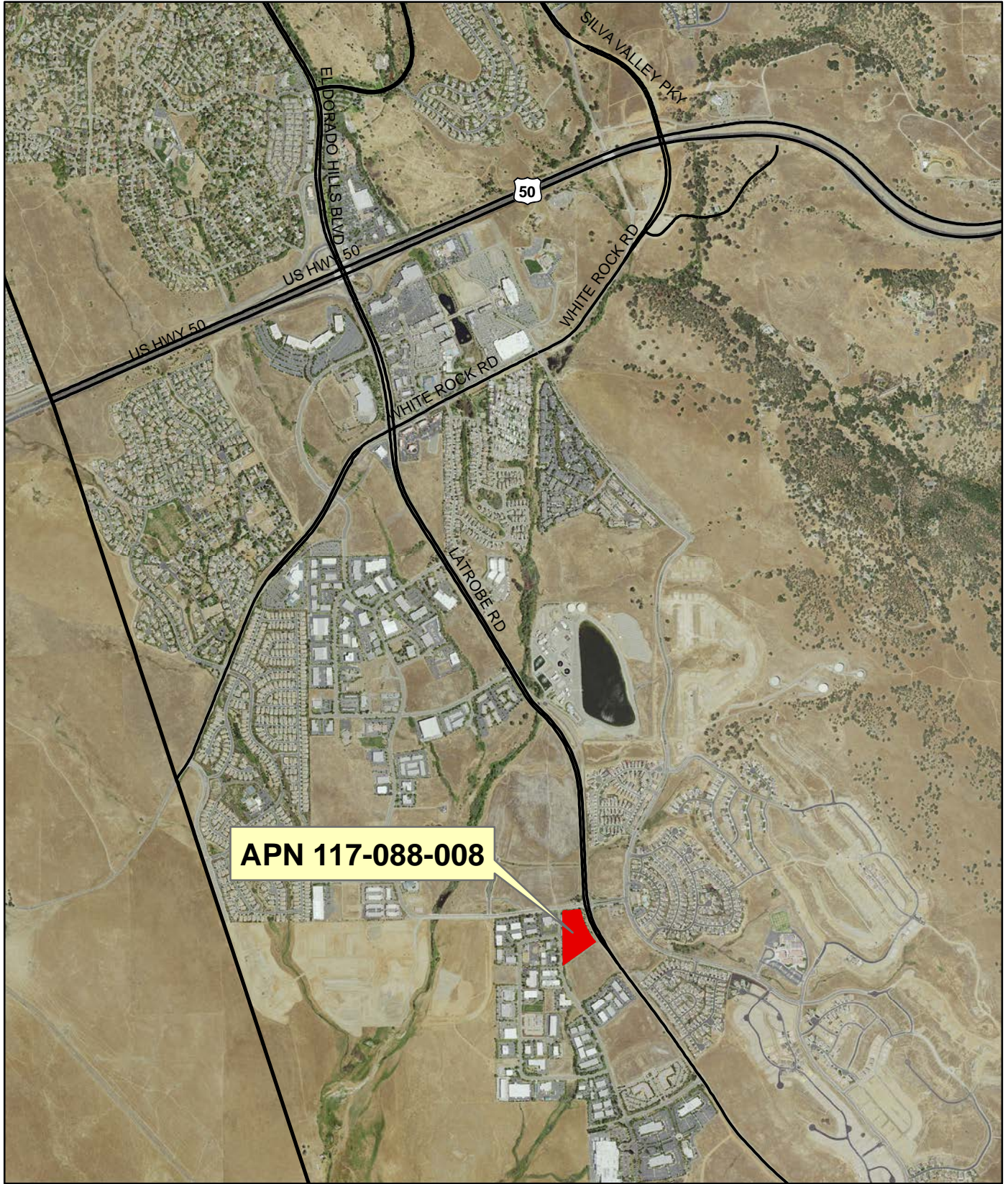


# P18-0007 EXHIBIT A LOCATION MAP

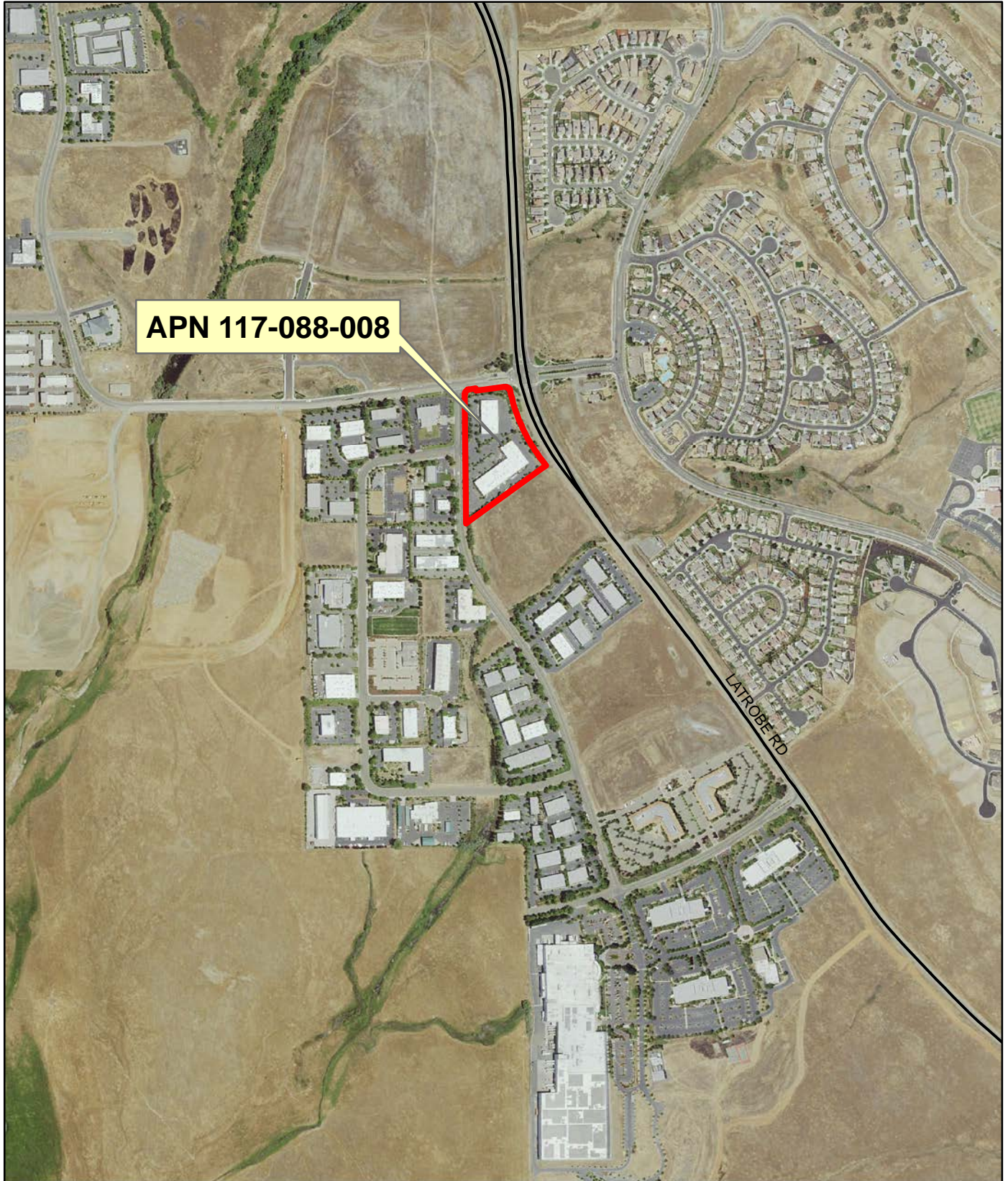


**APN 117-088-008**



0 0.1 0.2 0.4 0.6 0.8 Miles

# P18-0007 EXHIBIT B VICINITY MAP



APN 117-088-008

LATROBE RD



0 0.04 0.08 0.16 0.24 0.32  
Miles

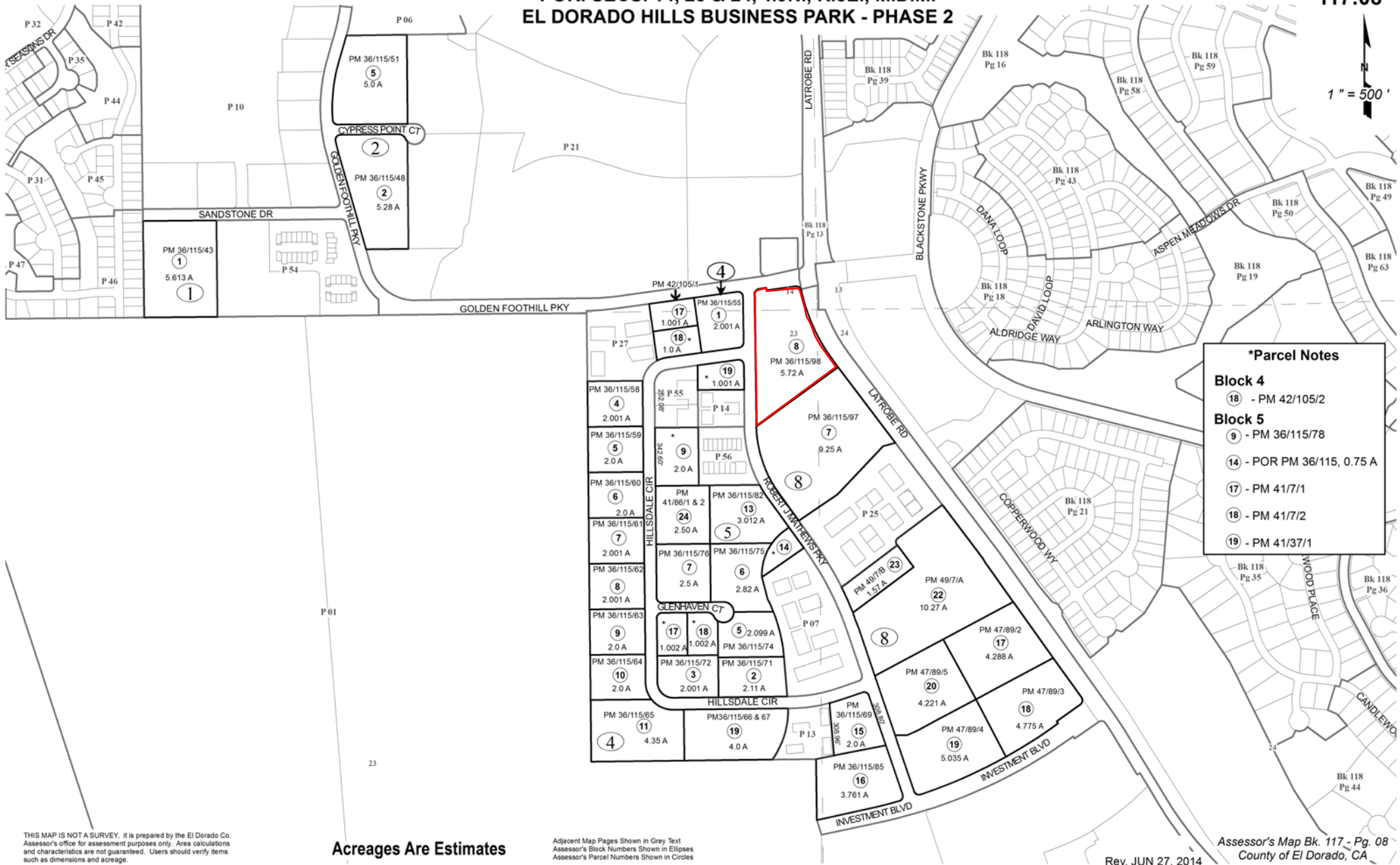
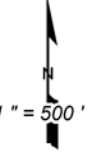
# P18-0007 EXHIBIT C SITE AERIAL PHOTO



0 0.01 0.02 0.04 0.06 0.08 Miles

**POR. SECS. 14, 23 & 24, T.9N., R.8E., M.D.M.  
EL DORADO HILLS BUSINESS PARK - PHASE 2**

117:08



**\*Parcel Notes**

**Block 4**  
 18 - PM 42/105/2

**Block 5**  
 9 - PM 36/115/78  
 14 - POR PM 36/115, 0.75 A  
 17 - PM 41/7/1  
 18 - PM 41/7/2  
 19 - PM 41/37/1

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

Rev. JUN 27, 2014

Assessor's Map Bk. 117 - Pg. 08  
 County of El Dorado, CA

**EXHIBIT D - ASSESSOR'S PARCEL PAGE**

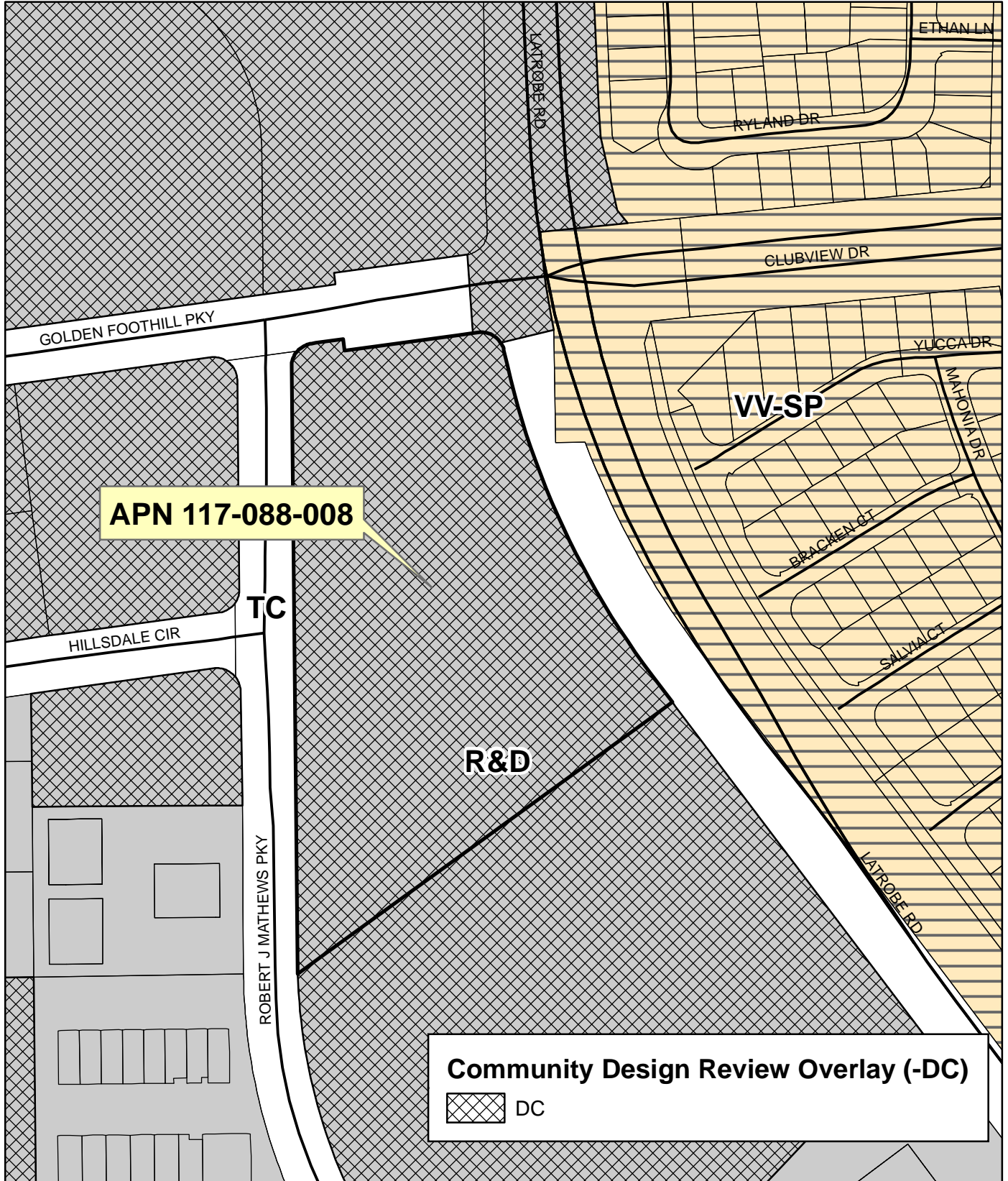
# P18-0007 EXHIBIT E GENERAL PLAN LAND USE MAP



0 0.010.02 0.04 0.06 0.08 Miles

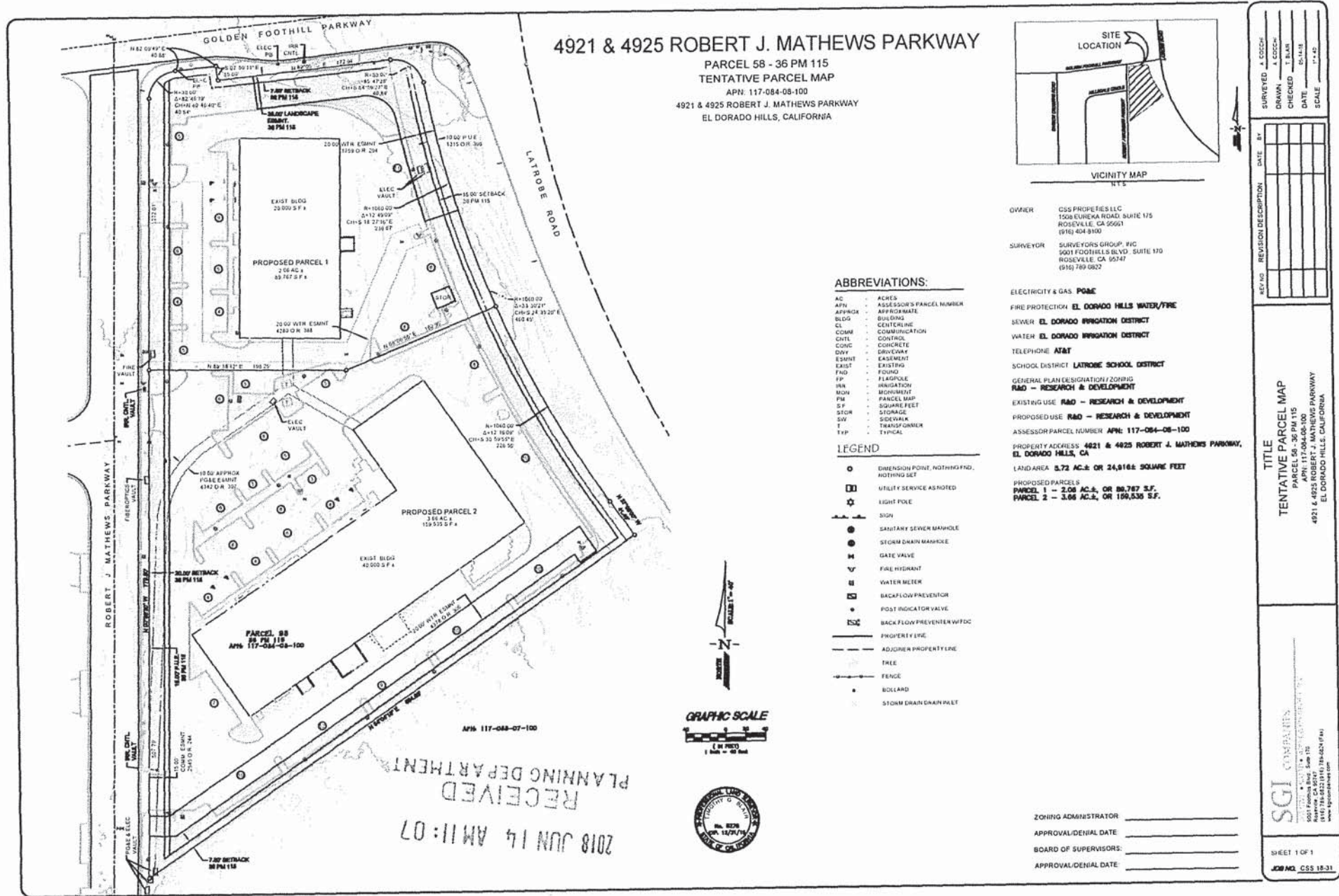
A scale bar with markings at 0, 0.01, 0.02, 0.04, 0.06, and 0.08 miles.

# P18-0007 EXHIBIT F ZONING MAP

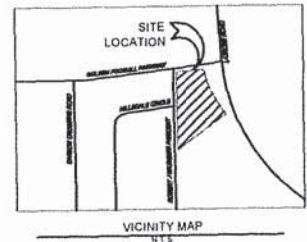


0 0.01 0.02 0.04 0.06 0.08  
Miles

# EXHIBIT G - TENTATIVE PARCEL MAP



4921 & 4925 ROBERT J. MATHEWS PARKWAY  
 PARCEL 58 - 36 PM 115  
 TENTATIVE PARCEL MAP  
 APN: 117-084-08-100  
 4921 & 4925 ROBERT J. MATHEWS PARKWAY  
 EL DORADO HILLS, CALIFORNIA



OWNER: CSS PROPERTIES LLC  
 1208 KUNERA ROAD, SUITE 115  
 ROSEVILLE, CA 95661  
 (916) 404-8100

SURVEYOR: SURVEYORS GROUP, INC  
 5001 Foothill Blvd., Suite 110  
 ROSEVILLE, CA 95747  
 (916) 789-0822

**ABBREVIATIONS:**

- AC - ACRES
- APN - ASSESSOR'S PARCEL NUMBER
- APPROX - APPROXIMATE
- BUILD - BUILDING
- CL - CENTERLINE
- COMM - COMMUNICATION
- CHTL - CONTROL
- CONC - CONCRETE
- DIV - DRIVEWAY
- ESMNT - EASEMENT
- EXIST - EXISTING
- FIG - FOUND
- FP - FLAGPOLE
- IRB - IRREGULAR
- MON - MONUMENT
- PM - PARCEL MAP
- SF - SQUARE FEET
- STOR - STORAGE
- SW - SIDEWALK
- T - TRANSFORMER
- TYP - TYPICAL

**LEGEND**

- DIMENSION POINT, NOTHING FROD, NOTHING SET
- UTILITY SERVICE AS NOTED
- ✱ LIGHT POLE
- SIGN
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- GATE VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTOR
- POST INDICATOR VALVE
- BACKFLOW PREVENTOR W/FDC
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- TREE
- FENCE
- BOLLARD
- STORM DRAIN DRAIN PALET

ELECTRICITY & GAS: POLE

FIRE PROTECTION: EL DORADO HILLS WATER/FIRE

SEWER: EL DORADO IRRIGATION DISTRICT

WATER: EL DORADO IRRIGATION DISTRICT

TELEPHONE: AT&T

SCHOOL DISTRICT: LATROBE SCHOOL DISTRICT

GENERAL PLAN DESIGNATION: ZONING  
**R&D - RESEARCH & DEVELOPMENT**

EXISTING USE: **R&D - RESEARCH & DEVELOPMENT**

PROPOSED USE: **R&D - RESEARCH & DEVELOPMENT**

ASSESSOR PARCEL NUMBER: APN: 117-084-08-100

PROPERTY ADDRESS: 4921 & 4925 ROBERT J. MATHEWS PARKWAY, EL DORADO HILLS, CA

LAND AREA: 6.72 AC ± OR 24,816 ± SQUARE FEET

PROPOSED PARCELS  
**PARCEL 1 - 2.66 AC ± OR 86,787 S.F.**  
**PARCEL 2 - 3.66 AC ± OR 159,536 S.F.**



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 2018 JUN 14 AM 11:07



ZONING ADMINISTRATOR: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_

BOARD OF SUPERVISORS: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_

SURVEYED	A. COOCH
DRAWN	T. BLAIR
CHECKED	DATE
DATE	SCALE
REV NO.	REVISION DESCRIPTION

**TITLE**  
 TENTATIVE PARCEL MAP  
 PARCEL 58 - 36 PM 115  
 APN: 117-084-08-100  
 4921 & 4925 ROBERT J. MATHEWS PARKWAY  
 EL DORADO HILLS, CALIFORNIA

**SGI COMPANIES**  
 5001 Foothill Blvd., Suite 115  
 Roseville, CA 95747 (916) 789-0822  
 www.sgisurveyors.com

SHEET 1 OF 1  
 JOB NO. CSS 18-31

# P18-0007