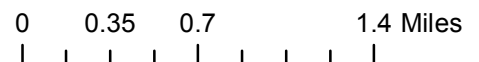


Smog King Conditional Use Permit  
 S16-0010  
 Exhibit A  
 Location Map

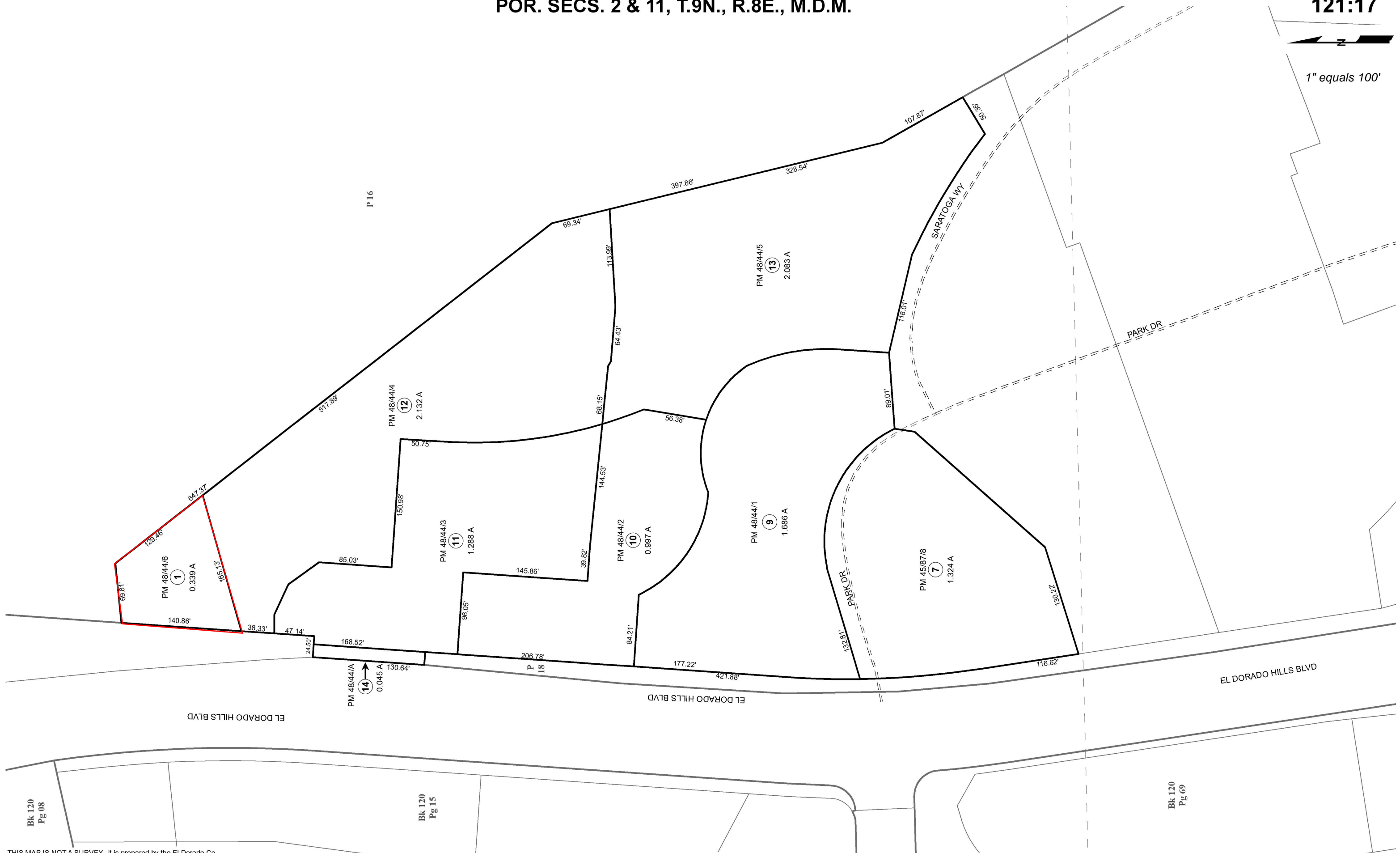


POR. SECS. 2 & 11, T.9N., R.8E., M.D.M.

121:17



1" equals 100'



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.

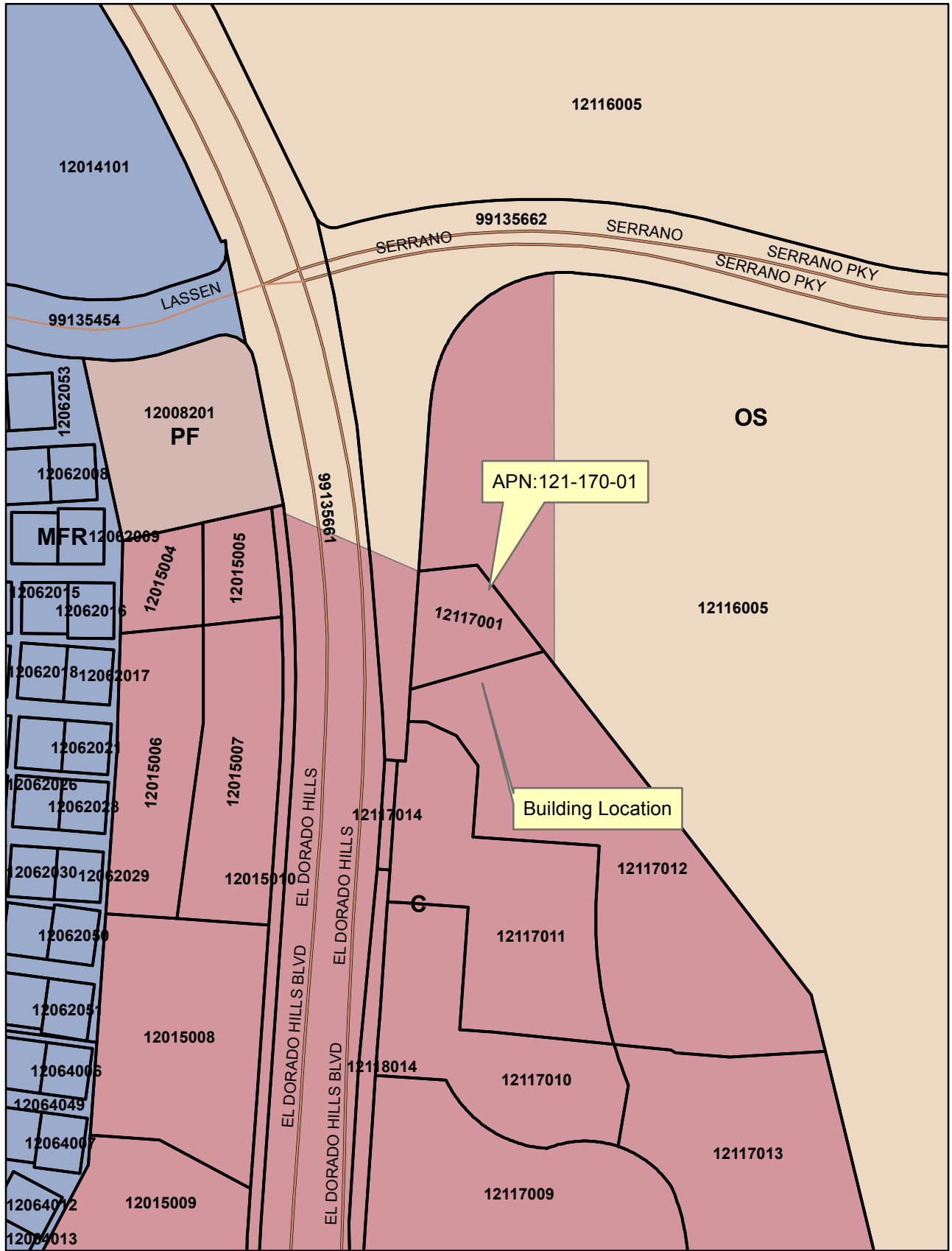
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Exhibit B

Rev2. July 12, 2006

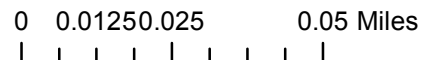
Assessor's Map Bk. 121 - Pg. 17  
County of El Dorado, CA

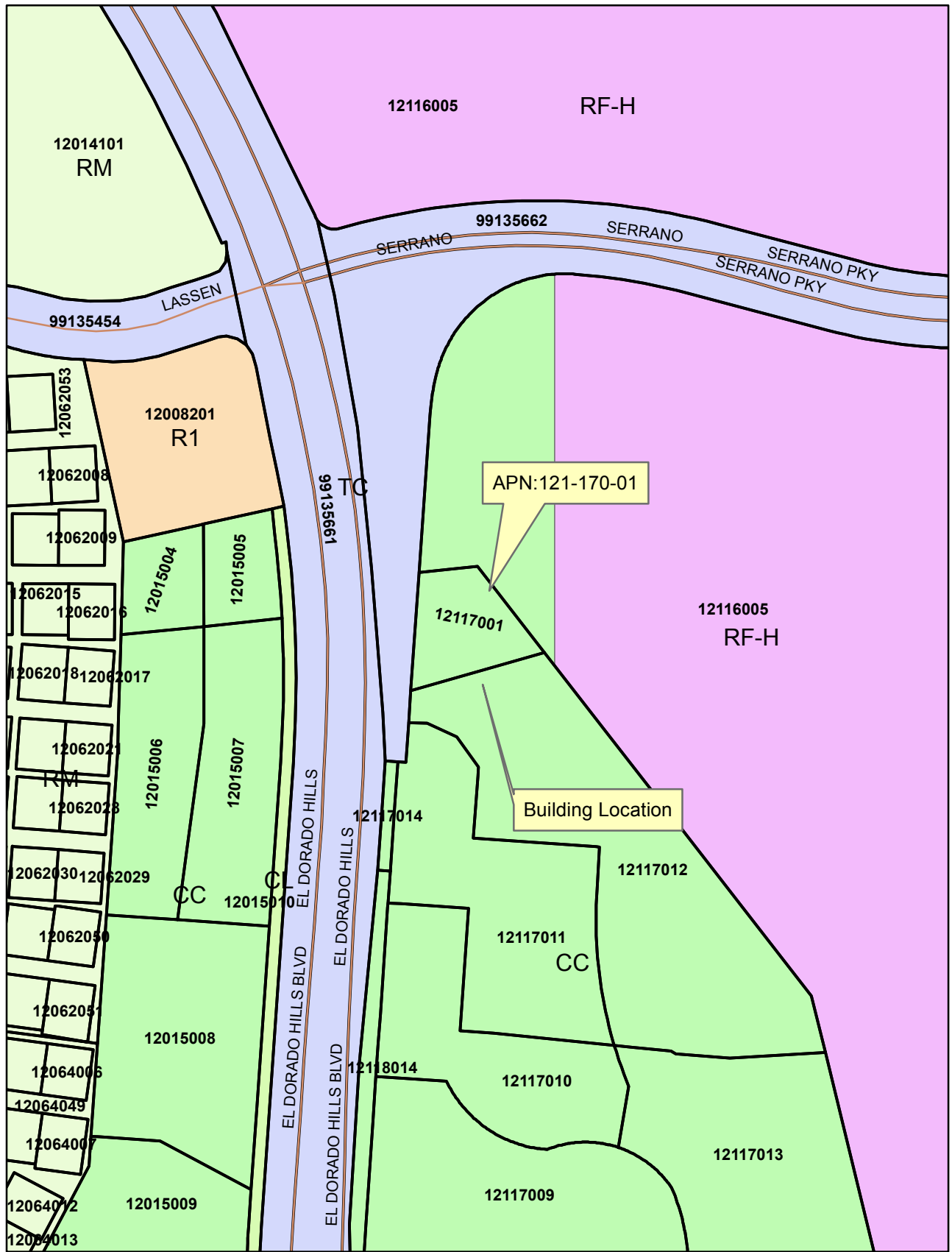


- C
- MFR
- OS
- PF

**Smog King Conditional Use Permit**  
**S16-0010**  
**Exhibit C**

**General Plan Map**

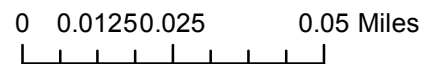




- CC
- CL
- R1
- RF-H
- RM
- TC

**Smog King Conditional Use Permit**  
**S16-0010**  
**Exhibit D**

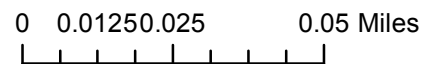
**Zoning Designation Map**

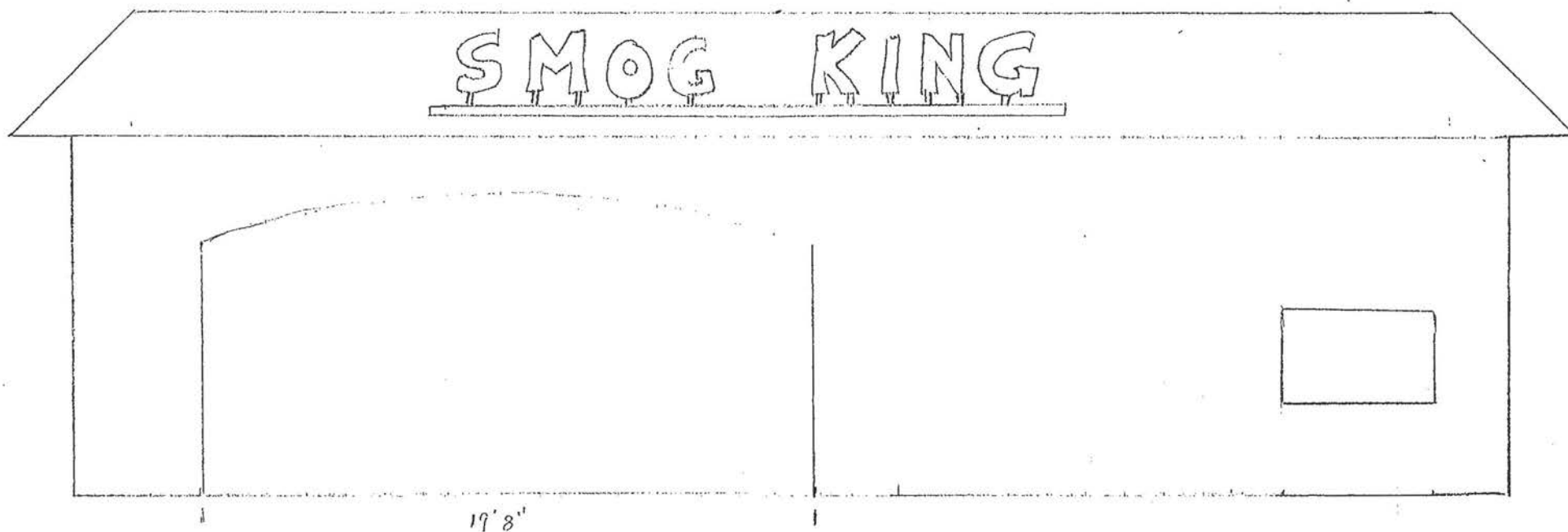






Smog King Conditional Use Permit  
 S16-0010  
 Exhibit E  
 Aerial Map



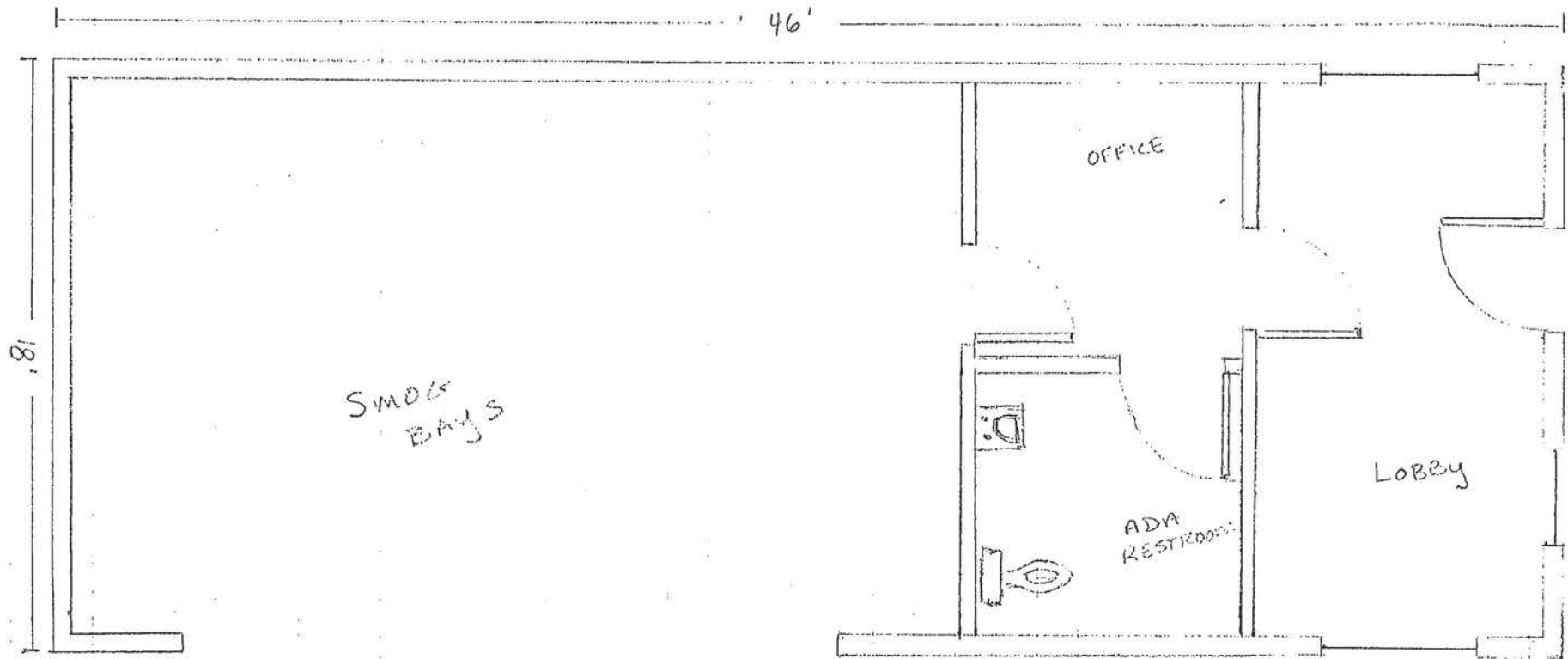


**Exhibit F**

**S 16-0010**



SMOG KING 828 ft<sup>2</sup>  
1/10 = 6"



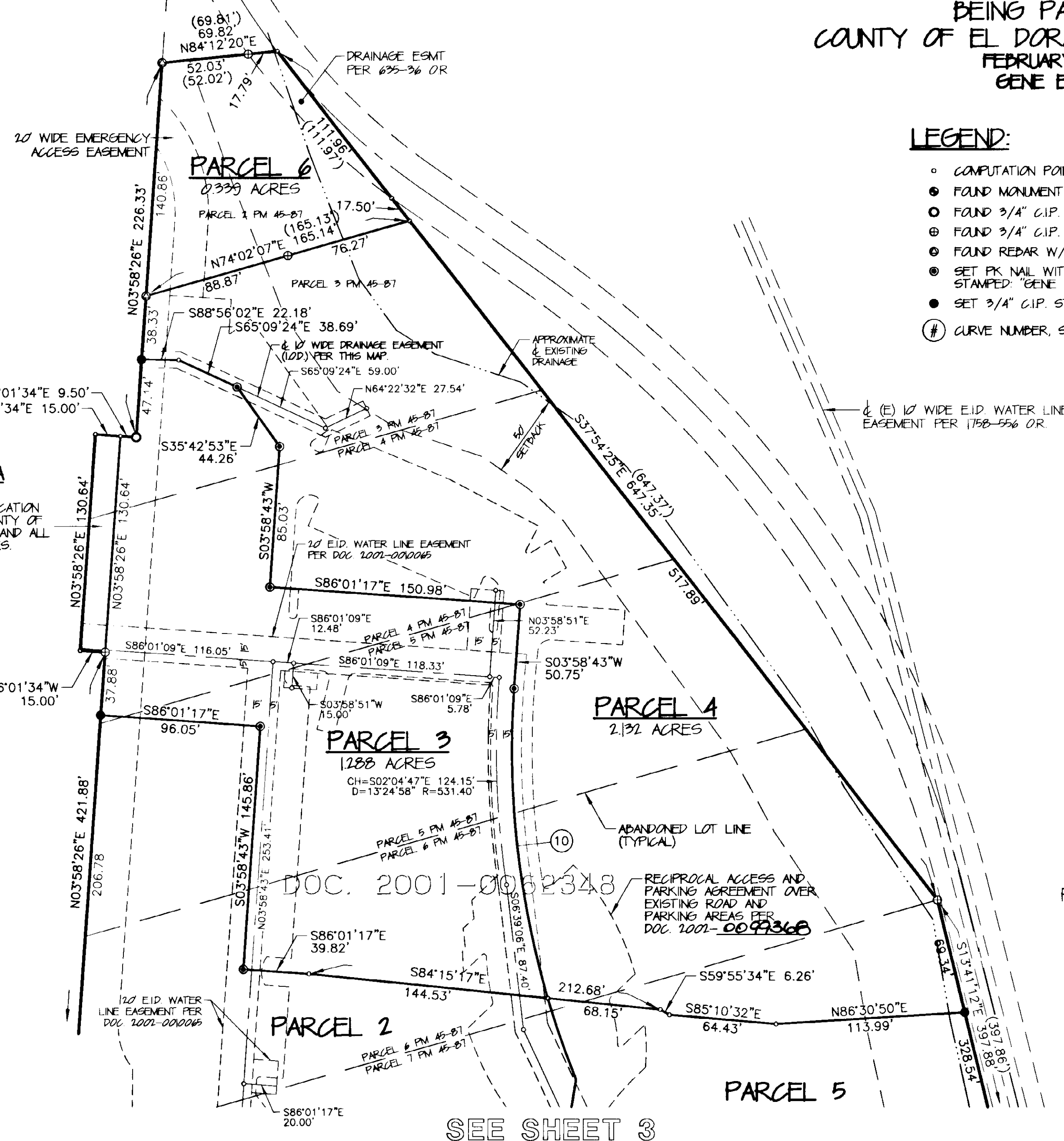
**S 16-0010**

48-44a

0 111-811

# PARCEL MAP

A PORTION OF SECTION 2, T. 9 N., R. 8 E., MDM.  
 BEING PARCELS 2-7 OF PM 45-87  
 COUNTY OF EL DORADO \*\*\*\*\* STATE OF CALIFORNIA  
 FEBRUARY 2001 \*\*\* SCALE: 1"=50'  
 GENE E. THORNE & ASSOCIATES, INC.



### LEGEND:

- COMPUTATION POINT, NO MONUMENTATION
- FOUND MONUMENT AS SHOWN HEREON
- ⊙ FOUND 3/4" C.I.P. STAMPED: "RCE 20462-1992"
- ⊙ FOUND 3/4" C.I.P. STAMPED: "LS 5592"
- ⊙ FOUND REDAR W/CAP STAMPED: "LS 5592"
- ⊙ SET PK NAIL WITH 1-1/2" STEEL WASHER STAMPED: "GENE E THORNE" AND "RCE 20462"
- ⊙ SET 3/4" C.I.P. STAMPED "RCE 20462-2001"
- Ⓝ CURVE NUMBER, SEE DATA TABLE THIS SHEET

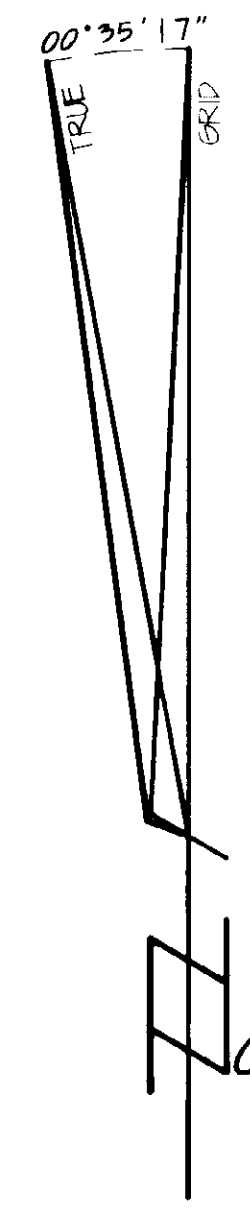
CURVE DATA TABLE (THIS SHEET ONLY)				
CURVE	CHORD BEARING & DISTANCE	DELTA	RADIUS	
10	S06°18'41"E	186.49'	20°34'48"	521.99'

### NOTES:

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS

### REFERENCES:

- PM 32-99
- PM 45-47
- PM 45-87
- RS 16-147



00°35'17" @ STATE OF CALIFORNIA  
 DIVISION OF HIGHWAYS, MONUMENT  
 25-117, GRID COORDINATES.  
 (N) 358613 AB. (E) 2266364.01

### BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF RS 16-147 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

**PARCEL A**  
 0.045 ACRES  
 RESERVED FOR DEDICATION  
 IN FEE, TO THE COUNTY OF  
 EL DORADO FOR ANY AND ALL  
 PUBLIC PURPOSES.

**EL DORADO HILLS BLVD.**  
 A COUNTY ROAD

DOC. 2001-0062348

RECIPROCAL ACCESS AND  
 PARKING AGREEMENT OVER  
 EXISTING ROAD AND  
 PARKING AREAS PER  
 DOC. 2001-009368

APN 107-660-01  
 PARCEL 1 PM 45-87  
 SERRANO ASSOCIATES, LLC  
 DOC. 98-0056630

SEE SHEET 3

EXISTING ASSESSOR'S PARCEL NO: 107-670-01 THROUGH 06

**Exhibit G**

SHEET 2 OF 3

0000009 48-44a

48-44a



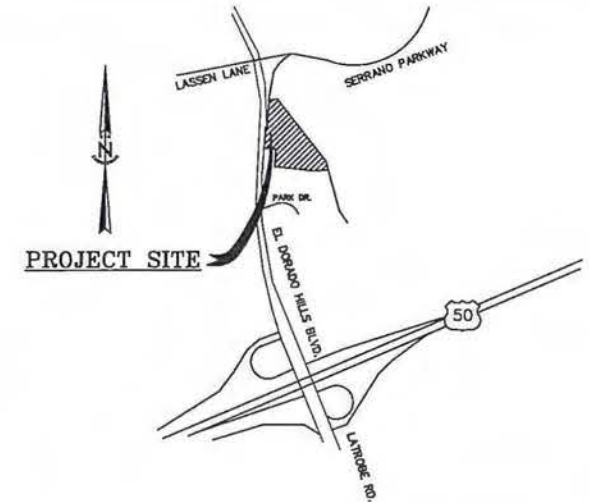
**LEGEND**

- EXISTING BOUNDARY LINE
- - - EXISTING PROPERTY LINE (TO BE REMOVED)
- PROPOSED PARCEL LINE
- - - EXISTING EASEMENT LINE

16 NOV 30 AM 8:42  
 RECEIVED  
 PLANNING DEPARTMENT

**ACREAGE SUMMARY**

EXISTING ACREAGES	PROPOSED ACREAGES
Parcel 3 1.288± AC	Parcel 3 1.205 ± AC
Parcel 4 2.132± AC	Parcel 4 2.281 ± AC
Parcel 5 0.339± AC	Parcel 6 0.279 ± AC
Total 3.76± AC	Total 3.76± AC



**Vicinity Map**  
N.T.S.

**OWNER**

Ethan Conrad  
 1300 National Drive, Suite 100  
 Sacramento, CA 95834

The Thomas Victor Petrone Living Trust  
 936 Olsen Land  
 El Dorado Hills, CA 95762  
 Attn: Thomas Petrone  
 (916) 548-3666

**APPLICANT**

Ethan Conrad  
 1300 National Drive, Suite 100  
 Sacramento, CA 95834  
 Attn: Chase Burke  
 (916) 705-8132

**ENGINEER**

RSC Engineering, Inc.  
 2250 Douglas Blvd., Suite 150  
 Roseville, CA 95661  
 Contact: Rick Chavez  
 (916) 788-2884

**SCALE**

1"=50'

**EXISTING/PROPOSED USE & ZONE**

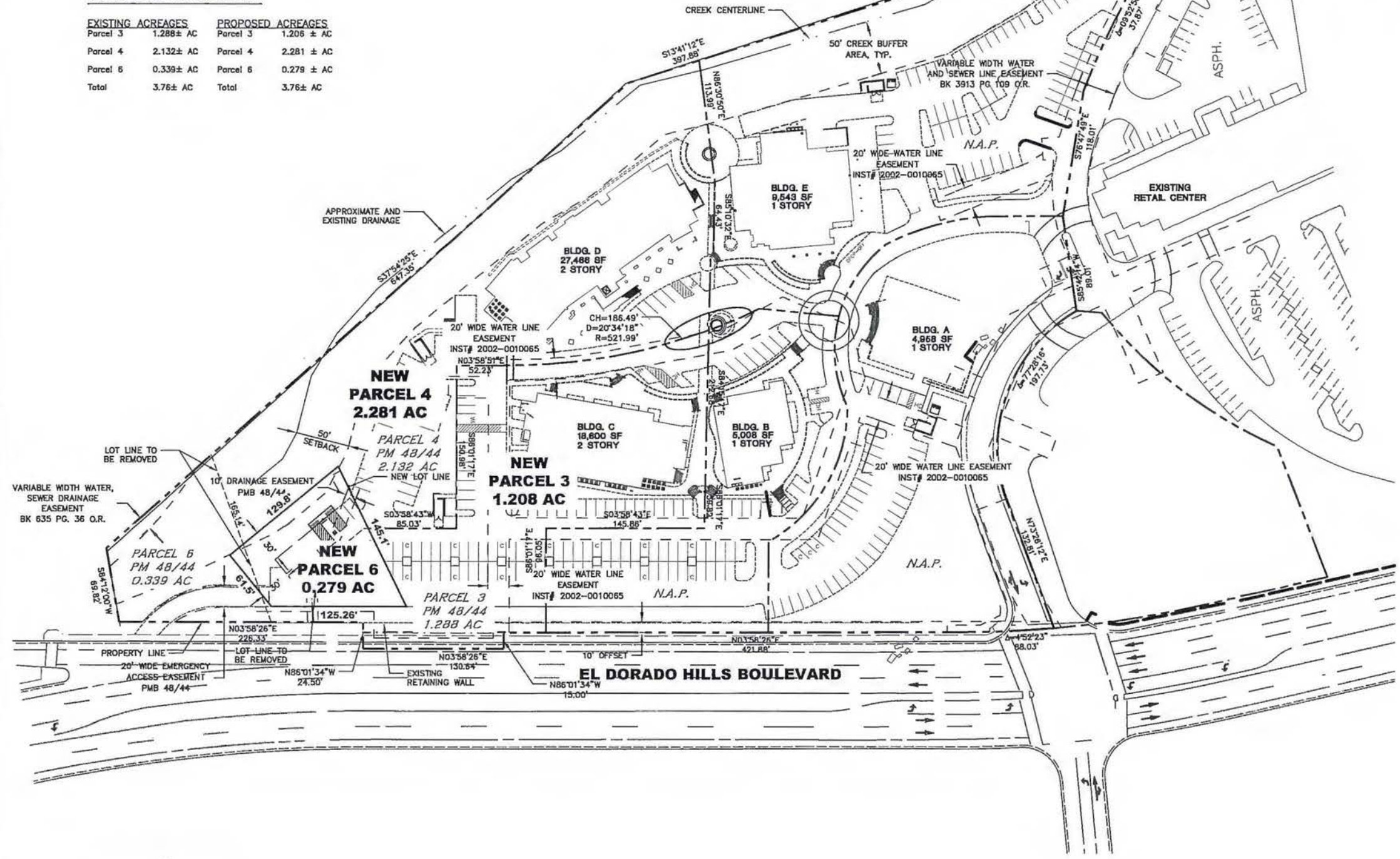
Shopping Center  
 CC-DC  
 C

**ASSESSOR PARCEL NUMBER & PRESENT ZONING**

121-170-01  
 121-170-11  
 121-170-12

**UTILITIES**

Water Supply - El Dorado Irrigation District  
 Sewage Disposal - El Dorado Irrigation District  
 Fire - El Dorado Fire Protection District  
 Gas & Electricity - P.G.&E.  
 Telephone - AT&T



**ETHAN CONRAD**

REV	DATE	DESCRIPTION

PROJECT NO: 159-006
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

**LOT LINE ADJUSTMENT**  
 3811 PARK DRIVE  
 EL DORADO COUNTY, CA

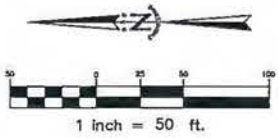
SHEET TITLE  
**LOT LINE ADJUSTMENT**

SHEET NO.  
**LLA1**  
 OF 1

DATE: NOVEMBER 16, 2016

**Exhibit H**

Approved by Planning Services Division: \_\_\_\_\_  
 Date: \_\_\_\_\_



DATE PLOTTED: 11/16/16 11:51 AM  
 PLOT FILE: C:\Users\ethan\Documents\159-006\159-006.dwg  
 PLOT SCALE: 1"=50'



Name: SMOG KING

Address: 3911 Park Dr. EIDorado Hills CA

SQFT  
**34**

DATE:  
**sign·up**  
Quality

**17'**

**24"**

**SMOG KING**

Letter Size: **24"**

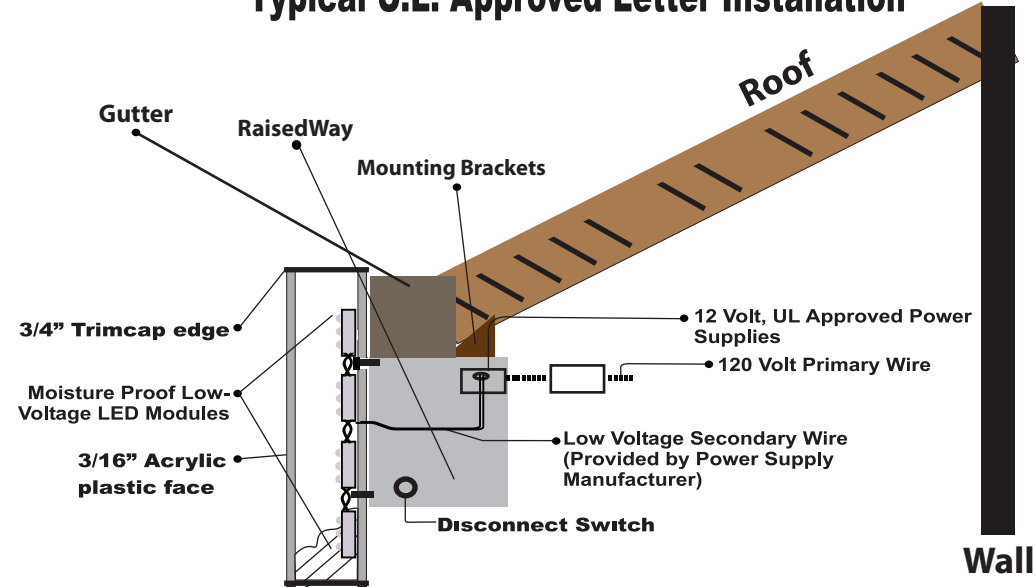
Face: TBD

Returns: TBD

Trim: TBD



**Typical U.L. Approved Letter Installation**



**Individual Letters with Front Illumination**

Attention: All artwork layout and design concepts are property of Sign Up co. Unauthorized duplication or manufacturing form design proof is unlawful please contact Sign Up Co for any questions regarding this matter

Signed by the person responsible for final approval. Any alterations from the original copy may incur additional charges for time and materials. ANY ERRORS ARE CUSTOMER'S RESPONSIBILITY. IF THEY ARE NOT INDICATED TO BE CORRECTED ON THIS SIGNED AND RETRUNED PROOF.

**Exhibit I** NOTE: ALL PENETRATIONS TO BE SEALED AND CAULKED