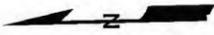


PD-R19-0004/Prospector's Plaza Sign Program  
 Location Map  
 Exhibit A



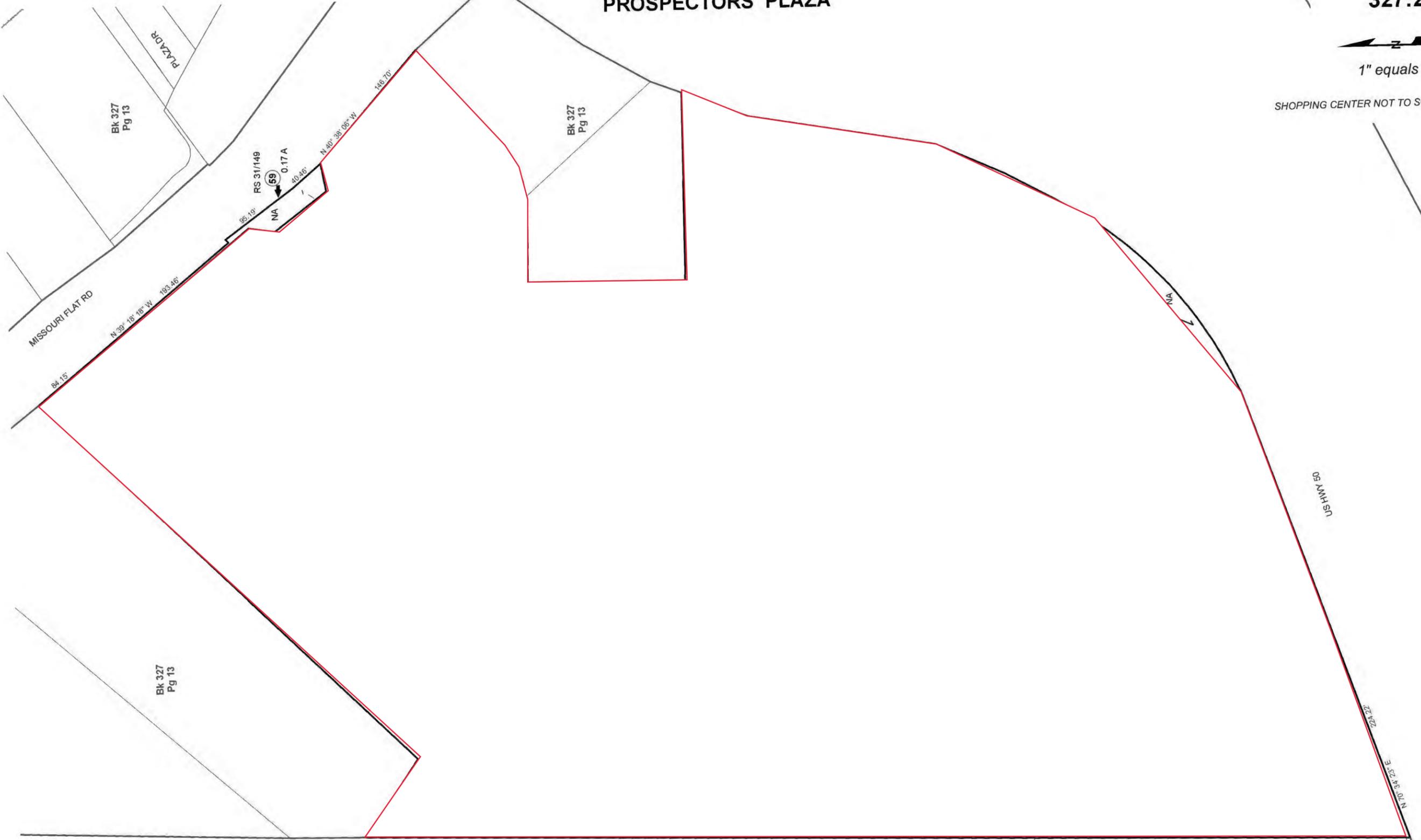
PROSPECTORS PLAZA

327:29



1" equals 100'

SHOPPING CENTER NOT TO SCALE



Bk 327  
Pg 13

Bk 327  
Pg 13

Bk 327  
Pg 13

Bk 327  
Pg 11

Exhibit B

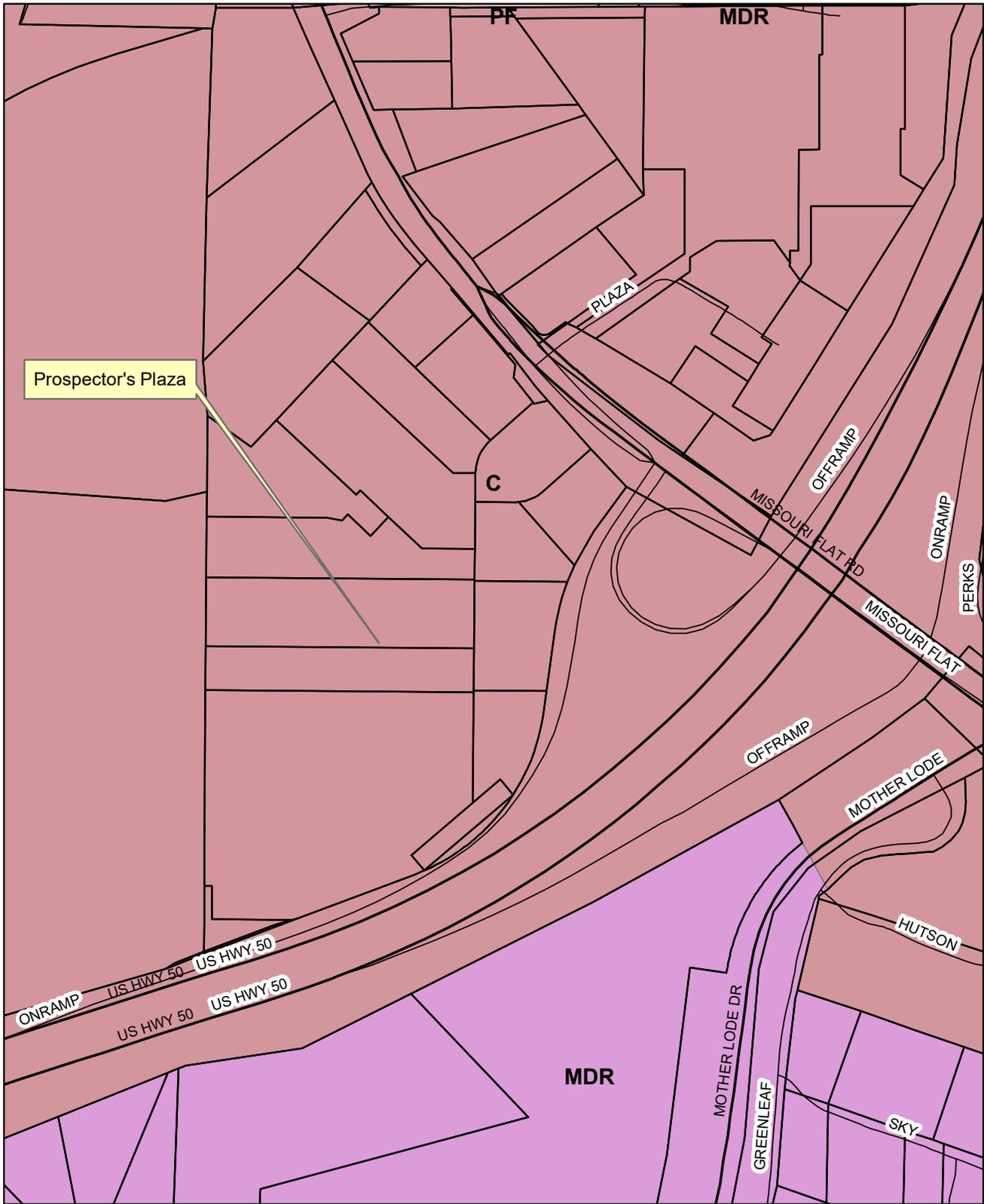
Rev. Aug. 27, 2009

Assessor's Map Bk.327, Pg. 29  
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. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

**Acreages Are Estimates**

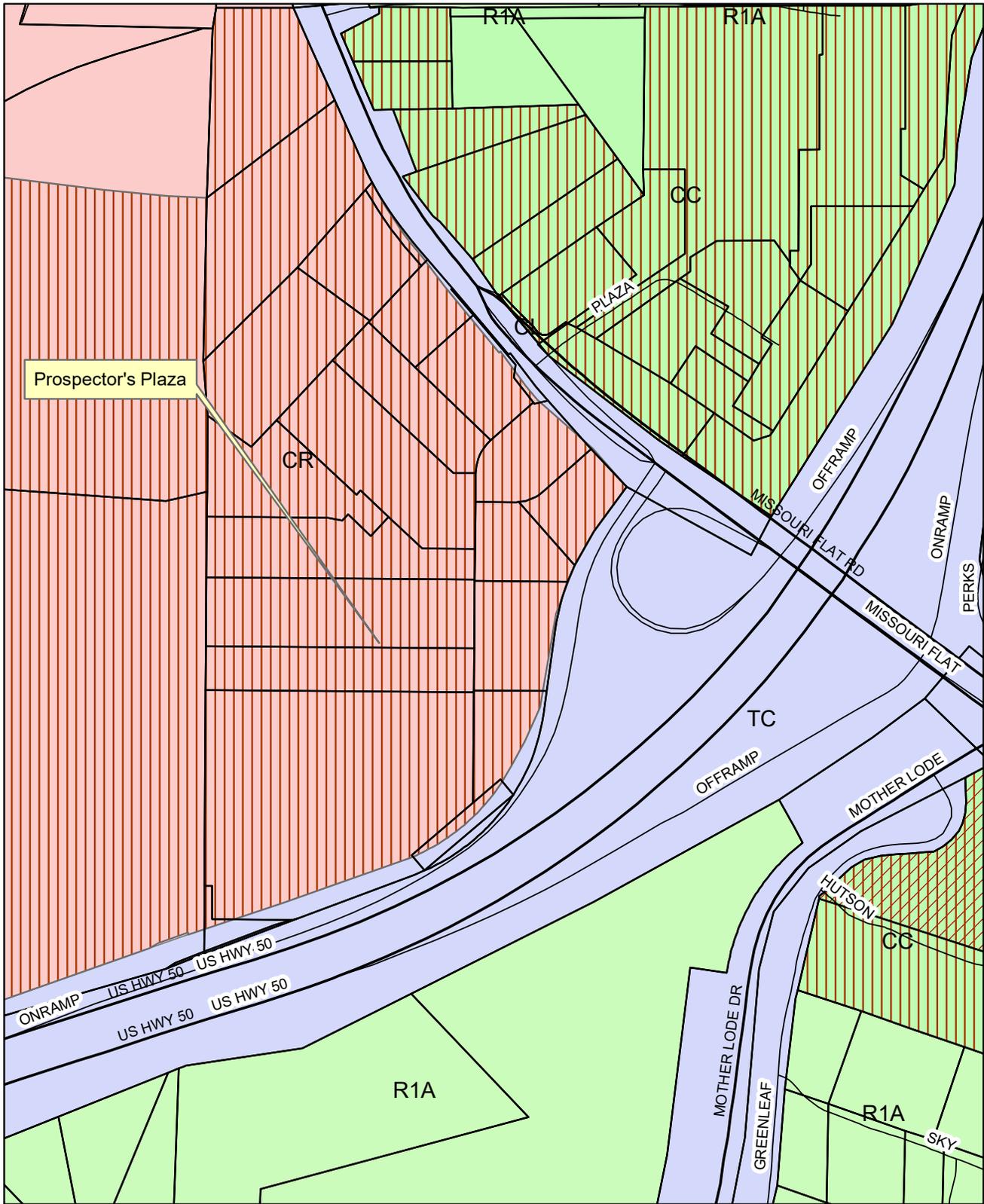
Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles



PD-R19-0004/Prospector's Plaza Sign Program  
 General Plan Land Use Map  
 Exhibit C

- C
- LDR
- MDR
- PF





- CC
- CG
- CL
- CR
- R1A
- RE-5
- TC
- DC
- PD

**PD-R19-0004/Prospectors Plaza Sign Program**  
**Zoning Map**  
**Exhibit D**





PD-R19-0004/Prospector's Plaza Sign Program  
Aerial Map  
Exhibit E



PROSPECTORS PLAZA  
GRYPHON CAPITAL LLC  
PLACERVILLE, CA

**A**

**EXISTING  
MULTI-TENANT  
FREEWAY PYLON DIRECTORY**



REPLACE TOP >  
CABINET WITH  
NEW CABINET  
WITH TENANT  
LOGO PANELS

ADDITIONAL >  
CABINET WITH  
TENANT PANELS

MOVE >  
ACCENTS DOWN  
BENEATH NEW  
CABINET

**REPAINT & REROOF:**

- ROOF**  
MIMO LOCKSEAM METAL ROOFING  
COLOR: MICHIGHT BRONZE
- TRIM**  
SHERWIN WILLIAMS  
SW 6076 GARRET GRAY
- CENTER ID PANEL**  
SHERWIN WILLIAMS  
SW 9087 SMOKY BEIGE
- TENANT PANELS**  
SHERWIN WILLIAMS  
SW 7570 EGRET WHITE
- POLE COVERS**  
SHERWIN WILLIAMS  
SW 9087 SMOKY BEIGE

SCALE 1/8" = 1'



**WESTERN  
SIGN COMPANY**  
SINCE 1958

0221 Skyway Drive, Diamond Springs, CA 95619  
Phone 916.933-3765 • 530.622-1420 Fax 530.622-9367  
E-Mail design@westernsign.com Website www.westernsign.com

SALESPERSON	Todd Johnston		
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CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

SALESPERSON SIGNOFF \_\_\_\_\_ DATE \_\_\_\_\_

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Exhibit F



Planned Sign Program

Landlord  
c/o  
GC PLACERVILLE, LLC & 3964 PLACERVILLE, LLC  
1000 N. Western Avenue, Suite 200  
San Pedro, CA 90732

Exhibit G

## **Table of Contents**

- A. Introduction
- B. General Criteria and Sign Design
- C. Prohibited Signs
- D. Sign Construction
- E. Sign Types and Specifications
  - 1. Major Building Tenant Signage
  - 2. Building Pad Tenant Signage
  - 3. Minor Building Tenant Signage
  - 4. Center Monument Signage
  - 5. Building Address and Regulatory Signage
- F. Temporary Signage

## **A. Introduction**

The purpose of this sign program is to ensure coordination and compatibility between all signs with the Center. Signs will be high-quality and will be consistent with the established City and/or County Sign Program. Criteria shall establish the sign standards necessary to provide coordinated, imaginative, and proportional exposure for all the Tenants to be located within the Center. Performance shall be strictly enforced and any non-conforming sign that is installed shall be removed immediately by a professional sign contractor at Tenant's expense.

## **B. General Criteria and Sign Design**

1. Each Tenant shall submit for approval to Landlord or designated agent, two (2) original sets of the detailed shop drawings of its proposed sign, indicating conformance with the Planned Signed Program herein outlined.
2. Tenant shall submit the sign drawing approved by the Landlord to the City for its approval and issuance of a sign permit prior to the start of any sign construction.
3. Tenant shall pay for all signs and their installation and maintenance. Tenant shall also obtain all necessary permits and approvals.
4. Tenant shall be responsible for fulfillment of all requirements of this Planned Sign Program.
5. Tenant may place signs at rear entry for delivery and emergency purposes only. Sign size not to be more than a total of 144 square inches.
6. Tenant may place signs upon entrance to its demised premises; not more than 144 square inches of lettering, not to exceed two (2") inches in height, indicating hours of business, telephone, etc.
7. Location and spacing of the signs on all buildings shall generally conform at a location which centers on Tenant's space. The Landlord shall determine the exact horizontal placement of all signs upon the building in conjunction with the approval of the shop drawing of the individual signs.
8. Each Tenant shall be responsible for and repair of any damage to any surface caused by the sign or its installation.
9. Landlord reserves the right to periodically hire and independent electrical or sign consultant, at Tenant's sole expense to inspect the installation of all of Tenant's signs. Tenants will be required to correct discrepancies and/or code violations at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not addressed within fifteen (15) days of notice or pursuant to Leasehold provision(s) or City requirements, may be corrected by Landlord at Tenant's expense.
10. Tenant's sign contractor shall carry Workmen's Compensation and Public Liability Insurance against all damage by any and all persons and /or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence. An insurance endorsement must be provided to the Landlord prior to installation naming: Landlord, Gryphon Capital, LLC and Rich Development Enterprises, LLC as Additional Insured.
11. Tenant shall remove sign and restore the fascia to original condition which Landlord shall approve at Tenant's sole cost and expense within fifteen (15) days of expiration of terms or earlier termination of Tenant's lease. Failure to repair and restore will result in Security Deposit deduction or other legal remedies.
12. Landlord will install and pay for the following building address signs according to Fire Department requirements.
  - a. Building Address Sign: To be twelve inches (12") high, located and installed by Landlord.
  - b. Front Suite Address Sign: Suite address numbers or letters are to be three inches (3") high, in a uniform color (matte finish only) and font with the letters installed over entry door.
  - c. Rear Suite Address Sign (as needed): Three inches (3") high store address numbers in a uniform color (matte finish only) and font are to be installed on the rear doors.

### **C. Prohibited Signs**

The following types of signs are prohibited:

1. Outdoor advertising or advertising structure including, but not limited to, "sandwich boards", banners, flags, inflatables, "lawn" signs, vehicles and mobile billboards displaying Tenant name outside demised premises.
2. Exposed junction boxes, transformers, lamps, tubing, conduits, exposed raceways or neo crossovers of any type, except as noted otherwise in the Planned Sign Program.
3. Signs visible through the windows of the premises are subject to city and/or county code. These include painted, hanging. Neon signs are not allowed. Decorations attached to windows are prohibited unless approved by Landlord.
4. Temporary wall signs are not permitted with the exception of Banners in accordance with Section F of this Sign Program.
5. Paper, cardboard, stickers or decals placed around, on, or behind storefronts.
6. Exposed fastenings unless fastenings make an intentional statement.
7. Freestanding signs, except as provided in the Planned Sign Program.
8. Signs which move, swing, rotate, flash, except as provided in the Planned Sign Program.
9. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or any other symbol or characters in such manner to interfere with, mislead or confuse traffic.
10. Signs, banners, flags or similar advertising devices that are exhibited, posted or displayed by any person, including anything of an obscene, indecent, or immoral or unlawful activity are strictly prohibited. Landlord reserves the right in its sole discretion to immediately remove items that it believes violate this clause.
11. No sign shall be installed, relocated or maintained so as to prevent free ingress or egress from any door. No sign shall be attached to a standpipe, post, or any other item in the common area, except those signs as required by code or ordinance.
12. Signs or parking lot flyers on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, or identify a store of its merchandise is prohibited.
13. Any sign located on the roof or projected above the roofline of a building, except as noted otherwise in the Planned Sign Program.

### **D. Sign Construction**

1. All signs and installation shall comply with all applicable City building and electrical codes, and shall bear a U.L. label.
2. The Tenant's sign contractor shall completely install and connect sign and primary wiring at sign location consistent with Landlord's approval. Signs are to be connected to a J-box which is connected to Tenant's electrical panel.
3. All penetration of exterior fascia to be sealed watertight, and finished to match adjacent material, subject to Landlord's approval.
4. All signs shall be kept in good condition, be legible adequately repaired and maintained by the Tenant at all times. The standards for maintenance and repair of signs shall maintain the highest visual quality.
5. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
6. Plastic surfaces to be 3/16 inch (3/16") as manufactured for outdoor advertising.

7. All exterior signs shall be mounted flush to building wall.
8. Internal illumination to be 600 milli-amp Neon or LED installations labeled in accordance with the “National Board of Fire Underwriters Specifications”. No other labels or identification will be permitted on the exposed surfaces of the sign except those required by local ordinances.

## **E. Signage Sign Types and Specifications**

### **E.1 Major Building Tenant Signage**

Major building Tenants which shall be in Landlord’s discretion include Tenants in a multi-tenant building with a minimum of 10,000 square feet of leasable area. “Major Building Tenants” are subject to the following regulations.

**Number of Signs Allowed:** Each Major Building tenant is allowed two signs on the front façade of the building. Or one sign on each elevation facing a nonresidential street or the parking field of the main front entrance to the building. Multiple signs on one elevation only may be allowed to advertise services provided.

**Sign Types Allowed:** Signage shall be individual channel letters with translucent Plexiglass for the face of the letters. The letters shall be both internally illuminated, either by Neon or LED. The returns of the channel letters shall be 5 inches (5”) deep. The channel letters shall have a ¾ inch (3/4”) trim cap. Signs shall be one (1) uniform color throughout and one (1) font/letter style, unless approved by Landlord. In cases where Tenant is part of a national or regional chain whose graphics are a part of tenant’s branding, in which case said Tenant would be allowed a letter color, font, logo, and typical signage in accordance with their corporate specifications.

**Maximum Sign Area:** The signs allowed per tenant shall not exceed two (2) square foot per every, one (1) lineal foot of the Tenant’s frontage or elevation facing a nonresidential street.

**Maximum Letter and Logo Height:** The maximum height for any letter or logo shall not exceed 60 inches.

**Lines of Copy:** Maximum two (2) lines of copy.

**Maximum Length of the Sign:** The maximum length of the sign shall not exceed 75% of the tenant leasehold frontage or elevation.

**Sign Location:** Tenant wall signs shall be centered horizontally and vertically in the sign band area within the wall plane defined by architectural features.

### **E.2 Building Pad Tenant Signage:**

**Number of Signs Allowed:** One (1) per elevation, with a maximum of four (4) signs per building for single use pad buildings only. Multiple signs on one elevation only may be allowed to advertise services provided in any pad tenant larger than 5,000 sf/

**Sign Types Allowed:** Signage shall be individual channel letter with translucent Plexiglass for the face of the letter. The letters shall be both internally illuminated either by Neon or LED. The returns of the channel letters shall be 5 inches (5”) deep. The channel letters shall have a ¾ inch (3/4”) trim cap. Signs shall be one (1) uniform color throughout and one (1) font/letter style, unless approved by Landlord. In cases where Tenant is part of a national or regional chain (50 or more stores) whose graphics are part of its branding, in which case said Tenant would be allowed a letter color, font, logo, and typical signage in accordance with their corporate specifications.

**Maximum Sign Area:** The sign area shall not exceed two (2) square foot per every, one (1) lineal foot of the building’s frontage.

**Maximum Letter and Logo Height:** The letter height shall not exceed thirty inches (30”) subject to the sign façade design. The logo height, which may include signature letters that are part of the tenants branding shall not exceed forty-eight inches (48”) subject to the sign façade design. Signs advertising services provided by the operation may not exceed eighteen inches (18”) in height.

**Lines of Copy:** Maximum two (2) lines of copy.

**Maximum Length of the Sign:** The maximum length of the sign shall not exceed 75% of the tenant leasehold space.

**Sign Location:** Tenant wall signs shall be centered horizontally and vertically in the sign band area directly in front of Tenants premises or within the wall plane defined by architectural features, subject to Landlord review and approval.

**Directional Signage for Drive-Thru(s):** Each restaurant drive-thru is allowed two (2) menu board signs. The height of the menu board sign shall not exceed eight (8) feet and the area of the sign shall not exceed forty-five square feet (45 sf.). The location of the drive-thru sign shall allow sufficient queuing of the drive-thru and shall be subject to approval from the City's Traffic Engineer.

**Exterior ATM Signage:** Any exterior ATM is allowed one (1) sign within the framing of the ATM. The sign copy shall be limited to "ATM" and the logo and/or name of the bank. The sign shall not include any additional advertising for the business. The sign shall not exceed a total of six square feet (6 sf.). The maximum letter and logo height shall not exceed eighteen inches (18").

### **E.3 Minor Building Tenant Signage**

Minor Building Tenants which shall be tenants in a multi-tenant building with a maximum of 10,000 square feet of leasable area "Minor Building Tenants" are subject to the following regulations.

**Number of Signs Allowed:** One (1) sign each tenant per elevation facing the parking lot or nonresidential street.

**Sign Types Allowed:** Signage shall be individual channel letters with translucent Plexiglas for the face of the letter. The letters shall be both internally illuminated, either by Neon or LED. The returns of the channel letters shall be 5 inches (5") deep. The channel letters shall have a 3/4 inch (3/4") trim cap. Signs shall be one (1) uniform color throughout and one (1) font/letter style, unless approved by Landlord. In cases where Tenant is part of a national or regional chain (10 or more stores) whose graphics are a part of the tenants branding, in which case said Tenant would be allowed a letter color, font, logo, and typical signage in accordance with their corporate specifications.

**Maximum Sign Area:** The sign area shall not exceed one and one half (1 1/2) square foot per every, one (1) lineal foot of the building's frontage.

**Maximum Letter and Logo Height:** The letter height shall not exceed twenty-four inches (24"). The logo height, which may include signature letters that are part of a registered trademark shall not exceed thirty inches (30").

**Lines of Copy:** Maximum two (2) lines of copy.

**Maximum Length of the Sign:** The maximum length of the sign shall not exceed 75% of the tenant leasehold space.

**Sign Location:** Tenant wall signs shall be centered horizontally and vertically in the sign band area or within the wall plane defined by architectural features.

### **E.4 Center Free Standing Signage**

**Free Standing Sign Locations:** All Free Standing signs shall be located as shown on Site Plan exhibit "A".

**Free Standing Signs Inventory:** The Free Standing Sign shall consist of the following per exhibit "A".

Sign A: Existing Multi-Tenant Pylon Directory

Sign B: New Multi-Tenant Pylon Sign (Missouri Flat Road)

Sign C: New Four Tenant Monument Sign

**E.5 Address and Regulatory Signage**

- a. **Building Address Sign:** Building Address Sign shall be located on each building and shall be 12-inch (12") high dark brown aluminum numbers attached to the building.
- b. **Front Tenant Address Sign:** Tenants are allowed a Tenant address sign that may be 3 inches (3") high and made of frosted vinyl located above the tenant entry door.
- c. **Rear Tenant Address Sign:** Tenants are allowed a Tenant address sign that may be 3 inches (3") high and made of matte dark brown vinyl located outside of Tenant's exit door on the rear elevation of the tenant space.
- d. **Regulatory Signage:** All Regulatory Signage, such as "No Skateboarding", "No Loitering", Handicapped Parking Signs and "No Overnight Parking" shall comply with the City and/or County code.

**F. Temporary Signage**

- a. Banners are only permitted with issuance of City and/or County permit and Landlord approval.
- b. Temporary window signs are allowed subjects to the following conditions.
  - 1) Landlord approval in writing.
  - 2) Shall not exceed 25 percent of window area of each window; total area of all signs shall not exceed 50 square feet (50 sf.).

**G. General Insurance Information**

Notwithstanding anything that may be contained in the Lease or this Planned Sign Criteria to the contrary, all of the sign areas, allotment or allowances are subject to City and/or County code or governing agency.

Note: Notwithstanding anything contained in this Sign Criteria, Landlord has the sole discretion to make changes as deemed necessary for the benefit of the Shopping Center.

PROSPECTORS PLAZA  
GRYPHON CAPITAL LLC  
PLACERVILLE, CA



**EXISTING  
MULTI-TENANT  
FREEWAY PYLON DIRECTORY**



Exhibit "A"  
Sign A



6221 ENTERPRISE DRIVE, DIAMOND SPRINGS, CA 95619  
Phone 916.933-3765 • 530.622-1420 Fax 530.622-9367  
E-Mail design@westernsign.com Website www.westernsign.com

SALESPERSON	Todd Johnston		
ILLUSTRATION	Perry Wilson		
LOCATION	Placerville, CA		
DATE	03/16/18	07/26/19	10/21/19
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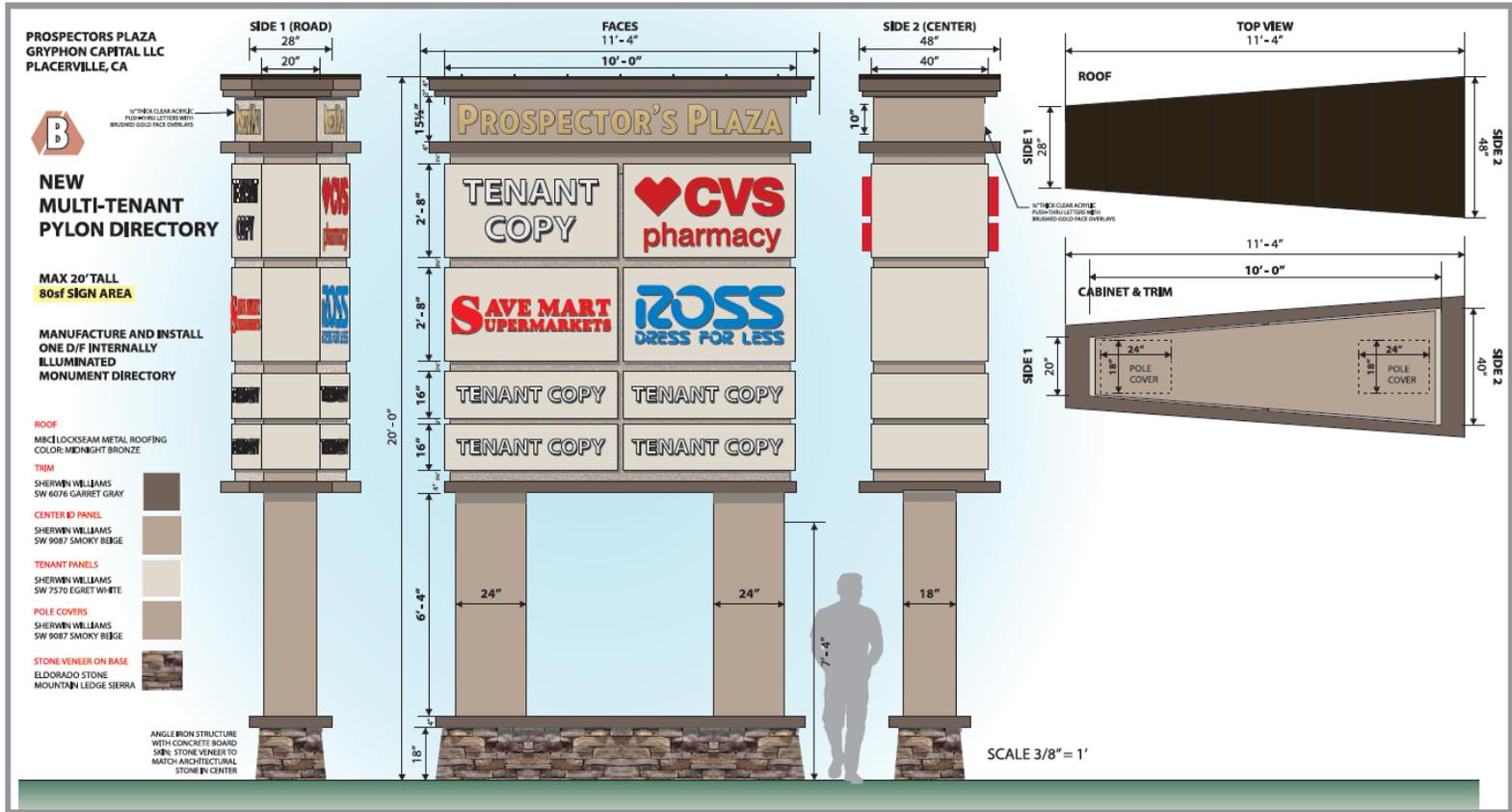
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Sign B

PROSPECTORS PLAZA  
GRYPHON CAPITAL LLC  
PLACERVILLE, CA

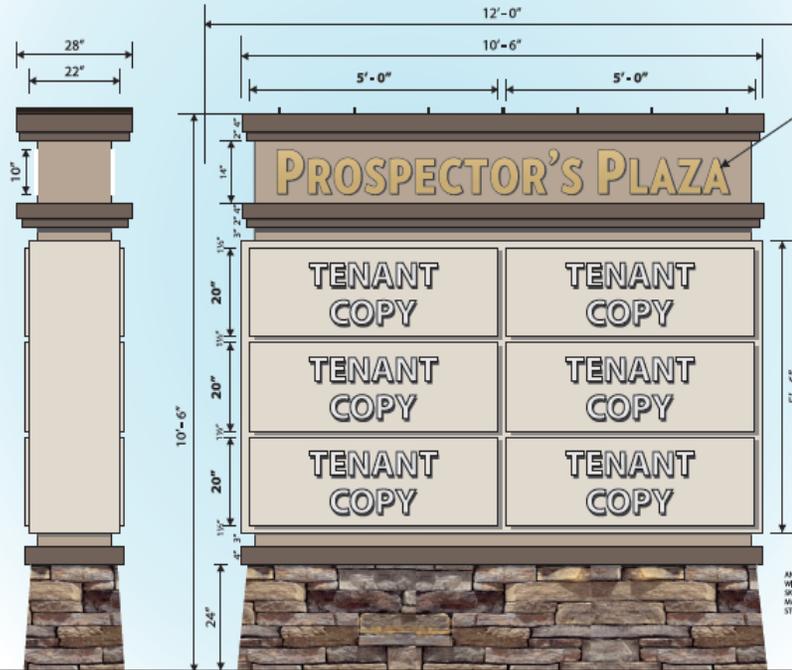


**NEW  
SIX TENANT  
MONUMENT SIGN**

MAX 12' TALL  
50sf SIGN AREA

MANUFACTURE AND INSTALL ONE D/F  
INTERNALLY ILLUMINATED MONUMENT  
DIRECTORY

SCALE 1/2" = 1'



1/2" THICK CLEAR ACRYLIC  
PUSH-THRU LETTERS WITH  
BRUSHED GOLD FACE OVERLAYS

**ROOF**  
MBC LOCKSEAM METAL ROOFING  
COLOR: MIDNIGHT BRONZE

**TRIM**  
SHERWIN WILLIAMS  
SW 6076 GARRET GRAY

**CENTER PANEL**  
SHERWIN WILLIAMS  
SW 9087 SMOKY BEIGE

**TENANT PANELS**  
SHERWIN WILLIAMS  
SW 7570 EGRET WHITE

**POLE COVERS**  
SHERWIN WILLIAMS  
SW 9087 SMOKY BEIGE

**STONE VENEER ON BASE**  
ELDORADO STONE  
MOUNTAIN LEDGE SIERRA



ANGLE IRON STRUCTURE  
WITH CONCRETE BOARD  
SIGN. STONE VENEER TO  
MATCH ARCHITECTURAL  
STONE IN CENTER

ANGLE IRON STRUCTURE  
WITH CONCRETE BOARD  
SIGN. STONE VENEER TO  
MATCH ARCHITECTURAL  
STONE IN CENTER

Sign C



6221 ENTERPRISE DRIVE, DIAMOND SPRINGS, CA 95619  
Phone 916.933-3765 • 530.622-1420 Fax 530.622-9367  
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PROSPECTORS PLAZA  
GRYPHON CAPITAL LLC  
PLACERVILLE, CA

APN # 327-290-60-100

# VICINITY MAP



Google Earth

10

Vicinity Map



6221 ENTERPRISE DRIVE, DIAMOND SPRINGS, CA 95619  
Phone 916.933-3765 • 530.622-1420 Fax 530.622-9367  
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	02/25/19	10/02/19

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

SALESPERSON SIGNOFF \_\_\_\_\_ DATE \_\_\_\_\_



Required Blade Sign  
Under Canopy Blade Signs

PROSPECTORS PLAZA  
PLACERVILLE, CA

UNDERCANOPY SIGNS

**FLAG MOUNT VERSION**

SCALE 1 1/2" = 1'

**HANGING VERSION**

SCALE 1 1/2" = 1'

**WITH 1/4" THICK F.C.O. COPY PIN MOUNTED TO WOOD**

HANGING MOUNT D/F FLAG MOUNT SIGN  
WITH 1" SQUARE TUBE BRACKET  
.125" ALUMINUM BACKPANEL IN DARK BRONZE  
**RECLAIMED WOOD OVERLAY; LARAMIE**  
F.C.O. TENANT COPY PIN MOUNTED TO WOOD  
NON-ILLUMINATED

COLORS: TBD  
TENANT GRAPHICS: TBD  
QTY: TBD

LARAMIE

**WESTERN SIGN COMPANY**  
SINCE 1959

6221 ENTERPRISE DRIVE, DIAMOND SPRINGS, CA 95619  
Phone 916.933-3765 - 530.622-1420 Fax 530.622-9367  
E-Mail design@westernsign.com Website www.westernsign.com

SALESPERSON: Todd Johnson  
ILLUSTRATION: Perry Wilson  
LOCATION: Placerville, CA  
DATE: 09/19/19  
REVISED: 12/17/19

CUSTOMER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
COLOURS AND FINISHES MAY VARY SLIGHTLY FROM FINAL MATERIALS COLOUR. APPROVAL OF THE SIGN CUSTOMER INCLUDES APPROVAL OF THE FINAL MATERIALS COLOUR AND FINISHES. THE SIGN WILL BE MANUFACTURED AND DELIVERED TO THE CUSTOMER IN ACCORDANCE WITH THE APPROVAL. APPROVAL IS SUBJECT TO THE SIGN BEING MANUFACTURED AND DELIVERED TO THE CUSTOMER IN ACCORDANCE WITH THE APPROVAL. APPROVAL IS SUBJECT TO THE SIGN BEING MANUFACTURED AND DELIVERED TO THE CUSTOMER IN ACCORDANCE WITH THE APPROVAL. APPROVAL IS SUBJECT TO THE SIGN BEING MANUFACTURED AND DELIVERED TO THE CUSTOMER IN ACCORDANCE WITH THE APPROVAL.

LANDLORD APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SALES PERSON SIGNOFF: \_\_\_\_\_ DATE: \_\_\_\_\_



- H.
- a.) All tenants are required to use Western Sign Company for blade signs.  
 Western Sign Company  
 6221 Enterprise Drive  
 Diamond Springs, CA 95619  
 916.933.3765 [design@westernsign.com](mailto:design@westernsign.com) | [www.westernsign.com](http://www.westernsign.com)