50. We fabricated signs out of wood and had a complete wood/cabinetry shop. We also had UL approved signs built out of metal and had a complete metal shop. We designed and printed backlit signs for the Video industry. We had a complete darkroom facility, and graphic arts department. We silkscreened signs and could make, strip and use silk screens to make plastic signs. We also had a four color printing press, which is still operated there, for the printing of our backlit signs.

We had complete fabricating facilities to supply our video store customers with their signage needs.

Sincerely,



Ed Maston, CPA

RECEIVED
PLANNING DEPARTMENT
JUL -7 PM 4:17

S 11-0008

EXHIBIT F-5

One of the original owners of 5400 China Hill Rd, Ernie, was a close, personal friend of mine. He moved to El Dorado County from Oakland in the 1960's and bought the above referenced property and built the existing building. Being a neighbor of the above referenced property since that time I have a better insight to the comings and goings of it. He was hired by Aerojet who needed, among other things, the manufacturing of 50 caliber armor piercing shells and they needed to use the machines he had engineered to put those shells together. He ran a crew that included the machinery needed to operate such a business, drafstmen , laborers and etc . After he sold the building, it continued to be used in various industrial, marketing, printing, machinery manufacturing businesses etc .

The current owners deceased husband used it for his manufacturing of video signs in the 80s and 90s, during which time the manufacturing of signs was a very busy business, and had upwards of 57 employees. There were UPS trucks coming in and out of there all the time. Never was there a problem with this type of business with the traffic or parking even is the height of any of these different avenues of business. Down to today it continues to be used for the same type of light manufacturing.

I have lived in El Dorado County my entire life, am the previous owner of Poor Reds, BBQ, LLC and current next door neighbor to 5400 China Hill Rd.

Sincerely,



Dave Chapdelaine



RECEIVED
PLANNING DEPARTMENT
JUL 7 11 56 AM

S 11-0008

● EXHIBIT F-6 ●

While working at Aerojet in the mid 1960's, I became friends with an engineer, Al Evans. Mr. Evans left aerojet to become a sub contractor for them about 1966. He established his business along with 2 others at 5400 China Hill Rd, in El Dorado, CA. I visited him and his industrial operation several times in the years thereafter. Having a real estate office in El Dorado made our contacts easy.

Since then, being in a variety of real estate services, I have frequently been in the China Hill Road area. I have always been aware of various industrial, manufacturing operations at 5400 China Hill Rd.

Having known of various property owners living in the area since 1964, I have never heard of any complaints about the operations at 5400 China Hill Rd. It's always appeared to be a good neighbor on the "Y" China Hill Rd.

Sincerely,



Gloyd "Bud" Zeller

RECEIVED
ALABAMA DEPARTMENT
JUN 27 1964

S 11-0008