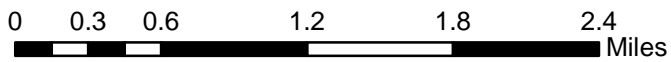
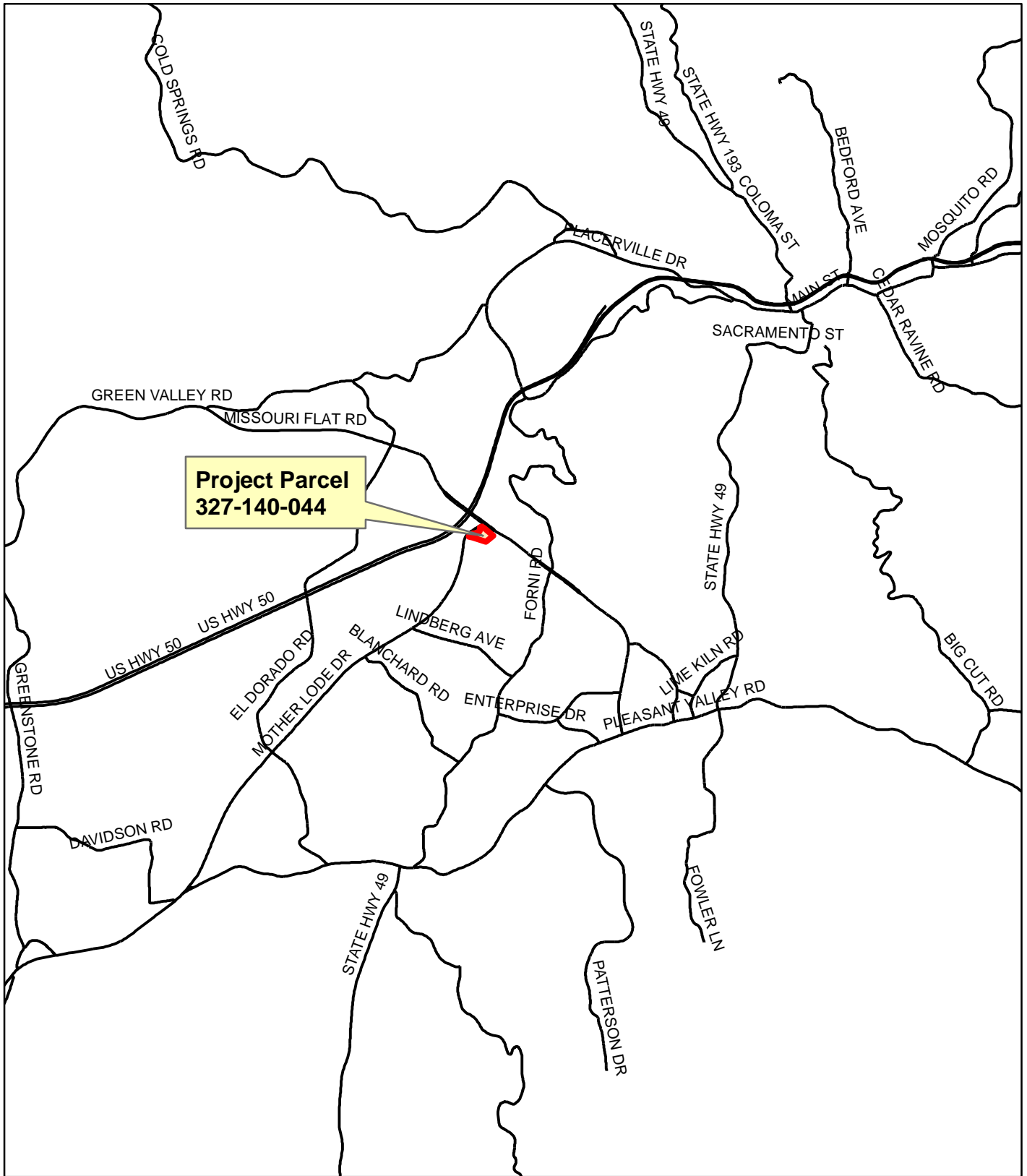


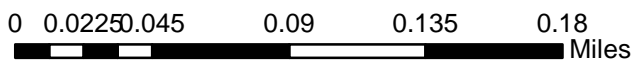
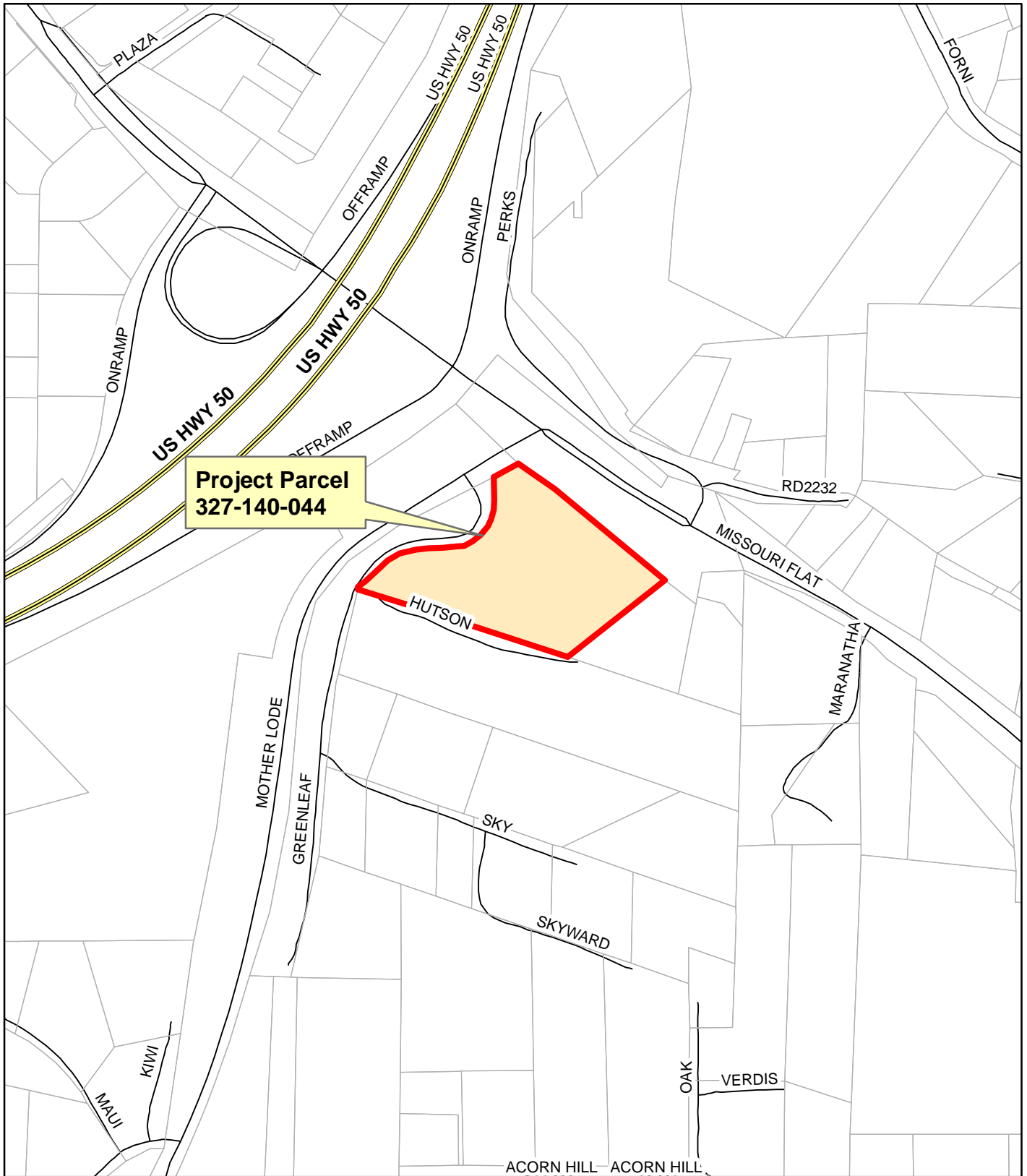
# P19-0012

## EXHIBIT A - LOCATION MAP



# P19-0012

## EXHIBIT B - VICINITY MAP



# P19-0012

## EXHIBIT C - SITE AERIAL PHOTO



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

0 0.00750.015 0.03 0.045 0.06 Miles



# P19-0012

## EXHIBIT D - ASSESSOR'S PARCEL MAP

POR. E. 1/2 SEC. 23, T.10N., R.10E., M.D.M.

327:14



**Acreages Are Estimates**

Adjacent Map Pages Shown in Gray Text  
Assessor's Parcel Numbers Shown in Circles

Rev. Mar. 22, 2006

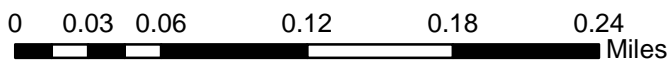
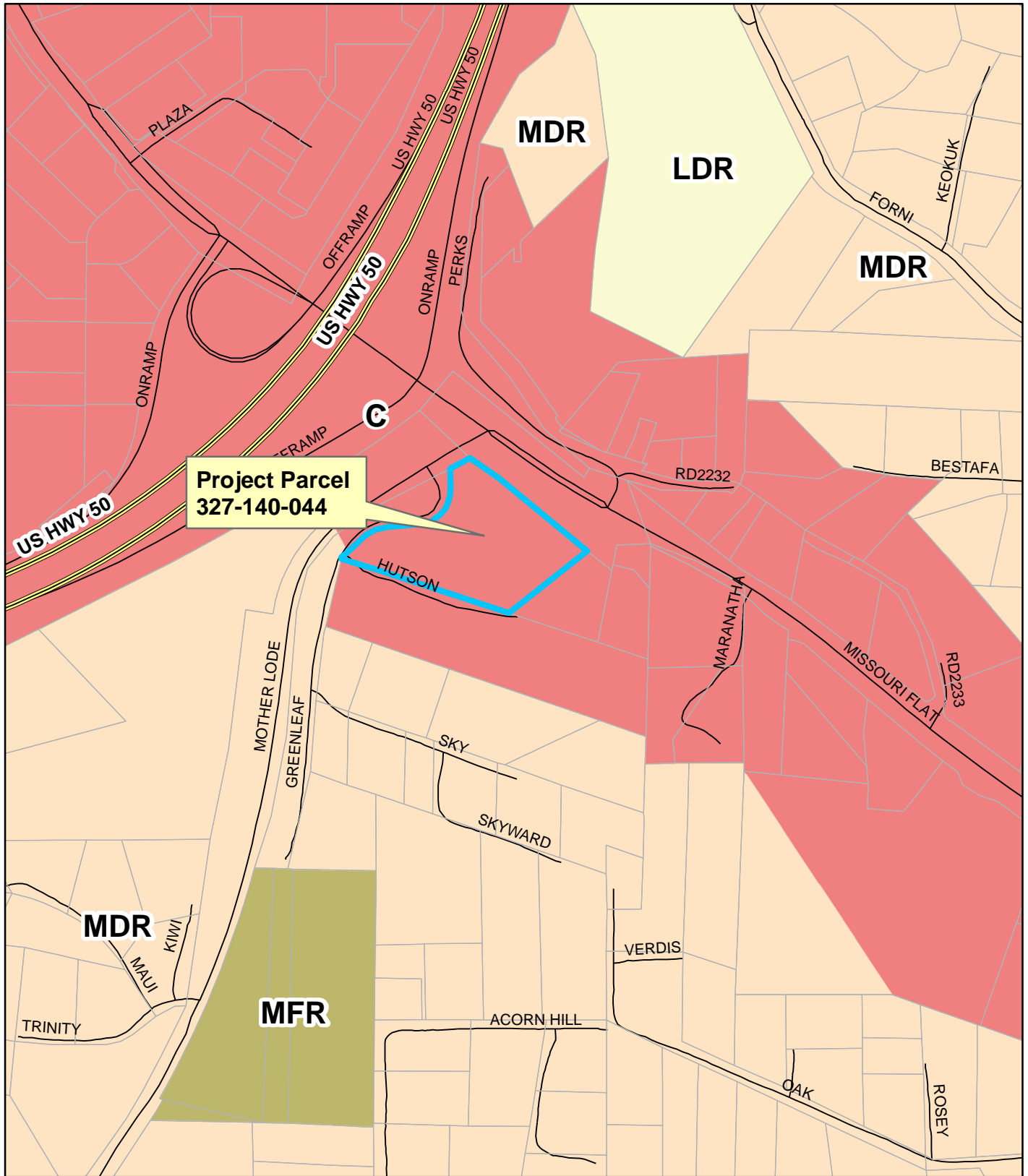
Assessor's Map Bk. 327, Pg. 14  
County of El Dorado, CA

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only.

# P19-0012

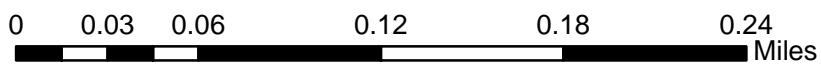
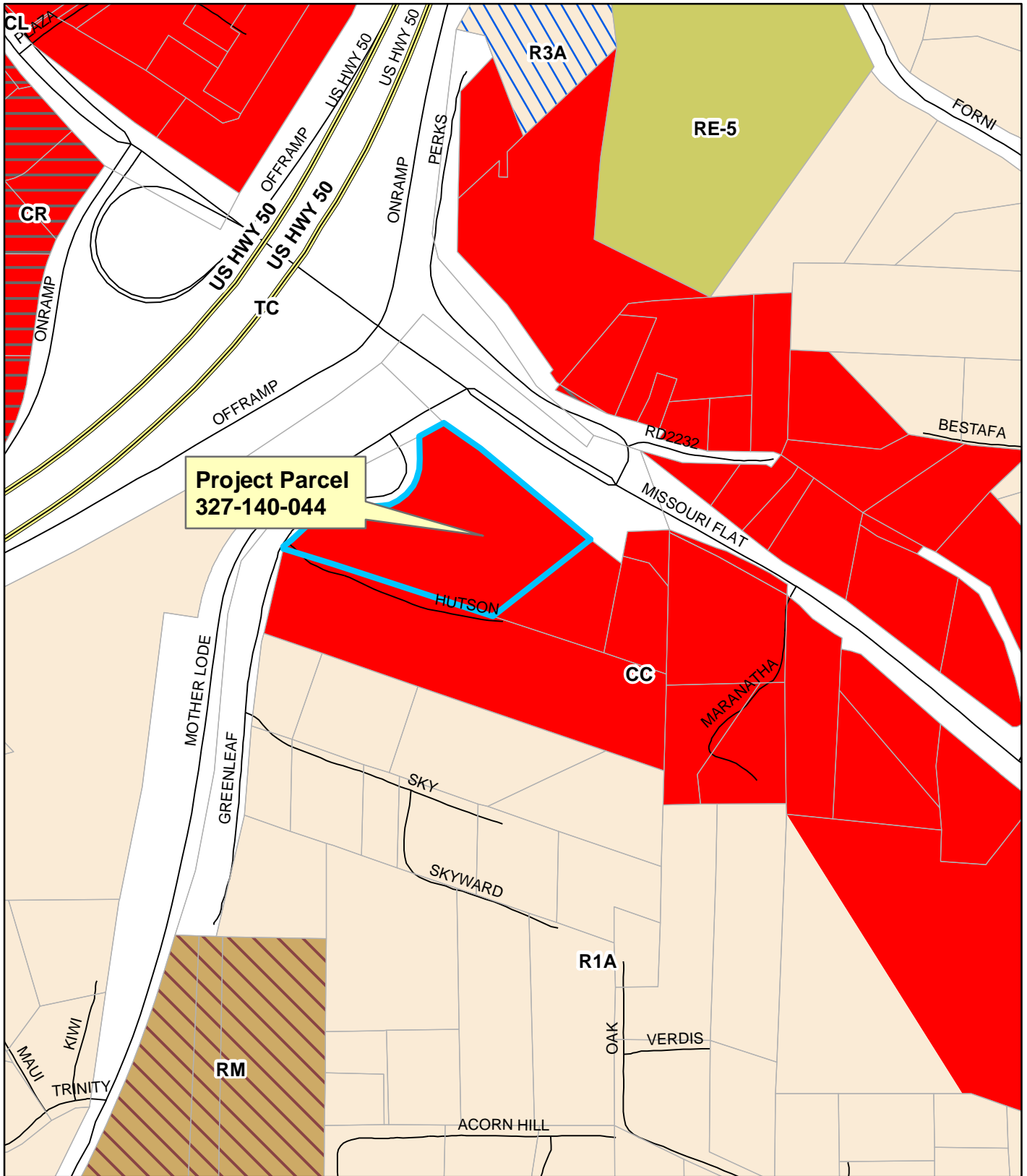
# P19-0012

## EXHIBIT E - GENERAL PLAN LAND USE MAP



# P19-0012

## EXHIBIT F - ZONING MAP



## EXHIBIT G - TENTATIVE PARCEL MAP

## PARCEL MAP

OF PARCEL 1, AS SHOWN ON THE PARCEL MAP BOOK 39, OF PARCEL MAPS, AT PAGE 59, BEING A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M. COUNTY OF EL DORADO, CALIFORNIA

CONSISTING OF TWO SHEETS  
SHEET 2 OF 2 SHEETS

### BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF PARCEL MAP FILED IN BOOK 39 OF PARCEL MAPS AT PAGE 59, E.D.C.R., WHICH IS GRID NORTH

### LEGEND

- FOUND CALTRANS MONUMENT AS NOTED
- MONUMENTS SET, 3/4" X 30" IRON PIPE, BRAZED OR RIVETED PLS 4823, FLUSH OR AS NOTED
- ▲ SEARCHED FOR MONUMENT NOTHING FOUND, MONUMENT OF RECORD SHOWN AS "FOUND 3/4" C.I.P. STAMPED LS 3680" ON PARCEL MAP FILED IN BOOK 39 OF PARCEL MAPS AT PAGE 59, E.D.C.R.
- SEARCHED FOR MONUMENT NOTHING FOUND, MONUMENT OF RECORD SHOWN AS "FOUND 3/4" C.I.P. STAMPED LS 4181-1977" ON PARCEL MAP FILED IN BOOK 39 OF PARCEL MAPS AT PAGE 59, E.D.C.R.
- ④ 25' WIDE NON-EXCLUSIVE EASEMENT IN FAVOR OF CHARLES M. PIERCE & NELLE PIERCE AND JAMES V. HUTSON & PAULA M. HUTSON FOR ROADWAY AND PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED MAY 10, 1979, IN BOOK 1756, PAGE 728, O.R.E.D. AND MODIFIED PER DOCUMENTS RECORDED JUNE 4, 1987, IN BOOK 2766, PAGE 42, O.R.E.D., JUNE 4, 1987, IN BOOK 2766, PAGE 46, O.R.E.D., & SEPTEMBER 15, 1987, IN BOOK 2825, PAGE 314, O.R.E.D.
- ⑤ 15' WIDE EASEMENT GRANTED TO EL DORADO IRRIGATION DISTRICT FOR WATER PIPELINES PURPOSES PER DOCUMENT RECORDED MARCH 21, 1984, IN BOOK 2294, PAGE 174, O.R.E.D.
- ⑥ 15' WIDE EASEMENT GRANTED TO EL DORADO IRRIGATION DISTRICT FOR WATER PIPELINES PURPOSES PER DOCUMENT RECORDED OCTOBER 16, 1987, IN BOOK 2841, PAGE 740, O.R.E.D.
- ⑦ 15' WIDE EASEMENT GRANTED TO EL DORADO IRRIGATION DISTRICT FOR WATER PIPELINES PURPOSES PER DOCUMENT RECORDED JULY 20, 1988, IN BOOK 2982, PAGE 27, O.R.E.D.
- ⑧ 15' WIDE EASEMENT GRANTED TO EL DORADO IRRIGATION DISTRICT FOR WATER PIPELINES PURPOSES PER DOCUMENT RECORDED AUGUST 23, 1979, IN BOOK 1796, PAGE 754 O.R.E.D.
- ⑨ TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE COUNTY OF EL DORADO PER DOCUMENT RECORDED OCTOBER 20, 2006, AS DOCUMENT NO. 2006-0072336-00, O.R.E.D.
- ⑩ 16' WIDE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA FOR WATER PIPELINE PURPOSES PER DOCUMENT RECORDED JULY 30, 1964, IN BOOK 701, PAGE 672, O.R.E.D.
- ( )R-1 RECORD DATA PER PARCEL MAP FILED IN BOOK 39 OF PARCEL MAPS AT PAGE 59, E.D.C.R.
- ( )R-2 RECORD DATA PER CALTRANS RIGHT OF WAY MAP DR. NO. ED558 APPROVED AUGUST 1, 1969, (CO: ED, RTE: 50, P.M.: R14.8, SHEET NO. 17 OF 18)
- ( )R-3 EDCO DOT ROW MAP DATED 1996 SHEET 1 OF 5
- ( )R-4 RECORD DATA PER DOC. 2006-0045553, O.R.E.D.
- (M) MEASURED DATA PER THIS SURVEY
- O.R.E.D. OFFICIAL RECORDS EL DORADO COUNTY
- ① 15' WIDE EASEMENT GRANTED TO COUNTY OF EL DORADO FOR DRAINAGE PURPOSES PER DOCUMENT RECORDED MAY 3, 1973, IN BOOK 1191, PAGE 277, O.R.E.D.
- ② 5' WIDE NON-VEHICULAR ACCESS EASEMENT AS SHOWN ON PARCEL MAP FILED IN BOOK 14 OF PARCEL MAPS AT PAGE 72, O.R.E.D.
- ③ 15' WIDE EASEMENT IN FAVOR OF EL DORADO IRRIGATION DISTRICT FOR WATER PIPELINE PURPOSES RESERVED PER DOCUMENT RECORDED MAY 10, 1979, IN BOOK 1756, PAGE 726, O.R.E.D.

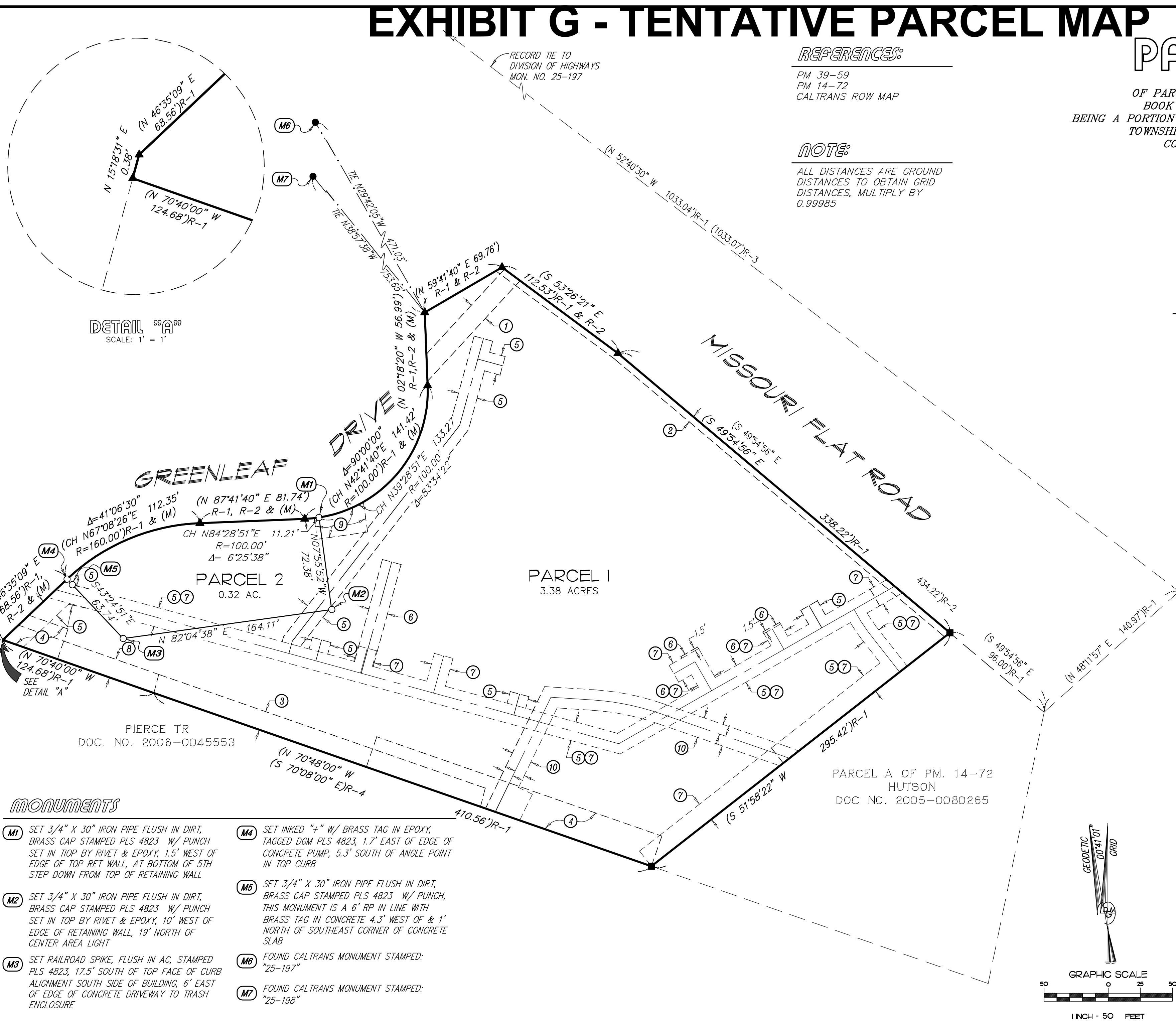
### REFERENCES:

PM 39-59  
PM 14-72  
CALTRANS ROW MAP

### NOTE:

ALL DISTANCES ARE GROUND DISTANCES TO OBTAIN GRID DISTANCES, MULTIPLY BY 0.99985

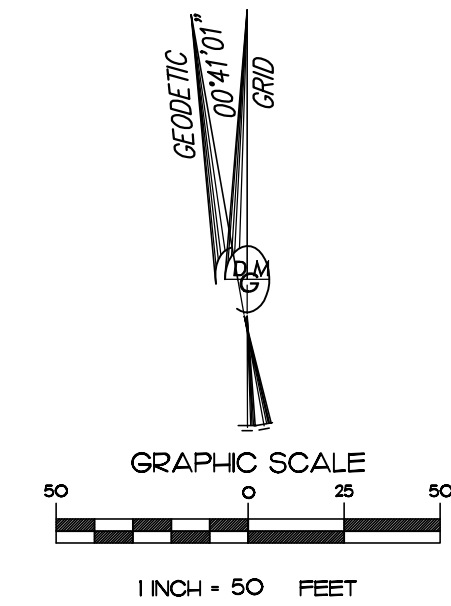
RECORD TIE TO DIVISION OF HIGHWAYS MON. NO. 25-197



DETAIL "A"  
SCALE: 1" = 1'

### MONUMENTS

- M1 SET 3/4" X 30" IRON PIPE FLUSH IN DIRT, BRASS CAP STAMPED PLS 4823 W/ PUNCH SET IN TOP BY RIVET & EPOXY, 1.5' WEST OF EDGE OF TOP RET. WALL, AT BOTTOM OF 5TH STEP DOWN FROM TOP OF RETAINING WALL
- M2 SET 3/4" X 30" IRON PIPE FLUSH IN DIRT, BRASS CAP STAMPED PLS 4823 W/ PUNCH SET IN TOP BY RIVET & EPOXY, 10' WEST OF EDGE OF TOP RET. WALL, 19' NORTH OF CENTER AREA LIGHT
- M3 SET RAILROAD SPIKE, FLUSH IN AC, STAMPED PLS 4823, 17.5' SOUTH OF TOP FACE OF CURB ALIGNMENT SOUTH SIDE OF BUILDING, 6' EAST OF EDGE OF CONCRETE DRIVEWAY TO TRASH ENCLOSURE
- M4 SET INKED "+" W/ BRASS TAG IN EPOXY, TAGGED DGM PLS 4823, 1.7' EAST OF EDGE OF CONCRETE PUMP, 5.3' SOUTH OF ANGLE POINT IN TOP CURB
- M5 SET 3/4" X 30" IRON PIPE FLUSH IN DIRT, BRASS CAP STAMPED PLS 4823 W/ PUNCH, THIS MONUMENT IS A 6' RP IN LINE WITH BRASS TAG IN CONCRETE 4.3' WEST OF & 1' NORTH OF SOUTHEAST CORNER OF CONCRETE SLAB
- M6 FOUND CALTRANS MONUMENT STAMPED: "25-197"
- M7 FOUND CALTRANS MONUMENT STAMPED: "25-198"



# P19-0012

## EXHIBIT G - TENTATIVE PARCEL MAP

**SUBDIVIDER**

KUMAR SHARMA  
6850 GREENLEAF DRIVE  
PLACERVILLE, CA 95667

**OWNER OF RECORD**

JAI SHRI RAM HOSP GROUP LI  
6850 GREENLEAF DRIVE  
PLACERVILLE, CA 95667

**NAME OF APPLICANT**

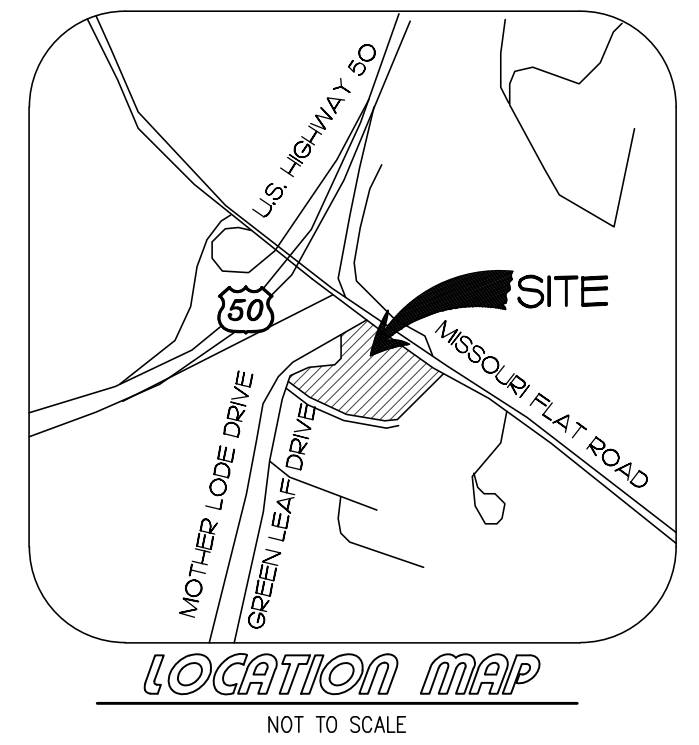
DALE G. MELL & ASSOCIATES  
2090 N. WINERY AVENUE  
FRESNO, CA 93703

**ORIGINAL PARCELS**

PARCEL 1 AREA = 161,144 S.F.

**PROPOSED PARCELS**

PARCEL 1 AREA = 147,067 S.F.  
PARCEL 2 AREA = 14,077 S.F.



**NOTES:**

1. THE EXISTING USE OF THIS PROPERTY IS COMMERCIAL.
2. THE PROPOSED USE OF THIS PROPERTY IS COMMERCIAL.
3. THE EXISTING ZONING ON THIS PROPERTY IS C, AND WILL REMAIN AS SUCH.
4. THERE ARE EXISTING STRUCTURES ON-SITE AS SHOWN.
5. EXISTING EASEMENTS AS SHOWN.
6. ALL IMPROVEMENTS WILL CONFORM TO CITY STANDARDS.
7. FIRE HYDRANTS ARE PROPOSED AS SHOWN HEREON.
8. THE PROPOSED SOURCE OF WATER SUPPLY IS EXISTING COMMUNITY SYSTEM.
9. THE PROPOSED METHOD OF SEWAGE DISPOSAL IS EXISTING COMMUNITY SYSTEM.
10. THE FOLLOWING UTILITIES ARE TO BE PROVIDED ELECTRIC, TELEPHONE & CABLE TV. ARRANGEMENTS HAVE NOT BEEN MADE WITH UTILITY COMPANIES SERVING THIS AREA.
11. RESTRICTIVE COVENANTS WILL BE RECORDED.
12. THE SUBDIVIDER DOES NOT INTEND TO FILE MULTIPLE FINAL MAPS ON THE TENTATIVE MAP.
13. PREPARED FROM FIELD SURVEYS & RECORD DATA BY DALE G. MELL & ASSOCIATES
14. NO ADJOINING SUBDIVISIONS
15. NO PROPOSED STREET IMPROVEMENTS

**LEGAL DESCRIPTION**

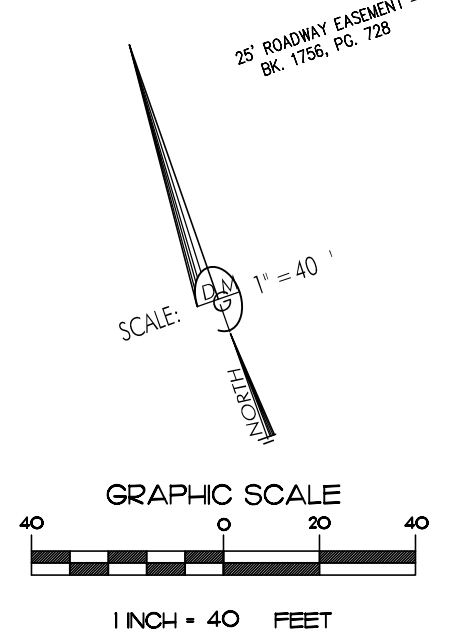
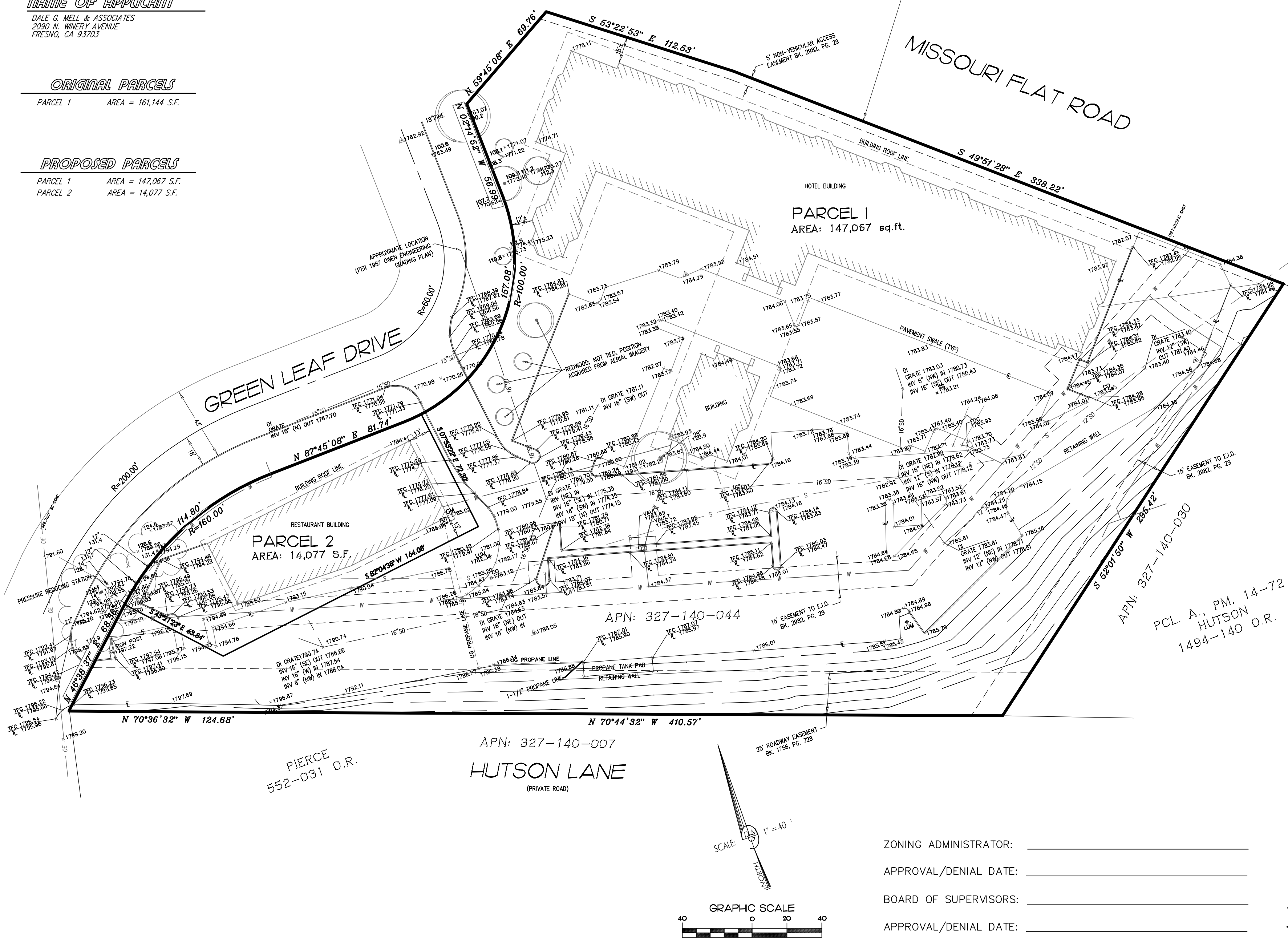
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON THE PARCEL MAP, FILED AUGUST 3, 1988, IN BOOK 39 , OF PARCEL MAPS, PAGE 59, EL DORADO COUNTY RECORDS.

**LEGEND**

- ▲ FOUND MONUMENT AS NOTED
- △ SURVEY CONTROL POINT
- CO CLEAN OUT
- DI DRAIN INLET
- EP EDGE OF PAVEMENT
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FL FLOW LINE
- PP POWER POLE
- TFC TOP FACE OF CURB
- UG UNDERGROUND
- WV WATER VALVE
- OE LOCATION OF OVERHEAD ELECTRICAL WIRE (PER 1987 OWEN ENGINEERING GRADING PLAN)
- S APPROXIMATE LOCATION OF SANITARY SEWER SERVICE (PER 1987 OWEN ENGINEERING GRADING PLAN)
- W APPROXIMATE LOCATION OF WATER LINE (PER 1987 OWEN ENGINEERING GRADING PLAN)
- SD APPROXIMATE LOCATION OF STORM DRAIN (PER 1987 OWEN ENGINEERING GRADING PLAN)
- PROPOSED PARCEL LINE BY THIS MAP
- ORIGINAL PARCEL LINE

PLOTTED BY: EZRA DELARA - 10/31/2019 3:12:24 PM G:\MY DOCUMENTS\19-125\MPWD\



ZONING ADMINISTRATOR: \_\_\_\_\_  
 APPROVAL/DENIAL DATE: \_\_\_\_\_  
 BOARD OF SUPERVISORS: \_\_\_\_\_  
 APPROVAL/DENIAL DATE: \_\_\_\_\_

**TENTATIVE PARCEL MAP**

BEING A PORTION OF SECTION 23,  
TOWNSHIP 10 SOUTH, RANGE 10 EAST,  
MOUNT DIABLO BASE & MERIDIAN

SITE LOCATION:  
6850 GREEN LEAF DRIVE, PLACERVILLE, CA  
ASSESSOR'S PARCEL NO(S): 327-140-044-000

PREPARED FOR:

JAI SHRI RAM  
HOSPITALITY GROUP, LLC  
6850 GREEN LEAF DRIVE  
PLACERVILLE, CA 95667

PREPARED BY:

DALE G. MELL  
& ASSOCIATES  
ENGINEERING & SURVEYING SERVICES  
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703  
(509) 274-0646 FAX 25-19220 EMAIL: SHARMA@DALEMELL.COM



JOB # 19-125  
DRAWN BY: E.DELARA  
CHECKED BY: DGM  
SCALE: 1" = 40'  
DATE: 10/31/19  
DWG # 19-125TPM  
FIELD BOOK: XXX  
DATE OF SURVEY: XX/XX/XX  
LAST REVISED:



**P19-0012**  
**EXHIBIT H - DRAFT CC&Rs**

When Recorded Mail To:

El Dorado County  
2850 Fairlane Court  
Placerville, CA 95667

NO FEE - GOVERNMENT CODE 6103

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EL DORADO COUNTY  
Planning and Building Department

**STATEMENT OF COVENANTS AFFECTING  
LAND DEVELOPMENT TO CREATE MUTUAL  
EASEMENTS AND RECIPROCAL USES FOR  
PARCEL MAP NO. P19-0012**

**P19-0012**  
**EXHIBIT H - DRAFT CC&Rs**

Statement of Covenants Affecting Land Development  
Parcel Map No. P19-0012  
Page 2

**WHEREAS**, Jai Shari Ram Hospitality Group, LLC, hereinafter referred to as "Covenantor," is the owner of the real property situated in the City of El Dorado County, County of El Dorado County, State of California, hereinafter referred to as the "Subject Property" and more particularly described in Exhibit 'A'; and:

**WHEREAS**, Covenantor hereby warrants that any and all parties having record title interest in the Subject Property which may ripen into a fee have subordinated to this instrument and that all such instruments of Subordination, if any, are attached hereto and made a part of this instrument; and

**WHEREAS**, Covenantor has developed, or intends to develop the Subject Property with buildings, structure, parking and parking areas, driveways, driveway approaches, landscaping, landscape irrigation, water for domestic and fire protection purposes, sanitary sewer disposal, gas, electric, tele-communication services, solid waste facilities, storm water drainage, emergency accesses, required walls/fences and other requirements in accordance with the approved Special Permit application designated as Site Plan Review No. S-XX-XX and any amendments thereto, hereinafter referred to as "Special Permit," in such a manner that each parcel of the Subject Property will be compelled to use portions of other parcels of the Subject Property; and

**WHEREAS**, the City of El Dorado County is unable to find that Parcel Map No. 20XX-XX is in substantial compliance with the Conditions of Approval for Tentative Parcel Map No. P19-0012 dated XX-XX-XX ("Tentative Map") until the Covenantor provides assurances that such improvements and buildings will be constructed and maintained in compliance with the conditions of approval of the Special Permit, Tentative Map, the California Building Code and the El Dorado County Municipal Code.

**COVENANTS, CONDITIONS AND RESTRICTIONS**

In consideration of the approval and recording of said Parcel Map by El Dorado County, Covenantor hereby covenants that the Subject Property shall be held, conveyed, encumbered, used, occupied, developed, maintained, and improved subject to the following covenants, conditions, and restrictions,

**P19-0012**  
**EXHIBIT H - DRAFT CC&Rs**

Statement of Covenants Affecting Land Development  
Parcel Map No. P19-0012  
Page 3

which are for the purpose of enhancing attractiveness, usefulness, value, and desirability of the Subject Property, the surrounding property, and the public at large and to minimize possible adverse effects on the public health, safety, peace, and general welfare. Each of the covenants, conditions, and restrictions contained in this Statement shall run with the Subject Property and shall be binding upon and inure to the benefit of each successive owner of the Subject Property and his or her heirs, successors, and assigns.

1. Each parcel of the Subject Property shall be developed and used in such a manner as to enable reciprocal cross access between and among the parcels as approved by El Dorado County in the Special Permit, regardless of whether the parcels of the Subject Property are owned or leased by the same or different persons for the following purposes:

- a. Pedestrian and vehicular ingress and egress;
- b. Shared parking;
- c. Drainage for storm water and storm water facilities;
- d. All utilities (including but not limited to gas, electricity, water, fire suppression systems, sanitary sewer, tele-communications, etc.);
- e. Access to all buildings and areas for emergency services;
- f. Landscaping; walls/fences; solid waste facilities; and
- g. Any additional uses pursuant to amendments to the Special Permit approved by the City.

2. A parking area or parking spaces that comply with the requirements of the El Dorado County Municipal Code shall be provided for each facility constructed on the Subject Property. A parking area or parking spaces provided for one facility shall not satisfy, in whole or in part, the parking requirements for any other facility constructed on the Subject Property in accordance with the El Dorado County Municipal Code.

3. Mutual easements appurtenant are hereby created and apply to each parcel of the

**P19-0012**  
**EXHIBIT H - DRAFT CC&Rs**

Statement of Covenants Affecting Land Development  
Parcel Map No. P19-0012  
Page 4

Subject Property as a burden and benefit, to satisfy the need for cross access.

4. Any buildings or structures constructed on any parcel of the Subject Property must comply with the prevailing California Building Code.

5. Covenantor shall maintain all landscaping within the limits of the Subject Property in full compliance with all applicable provisions of the El Dorado County Municipal Code.

6. Covenantor and Covenantor's successor and assigns shall repair and maintain all components of the fire suppression water system installed on the Subject Property including but not limited to those components relating to the underground water supply for the fire suppression system in full compliance with all applicable federal and state laws and the El Dorado County Municipal Code.

7. Covenantor shall maintain and repair the improvements and buildings, in such a manner that will not limit or impair such mutual non-exclusive uses across parcel lines within the Subject Property, in compliance with the approved Special Permit, Tentative Map, the California Building Code and the El Dorado County Municipal Code.

8. The cost of maintenance and repair of improvements, utility charges which are not separately metered and billed (including but not limited to charges for sewer, water, solid waste collection, gas, electric and tele-communication service), shall be the responsibility of the Covenantor, and Covenantor's successors and assigns unless otherwise agreed between the property owners of each parcel of the Subject Property by written agreement.

9. At such time as the Covenantor or subsequent owner(s) sells or transfers any parcel of the Subject Property, then the Covenantor or subsequent owner who sells or transfers such parcel, shall be released, effective as of the date of such transfer and only with respect to the parcel so transferred from the performance of the covenants and obligations herein contained, and the Covenantor or subsequent owner shall disclose this Statement to the buyer and shall transfer or

**P19-0012**  
**EXHIBIT H - DRAFT CC&Rs**

Statement of Covenants Affecting Land Development  
Parcel Map No. P19-0012  
Page 5

convey title to such parcel subject to the terms of this Statement.

10. The conditions of this Statement are intended to benefit the public and public properties as well as properties appurtenant. Failure to comply with the terms of this Statement may result in the revocation of the Certificate of Occupancy or Special Permit by the City for use of any Parcel of the Subject property involved. Accordingly, the City of El Dorado County shall have the right to enforce this Statement by any legal or equitable means.

11. Each of the covenants, conditions, and restrictions contained in this Statement shall run with the Subject Property and shall be binding on each successive owner of the Subject Property, his heirs, representatives, successors, and assigns.

12. In the event that litigation is instituted to enforce or interpret any provision of this Statement, the parties agree that the prevailing party shall be paid reasonable attorney's fees, costs and litigation expenses.

13. The conditions and obligations of this Statement shall remain in full force and effect until such time as the Planning and Development Director of the City of El Dorado County issues a written release of such conditions and obligations and records such release with the El Dorado County County Recorder.

14. The provisions of this Statement shall be deemed independent and severable and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof. Whenever the context of the Statement so requires, in interpreting this Statement, any gender includes the other genders, the singular includes the plural, and the plural includes the singular.

\* \* \* \*

**P19-0012**  
**EXHIBIT H - DRAFT CC&Rs**

Statement of Covenants Affecting Land Development  
Parcel Map No. P19-0012  
Page 6

DATED: \_\_\_\_\_

**EL DORADO COUNTY,**  
Planning and Building Department  
Department

Jai Shri Ram  
Hospitality Group, LLC

By: \_\_\_\_\_  
xxxxx, Director

By: \_\_\_\_\_

APPROVED AS TO FORM:

xxxx  
County Attorney

By: \_\_\_\_\_  
xxxxx  
Deputy County Attorney

*(Attach Notary Acknowledgments)*

Date: \_\_\_\_\_

**COVENANTOR**

**P19-0012**  
**EXHIBIT H - DRAFT CC&Rs**

**COUNTY'S CERTIFICATION**

STATE OF CALIFORNIA )  
COUNTY OF EL DORADO )

On \_\_\_\_\_, before me, \_\_\_\_\_,  
personally appeared, \_\_\_\_\_, proved  
to me on the basis of satisfactory evidence, to be the persons(s) whose name(s) is/are subscribed  
to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument(s) the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal

County of El Dorado

By: \_\_\_\_\_  
DEPUTY

**P19-0012**  
**EXHIBIT H - DRAFT CC&Rs**

**SUBORDINATION**

The undersigned as holder of the beneficial interest in and under that certain Deed of Trust recorded on \_\_\_\_\_, in the office of the El Dorado County Recorder as Document No. \_\_\_\_\_ of which the Deed of Trust in, by and between: \_\_\_\_\_ as Trustor, \_\_\_\_\_, as Trustee, and \_\_\_\_\_, as Beneficiary, hereby expressly subordinates said Deed of Trust and its beneficial interest thereto to the foregoing Statement of Covenants Affecting Land Development to Create Mutual Easements and Reciprocal Uses for Parcel Map No. P19-0012

DATED: \_\_\_\_\_

**BENEFICIARY**

By: \_\_\_\_\_

By: \_\_\_\_\_

(Beneficiary to print/type document info, Name and Title; and attach Notary Acknowledgment)