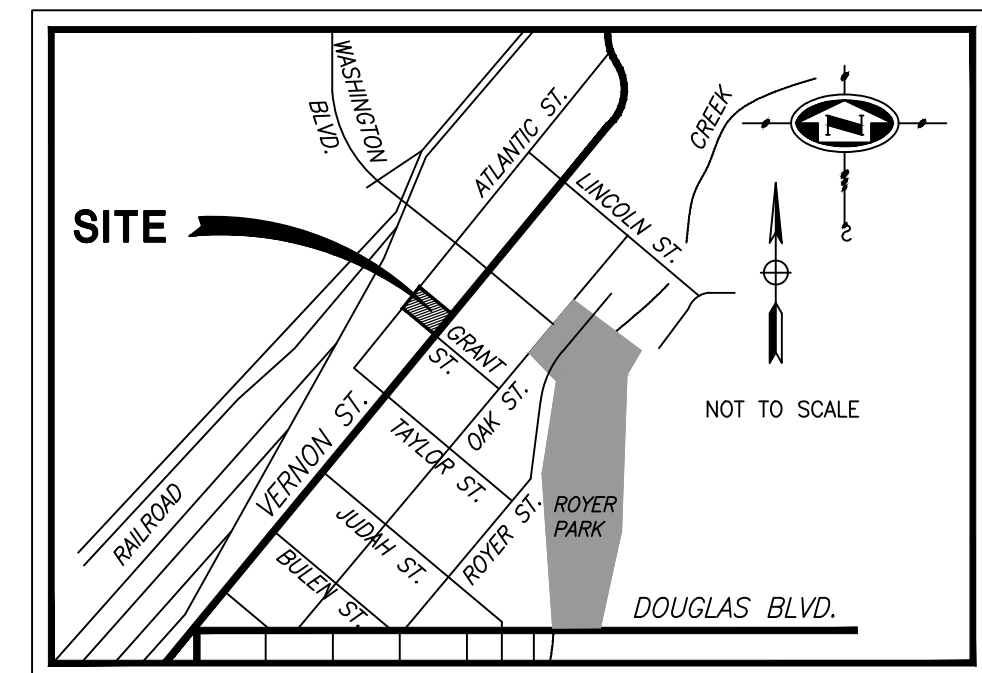
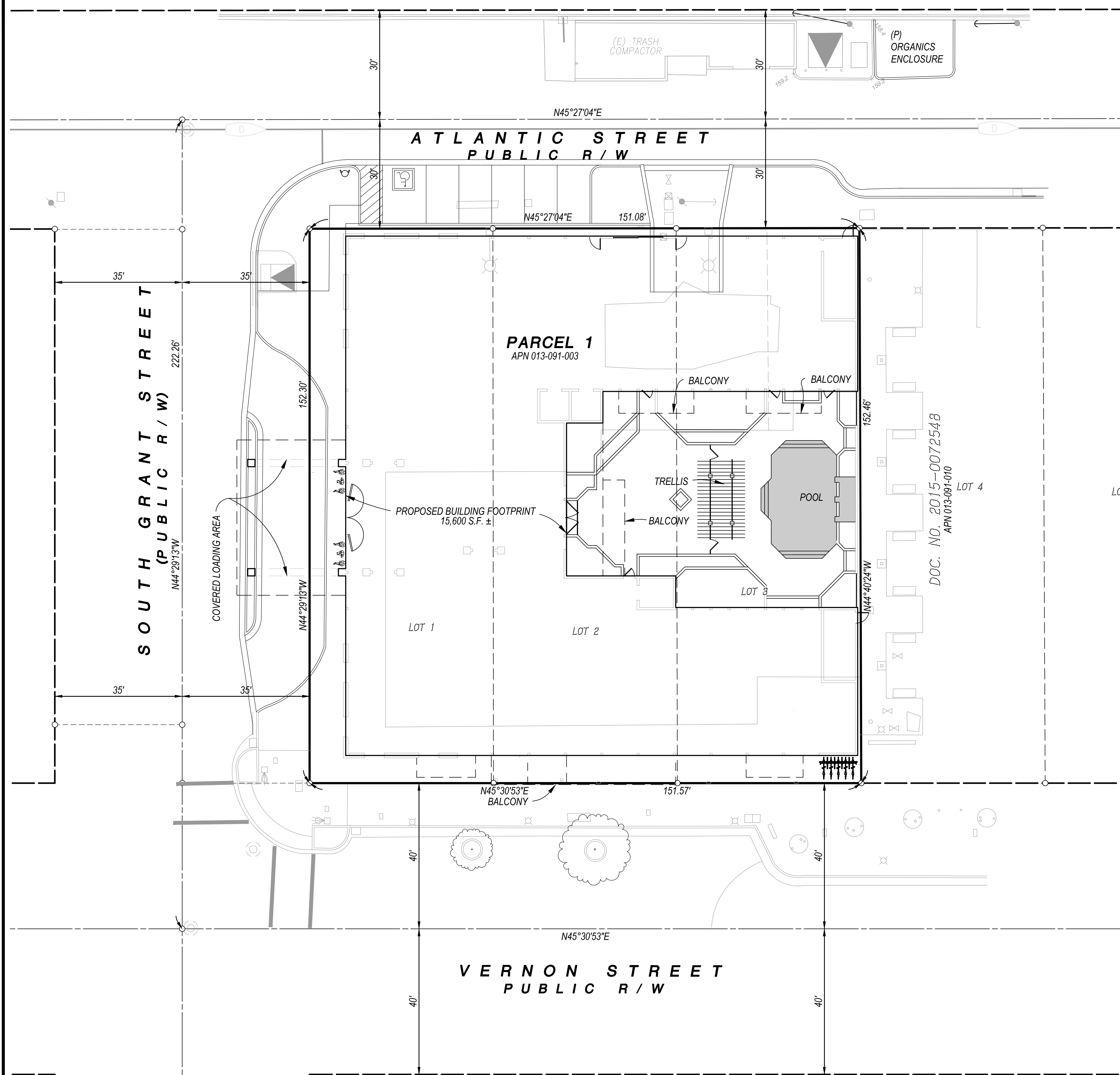
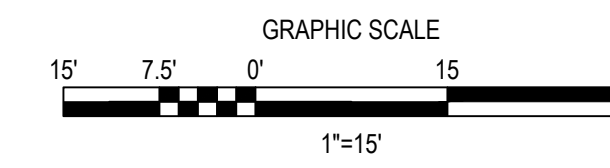


PC EXHIBIT A



VICINITY MAP
N.T.S.



OWNER / DEVELOPER: LENOX HILL INTERIORS, INC.
760 REDWOOD AVENUE
SAND CITY, CA 93955

ENGINEER: MORTON & PITALO, INC.
600 COOLIDGE DRIVE, SUITE 140
FOLSOM, CA 95630

ATTN: MICHAEL CHIARA
ATTN: 916-927-2400

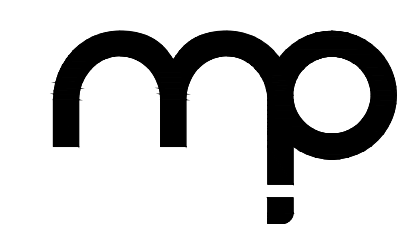
ASSESSORS PARCEL NO.: 013-091-003

PROJECT AREA: 0.53 ACRES ±

EXISTING ZONING: CBD/SA-DT

- NOTES:
- APPROVAL OF THIS TENTATIVE PARCEL MAP WILL ALLOW FOR THE CREATION OF UP TO 48 RESIDENTIAL CONDOMINIUM UNITS AND 4 COMMERCIAL CONDOMINIUM UNITS (52 TOTAL UNITS) ON PARCEL 1 WITH THE FILING OF A FINAL PARCEL MAP AND SUBSEQUENT CONDOMINIUM PLAN. (SEE SHEET 6)
 - PUBLIC PEDESTRIAN INGRESS/EGRESS ALONG VERNON STREET, SOUTH GRANT STREET AND ATLANTIC STREET SHALL BE PROVIDED TO THE SATISFACTION OF THE CITY OF ROSEVILLE.

SCALE:	COMPUTED:	MJC
HORIZ. 1" = 15'	DRAWN:	MJC
VERT. 1" = N/A	CHECKED:	CJG

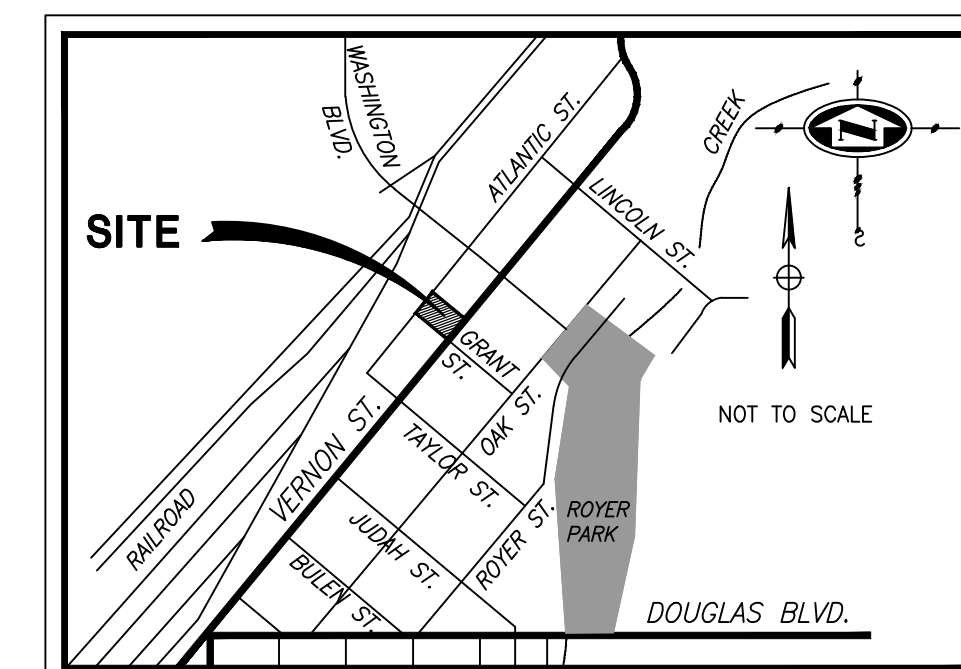


MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
600 Coolidge Drive, Suite 140 s Folsom, CA 95630
phone: 916.984.7621 s fax: 916.984.9617
survey email: staking@mpengr.com s web: www.mpengr.com

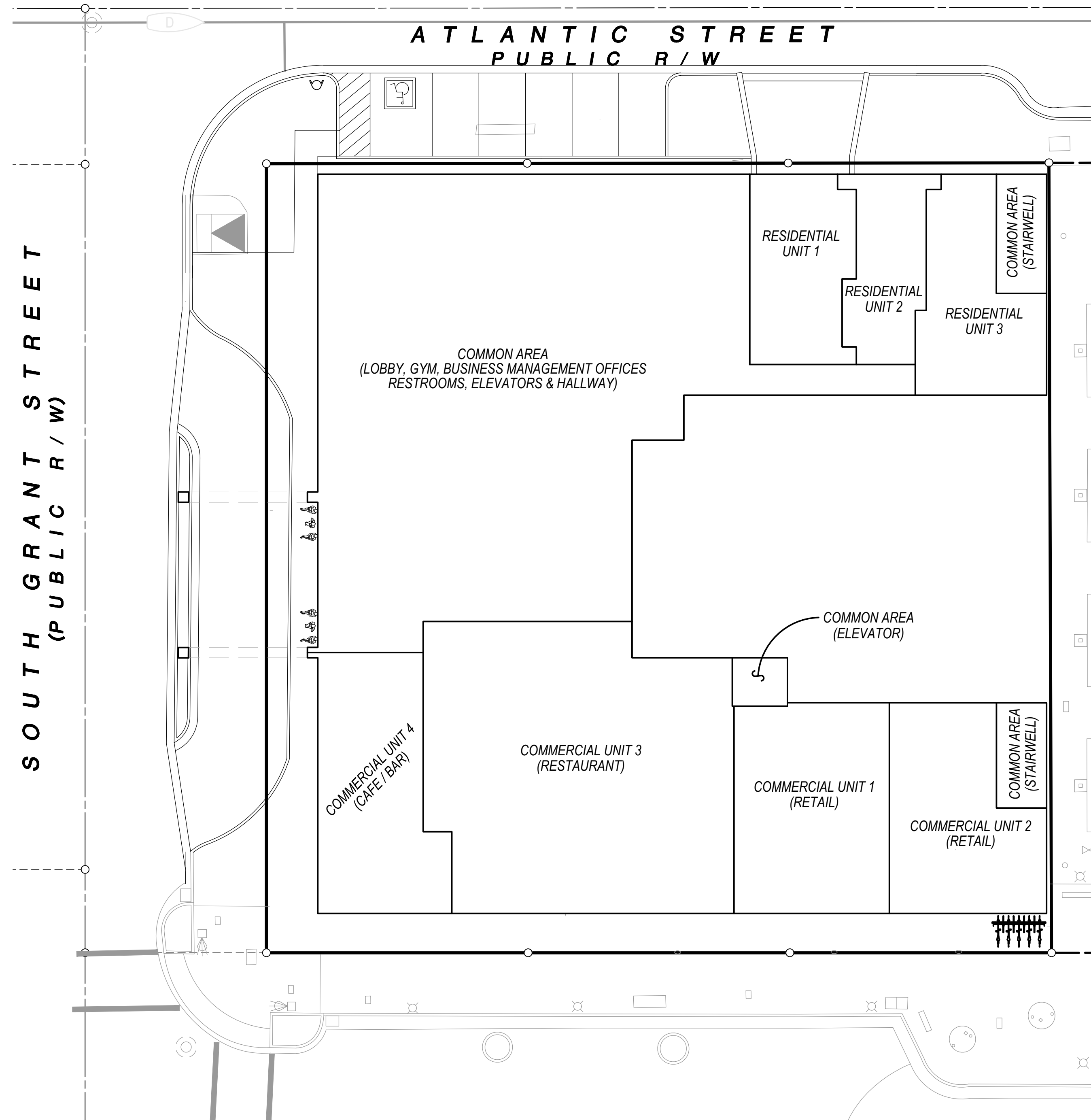
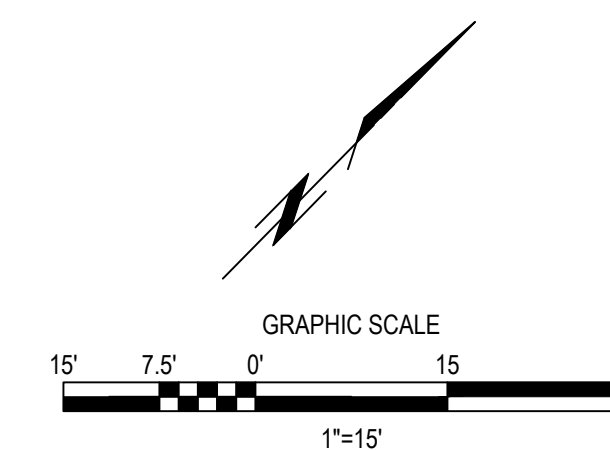
TENTATIVE PARCEL MAP
ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS
PARCELS 1 & 2 - DOC. NO. 2010-0038471
330 VERNON STREET
CITY OF ROSEVILLE, STATE OF CALIFORNIA

DATE	AUGUST 2021
SHEET	1
OF	6

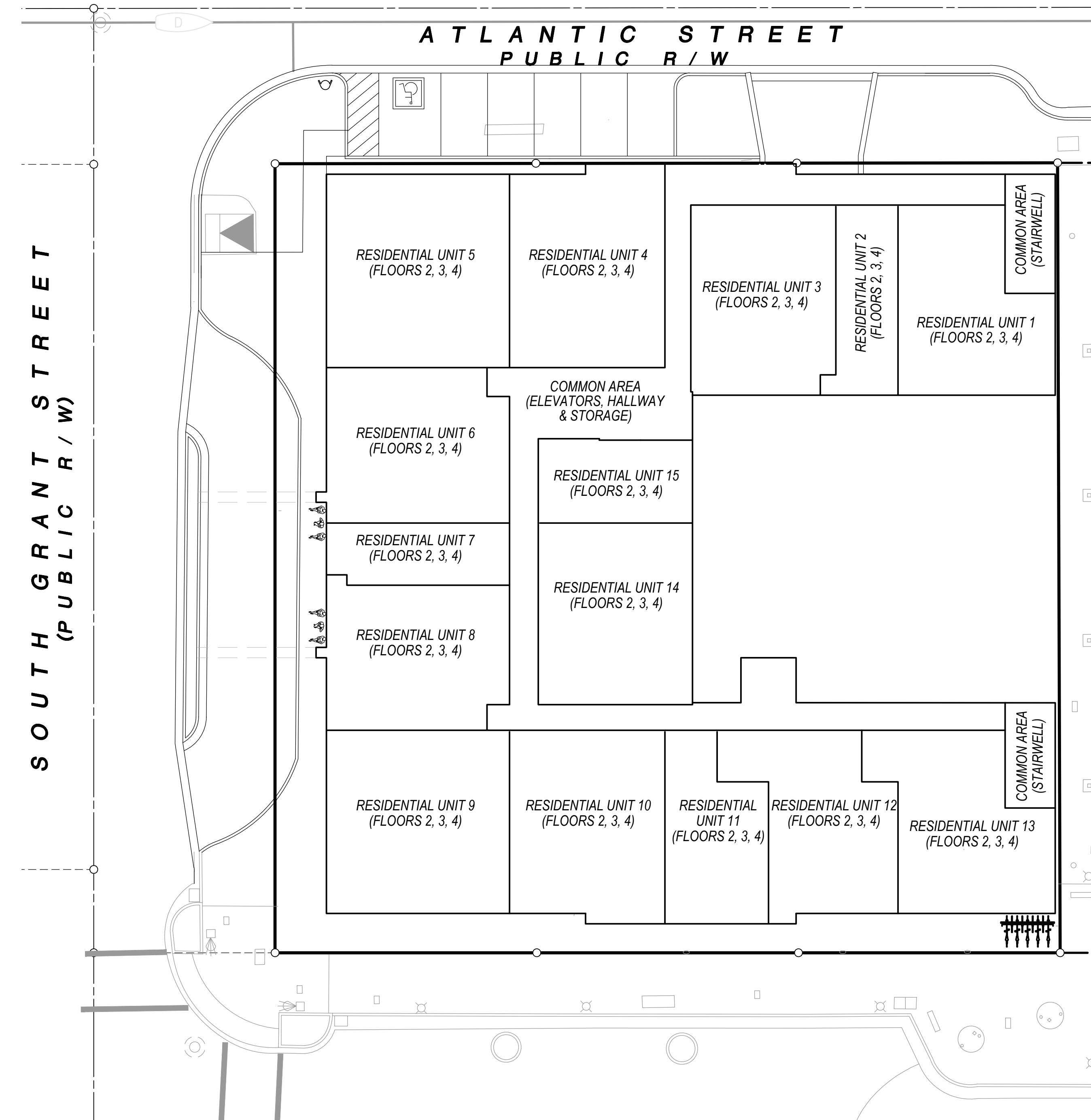
Dwg: X:\2019\19-0059-01\ROSEVILLE CIVIC PLAZA CONDO PARCEL MAP\DWG\PLAN\WORKING\190505-SS-TITLE.DWG | Saved: 08/16/21 01:58pm | MCH/DAK



VICINITY MAP
N.T.S.



CONDOMINIUM UNIT LAYOUT
(FLOOR 1)



CONDOMINIUM UNIT LAYOUT
(FLOORS 2, 3, 4)

NOTES:

- (1) CONDOMINIUMS SHALL BE LAID OUT, APPROXIMATELY, AS SHOWN HEREON, AS FOLLOWS:
 FLOOR 1: 3 RESIDENTIAL UNITS, 4 COMMERCIAL UNITS
 FLOOR 2: 15 RESIDENTIAL UNITS
 FLOOR 3: 15 RESIDENTIAL UNITS
 FLOOR 4: 15 RESIDENTIAL UNITS
 TOTAL: 52 UNITS
- (2) THE ROOF SHALL BE DESIGNATED FOR EXCLUSIVE USE OF COMMERCIAL UNIT 3, FLOOR 1 (RESTAURANT).

SCALE:	COMPUTED:	MJC
HORIZ. 1" = 15'	DRAWN:	MJC
VERT. 1" = N/A	CHECKED:	CJG



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING

600 Coolidge Drive, Suite 140 s Folsom, CA 95630
 phone: 916.984.7621 s fax: 916.984.9617
 survey email: staking@mpengr.com s web: www.mpengr.com

CONDOMINIUM PLAN LAYOUT
ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS
 PARCELS 1 & 2 - DOC. NO. 2010-0038471
 330 VERNON STREET
 CITY OF ROSEVILLE, STATE OF CALIFORNIA

DATE	AUGUST 2021
SHEET	6
OF	6