

**ELDORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: April 12, 2007

Item No.: 9.

Staff: Tom Dougherty

REZONE/PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP

FILE NUMBER: Z06-0044/PD06-0030/P06-0045/Durock Business Park

APPLICANT: Durock Road, LLC

REQUEST: Zone change from Commercial (C) to Commercial/Planned Development (C-PD);

Planned development for a 17 unit commercial condominium within two buildings and one common area parcel; and

Tentative parcel map to subdivide the 2.97-acre parcel into 17 parcels ranging in size from 810 to 4,058 square feet and one common area parcel of 96,067.53 square-feet.

LOCATION: South side of Durock Road, approximately 0.25 mile west of the intersection with South Shingle Road, in the Shingle Springs area, Supervisorial District 2. (Exhibit A)

APN: 109-040-68

ACREAGE: 2.97 acres

GENERAL PLAN: Commercial (C) (Exhibit B)

ZONING: Commercial (C) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15301 (a) of the CEQA Guidelines.

SUMMARY RECOMMENDATION: Recommend conditional approval

BACKGROUND: The subject parcel was created by Parcel Map 38-114 which was recorded April 15, 1988.

Permit History: Building permit 173496 was issued October 20, 2006, for Building A which is 15,823.75 square feet and was permitted as a shell with combined office/warehouse uses proposed. Building permit 173498 was also issued on October 20, 2006, for Building B which is 16,413.00 square feet for warehouse uses. The construction for both buildings and all support infrastructures is in progress. The proposal for the subject discretionary applications came in on November 22, 2006, and was deemed complete on January 16, 2007.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit request and issues for Planning Commission consideration are provided in the following analysis:

Project Description

The applicant is requesting a zone change from Commercial (C) to Commercial-Planned Development (C-PD) and a planned development with zero foot setbacks for a 17-unit commercial condominium within two buildings and one common area parcel. Those 17 parcels are proposed to be located within two separate buildings. The commercial parcel map is proposed to subdivide the 2.97-acre parcel into 17 parcels ranging in size from 810 to 4,058 square feet along with one 96,067.53 square-foot parcel to be used as a common area for the 17 parcels.

The development plan would allow the two buildings to be split into 17 parcels that create 17 separate condominium units. The buildings are proposed to provide offices for various professions. Proposed are tilt-up concrete buildings surrounded by landscaping to end with a project that fits well into the surrounding built environment without generating excessive noise, air and ground pollutants, or create public hazards. The eighteenth parcel includes the parking, driveways, landscaping areas, and two electrical utility rooms which will be shared with a common maintenance agreement between each parcel owner.

The following table provides the building suite and proposed parcel details:

Lot Number (Suite)	Area in sq. ft.
Lot 1 (101)	3,108.75
Lot 2 (102)	3,753.00
Lot 3 (103)	3,832.12
Lot 4 (104)	4,057.88
Lot 5 (105)	810.00
Lot 6 (106)	1,402.00
Lot 7 (201)	1,413.75
Lot 8 (202)	1,500.00
Lot 9 (203)	1,500.00
Lot 10 (204)	1,500.00

Lot Number (Suite)	Area in sq. ft.
Lot 11 (205)	1,500.00
Lot 12 (206)	1,500.00
Lot 13 (207)	1,500.00
Lot 14 (208)	1,500.00
Lot 15 (209)	1,500.00
Lot 16 (210)	1,500.00
Lot 17 (211)	1,500.00
Lot A, total square feet. :	96,067.53
Parking and driveway:	58,545.17
Electric Rooms (2):	195.00
Walkways, landscaping & misc.:	37,327.36

Site Description: The project site has been previously graded flat, and at the time of the subject application the only native vegetation affecting the parcel are a few interior live oaks (*Quercus wislizenii*) along the southern parcel boundary, elevated up 10 to 15 feet above the rough grade of the development, and a few on the west boundary, that overhang from neighboring parcels. Construction of the buildings and supporting infrastructure are in progress and were approved through the ministerial process prior to the submittal of the subject applications.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	C	C	Construction of two buildings in progress.
North	C	C	Commercial
South	R1A	HDR	Single-family residence
East	R1A/C	HDR/C	Single-family residence in south half/commercial development in north half
West	R1A/C	HDR/C	Single-family residence south half/commercial development in north half

Discussion: The project is located in the Shingle Springs Community Region but is not in a Design Control District. Development of the Durock Business Park and the currently proposed office and retail uses was found to be consistent and compatible with the surrounding commercial land uses that exist on three of the sides of the parcel. The noise from mechanical equipment and lighting affects to the residences to the south were analyzed during the approval of the building permits and were determined to be less than significant.

General Plan: The General Plan designates the subject site as Commercial. General Plan Policy 2.2.1.2 states the purpose of the Commercial land use designation is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The applicant proposes retail and office uses that would meet the intent of this policy. Additionally, the following General Plan policies also apply to this project:

Policy 2.2.1.5: Table 2-3 establishes a maximum Floor Area Ratio (FAR) of 25 percent. The subject parcel is 129,373 square feet in area, and the total square feet of the building footprints is 32,236.75 square feet with the elimination of the 1,140 square-foot entrance on the east side of Suites 103 and 104 by Permit 173496. This equates to a FAR of 24.9 percent. As proposed, the project complies with the 0.25 floor/area ratio allowed by General Plan Policy 2.2.1.5.

Policy 2.2.3.1 states that the Planned Development (-PD) Combining Zone District allows commercial uses consistent with the density specified by the underlying zoning district with which it is combined. The Districts are intended to be placed in areas, and on projects, furthering uses and/or design that provide a public or common benefit, both on- and off-site, by clustering intensive land uses to minimize environmental impacts. The subject parcel is adjacent to parcels on three sides that have been previously developed in a retail/office like setting. The proposed project will mirror the adjacent projects in its like design and similar setting. There are residences to the south within the One-acre Residential (R1A) Zone District that was established by the Shingle Springs Area Plan in October of 1977. The residential parcels adjoining the subject parcel are over one acre in size and are buffered somewhat by the forthcoming landscaping that was approved by the building permit as well as by the average 25-foot building setbacks and their existing individual building setbacks. There would be no conflict with this policy.

Policy 2.8.1.1 directs that nighttime light and glare from parking area lighting, signage, and buildings needs to be reduced while combined with related design features, namely directional shielding for parking lot and outside building lighting, that could reduce effects from nighttime lighting. A complete site photometric plan for the parking lot showing only sconce lighting on the buildings has been provided along with light fixture details and was approved during the building permit stage. The project will be conditioned such that all outdoor lighting will be required to conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. All lights will be shielded and downward directed so light does not spill over onto adjacent parcels. Planning Services recommends that the project be conditioned to limit nighttime lighting impacts by motion sensors and limiting the usage of lights shining after business closure.

Policy TC-Xf requires projects that "worsen" traffic levels of service on the County road system must either construct the improvements to lessen the impact or ensure that adequate funding exists to assure the improvements are completed.

Pursuant to a memo dated January 4, 2007, from Department of Transportation staff, "there are no impacts associated with this subdivision on this permitted project."

Policy 5.1.2.1 requires that there be adequate public utilities and services including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire and police protection, and ambulance service exist or are available to the subject discretionary project. Staff has relied on information from the purveyors of said services and has determined that adequate utilities and services are available. EID staff has

confirmed that the current Facility Improvement Letter (FIL 0106-0005) dated January 27, 2006, is adequate in their opinion in its evaluation of water and sewer services available. It would be up to the applicant to get separate meters later, but the whole project is would currently be under one bill. The two building permits were reviewed and approved as conditioned prior to final occupancy by the El Dorado County Fire Protection District and the El Dorado County Fire Protection District.

General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2 require that the final landscape plan shall meet the intent of the General Plan policies for inclusion of native El Dorado County plants indigenous to the project vicinity and drought resistant plants. The landscape plan for the project was reviewed and approved for compliance to the above mentioned policies by Planning Services staff for the previous building permits. That review is for the bare minimum requirements and a review for a planned development request requires more scrutiny to include that the planned development request is so designed to provide a desirable environment within its own boundaries and that the proposed uses do not significantly detract from the natural land and scenic values of the site.

Staff discussed the potential for better screening between the development and the residential parcels, and the applicant decided to revise the landscape plan to add shrubs and tree species to add more screening and make the plan more drought resistant. That final landscape plan will be reviewed and approved by Planning Services staff prior to installation.

Policies 9.1.2.4 and 9.1.2.8 direct that discretionary projects be evaluated with regard to their ability to implement, integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use. There is a Class 2 bike lane proposed for Durock Road as shown on the attached Exhibits B-C. Staff recommends that the project be conditioned to require that a minimum of two bicycle spaces/racks be provided within the already approved motorcycle/bicycle parking area or at a location or locations chosen by the applicant and approved by Planning Services to achieve consistency with these policies.

The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The subject site is zoned Commercial (C). The purpose of the Commercial Zone District is to provide areas for office, retail, eating and drinking establishments and various other uses pursuant to Section 17.32.020 of the zoning code. Pursuant to Section 17.32.040, the minimum lot area is 5,000 square feet but not less than 1,000 square feet for each dwelling or rental unit located on the first and second story; and 750 square feet for each dwelling or rental unit located on the third story. The proposed application includes a planned development and parcel map request for condominium units separated into individual parcels. Approval of this project would not change the underlying uses permitted in this zone. It would create parcels less than the size normally allowed in the Commercial Zone District.

Planned Development Permit Request: The project submittal of a development plan normally includes review of the site plan, building elevations, access, signage, landscaping, and other issues which may impact the neighborhood. In this case the building designs, layout, parking, circulation, landscaping, and lighting have been previously approved with building permits. This planned development would allow the creation of 17 parcels (lots) which would split the two buildings into condominiums under separate ownership. The condominiums would not have the normal required setbacks of ten feet in the front and five feet on the sides and rear, because they would share walls within an existing building. Approval of the request would create one parcel less than the minimum 1,000 square feet development standard, Lot 5, Suite 105, which is proposed to be 810 square feet.

Planned development is defined in the Zoning Ordinance, Section 17.02.030, to an area to be developed as a single entity, the plan for which may not correspond in lot size, land use, density, lot coverage, and required open space to the regulations established in any one district created under the provisions of the County Zoning Ordinance. Planned developments are defined in Section 17.02.030 as being a method that potentially allows the use of modern planning and development techniques, effect more efficient utilization of land and to allow flexibility of development, and potentially aid in the reduction of development costs, as well as provide for a combination of different land uses which compliment each other but which may not in all aspects conform to the existing zoning regulations. The planned development combined district is also intended to be used to regulate condominium conversions as well as condominium projects. Staff has found that the parcel proposed to be of lesser size that what is normally allowed in the Commercial Zone District and the reduced setbacks could be approved and meet the intent of the planned development combined zone district.

Building Designs

The design of the buildings was approved as shown in Exhibit G.

Signage

The signage for the development must comply with Chapter 17.32.020 (D) and Chapter 17.16 of the El Dorado County Zoning Ordinance and shall be provided to, and then approved by the Planning Director or designee prior to issuance of a building permit for each tenant improvement.

Section 10.4 of the proposed "Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Durock Road Business Owner's Association" requires Association Board approval except for 18 inches x 24 inches maximum sized signs used during construction and sales periods. It states that all other signs shall conform to the regulations of all applicable governmental ordinances and the sign program that the applicant submitted containing seven pages, each dated February 20, 2007, received by Planning Services March 1, 2007, shown in Exhibits I1 to I7.

Landscaping

The original landscape plan, irrigation plan, shade and water conservation calculations were approved by Planning Services staff for Building Permits 173496 and 173498. For reference, they are included as Exhibits H1-H3. The discussion of the revisions to be made to that landscape plan is above in the General Plan section.

Lighting

A complete site photometric plan for the parking lot was provided to Permit Center staff which shows the proposed wall sconce lights meet the intent of §17.14.170 of the County Code. All lights will be shielded and downward-directed so light does not spill over onto adjacent parcels. Staff had approved the lighting plan for the said building permits. No pole lights were noted on those plans.

Project Access, Parking and Loading

Access to the proposed project would be from one encroachment onto Durock Road. No public roadway extensions would be required to accommodate the proposed project. A joint access and parking agreement is to be provided to ensure on-going access and maintenance of the parking to all property owners within the Durock Business Park.

The approved building permits included 140 total parking spaces, five of them being handicap accessible. The applicant has noted and reserved one additional space for motorcycle parking and two areas for bicycle parking. The submitted site plan for the two buildings was reviewed and approved by Planning Services Permit Center staff to verify compliance with Section 17.18.060 of the County Code. The incorporation of bicycle racks is recommended by Planning staff to be included in the conditions of approval for the subject requests.

Any future uses will be evaluated during the tenant improvement/building permit process prior to issuance of a building permit to ensure that parking will be available for each use. They will further be analyzed, and a tally will be kept by Planning Services Permit Center staff to be sure the initial proposed uses of office and warehouse combinations were not subjected to a change that requires more parking than what was permitted under permit numbers 173496 and 173498. Should, at any time, the subsequent tenant improvements be for uses that create the need for more parking than what has been approved, that tenant improvement use that causes the need for additional parking would not be approved by Planning Services staff.

Staff finds that the necessary findings can be made to support the parcel map request. The details of those findings are contained in Attachment 2. The El Dorado County Surveyor has reviewed the parcel map request and has recommended conditions to the project development. These requirements have been incorporated in Attachment 1, Conditions 10 through 11.

ENVIRONMENTAL REVIEW

This project has been found to be Categorical Exempt pursuant to Section 15301 (K) of the CEQA Guidelines. This exemption applies to the division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt and the project involves negligible or no expansion of an existing use.

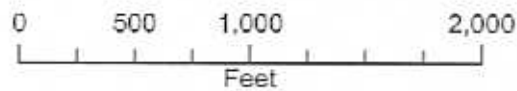
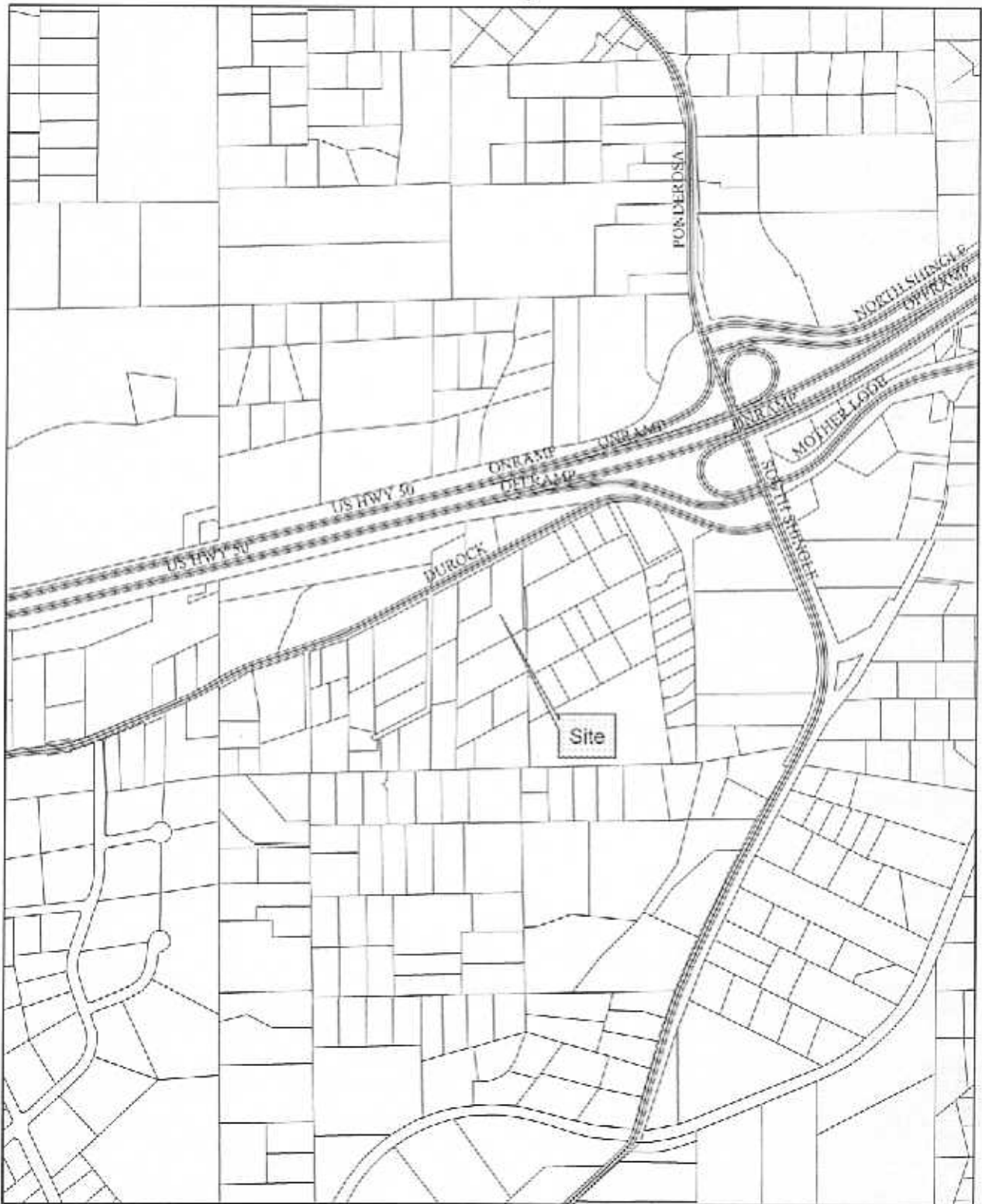
RECOMMENDATION: Recommend approval

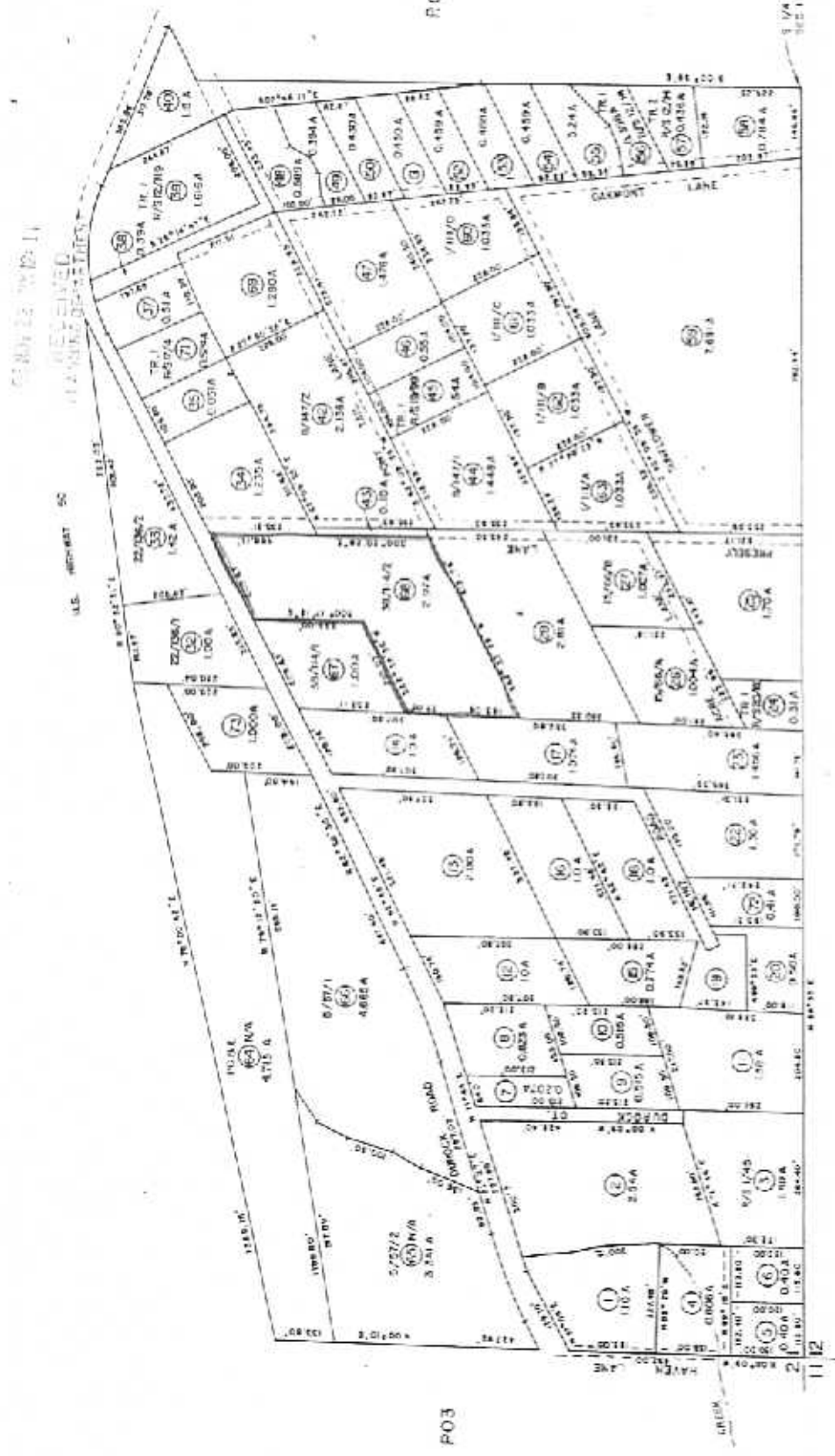
SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A	Vicinity Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibits E	Parcel Map 38/114/2 Recorded April 15, 1988
Exhibit F.....	Tentative Parcel Map labeled Sheet 1 of 1, dated November 17, 2006December 2005
Exhibit G1	Building Elevation Sheet 8, dated August 21, 2006
Exhibit G2	Color Schedule Building A, received February 6, 2007
Exhibit G3	Color Schedule Building B, received Feb. 6, 2007
Exhibit H1 – H3	Landscape Plan, Sheets L1 – L3, May 15, 2005
Exhibit H4 – H6	Revised Landscape Plan and elevations
Exhibit I1 to I7	Sign Program, each dated February 20, 2007, received by Planning Services March 1, 2007
Exhibit J1.....	Site visit photo from December 1, 2006
Exhibits J2 to J5	Site visit photos from January 8, 2007
Exhibits K1 – K2.....	Two aerial photos

Vicinity





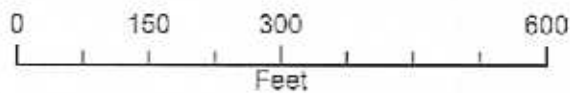
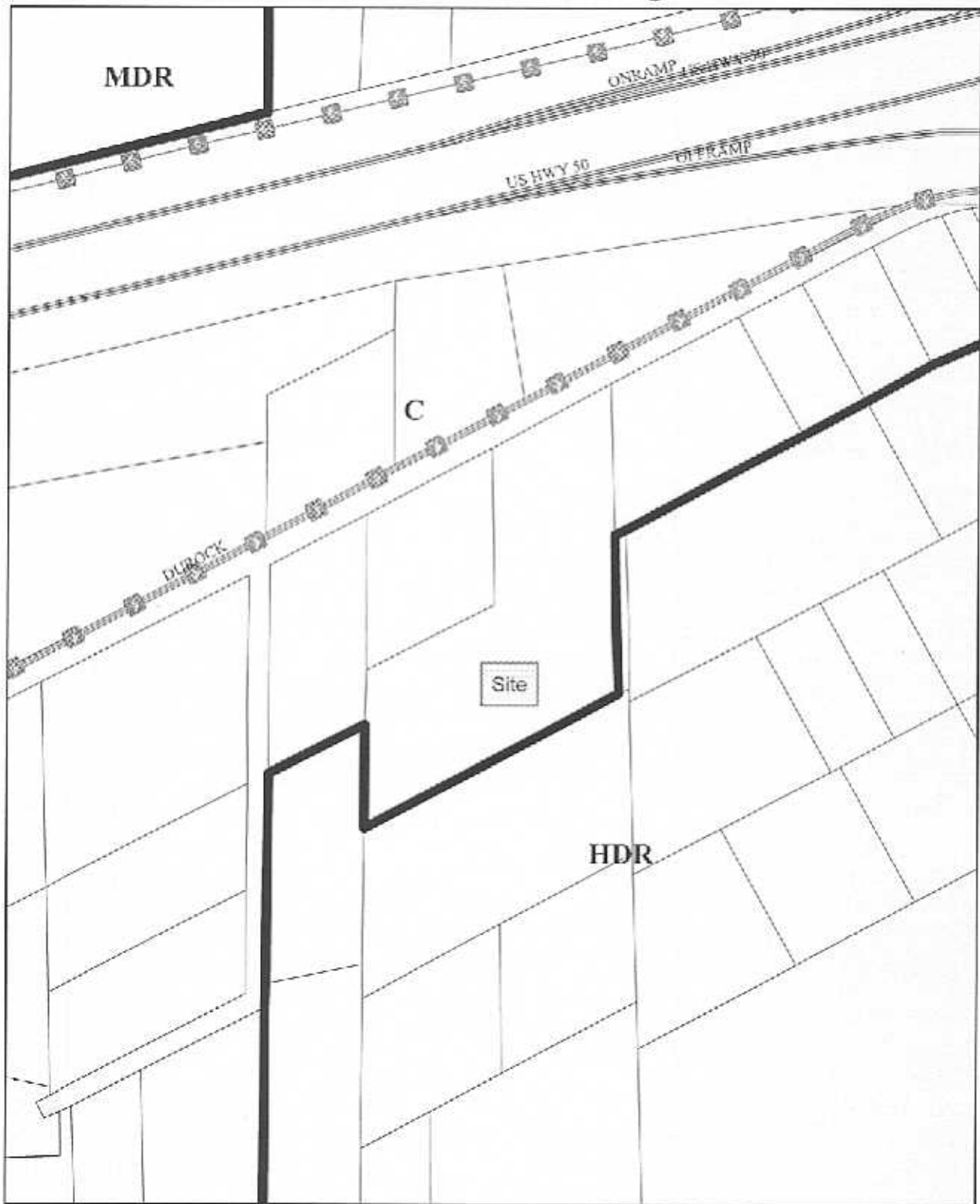
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 County of El Dorado, California
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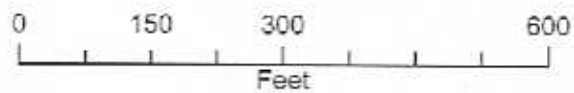
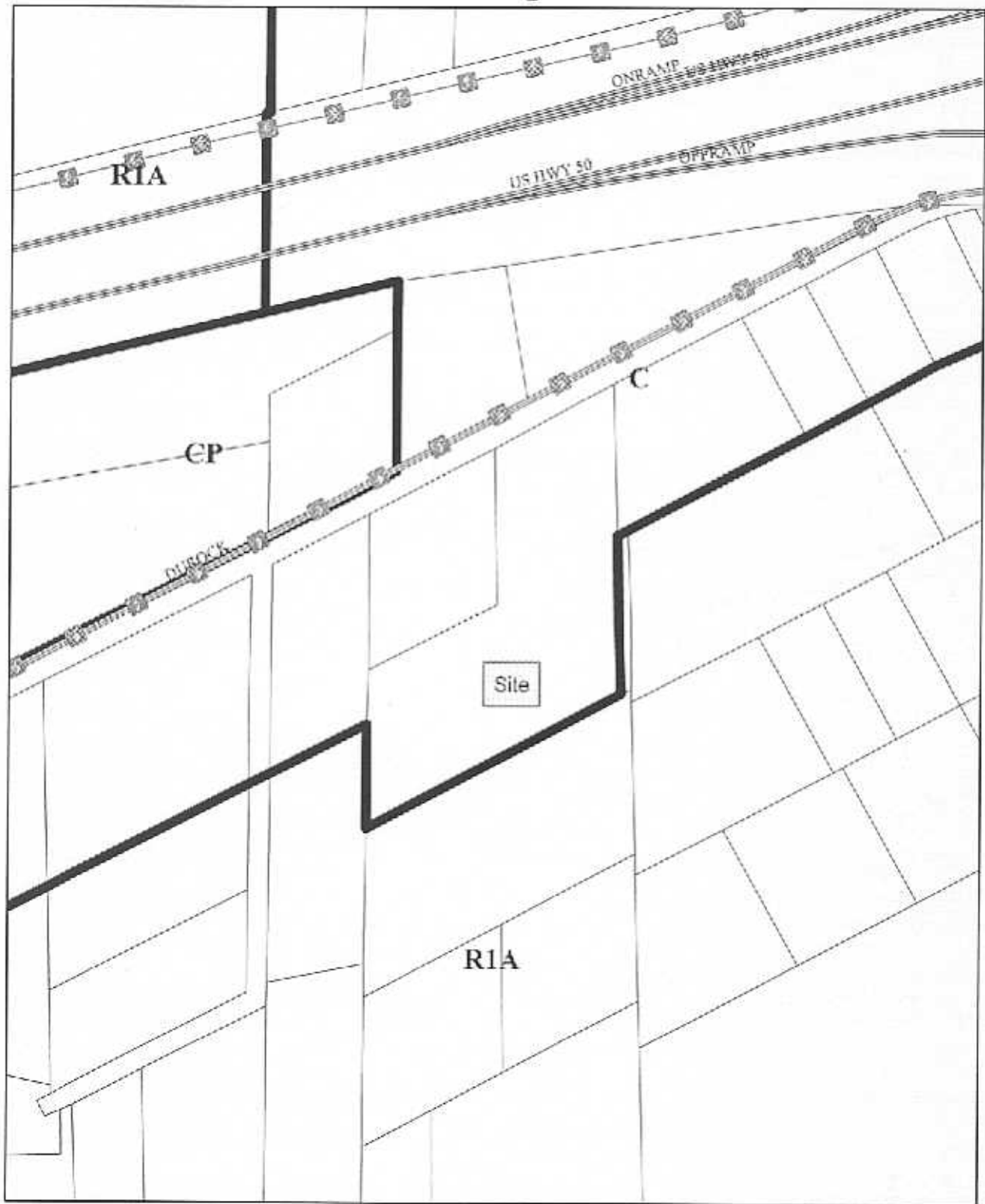
Exhibit B

General Plan Land Use Designation



 Proposed Bike Plan

Zoning



■ — Proposed Bike Plan

Land Use Summary

Lot Number	Area in sq. ft.
Lot 1 (Area 151)	108.75
Lot 2 (Area 152)	25.00
Lot 3 (Area 153)	242.17
Lot 4 (Area 154)	90.38
Lot 5 (Area 155)	312.00
Lot 6 (Area 156)	141.33
Lot 7 (Area 157)	135.00
Lot 8 (Area 158)	135.00
Lot 9 (Area 159)	135.00
Lot 10 (Area 160)	135.00
Lot 11 (Area 161)	135.00
Lot 12 (Area 162)	135.00
Lot 13 (Area 163)	135.00
Lot 14 (Area 164)	135.00
Lot 15 (Area 165)	135.00
Lot 16 (Area 166)	135.00
Lot 17 (Area 167)	135.00
Lot 18 (Area 168)	135.00
Lot 19 (Area 169)	135.00
Lot 20 (Area 170)	135.00
Lot 21 (Area 171)	135.00
Lot 22 (Area 172)	135.00
Lot 23 (Area 173)	135.00
Lot 24 (Area 174)	135.00
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Lot 26 (Area 176)	135.00
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Lot 28 (Area 178)	135.00
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Lot 31 (Area 181)	135.00
Lot 32 (Area 182)	135.00
Lot 33 (Area 183)	135.00
Lot 34 (Area 184)	135.00
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Lot 36 (Area 186)	135.00
Lot 37 (Area 187)	135.00
Lot 38 (Area 188)	135.00
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Lot 44 (Area 194)	135.00
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Lot 94 (Area 244)	135.00
Lot 95 (Area 245)	135.00
Lot 96 (Area 246)	135.00
Lot 97 (Area 247)	135.00
Lot 98 (Area 248)	135.00
Lot 99 (Area 249)	135.00
Lot 100 (Area 250)	135.00

Lot Details

Lot No.	Area (sq. ft.)	Area (Acres)	Area (Sq. Ft.)	Area (Acres)
1	108.75	0.00246	108.75	0.00246
2	25.00	0.00058	25.00	0.00058
3	242.17	0.00555	242.17	0.00555
4	90.38	0.00208	90.38	0.00208
5	312.00	0.00717	312.00	0.00717
6	141.33	0.00323	141.33	0.00323
7	135.00	0.00309	135.00	0.00309
8	135.00	0.00309	135.00	0.00309
9	135.00	0.00309	135.00	0.00309
10	135.00	0.00309	135.00	0.00309
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44	135.00	0.00309	135.00	0.00309
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66	135.00	0.00309	135.00	0.00309
67	135.00	0.00309	135.00	0.00309
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69	135.00	0.00309	135.00	0.00309
70	135.00	0.00309	135.00	0.00309
71	135.00	0.00309	135.00	0.00309
72	135.00	0.00309	135.00	0.00309
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79	135.00	0.00309	135.00	0.00309
80	135.00	0.00309	135.00	0.00309
81	135.00	0.00309	135.00	0.00309
82	135.00	0.00309	135.00	0.00309
83	135.00	0.00309	135.00	0.00309
84	135.00	0.00309	135.00	0.00309
85	135.00	0.00309	135.00	0.00309
86	135.00	0.00309	135.00	0.00309
87	135.00	0.00309	135.00	0.00309
88	135.00	0.00309	135.00	0.00309
89	135.00	0.00309	135.00	0.00309
90	135.00	0.00309	135.00	0.00309
91	135.00	0.00309	135.00	0.00309
92	135.00	0.00309	135.00	0.00309
93	135.00	0.00309	135.00	0.00309
94	135.00	0.00309	135.00	0.00309
95	135.00	0.00309	135.00	0.00309
96	135.00	0.00309	135.00	0.00309
97	135.00	0.00309	135.00	0.00309
98	135.00	0.00309	135.00	0.00309
99	135.00	0.00309	135.00	0.00309
100	135.00	0.00309	135.00	0.00309

Proposed Tentative Map for APN 109-040-08

A. Owner of Record: Dureck Road L.P.C., c/o Setho Olivo, 4311 Bancroft Road, Cupertino, CA 95014, (415) 977-7434

B. Name of Applicant: Patterson Development, 6610 Meridian Way, Diamond Springs, CA 95610, (916) 231-2000

C. Map Prepared by: Setho Olivo, Patterson Development, 6610 Meridian Way, Diamond Springs, CA 95610, (916) 231-2000

D. Scale: 1" = 30'

E. Contour Interval: 2 feet

F. Source of Topography: Build Survey

G. Section, Township and Range: Par. 06 Sec. 1, T. 37N., R. 06E., M. 04M

H. Assessment Parcel Number: 109-040-08

I. Present Zoning: C - Commercial

J. Total Area: 3.97 Acres

K. Lots, Number of Parcels: 100

L. Maximum Parcel Area: 0.019 ac (810.00 sq. ft.)

M. Water Supply: El Dorado Longline District

N. Sewer Disposal: El Dorado Longline District

O. Fire Protection District: El Dorado County Fire Protection District

P. Date of Preparation: Nov. 17, 2008

Q. Zoning Administrator: Approved/Tentative Date: Board of Supervisors: Approved/Official Date:

APPROVED: _____ DATE: _____

APPROVED: _____ DATE: _____

APPROVED: _____ DATE: _____

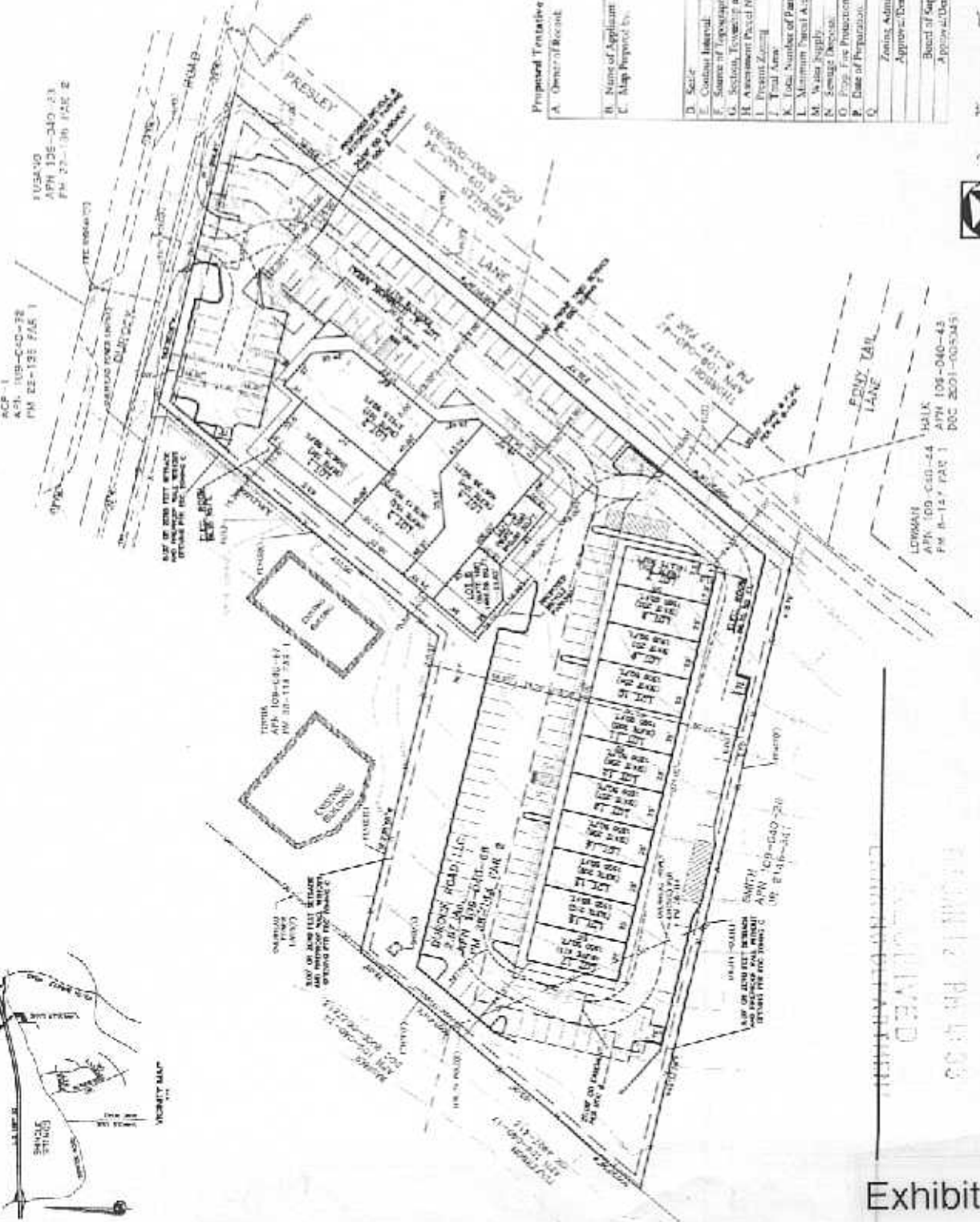







Exhibit F

COLOR SCHEDULE

07113-6 PH12-50

RECEIVED
PLANNING DEPARTMENT

-  ICI 431 ANITQUE BISQUE OR ICI 566 EGGNOG OR EQ.
-  ICI 264 DEEP RUSSET OR EQ.
-  ICI 373 GINGER ROOT OR ICI 424 CORSICAN TREASURE (CONSULT OWNER) OR EQ.
-  ICI 204 CHESTNUT OR EQ.
-  ICI 208 RUSTIC ADOBE OR EQ.

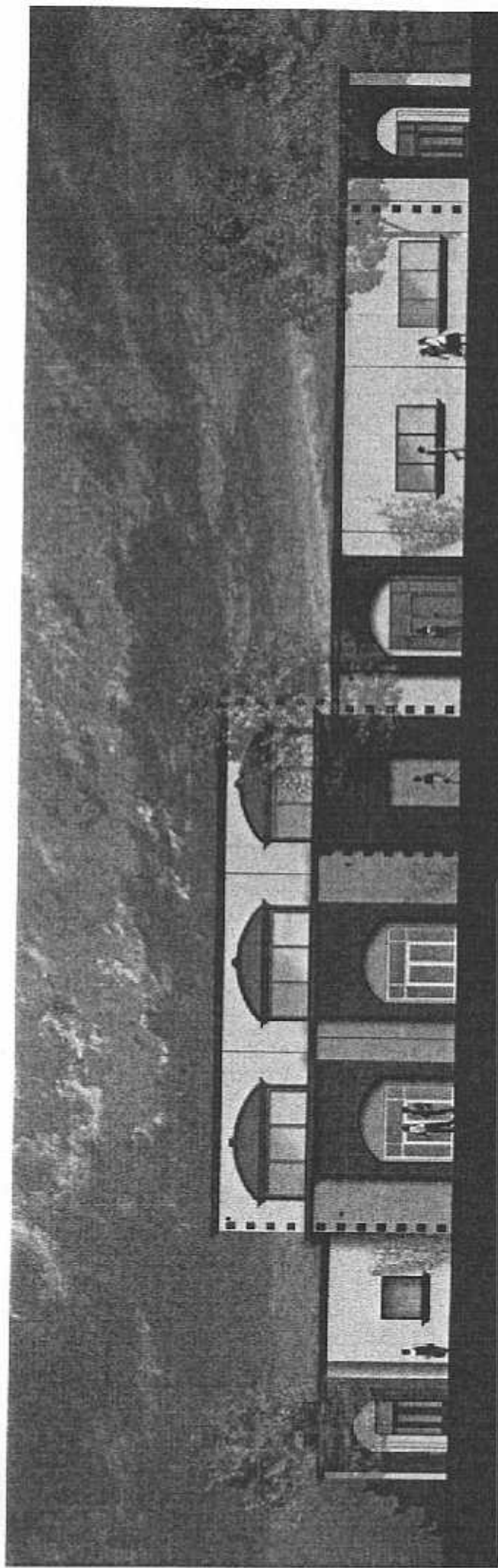








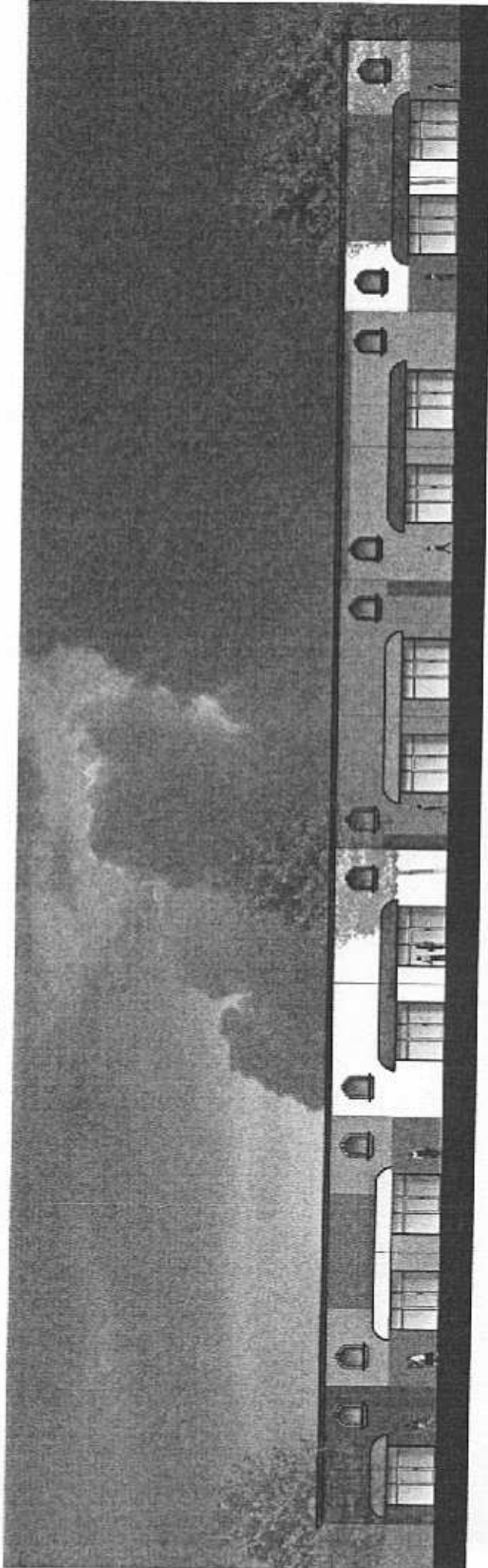
Exhibit G2

COLOR SCHEDULE

-  ICI 264 DEEP RUSSET OR EQ.
-  ICI 566 EGG NOGOR EQ.
-  ICI 908 HEDGEROW OR EQ.
-  ICI 431 ANTIQUE BISUEOR EQ.
-  ICI 208 RUSTIC ADOBE OR EQ.
-  ICI 373 GINGER ROOT OR EQ.

CANOPY COLORS MATCH ICI COLORS OR EQUIVALENT

07 FEB -6 PM 12:54
RECEIVED
PLANNING DEPARTMENT



DATE	10/10/88
BY	...
FOR	...
SCALE	...

OWNER
LANDSCAPE
DATE
SCALE

NO.	DATE	DESCRIPTION
1	10/10/88	...
2
3
4
5
6
7
8
9
10

REVISIONS LIST

NO.	DATE	DESCRIPTION
1	10/10/88	...
2
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4
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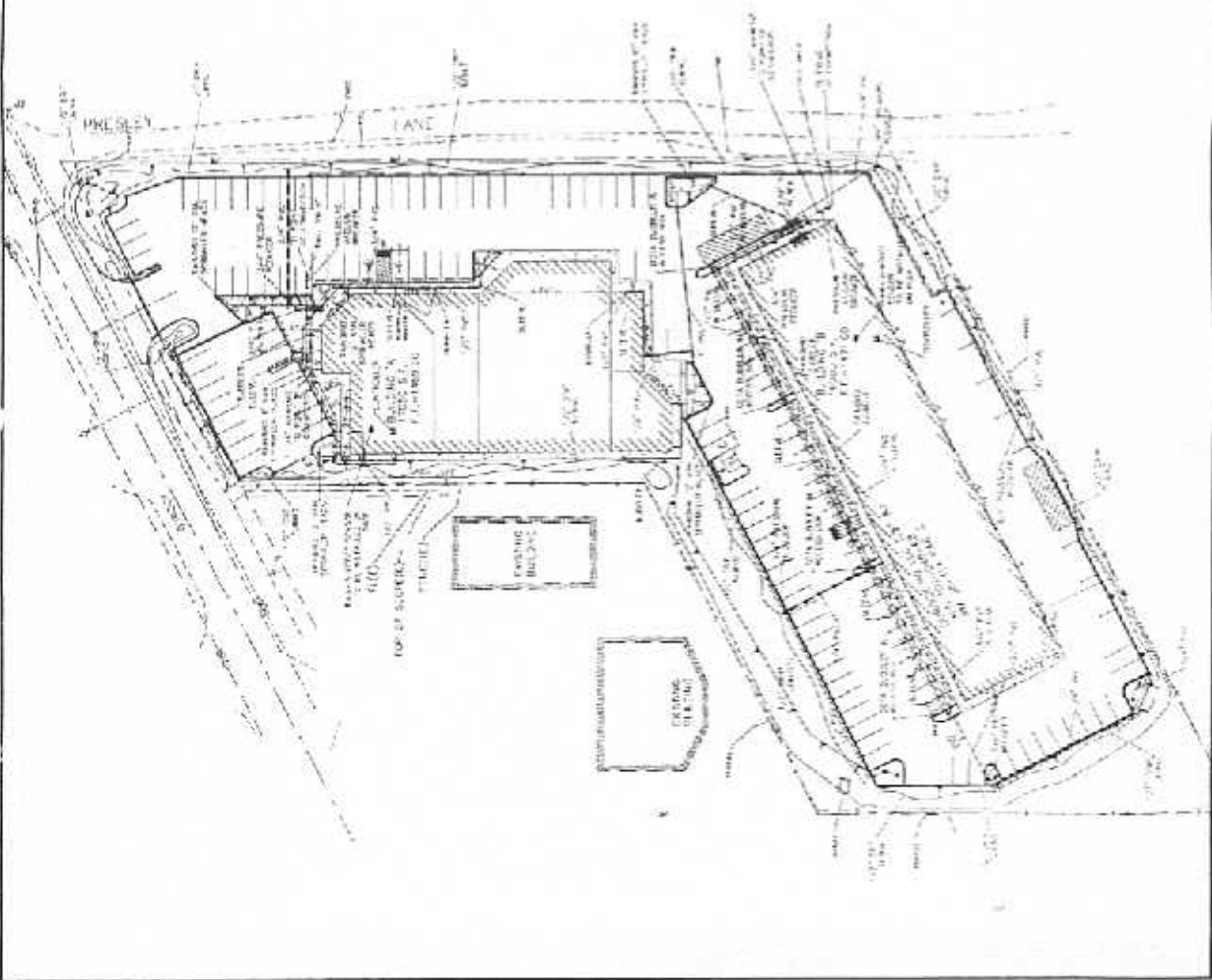


Exhibit H2

NO.	DATE	DESCRIPTION

OWNER
 CITY OF CHICAGO
 DEPARTMENT OF PUBLIC WORKS
 120 N. LAUREL ST. 4TH FL.
 CHICAGO, ILL. 60602

DESIGNER
 JACOBS ENGINEERING GROUP, INC.
 1000 N. LAUREL ST. 4TH FL.
 CHICAGO, ILL. 60602

DATE: 11/18/18

PROJECT: OLIVO
CONTRACT NO.: 17-00-00-00-00
CONTRACT DATE: 11/18/18

TABLE 1 - MATERIALS LIST

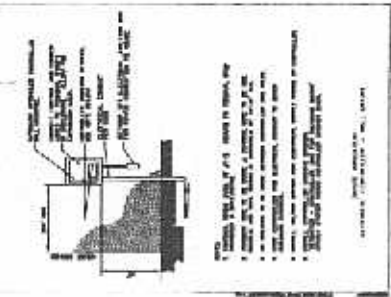
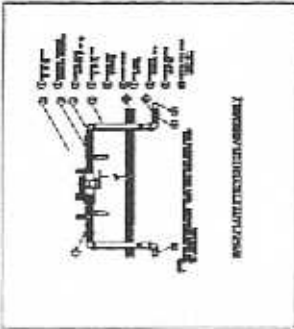
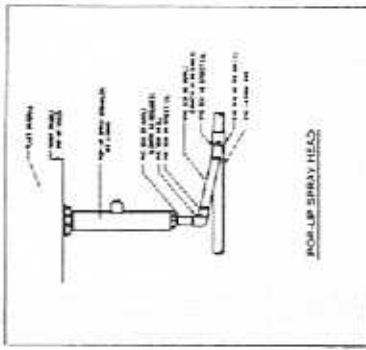
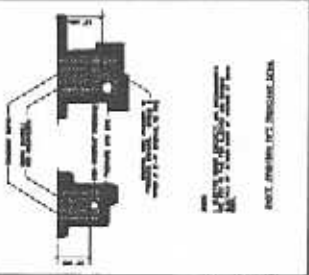
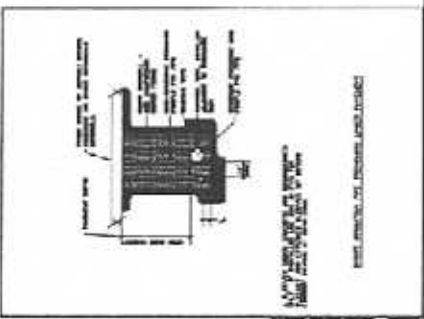
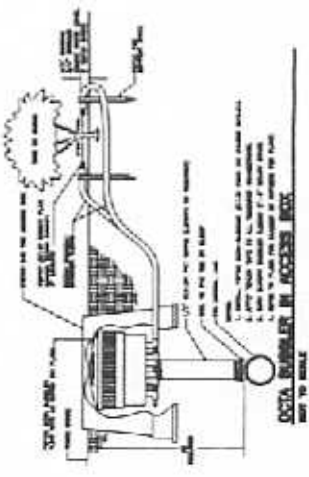
ITEM NO. | DESCRIPTION | QUANTITY | UNIT | TOTAL

1	CONCRETE	100	CY	100
2	STEEL	100	LB	100
3	PIPE	100	FT	100
4	VALVE	1	EA	1
5	FLANGE	2	EA	2
6	BOLT	100	EA	100
7	NUT	100	EA	100
8	WASHER	100	EA	100
9	BRACKET	100	EA	100
10	ANCHOR BOLT	100	EA	100
11	CONCRETE	100	CY	100
12	STEEL	100	LB	100
13	PIPE	100	FT	100
14	VALVE	1	EA	1
15	FLANGE	2	EA	2
16	BOLT	100	EA	100
17	NUT	100	EA	100
18	WASHER	100	EA	100
19	BRACKET	100	EA	100
20	ANCHOR BOLT	100	EA	100

TABLE 2 - CONCRETE QUANTITIES

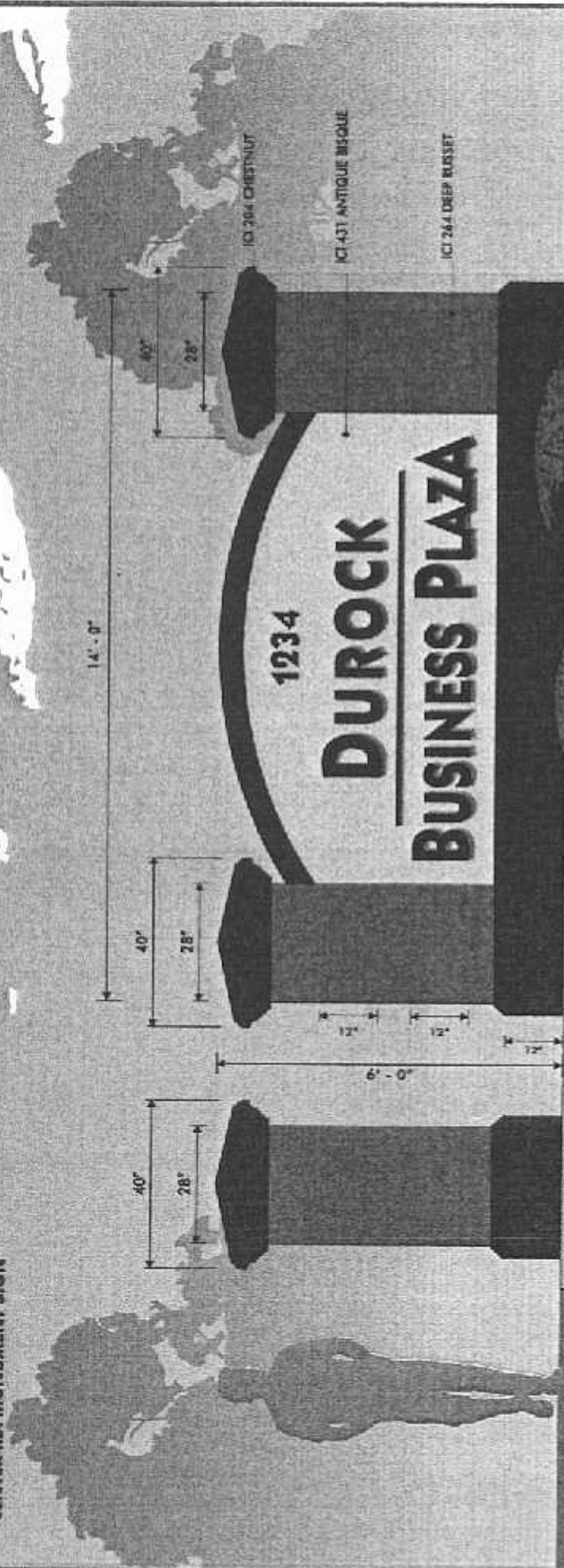
ITEM NO. | DESCRIPTION | QUANTITY | UNIT | TOTAL

1	CONCRETE	100	CY	100
2	STEEL	100	LB	100
3	PIPE	100	FT	100
4	VALVE	1	EA	1
5	FLANGE	2	EA	2
6	BOLT	100	EA	100
7	NUT	100	EA	100
8	WASHER	100	EA	100
9	BRACKET	100	EA	100
10	ANCHOR BOLT	100	EA	100
11	CONCRETE	100	CY	100
12	STEEL	100	LB	100
13	PIPE	100	FT	100
14	VALVE	1	EA	1
15	FLANGE	2	EA	2
16	BOLT	100	EA	100
17	NUT	100	EA	100
18	WASHER	100	EA	100
19	BRACKET	100	EA	100
20	ANCHOR BOLT	100	EA	100



DUROCK BUSINESS PLAZA
SHINGLE SPRINGS, CA

CENTER I.D. MONUMENT SIGN



ONE NON-ILLUMINATED CENTER I.D. MONUMENT SIGN

RECEIVED
PLANNING DEPARTMENT
07 MAR - 1 PM 5:08

EXHIBIT 11



6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 835-3768 - 800 825-1450 - Fax 916 832-6567

THIS IS AN ORIGINAL. UNLESS DRAWING CHANGED BY WESTERN SIGN CO., INC. IT IS SUBMITTED FOR YOUR APPROVAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT EXPRESSED WRITTEN PERMISSION OF WESTERN SIGN CO., INC.

SUBMISSION
DATE RECEIVED
LOCATION
PROJECT

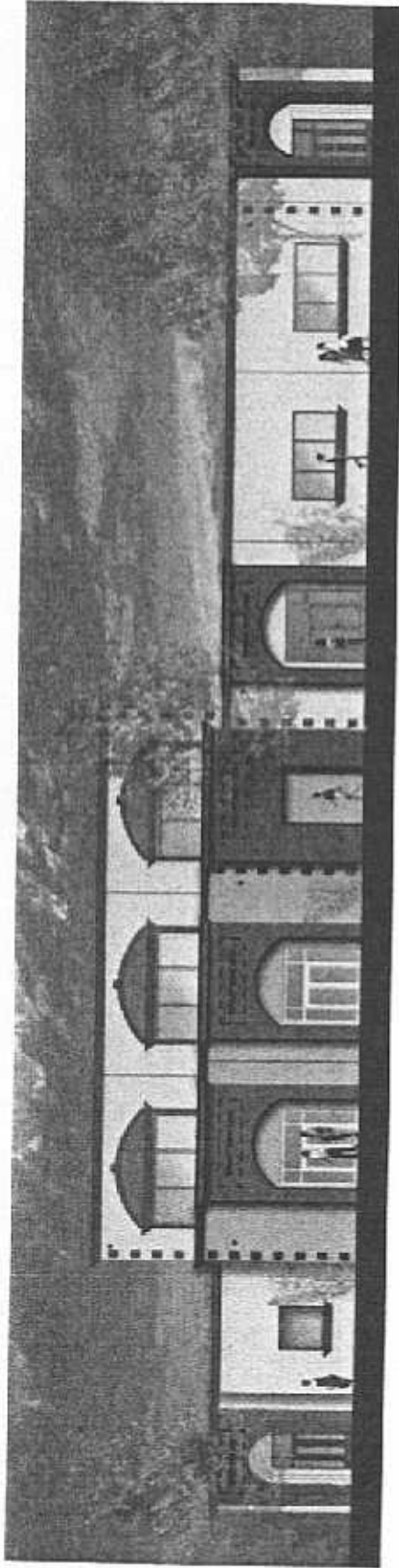
CUSTOMER APPROVAL _____ DATE _____
LANDING APPROVAL _____ DATE _____
COLORS ON THIS DRAWING MAY VARY SLIGHTLY FROM FINAL MATERIALS COLORS. APPROVAL OF THIS DRAWING INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DESCRIBED IN THE WRITTEN COLOR LETTER DISCUSSION ON THIS ILLUSTRATION HAVE PRECEDENCE OVER COLORED DIMENSIONS.
SUBMISSION SIGNOFF _____ DATE _____



DUROCK BUSINESS PLAZA
SHINGLE SPRINGS, CA

BUILDING A - EAST ELEVATION

ALLOWABLE SIGN AREAS



ALL TENANTS TO HAVE EITHER

A) INDIVIDUAL ILLUMINATED CHANNEL LETTERS ON EXPOSED RACEWAY, 36" HIGH x 12' LONG MAXIMUM AREA EXPOSED ALUMINUM RACEWAY PAINTED TO MATCH BUILDING INDIVIDUAL NEON OR LED ILLUMINATED CHANNEL LETTERS BUILT TO TENANT SPECIFICATIONS; ALL LETTERS TO HAVE 5" RETURN'S PAINTED BLACK

OR

B) INDIVIDUAL NON-ILLUMINATED ILLUMINATED E.C.O. LETTERS ON MOUNTING BAIL MOUNTING BAIL PAINTED TO MATCH BUILDING INDIVIDUAL LETTERS ROUTED TO TENANT SPECIFICATIONS



WESTERN SIGN COMPANY, INC.

6221 Enterprise Drive Diamond Springs, CA 95616
Phone: 916 803-3766 - 531 622-1400 • Fax: 530 622-8287

THIS IS AN ORIGINAL LAMP-BUILDING DRAWING CREATED BY WESTERN SIGN CO., INC. IT IS EXAMINED FOR YOUR APPROVAL. IT IS NOT TO BE DRAWN TO ANYONE ELSE WITHOUT YOUR ORGANIZATION, NEITHER IT TO BE REPRODUCED, COPIED OR EXAMINED IN ANY FASHION WITHOUT EMPLOYEE'S WRITTEN PERMISSION OF WESTERN SIGN CO., INC.

CUSTOMER APPROVAL _____ DATE _____
LANDING APPROVAL _____ DATE _____
COLORS ON THIS PRINTOUT MAY VARY SLIGHTLY FROM FINAL MATERIALS COLORS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DESCRIBED IN THE WRITTEN CALLISE. WRITTEN DIMENSIONS ON THIS ILLUSTRATION HAVE PRECEDENCE OVER SCALED DIMENSIONS.
SUSPENSION SKETCH _____ DATE _____

SUSPENSION
PERSON
LOCATION
DATE
REVISED

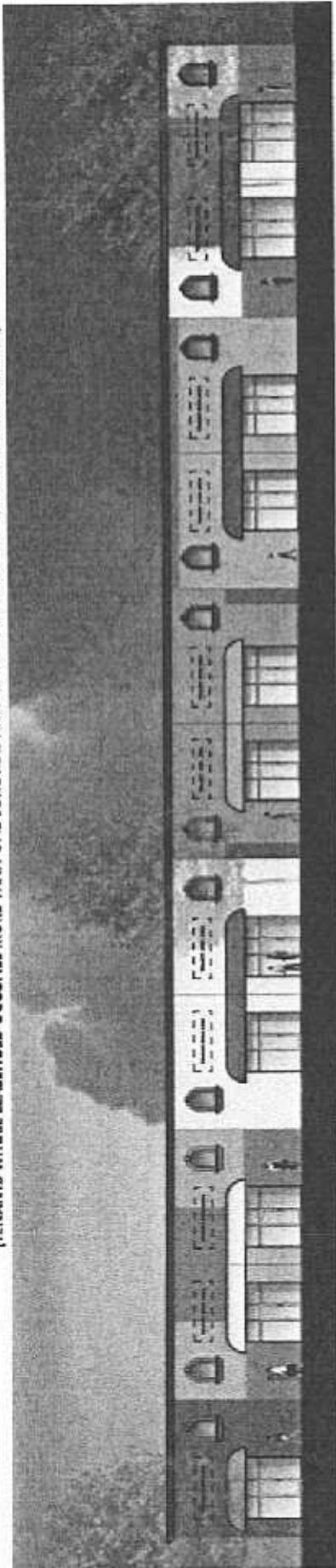
With this
I hereby allow
Shingle Springs, CA
2006/07



DURICK BUSINESS PLAZA
SHINGLE SPRINGS, CA

BUILDING B - NORTH ELEVATION

ALLOWABLE SIGN AREAS
(TENANTS WHOSE LEASEHOLD OCCUPIES MORE THAN ONE SUITE MAY HAVE SIGNS WHICH SPAN TWO ADJOINING SIGN AREAS)



ALL TENANTS TO HAVE EITHER

A) INDIVIDUAL ILLUMINATED CHANNEL LETTERS ON EXPOSED RACEWAY; 3/8" HIGH x 12' LONG MAXIMUM AREA EXPOSED ALUMINUM RACEWAY PAINTED TO MATCH BUILDING INDIVIDUAL NEON OR LED ILLUMINATED CHANNEL LETTERS BUILT TO TENANT SPECIFICATIONS; ALL LETTERS TO HAVE 5" RETURNS PAINTED BLACK

OR

B) INDIVIDUAL NON-ILLUMINATED ILLUMINATED F.C.O. LETTERS ON MOUNTING RAIL MOUNTING RAIL PAINTED TO MATCH BUILDING INDIVIDUAL LETTERS ROUTED TO TENANT SPECIFICATIONS



Western
SIGN COMPANY, INC.

0311 Enterprise Drive Diamond Springs, CA 95619
Phone 916 633 3768 • 800 622-1420 • Fax 530 622-9987

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CUSTOMER APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____
DESIGNER: _____
DATE: _____
CALLOUT: WRITTEN DIMENSIONS ON THIS ILLUSTRATION HAVE PRECEDENCE OVER SCALED DIMENSIONS.
SALESPERSON: _____ DATE _____



DUROCK BUSINESS PLAZA
SHINGLE SPRINGS, CA

**INDIVIDUAL TENANT
ILLUMINATED CHANNEL
LETTERS**

TENANT
24"

SCALE 1/2" = 1' - 0"

TENANT
STACKED
24"

Maximum Letter Height: 24"
Maximum Overall Raceway Size: 26"
Maximum Length: 70% of frontage
Maximum Area: 200 sq'

LOGO
26"

EXPOSED ALUMINUM RACEWAY PAINTED ICI 208 RUSTIC ADOBE
ROUTED ALUMINUM BACKPLATE PAINTED ICI 431 ANTIQUE
BISQUE

INDIVIDUAL NEON OR LED ILLUMINATED CHANNEL LETTERS
BUILT TO TENANT SPECIFICATIONS; ALL LETTERS TO HAVE
5" RETURNS PAINTED BLACK

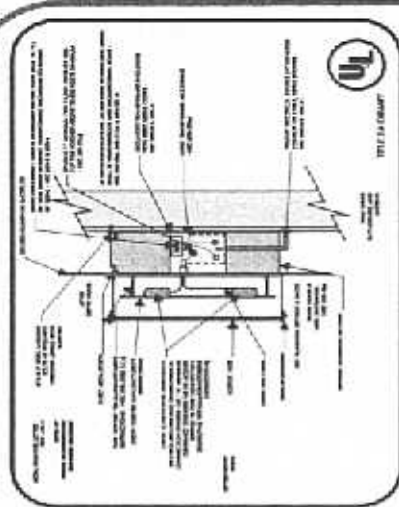
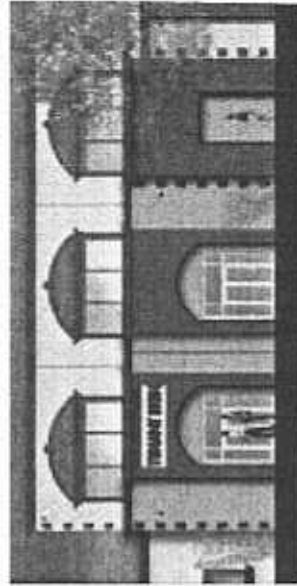
INDIVIDUAL ILLUMINATED NEON OR LED LETTERS OR
INDIVIDUAL NON-ILLUMINATED F.C.O. LETTERS

EXPOSED RACEWAY PAINTED TO MATCH BUILDING OR
RAIL ATTACHMENT FOR NON-ILLUMINATED LETTERS

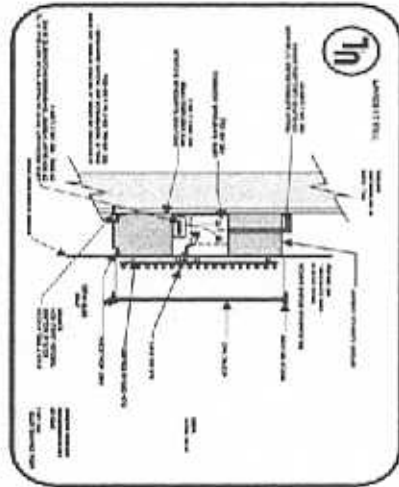
TENANT

24"

SCALE 1" = 1' - 0"



LETTER DETAIL - NEON
EXPOSED RACEWAY



LETTER DETAIL - LED
EXPOSED RACEWAY



6211 Enterprise Drive Diamond Springs, CA 95818
Phone 916 933-9765 • Fax 916 933-9567

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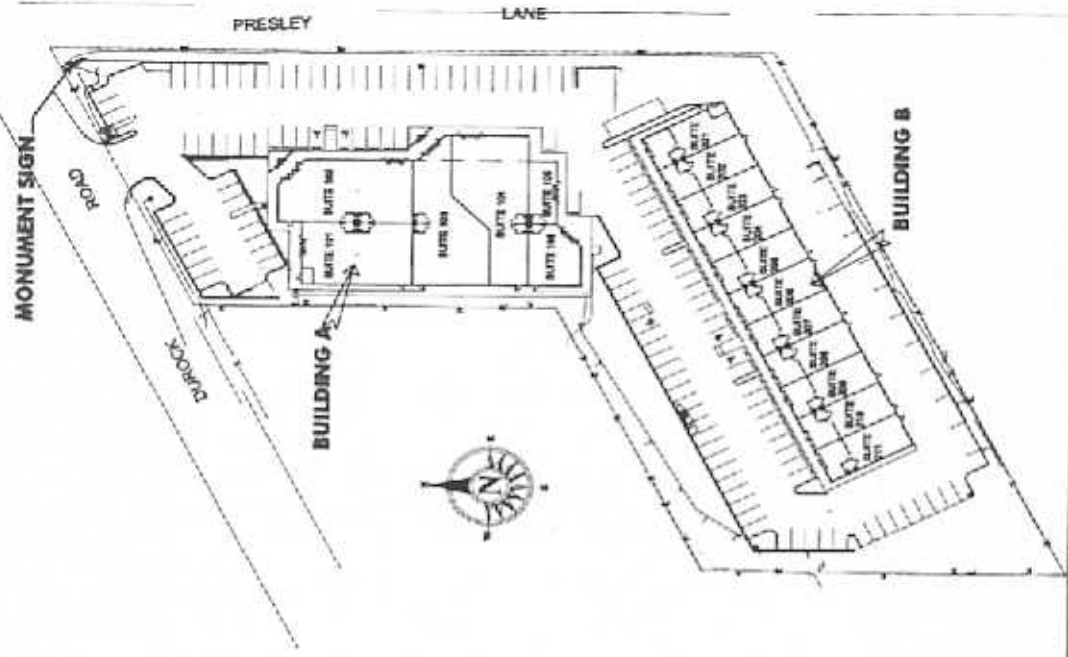
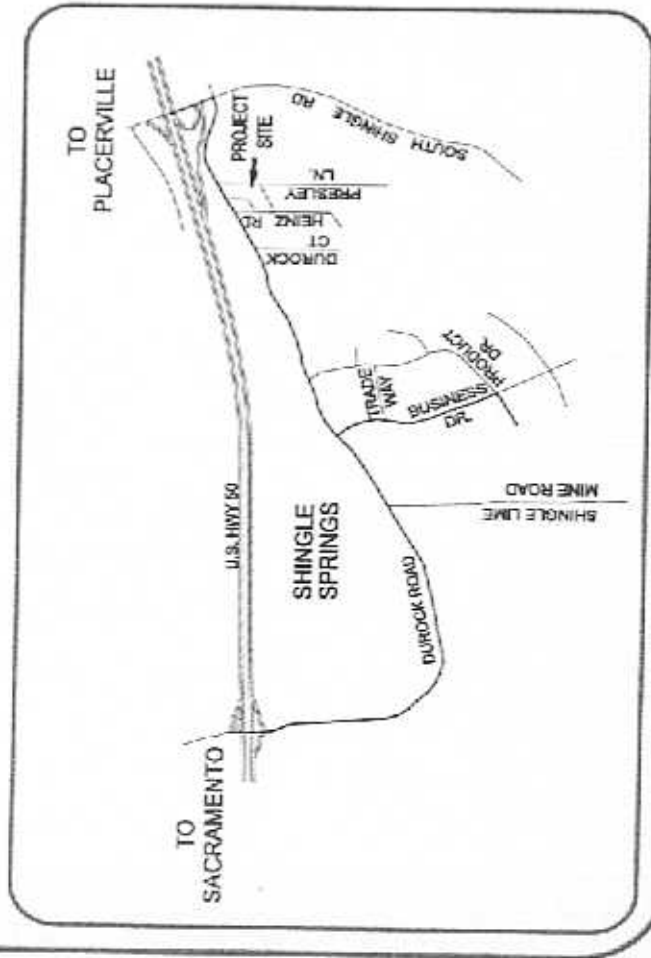
SALES/DESIGN: [Name]
LOCATION: [Address]
DATE: [Date]
REVISED: [Date]

CUSTOMER APPROVAL: _____ DATE: _____
LANDSCAPE APPROVAL: _____ DATE: _____
COLORS ON THIS PERIODIC MAY VARY SLIGHTLY FROM FINAL MATERIALS COLORS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DESCRIBED IN THE WRITTEN DETAILS. WRITTEN DIMENSIONS ON THIS ILLUSTRATION HAVE PRECEDENCE OVER SCALED DIMENSIONS.
SALES/DESIGN SIGNOFF: _____ DATE: _____



DUROCK BUSINESS PLAZA
SHINGLE SPRINGS, CA

SITE PLAN



Western
SIGN COMPANY, INC.

6221 Enterprise Drive, Diamond Springs, CA 95627
Phone 916 833-3765 • Fax 916 833-3287

THIS IS AN ORIGINAL UNREVISED DRAWING CREATED BY WESTERN SIGN CO., INC. IT IS SUBMITTED FOR YOUR APPROVAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED OR TRANSMITTED IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION BY WESTERN SIGN CO., INC.

SALESPERSON: Mark Hill
DESIGN: Peter Mann
LOCATION: Shingle Springs, CA
DATE: 12/28/87
REVISION:

CUSTOMER APPROVAL: _____ DATE: _____
ARCHITECT APPROVAL: _____ DATE: _____
COLORS ON THIS PROJECT MAY VARY SLIGHTLY FROM FINAL MATERIALS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLOR AND FINISH. WRITTEN CALLOUTS, WRITTEN DIMENSIONS ON THIS ILLUSTRATION HAVE PRECEDENCE OVER CALLED DIMENSIONS.
SALESPERSON SIGNOFF: _____ DATE: _____



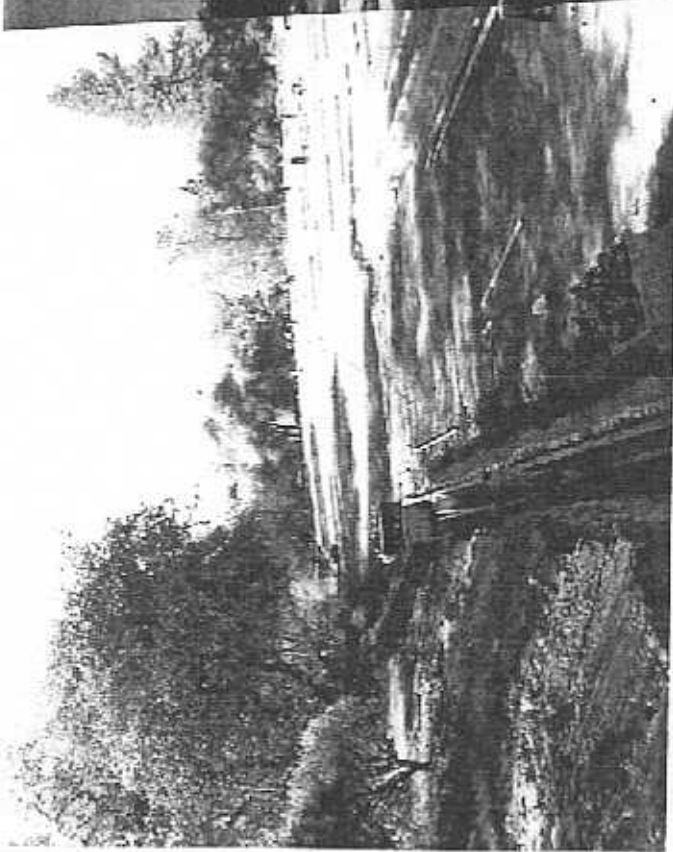
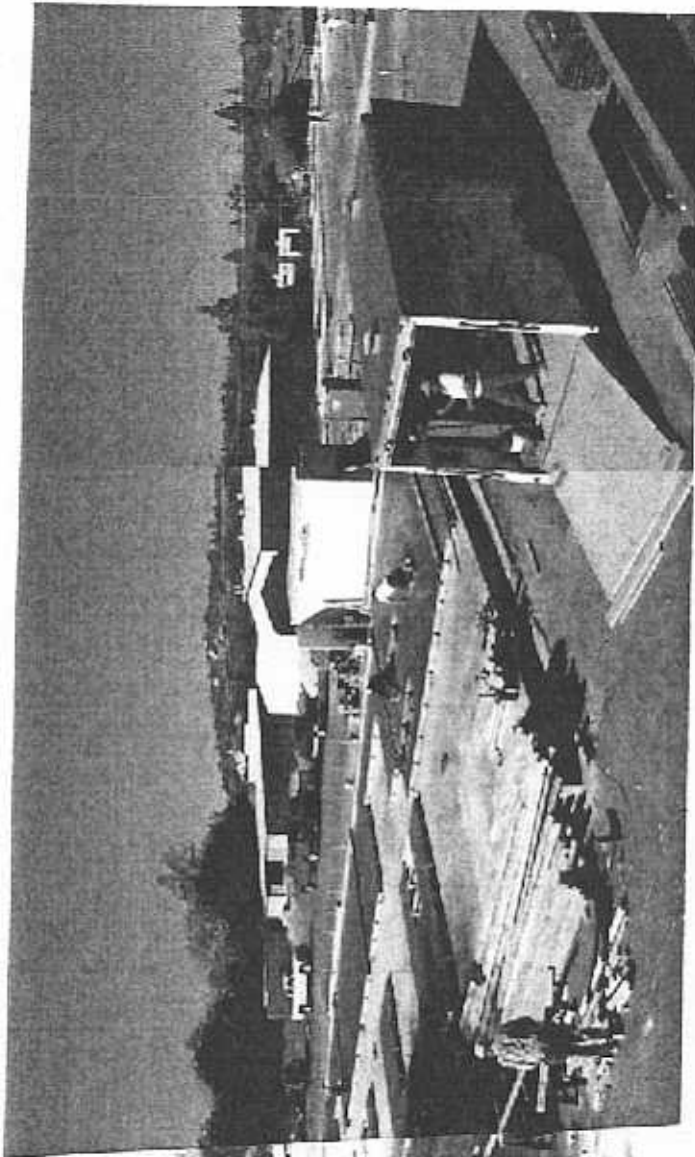
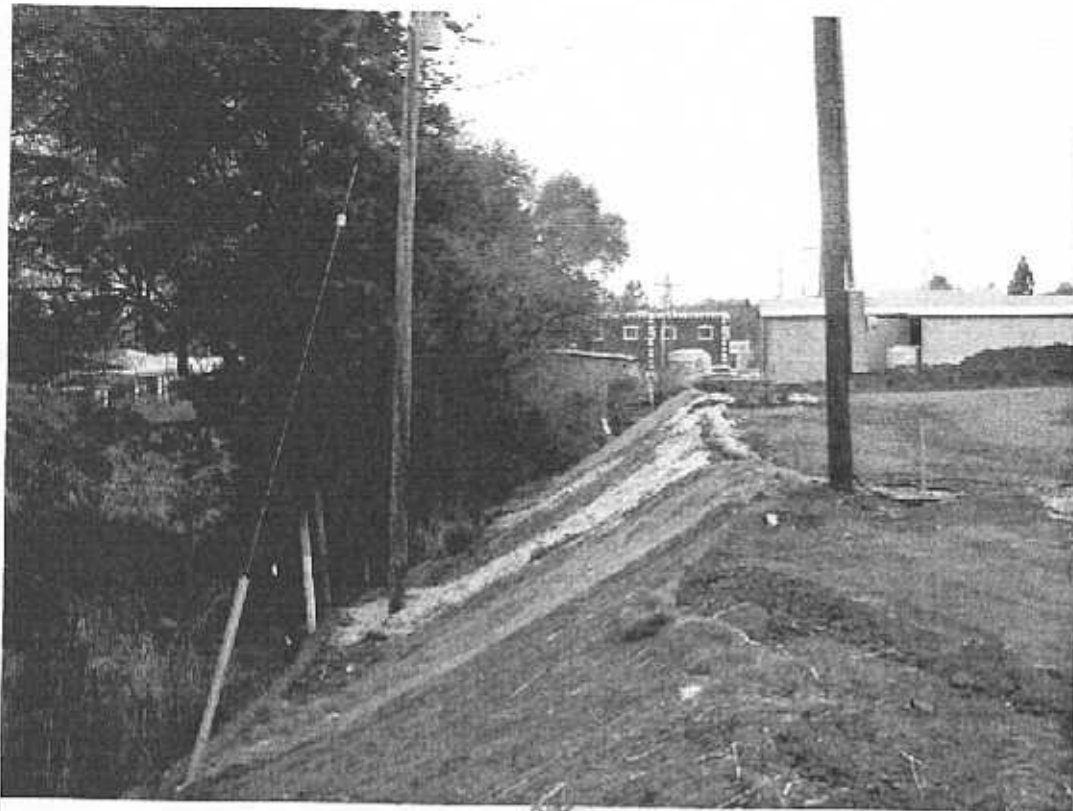
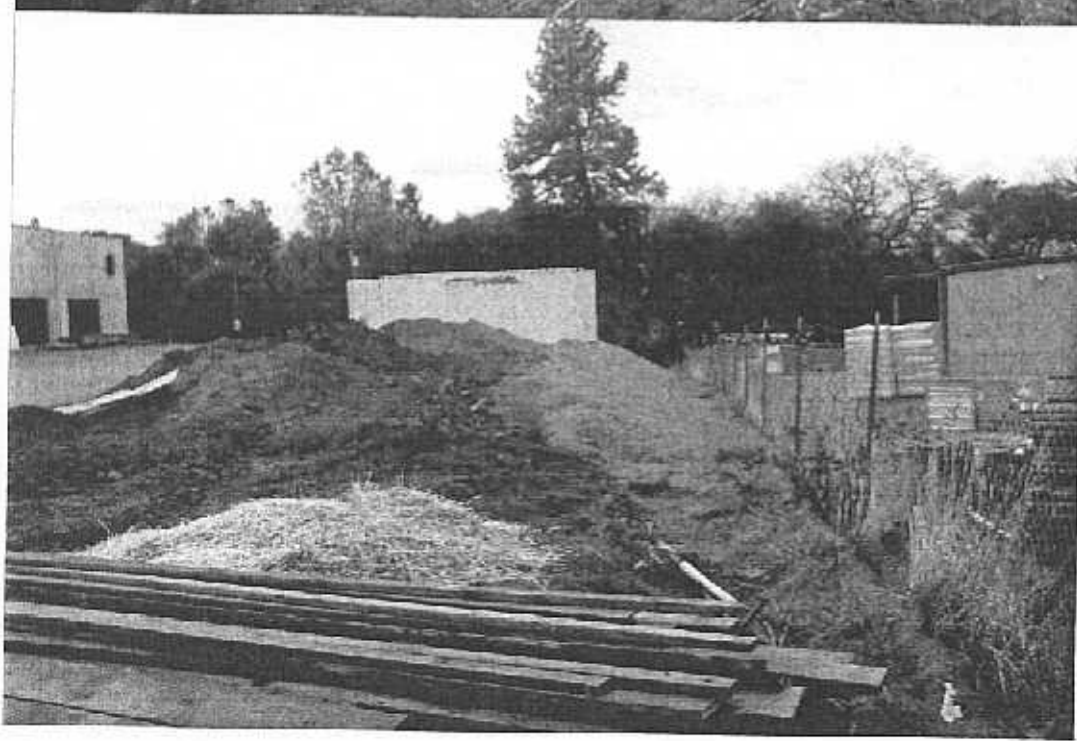


Exhibit J

Comment: West boundary beside Building B next to residential zone.



Comments: Boundary to north of Building H, feed store (commercial) to the right



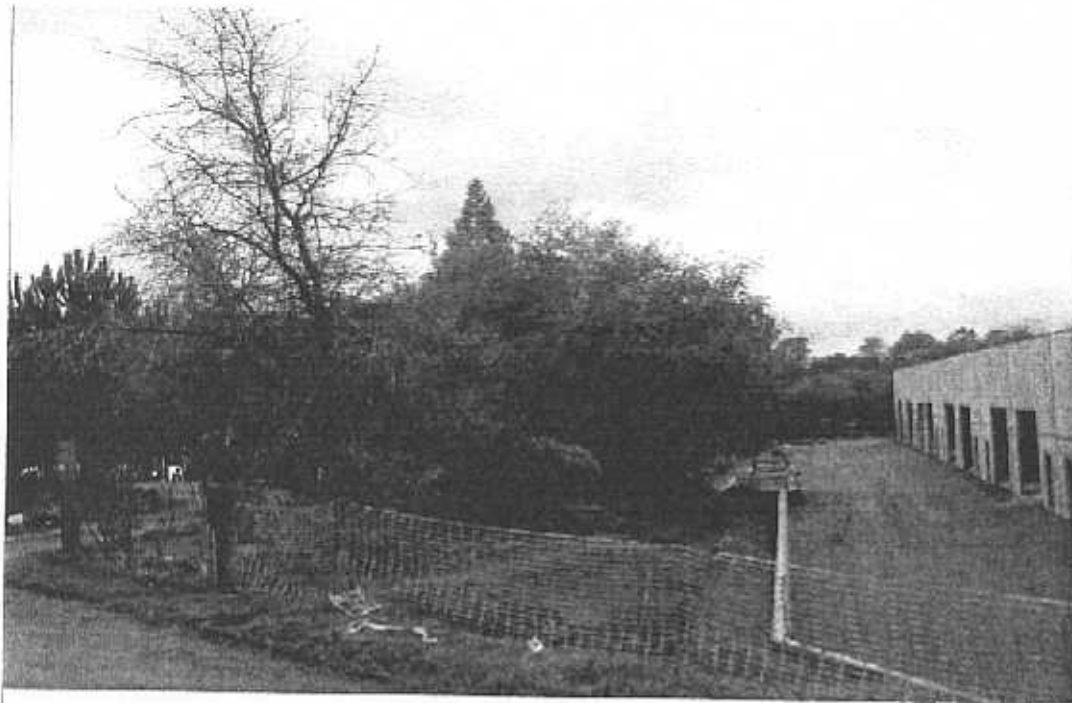
Comment: Southern boundary,
standing in southwest corner looking east.



Comment: Southern boundary,
standing in building 11 looking out the
back door at the closest residence.



Comment: Standing on the southeast corner of the subject parcel, on Presely Road looking west along the south parcel boundary.



Comment: Standing in center of southern boundary looking east. Orange plastic fence is in background is along Presely Road.

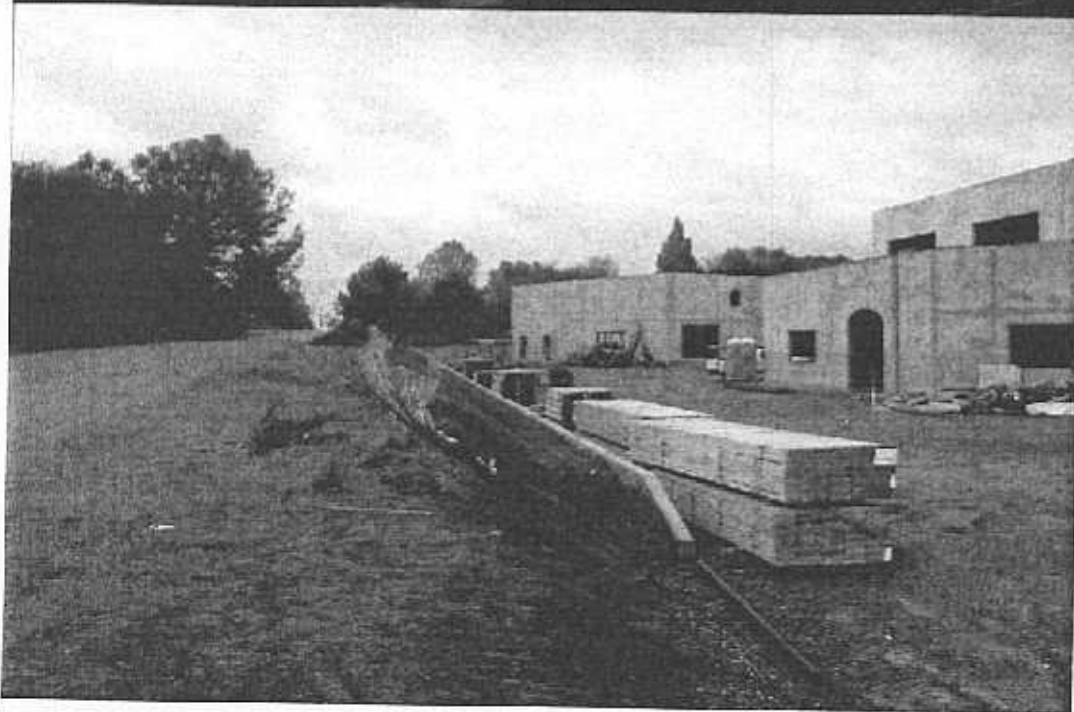


Exhibit J3

Comment: Standing on Durock Road at the northeast corner looking south towards Presely Road.



Comment: Standing along the east parcel boundary looking south along Presely Road.



Comment: Rear of Building A, (the one closest to Durack Rd., looking north towards Durack).

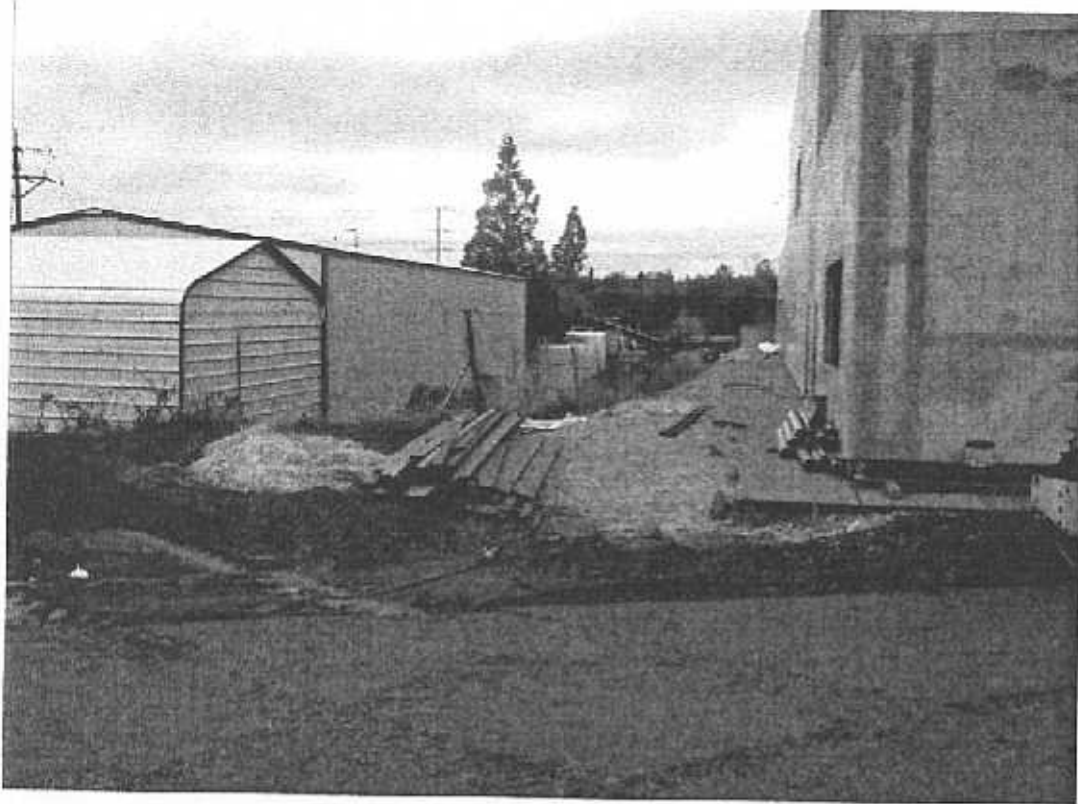
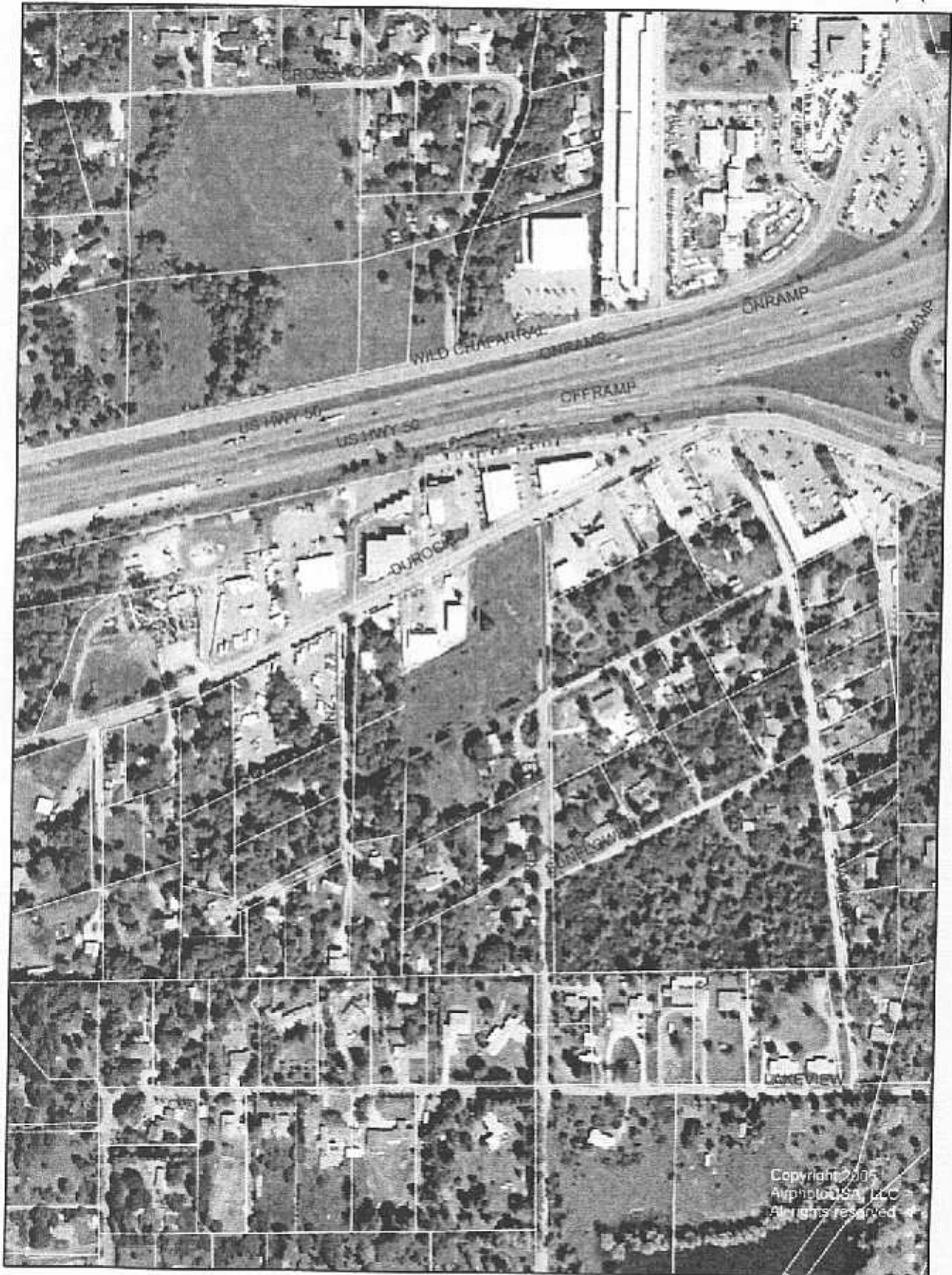


Exhibit J5

0 110 220 440 660 880 Feet



Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Exhibit K1

0 30 60 120 180 240 Feet



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Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Exhibit K2

COLOR SCHEDULE

07 FEB -6 PM 12:50

RECEIVED
PLANNING DEPARTMENT

- ICI 431 ANITQUE BISQUE OR ICI 566 EGGNOG OR EQ.
- ICI 264 DEEP RUSSET OR EQ.
- ICI 373 GINGER ROOT OR ICI 424 CORSICAN TREATURE (CONSULT OWNER) OR EQ.
- ICI 204 CHESTNUT OR EQ.
- ICI 208 RUSTIC ADOBE OR EQ.



Exhibit G2

COLOR SCHEDULE

ICI 264 DEEP RUSSET OR EQ.

ICI 566 EGG NOGOR EQ.

ICI 908 HEDGELBROW OR EQ.

ICI 431 ANTIQUE BISUEOR EQ.

ICI 208 RUSTIC ADOBE OR EQ.

ICI 373 GINGER ROOT OR EQ.

CANOPY COLORS MATCH ICI COLORS OR EQUIVALENT

07 FEB -6 PM 12:54

RECEIVED
PLANNING DEPARTMENT

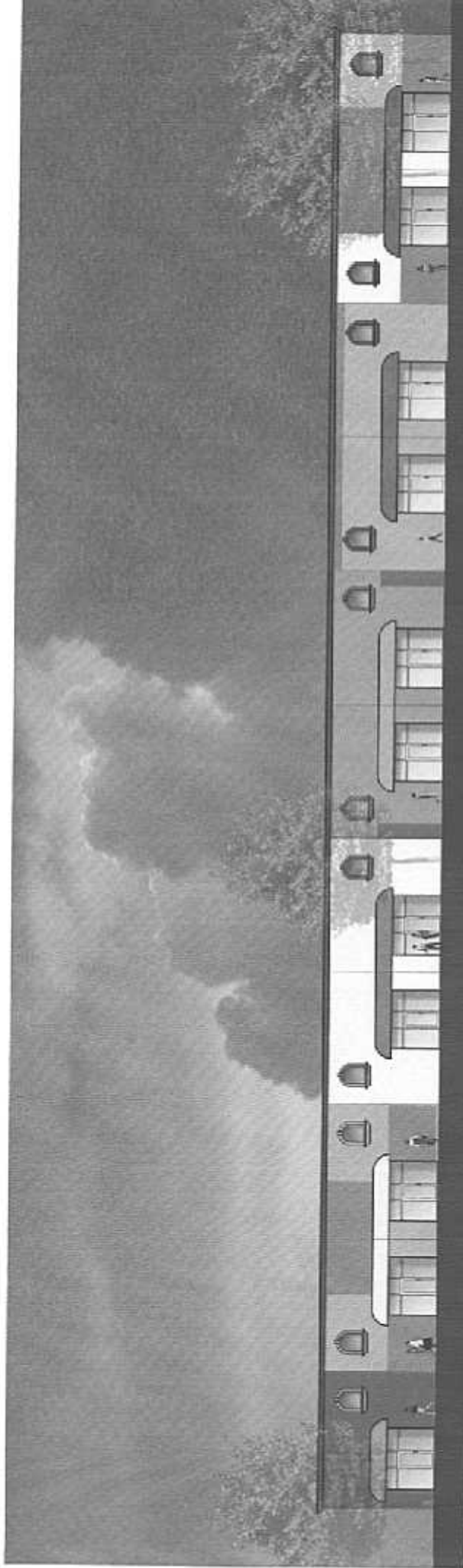


Exhibit G3

DATE	1958-12-15
SCALE	AS SHOWN
PROJECT	WATER SUPPLY SYSTEM
NO.	100-040-58

OWNER
DESIGN
CHECKED BY
DATE

APPROVED BY
DATE

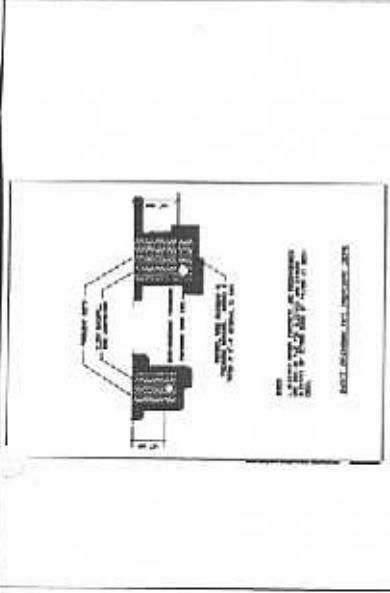
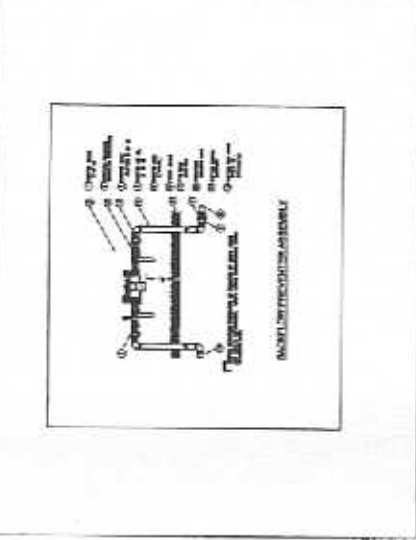
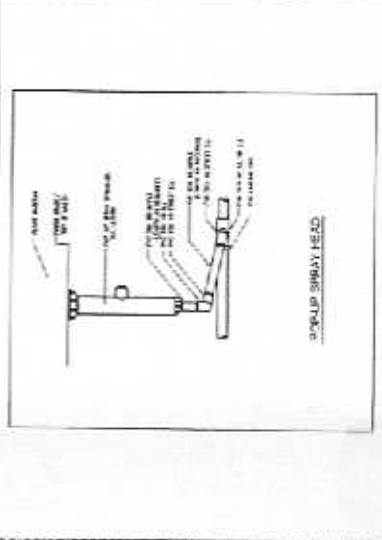
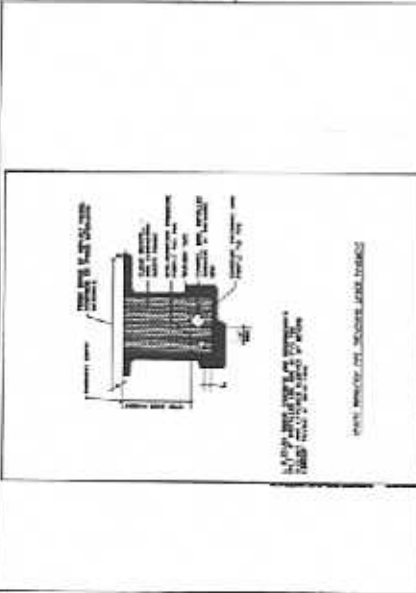
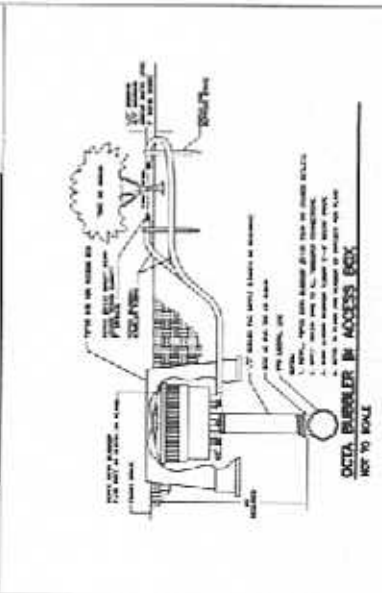
OLIVO
FOR
DETAIL PLAN AND WATER STATEMENT

GENERAL NOTES

1. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE WATER SUPPLY BOARD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO THE START OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.

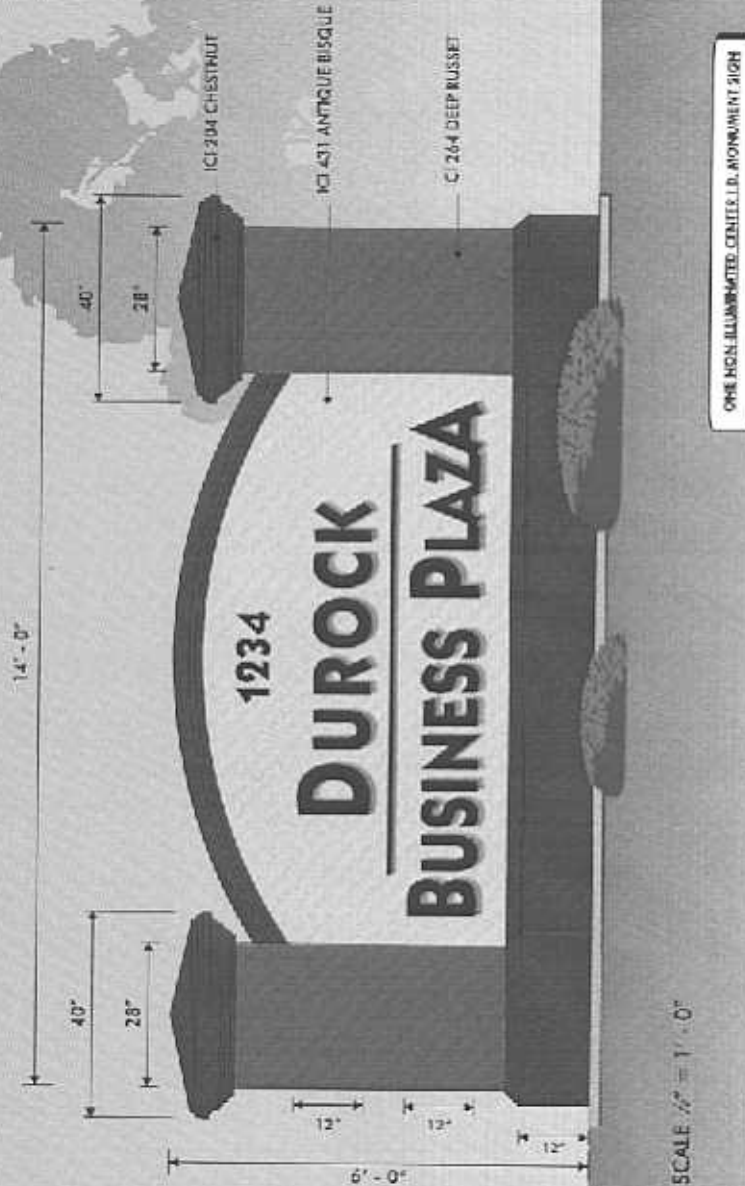
DETAILS OF MATERIALS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	PIPE 12" DIA. 10' LONG	1	LINEAR FOOT	10.00	10.00
2	PIPE 12" DIA. 20' LONG	1	LINEAR FOOT	20.00	20.00
3	PIPE 12" DIA. 30' LONG	1	LINEAR FOOT	30.00	30.00
4	PIPE 12" DIA. 40' LONG	1	LINEAR FOOT	40.00	40.00
5	PIPE 12" DIA. 50' LONG	1	LINEAR FOOT	50.00	50.00
6	PIPE 12" DIA. 60' LONG	1	LINEAR FOOT	60.00	60.00
7	PIPE 12" DIA. 70' LONG	1	LINEAR FOOT	70.00	70.00
8	PIPE 12" DIA. 80' LONG	1	LINEAR FOOT	80.00	80.00
9	PIPE 12" DIA. 90' LONG	1	LINEAR FOOT	90.00	90.00
10	PIPE 12" DIA. 100' LONG	1	LINEAR FOOT	100.00	100.00
TOTAL					1000.00



DUROCK BUSINESS PLAZA
SHINGLE SPRINGS, CA

CENTER I.D. MONUMENT SIGN



ONE NON-ILLUMINATED CENTER I.D. MONUMENT SIGN

RECEIVED
07 MAR - 1 PM 5:08
PLANNING DEPARTMENT

EXHIBIT 11



5021 Enterprise Drive Diamond Springs, CA 94619
Phone 916 800-9785 • 909 822-1420 • Fax 930 822-9357

SALES PERSON: KEE WIL
DESIGN: Pam Wiler
LOCATION: Shingle Springs, CA
PROJECT: 162507
REVISED: _____

CUSTOMER APPROVAL: _____ DATE: _____
LANDSCAPE APPROVAL: _____ DATE: _____
COLORS ON THIS PROJECT MAY VARY SLIGHTLY FROM FINAL MATERIALS COLOR. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DESCRIBED IN THE WRITTEN COLOR MATCHING RESPONSES ON THIS ILLUSTRATION AND PREFERENCE OVER SCALE DRAWINGS.
SALES PERSON SIGNATURE: _____ DATE: _____

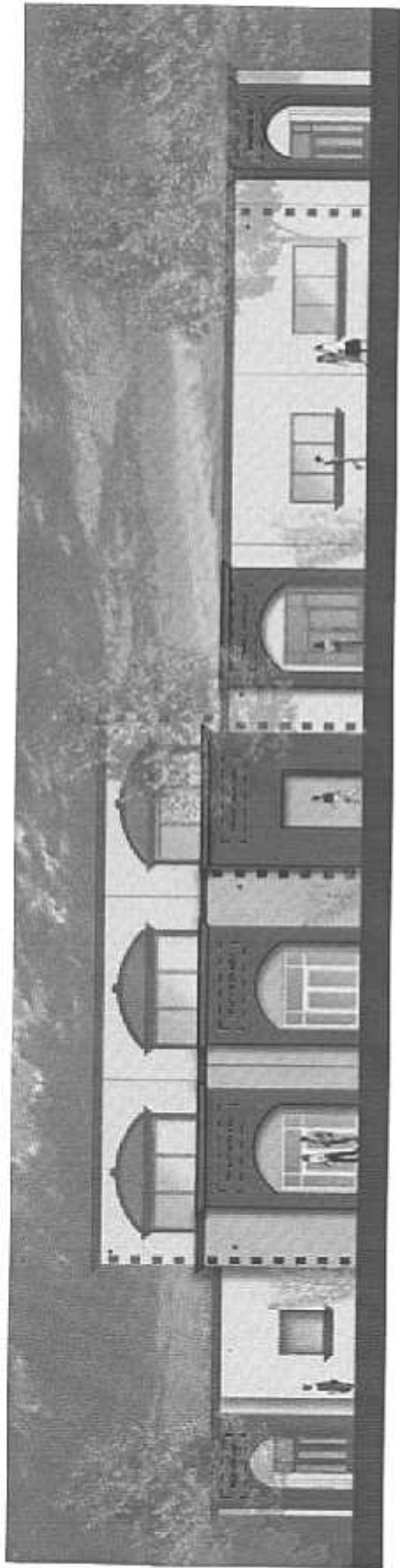


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DUROCK BUSINESS PLAZA
SHINGLE SPRINGS, CA

BUILDING A - EAST ELEVATION

ALLOWABLE SIGN AREAS



ALL TENANTS TO HAVE EITHER

A) INDIVIDUAL ILLUMINATED CHANNEL LETTERS ON EXPOSED RACEWAY, 36" HIGH x 12' LONG MAXIMUM AREA EXPOSED ALUMINUM RACEWAY PAINTED TO MATCH BUILDING

INDIVIDUAL NEON OR LED ILLUMINATED CHANNEL LETTERS BUILT TO TENANT SPECIFICATIONS; ALL LETTERS TO HAVE 5" RETURNS PAINTED BLACK

OR

B) INDIVIDUAL NON-ILLUMINATED ILLUMINATED E.C.O. LETTERS ON MOUNTING RAIL MOUNTING RAIL PAINTED TO MATCH BUILDING

INDIVIDUAL LETTERS ROUTED TO TENANT SPECIFICATIONS



6221 Enterprise Drive Diamond Springs, CA 95619
Phone (916) 832-7100 • Fax (916) 832-6667

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CUSTOMER APPROVAL _____ DATE _____

ARCHITECT APPROVAL _____ DATE _____

SOURCE OF THE PRINTOUT MAY VARY Slightly FROM ORIGINALS. COLORS APPROXIMATE. APPROVAL OF THIS DRAWING INCLUDES A REVIEW OF THE FINAL MATERIALS ORDER AS DESCRIBED IN THE WRITTEN ORDER. PARTS DIMENSIONS OF THIS ILLUSTRATION ARE RELATIVE TO THE SOLID DIMENSIONS

DATE _____ DATE _____

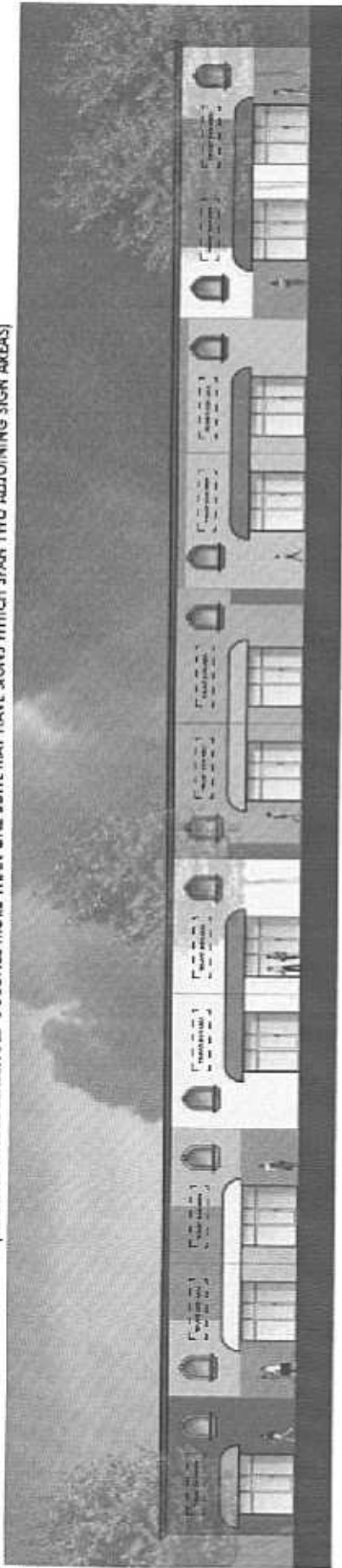
SCALE: 1/8" = 1'-0"
DATE: 10/10/00
REVISIONS:
1. 10/10/00



DUROCK BUSINESS PLAZA
SHINGLE SPRINGS, CA

BUILDING B - NORTH ELEVATION

ALLOWABLE SIGN AREAS
(TENANTS WHOSE LEASEHOLD OCCUPIES MORE THAN ONE SUITE MAY HAVE SIGNS WHICH SPAN TWO ADJOINING SIGN AREAS)



ALL TENANTS TO HAVE EITHER

A) INDIVIDUAL ILLUMINATED CHANNEL LETTERS ON EXPOSED RACEWAY; 36" HIGH x 12' LONG MAXIMUM AREA EXPOSED ALUMINUM RACEWAY PAINTED TO MATCH BUILDING INDIVIDUAL NEON OR LED ILLUMINATED CHANNEL LETTERS BUILT TO TENANT SPECIFICATIONS; ALL LETTERS TO HAVE 5" RETURN PAINTED BLACK

OR

B) INDIVIDUAL NON-ILLUMINATED ILLUMINATED F.C.O. LETTERS ON MOUNTING RAIL MOUNTING RAIL PAINTED TO MATCH BUILDING INDIVIDUAL LETTERS ROUTED TO TENANT SPECIFICATIONS



Western
SIGN CORPORATION, INC.
6221 Enterprise Drive Diamond Springs, CA 92819
Phone 916 533-3755 • 530 625-1420 • Fax 530 522-8997

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CUSTOMER APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____
COLORE ON THIS RENDITION MAY VARY SLIGHTLY FROM FINAL MATERIALS COLORS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DESCRIBED IN THE WRITTEN CALLOUT. WRITTEN COMMENTS ON THIS ILLUSTRATION MUST PRECEDE OVER SCALED DRAWINGS.
SALES/ORDER # 57007 _____ DATE _____

DATE MADE
FOR SIGN
BY SIGN
DATE
REVISION



DUROCK BUSINESS PLAZA
SHINGLE SPRINGS, CA

**INDIVIDUAL TENANT
ILLUMINATED CHANNEL
LETTERS**

TENANT

SCALE 1/4" = 1' - 0"

TENANT
STACKED

Maximum Letter Height: 24"
Maximum Overall Raceway Size: 26"
Maximum Length: 70% of height
Maximum Area: 200 sq

EXPOSED ALUMINUM RACEWAY PAINTED ICI 208 RUSTIC ADOBE
ROUTED ALUMINUM BACKPLATE PAINTED ICI 431 ANTIQUE
BISQUE

INDIVIDUAL NEON OR LED ILLUMINATED CHANNEL LETTERS
BUILT TO TENANT SPECIFICATIONS; ALL LETTERS TO HAVE
5" RETURNS PAINTED BLACK

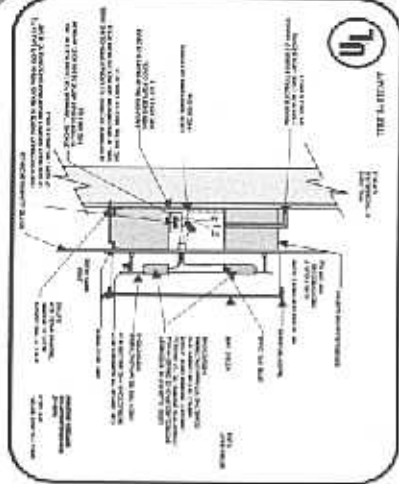
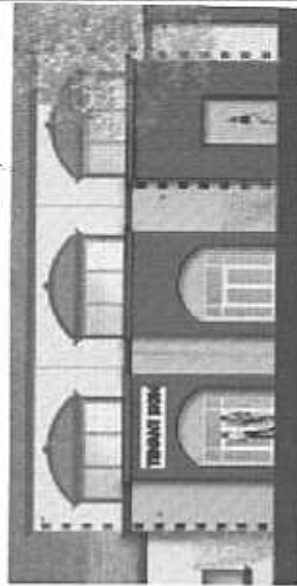
INDIVIDUAL ILLUMINATED NEON OR LED LETTERS OR
INDIVIDUAL NON-ILLUMINATED E.C.O. LETTERS

TENANT

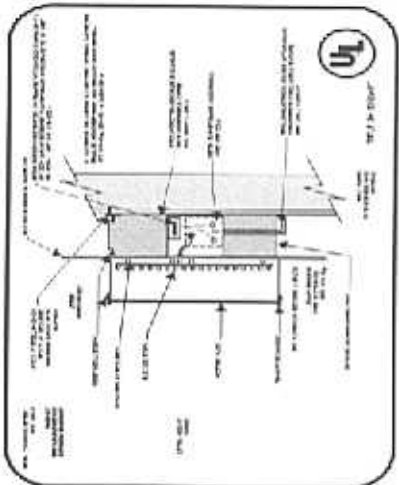
SCALE 1" = 1' - 0"

24"

EXPOSED RACEWAY PAINTED TO MATCH BUILDING OR
RAIL ATTACHMENT FOR NON-ILLUMINATED LETTERS



LETTER DETAIL - NEON
EXPOSED RACEWAY



LETTER DETAIL - LED
EXPOSED RACEWAY



CUSTOMER APPROVAL: _____ DATE: _____
 UNANIMOUS APPROVAL: _____ DATE: _____
 COLOR ON THIS SHEET: APPROVED BY: FROM FINAL MATERIALS: LOCAL APPROVAL OF
 THE ILLUMINATION INCLUDES APPROVAL OF THE FINAL MATERIALS TO BE USED IN THE WRITTEN
 CALL OUT. WRITTEN DISCUSSION ON THE ILLUMINATION POWER SOURCE AND LIGHT LIMITATIONS.
 SALES PERSON: _____ DATE: _____

SUBMISSION: _____
 DESIGN: _____
 CHECK: _____
 DATE: _____
 REVISION: _____

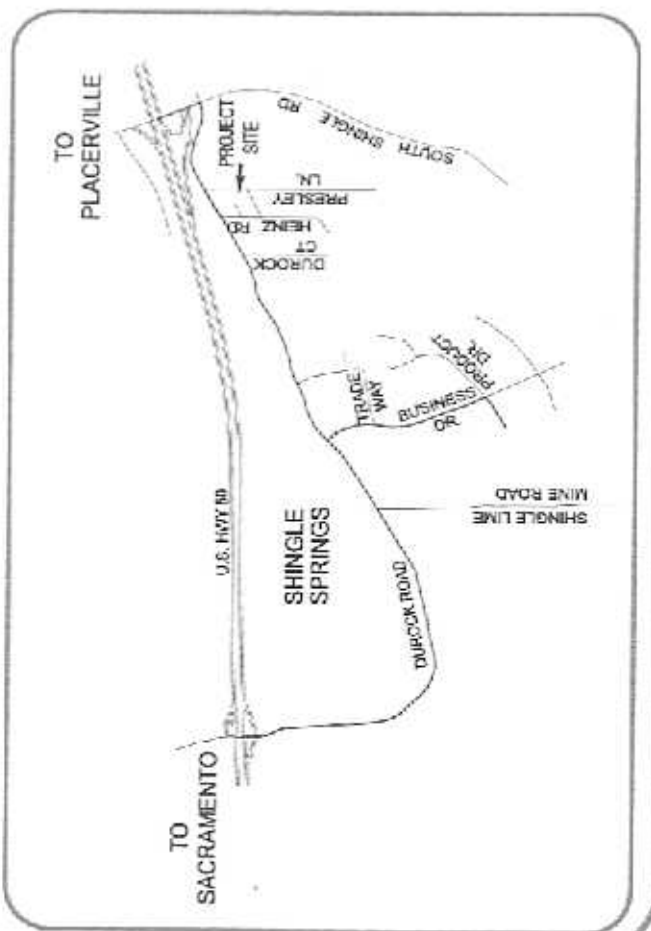
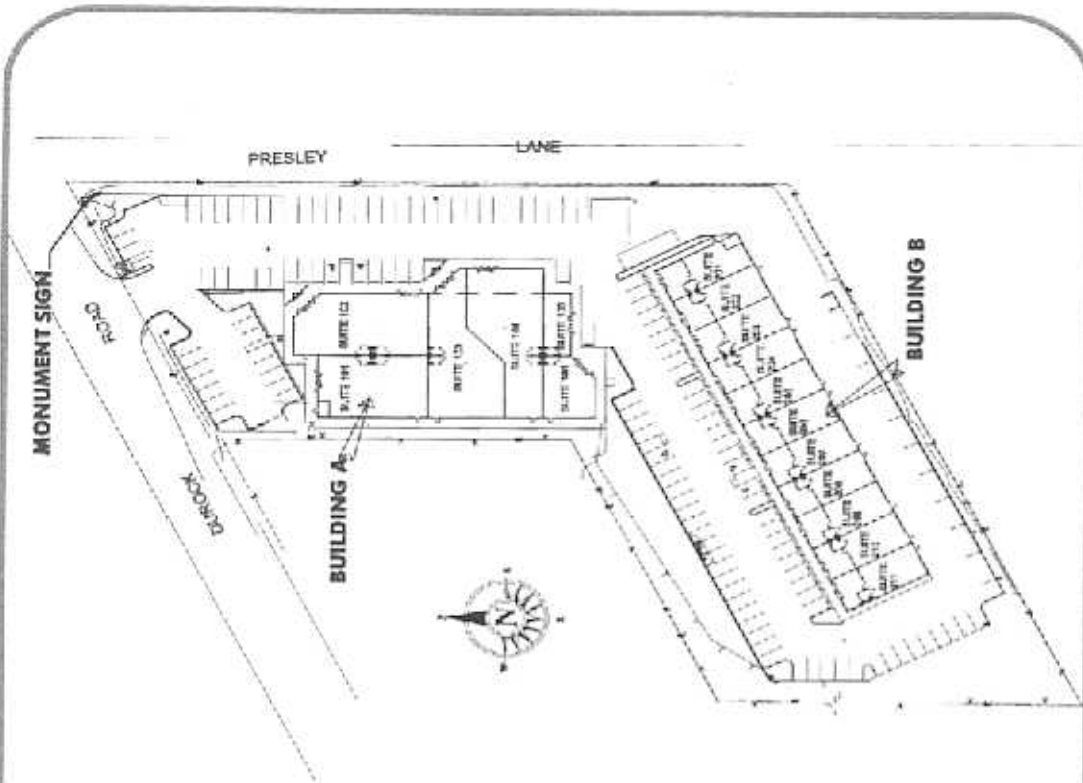
JAMES WELLS
 PERRY WELLS
 11111 S. SPRING ST.
 SUITE 100
 RENO, NV 89502

Western
 SIGN & LETTER COMPANY, INC.
 8221 Enterprise Drive Diamond Springs, CA 95619
 Phone 916 933-3768 • 800 825-1400 • Fax 530-622-8007

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 OF WESTERN SIGN & LETTER COMPANY, INC.

DUROCK BUSINESS PLAZA
SHINGLE SPRINGS, CA

SITE PLAN



CUSTOMER APPROVAL: _____ DATE _____
 ARCHITECT APPROVAL: _____ DATE _____
 COLORS & FINISH MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO THE FINAL MATERIALS ORDER. APPROVAL OF THIS ORDER IS NOT NECESSARY FOR THE ILLUSTRATION. THE ILLUSTRATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 SALES REPRESENTATIVE: _____ DATE _____

SALES REPRESENTATIVE: _____
 ADDRESS: _____
 PHONE: _____
 FAX: _____

6221 Emprise Drive, Diamond Springs, CA 95619
 Phone 916.888.3766 • Fax 916.888.4992



Exhibit I5

DUROCK BUSINESS PLAZA

SHINGLE SPRINGS, CALIFORNIA

GRAPHICS AND SIGNAGE CRITERIA

Installation

This sign criteria has been established to eliminate excessive and confusing sign displays and to preserve and enhance the appearance of the center.

The design of all signs, including style and placement of lettering, size, color, material and methods of illumination, shall be subject to approval of the Landlord. Any installed non-conforming or unapproved sign must be brought into conformance at the non-conforming occupant's expense.

SECTION A. GENERAL REQUIREMENTS

1. Prior to applying for city approval of permits, each Tenant shall submit to the Landlord for approval before fabrication at least three copies of the following: Detailed drawings indicating the location, size, layout, design and color of the proposed sign(s), including all lettering and graphics, and an elevation of the entire facade of the tenant space showing the signage to be placed.
2. All company approvals and permits for signs and their installation shall be obtained by the Tenant or his representative, at his sole expense, after receiving landlord's written approval.
3. Each tenant shall be responsible for the fulfillment of all requirements of these criteria and all government agencies with jurisdiction and approved specifications.
4. All design, installation and other work required herein shall be performed by Tenant at Tenant's sole cost and expense.
5. All work to be by qualified, bonded, and insured contractors.
6. No other sign type except for that described herein is permitted.

SECTION B. ILLUMINATED OR NONILLUMINATED TENANT SIGNS

Street Tenant Wall Signs (see Exhibit 1)

1. Wall Signs shall be composed of individual or script lettering and may not exceed 2/3rd of the height of the area to which the sign is attached. Depth of letters shall be 5" for face lit, 3" for halo lit, illuminated with neon tubing or LED. Non-illuminated letters are permitted.
2. Maximum letter height: 24"
3. Maximum overall size (including logos, initial, or concluding caps, ascender & descending lettering and tracked copy): 36"
4. Maximum length: 50% of frontage
5. Maximum area: 20% of the building facade up to a maximum of 200 sq ft
6. The area of signs is the area of the smallest rectangle that can be drawn around the entire sign.
7. Tenants limited to one sign each.

8. In no case shall the wording of signs describe prices, or any type of advertising except in favor of the occupant's trade name, product, service or business.

9. All signs shall be UL approved.

10. All signs are required to be mounted on an exposed rafterway.

11. No sign or sign portion thereof may project above the building.

12. No sign shall be permitted perpendicular to the face of the building.

13. The sign contractor shall be responsible for the fulfillment of all requirements and specifications, including the installation in a professional workmanlike manner, and cleaning up, painting and priming any surfaces damaged by the tenant prior to installation.

14. Tenant shall maintain its sign in good working order & appearance, and repair (including replacement of damaged or burned out neon bulbs) at Tenant's sole cost and expense. In the event Landlord notifies Tenant of an existing defect and Tenant fails to cure said defect within ten days after notification, Landlord may cause the defect to be repaired. Tenant hereby agrees to reimburse Landlord for the cost of any such repairs within ten days after the receipt of an invoice setting forth those costs incurred by Landlord.

15. Upon termination or expiration of this Lease, Tenant hereby agrees to remove its sign and repair any holes or damage to the facade at Tenant's sole cost and expense to Landlord's satisfaction. This work shall include the cost of repainting the Tenant's entire heritage in the event that during sign removal and facade repair the tenant is unable to exactly match the original paint jobs.

SECTION C. CENTER I.D. PYLON SIGN

Center I.D. Pylon Sign (see Exhibit 1)

1. "Theveet Buildings Plus" will be identified by our 14' x 6' Center I.D. monument sign. There shall be no tenant identification on this sign.

Prepared by WESTERN SIGN COMPANY, INC., 6221-A Enterprise Dr., Diamond Springs, CA 95619 (530-622-4127)

AWA Western
SIGN COMPANY, INC.






6221-A Enterprise Drive, Diamond Springs, CA 95619
 Phone: 530-622-4127 • Fax: 530-622-4997

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WESTERN SIGN COMPANY, INC.
 INTERNATIONAL COLOR ASSOCIATION (ICA)

DATE	DATE
APPROVED BY	APPROVED BY
NAME	NAME
TITLE	TITLE
COMPANY	COMPANY

BUILDING A COLOR SCHEDULE

-  ICI 431 ANTIQUE BISQUE OR ICI 566 EGGNOG OR EQ.
-  ICI 264 DEEP RUSSET OR EQ.
-  ICI 373 GINGER ROOT OR ICI 424 CORSICAN TREATURE (CONSULT OWNER) OR EQ.
-  ICI 204 CHESTNUT OR EQ.
-  ICI 208 RUSTIC ADOBE OR EQ.

BUILDING B COLOR SCHEDULE

-  ICI 264 DEEP RUSSET OR EQ.
-  ICI 566 EGG NOGOR EQ.
-  ICI 908 HEDGEROW OR EQ.
-  ICI 431 ANTIQUE BISUEOR EQ.
-  ICI 208 RUSTIC ADOBE OR EQ.
-  ICI 373 GINGER ROOT OR EQ.

CANOPY COLORS MATCH ICI COLORS OR EQUIVALENT

Exhibit 17



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SUBSCRIPTION Call West
 2500 Per West
 10000 5th St
 Suite 1000
 Dallas TX 75243

CUSTOMER APPROVAL DATE _____
LANDSCAPE APPROVAL DATE _____
 COLORE ON THIS DRAWING APPROVED SUBJECT TO FINAL MATERIAL COLORS. APPROVAL OF
 THIS DRAWING INCLUDES APPROVAL OF THE FINAL MATERIALS TO BE USED AS DESCRIBED IN THE WRITTEN
 SCHEDULE WITH THE EXCEPTIONS OR THE MATERIALS HAVE BEEN RECEIVED AND BUILDING STARTING
 DATE _____



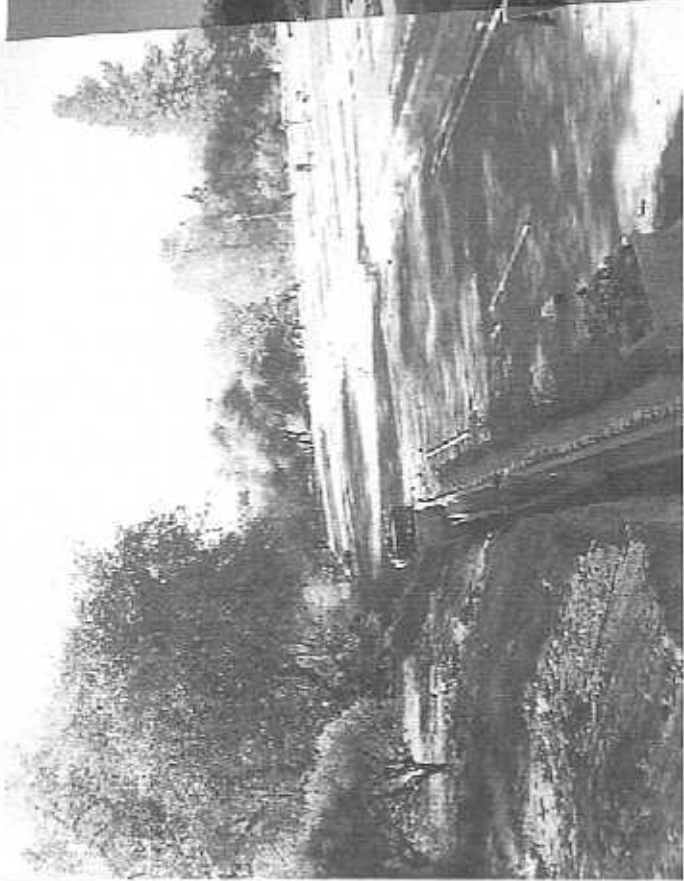
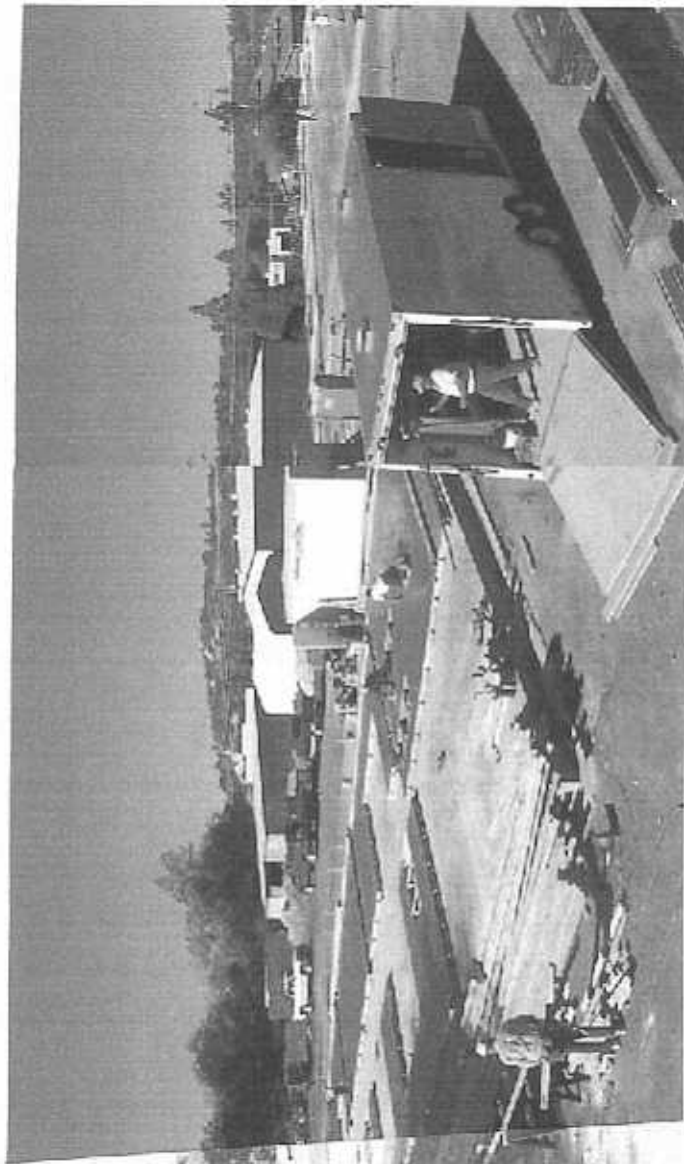


Exhibit J



Comment: West boundary beside Building B next to residential zone



Comment: Boundary to north of Building B, feed store (commercial) to the right



Comment: Southern boundary, standing in southwest corner looking east.



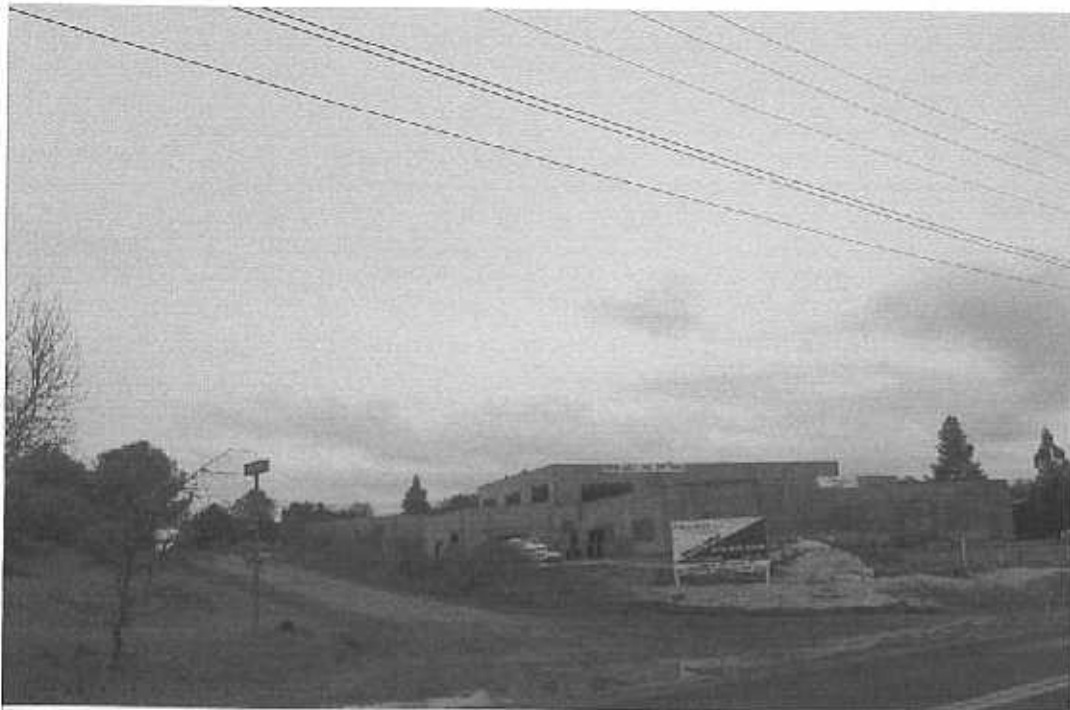
Comment: Southern boundary, standing in building #1 looking out the back door at the closest residence.



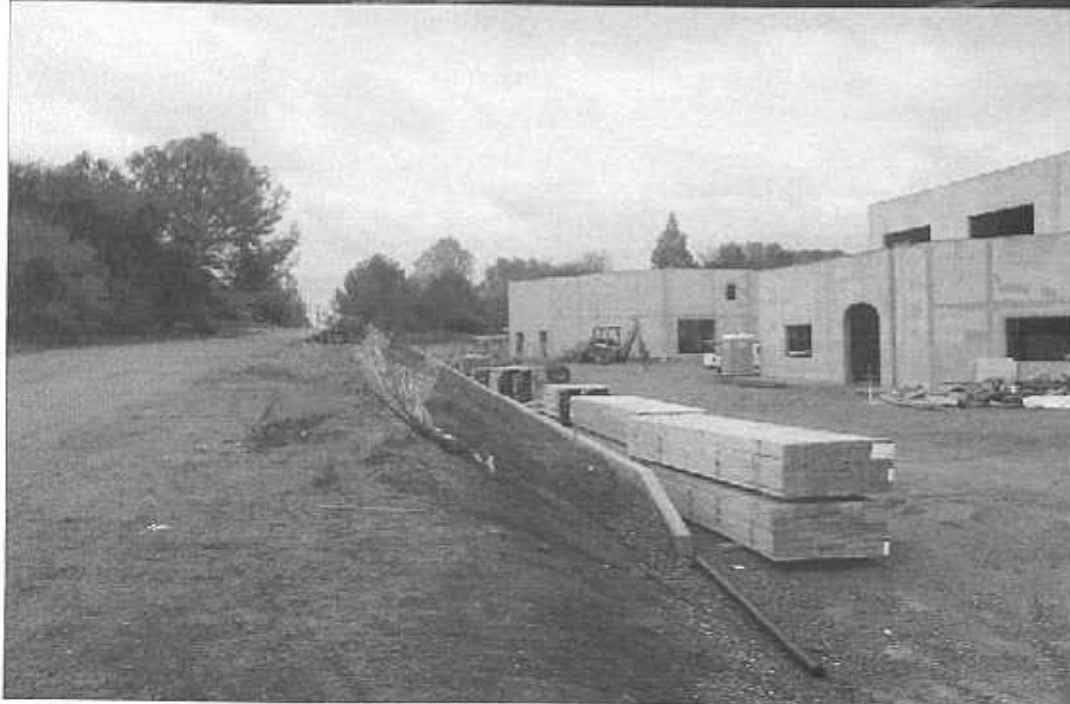
Comment: Standing on the southeast corner of the subject parcel, on Pinesly Road looking west along the south parcel boundary.



Comment: Standing in center of southern boundary looking east. Orange plastic fence in background is along Pinesly Road.



Comment: Standing on Darock Road at the northeast corner looking south towards Presely Road.



Comment: Standing along the east parcel boundary looking south along Presely Road.

Comment: Rear of Building A, (the one closest to Durack Rd., looking north towards Durack.



Exhibit J5



Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

0 30 60 120 180 240 Feet



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Exhibit K2