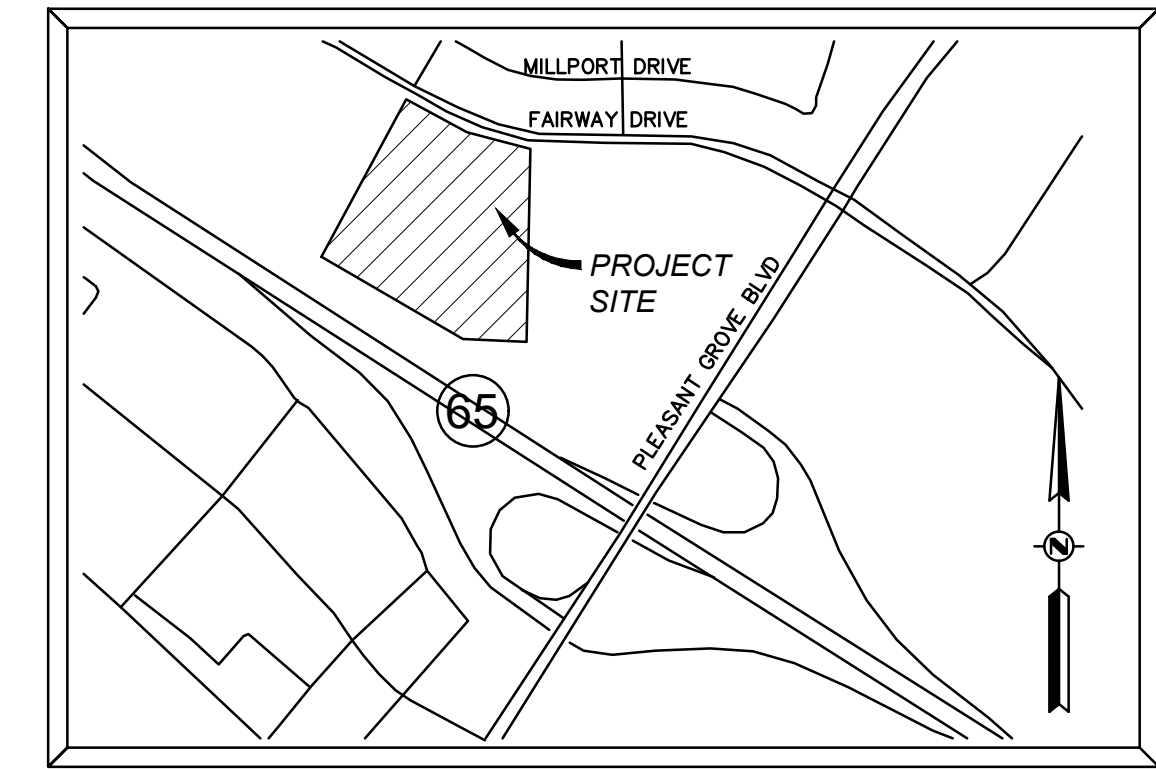
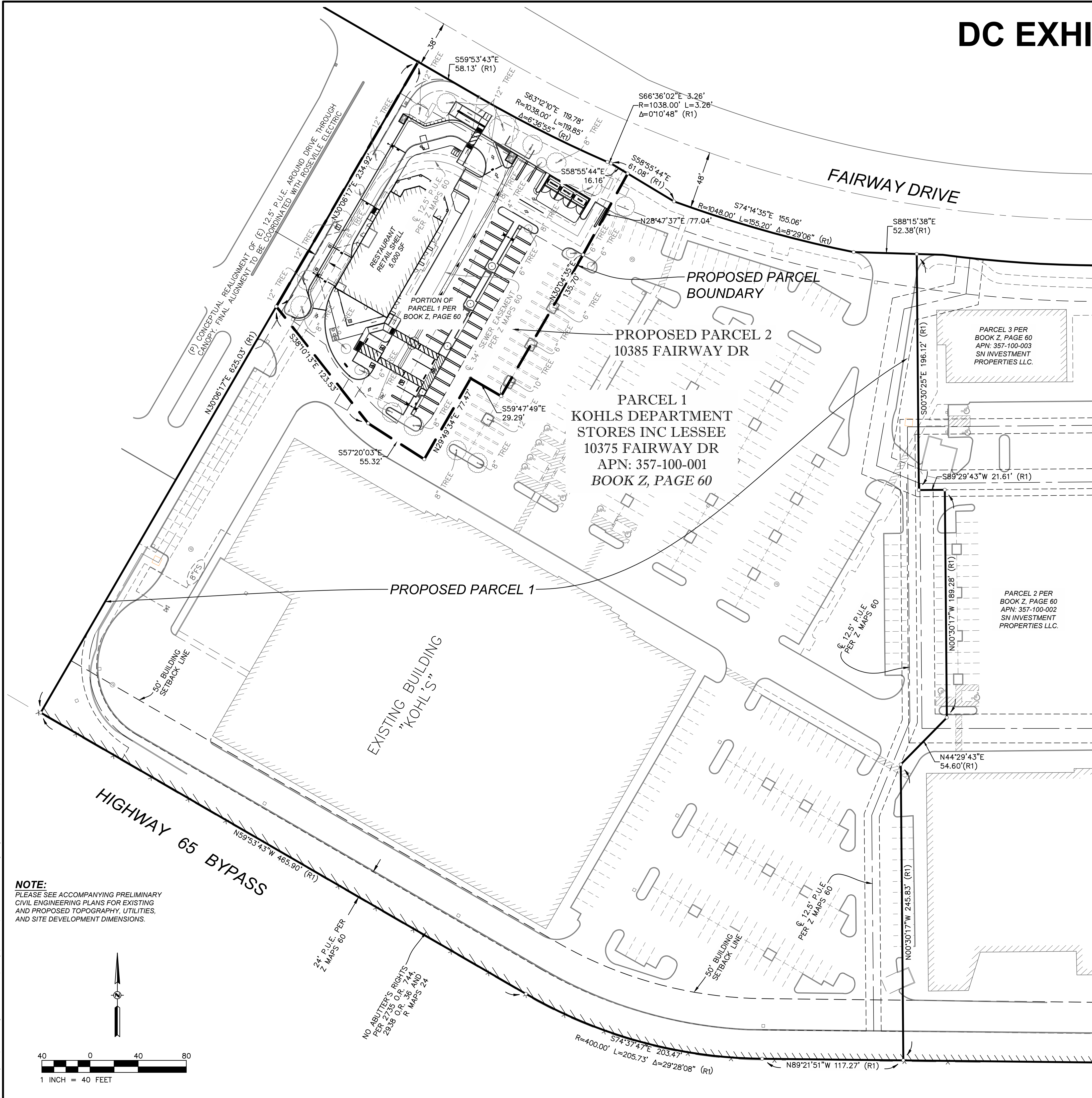


DC EXHIBIT A



VICINITY MAP
NOT TO SCALE



BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF ROSEVILLE BENCHMARK 100, WHICH IS A 3 1/4" BRASS DISK STAMPED "2018 PLS 8278" SET ON TOP OF THE CENTER MEDIAN CURB ON FAIRWAY DRIVE BRIDGE, 23 FEET FROM WESTERLY END OF BRIDGE, LOCATED APPROXIMATELY 3000 FEET WEST OF STANFORD RANCH ROAD.

ELEVATION = 191.30 (NAVD 88 DATUM)
ELEVATION = 188.98 (NGVD 29 DATUM)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAME AS THE PLAT OF "HIGHLAND RESERVE MARKETPLACE", FILED FOR RECORD IN BOOK Z OF MAPS, AT PAGE 60, AND WAS ESTABLISHED FROM RECORD MONUMENTS SHOWN THEREON.

PRELIM. TITLE REPORT:

COMMONWEALTH LAND TITLE COMPANY
REPORT NO.: 982-30098093-A-JE1
DATED: FEBRUARY 2, 2023

EXISTING PROPERTY INFO:

APN: 357-100-001-000
AREA: 9.326 ACRES
OWNER: KOHLS DEPARTMENT STORES INC LESSEE

ZONING:

EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL

WATER SUPPLY:

CITY OF ROSEVILLE DEPARTMENT OF ENVIRONMENTAL UTILITIES

FIRE DEPARTMENT:

ROSEVILLE FIRE DEPARTMENT

SEWER DISPOSAL:

CITY OF ROSEVILLE DEPARTMENT OF ENVIRONMENTAL UTILITIES

FLOODPLAIN NOTE:

THE PROJECT IS LOCATED WITHIN FLOOD ZONE "X" WHICH IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFERENCE IS MADE TO THE NATIONAL FLOOD INSURANCE RATE MATE, MAP NUMBER 06061C0941H, DATED NOVEMBER, 2, 2018.

PROPOSED LOT INFO:

TWO PROPOSED PARCELS:
PARCEL 1: GROSS ± 354,808 SF ± 8.145 ACRES
PARCEL 2: GROSS ± 51,442 SF ± 1.181 ACRES
EXISTING AREA: GROSS ± 406,250 SF ± 9.326 ACRES

DATE OF SURVEY:

PERFORMED BY: CWE
FEBRUARY 15, 2023

CIVIL ENGINEER / SURVEYOR:

CWE
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661

JURISDICTION:

CITY OF ROSEVILLE.

BUILDING SETBACKS:

FRONT: 0'
STREET SIDE: 0'
INTERIOR SIDE: 0'
REAR: 0'

MIN. LOT REQUIREMENTS:

N/A

LEGEND:

- CENTERLINE
- SUBJECT PARCEL BOUNDARY
- NEW PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARY
- EASEMENT AS NOTED
- ADJACENT LOT LINES
- ⊙ STORM DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ STREET LIGHT
- ⊙ ELECTRICAL PULL BOX
- ⊙ SIGN
- ⊙ TREE
- 1440 INDEX CONTOUR
- INTERMEDIATE CONTOURS
- (R1) RECORD DATA PER SURVEYED POINT
- ⊙ SURVEY CONTROL POINT
- ⊙ FOUND MONUMENT
- ⊙ FOUND BRASS DISK IN MONUMENT WELL AS NOTED
- DIMENSION POINT - NOTHING FOUND OR SET
- () (1) RECORD INFORMATION PER

UTILITY CONTACT INFORMATION		
UTILITY	UTILITY CO.	PHONE
TELEPHONE	COMCAST	(888) 824-8219
GAS	PACIFIC GAS & ELECTRIC	(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPARTMENT	(916) 774-5802
WATER & SEWER	CITY OF ROSEVILLE DEPARTMENT OF ENVIRONMENTAL UTILITIES	(916) 774-5750
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	(916) 774-5339
REFUSE	CITY OF ROSEVILLE SOLID WASTE DIVISION	(916) 774-5780
U.S.A.	UNDERGROUND SERVICE ALERT	1-800-642-2444

THIS MAP ACCURATELY CONFORMS TO SECTION 16.20.230 AND 16.20.240 OF THE PLACER COUNTY CODE.

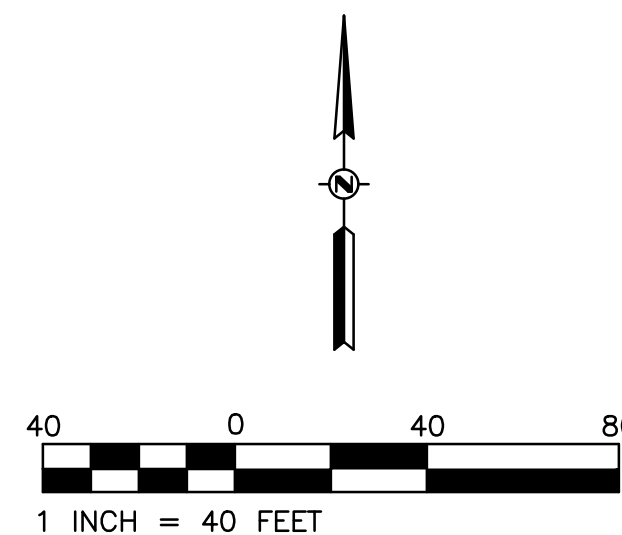
TENTATIVE PARCEL MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE COMPANY, ORDER NO. 982-30098093-A-JE1. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.



SIGNATURE _____ DATE _____

NOTE:
PLEASE SEE ACCOMPANYING PRELIMINARY CIVIL ENGINEERING PLANS FOR EXISTING AND PROPOSED TOPOGRAPHY, UTILITIES, AND SITE DEVELOPMENT DIMENSIONS.



APPROVED	BY	DATE	REVISION	CHECK NO.	DESIGN	DRAWN	QUANT.	ORIGINAL SCALE IS IN INCHES
					KSD	KSD		1/2"
					XXX	XXX		2"

PROFESSIONAL LAND SURVEYOR SEAL
CWE
2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.cwesurvey.com

GSB ARCHITECTURE, INC.
8502 LILLIPUT WAY
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

HIGHLAND RESERVE
EXISTING: 10375 FAIRWAY DRIVE
PROPOSED: 10385 FAIRWAY DRIVE
ROSEVILLE, CA 95678
TENTATIVE PARCEL MAP

Sheet
TPM1
1 of 1
08/28/2023

CWE PROJECT R23010 - HIGHLAND RESERVE - ROSEVILLE, CA.