

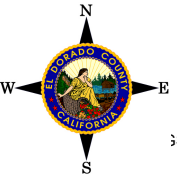
April 5, 2021

PD-R20-001 Exhibit A - Location Map

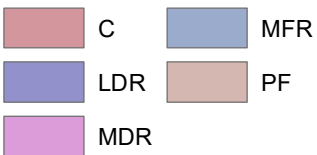
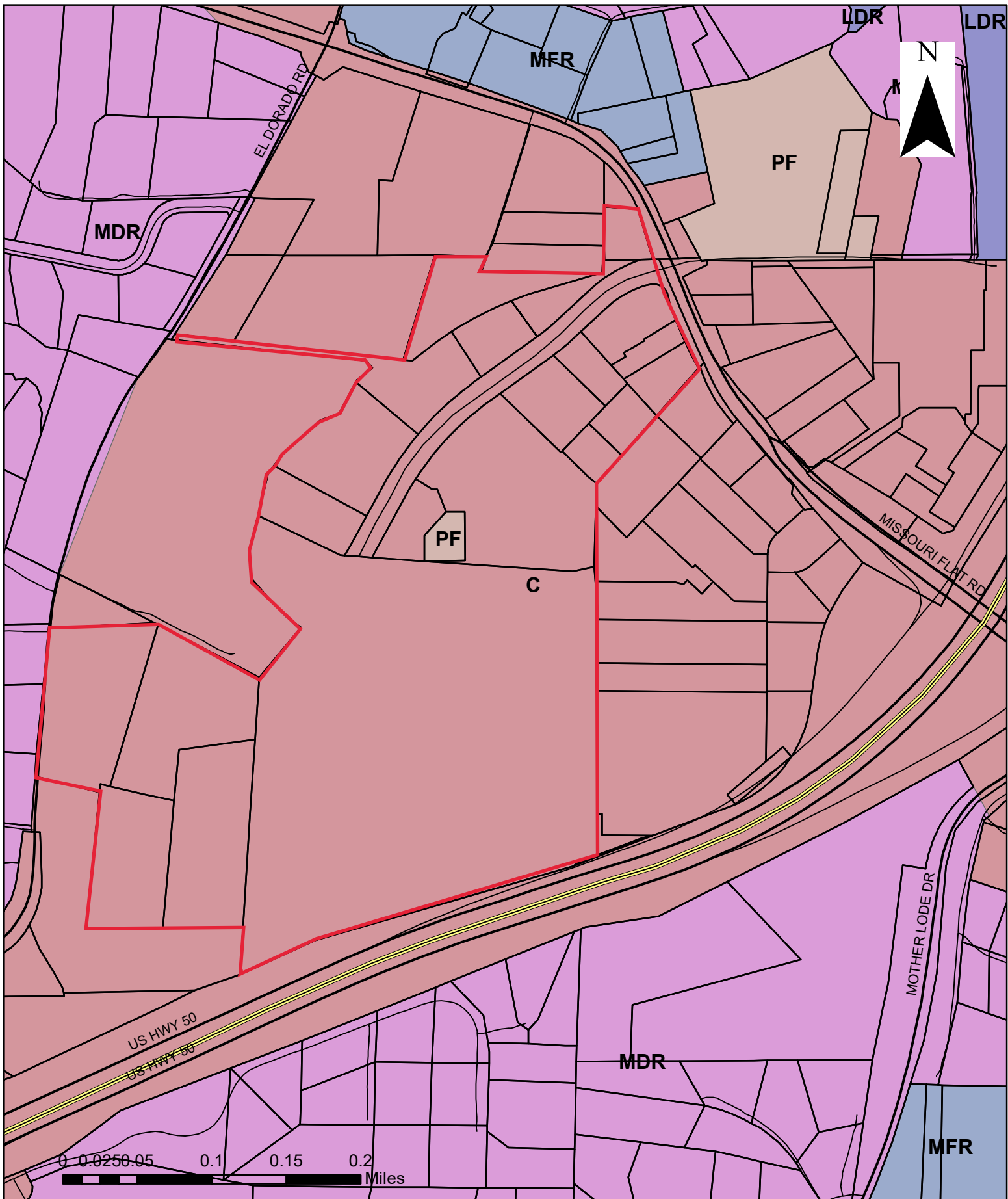
- County Outline
- Highway Labels
- Highways
- Major Roads
- Minor Roads

- Cities
- Parcels

Sources: Esri, HERE, Garmin, Intermap, incremer
FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

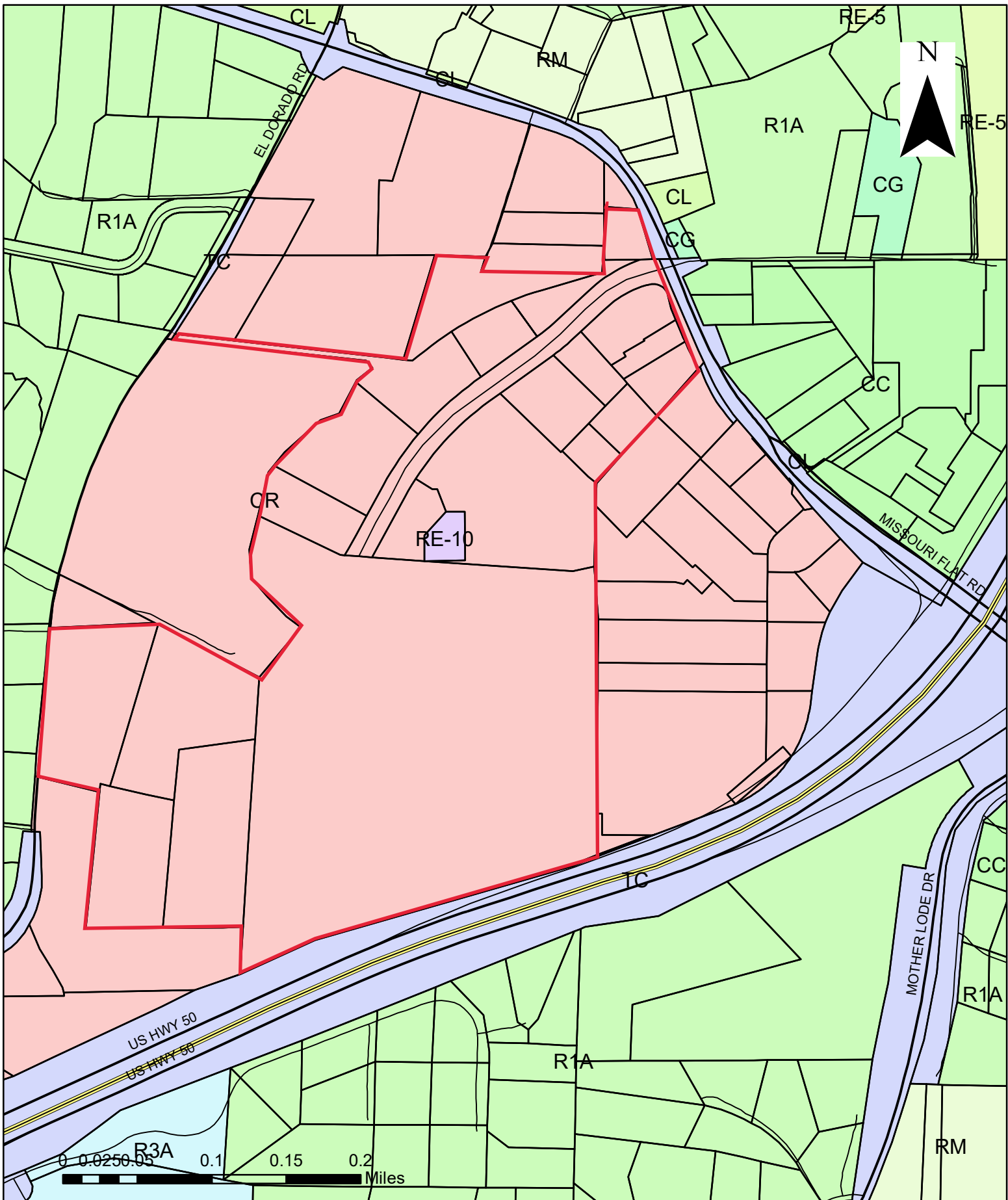


0 225 450 675 900 Feet













PD-R20-0001

Exhibit B: General Plan Land Use Map



PD-R20-0001

Exhibit C: Zoning Map

 CC	 CL	 R1A	 RE-10	 RM
 CG	 CR	 R3A	 RE-5	 TC

PD97-0011 Original Signage Conditions of Approval

12. The project will be permitted no more than one shopping center pylon sign (announcing various shopping center tenants) of not to exceed 1,021 square feet per side or 50 feet in height along the project frontage on U.S. Highway 50 for Phase 1 development. One additional shopping center pylon sign (announcing various shopping center tenants) of not to exceed 654 square feet per side or 35 feet in height will be allowed along the project frontage on Missouri Flat Road for Phase 2 development. The location of the shopping center pylon signs shall be in accordance with County Code 17.16.050. Minor adjustments may be made to the area of the pylon signs as long as the combined total area of 1,675 square feet is maintained. If individual back lighted letters are used in total or in part for this sign instead of the typical interior lighted “can” sign, a larger area may be allowed if approved by the Planning Commission.
13. No more than two onsite monument shopping center signs, not to exceed 10 feet in height and 80 square feet of area, will be permitted along entrance areas of the project. The final location of the monument signs shall be approved by the El Dorado County Planning Department.
14. One tenant monument sign will be permitted for each free-standing use not to exceed 6 feet in height and 48 square feet in area.
15. Building wall signs will be permitted not to exceed an average of 10 percent of the square footage of the building frontage on which it appears and meet the other standards specified in County Code §17.16.030. The frontage will include parapets or other wall features that extend beyond the structure of the wall.
16. Menu boards and directional signs for the fast food restaurants will be subject to the approval of the Planning Director.
17. Prior to issuance of any building permit, the applicant shall submit a sign design program as a minor amendment to the Development Plan which addresses criteria for color, style, sizes, materials for the pylon, monument, and wall signs. Such criteria, when approved by the Planning Commission, shall be applied to all permitted on-site signs. Temporary signing and banners are not permitted unless standards are provided in the sign program for such signing, including length of time such temporary signs are allowed.
18. All sign locations will comply with El Dorado County site distance requirements as defined in the “Design and Improvements Standards Manual.”

PD-R20-0001

Exhibit D: Original Conditions of Approval

SIGN CRITERIA
FOR

SUNDANCE PLAZA
PLACERVILLE, CALIFORNIA

PREPARED FOR:
ROEBBELEN LAND COMPANY
1241 HAWKS FLIGHT COURT, STE 102
EL DORADO HILLS, CA 95762
(916) 939-4055

PREPARED BY


ARCHITECTS

JANUARY 22, 1998
MCG JOB NO. 95.407.01

PD-R20-0001
Exhibit E: Original Approved Sign Criteria

PD-R20-0001
Exhibit E: Original Approved Sign Criteria

MCG
McClellan/Cruz/Gaylord
Architecture - Planning - Interiors
Sign Criteria

PROJECT: Sundance Plaza
Placerville, California
MCG Project No.: 95.407.01

DATE: January 22, 1998

A. INTRODUCTION

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the above-mentioned project.

Performance of this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant or his sign contractor at their expense, upon demand by Owner.

Exceptions to these standards shall be reviewed by the Owner. However, based upon our field experience, deviations will generally result in serious inequities between tenants. Accordingly, the Owner will retain full rights of review of any sign used in the center.

B. GENERAL OWNER/TENANT REQUIREMENTS

1. Each tenant shall submit to the Owner for written review, five (5) copies of the detailed shop drawings of his proposed sign, (one in full color) indicating conformance with the sign criteria herein outlined, Send to:

Roebbelen Land Company
1241 Hawks Flight Court, Ste. 102
El Dorado Hills, CA 95762
Attn: Bob Brown
(916) 939-4055

2. The tenant shall submit a sign drawing approved by the Owner and reviewed by the Owner to the appropriate City authority for approval prior to the start of any sign construction or fabrication.

3. The tenant shall pay for all signs, their installation (including final connection, transformers and all other labor and materials) and maintenance.
4. The tenant shall obtain all necessary permits.
5. The tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. The Owner shall provide primary electrical service terminations at the center of the allowed signage area from which electrical service shall be connected to Owner's common area meter.
7. It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and service prior to fabrication.
8. The location of all signs shall be per the accompanying design criteria.
9. One "sign space" shall be allowed for each tenant frontage (except as otherwise approved in writing by the Owner). The tenant shall verify his sign location and size with Owner prior to fabrication and installation.
10. Two sign spaces shall be allowed for each pad tenant in a multi-tenant pad building so long as such tenant has two faces with each face being longer than 20 feet in length. For tenants in multi-tenant pad buildings with a face up to 20 feet in length special consideration will be given for two rows of lettering. Single user pad tenants shall be allowed up to three signs on separate building faces, not to exceed 150 square feet in total sign area.
11. All shop and pad tenants are required to have both a sign band and an undercanopy sign per the accompanying design criteria.
12. Tenant address numbers and the Owner's sign company during the regular course of construction shall apply loading door signage to each store where applicable. Tenant address numbers and loading door signage shall be maintained and replaced at tenant's sole cost when determined necessary by the Owner and must be kept consistent with existing building letter size, style and colors.
13. Special signs which vary from this sign criteria must first be approved by the Owner and respective City authority.

14. The maximum allocated sign area for the aggregate of all permanent signs (except exempt and convenience signs) shall be as noted herein except corporate logos as approved by the Community Development Director.
15. NOTE! No sign shall be constructed until approved building permits from City Planning and Building and Safety Departments are received.
16. When a tenant vacates a suite the fascia shall be repaired and sign removed at tenant's sole cost.

C. GENERAL SIGN SPECIFICATIONS

1. All sign copy shall consist of individual channel cut letters. No **can or internally illuminated cabinet signs** are permitted, including corporate logos, except as approved by the Owner and Community Development Director.
2. No exposed raceway, crossovers, conduits, conductors, transformers, etc. shall be permitted.
3. All lettering shall be restricted to the "net sign area". See accompanying design criteria for specific information.
4. No projection above or below the "net sign area" will be permitted (except as otherwise approved in writing).
5. All signs and their installation must comply with all local building and electrical codes and bear a U.L. label placed in an inconspicuous location.
6. For purposes of store identification, tenant will be permitted to place upon each entrance to its demised premises no more than 144 square inches of gold leaf or decal application lettering not to exceed 2 inches in height, indicating hours of business and emergency telephone. Additional verbiage subject to Owner's written approval. The number and letter type shall be subject to Owner's review. (See Door Signage Design Criteria).
7. Typical Undercanopy Sign: (Blade Signs)
 - a. Shops and pad signs shall be attached in designated areas only.

- b. The "copy" (letter type), logos and their respective colors shall be submitted to the Owner for written review prior to fabrication.
 - c. Tenants shall display only their established trade name of their basic product name.
 - d. Blade signs shall be externally illuminated.
8. Typical Internally Illuminated, Individual Letter Sign Specifications:

a. Tenants occupying space greater than 40,000 sq. ft.:

- 1. Total sign area not to exceed 1.5 sq. ft. of sign per lineal foot of the tenant frontage (maximum of 216 sq. ft. of signage). Corner tenants allowed 1.0 sq. ft. of sign per lineal foot of second frontage (maximum of 150 sq. ft. of signage).
- 2. Maximum letter height shall be 6'-0".

Tenants 15,000 sq. ft. to 40,000 sq. ft.:

- 1. Total sign area not to exceed 1.5 sq. ft. of sign per lineal foot of tenant frontage (maximum of 150 sq. ft. of signage).
- 2. Maximum letter height shall be 4'-0".

Tenants less than 15,000 sq. ft. (shops):

- 1. Sign area width not to exceed 70% of storefront width.
- 2. Maximum letter height shall be 2'-6".

Pad tenant buildings:

- 1. Total sign area not to exceed 1.0 sq. ft. of sign per lineal foot on each of three (3) building elevations (maximum of 150 sq. ft. of signage on each elevation).
- 2. Maximum letter height shall be 3'-0".

- b. Pad buildings signs shall be attached in designated areas only.
 - c. The face of the individual letters and logos shall be constructed of an acrylic plastic (3/16" thick minimum) or an approved equal ("Sta-Tuf" or "Lexan"). All letter returns and trim caps shall be finished to match storefront.
 - d. The "copy" (letter type), logos and their respective colors shall be submitted to the Owner for written review prior to fabrication.
 - e. Individual shop logos may be located anywhere within the "net sign area", provided their heights does not exceed the height of the "net sign area".
 - f. Shop tenants shall display only their established trade name of their basic product name, e.g. "John's Jeans", or combination thereof.
9. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.
10. Signage at back of buildings shall not exceed 30 square feet per in line tenant, except for majors and national chains, which shall be approved by the Owner.
11. Monument signs shall be halo lit or externally illuminated.
12. All signs shall be installed on the sign band as noted in the exhibit drawings attached hereto.

D. PROHIBITED SIGNS

1. Signs Constituting a Traffic Hazard:

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 which makes use of the words, "STOP", "LOOK", "DANGER", or any other words, phrases, symbols, or characters in such a manner to interfere with, mislead or confuse traffic.

2. Immoral or Unlawful Advertising:

It shall be unlawful for any person to exhibit, post or display cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.

3. Signs on Doors, Windows or Fire Escapes:

No window signs will be permitted except as noted herein. Tenant shall not affix, tape, place or maintain within the interior of the premises any paper signs, advertising placards, descriptive material or other such like item or items within twelve feet (12') of the front entrance to the Premises that can be seen from the community areas of the Center, except such as shall have received the written approval of Owner as to form size, type, color, location, duration, copy, nature and display qualities. No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance. In addition to the remedies for default set forth in the Lease, Owner may, at tenant's cost, remove any item erected in violation of this subsection.

4. Animated, Audible or Moving Signs:

Signs, consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating of otherwise animated light are prohibited, unless specifically approved by the Owner and the Community Development Director.

5. Off-Premise Signs:

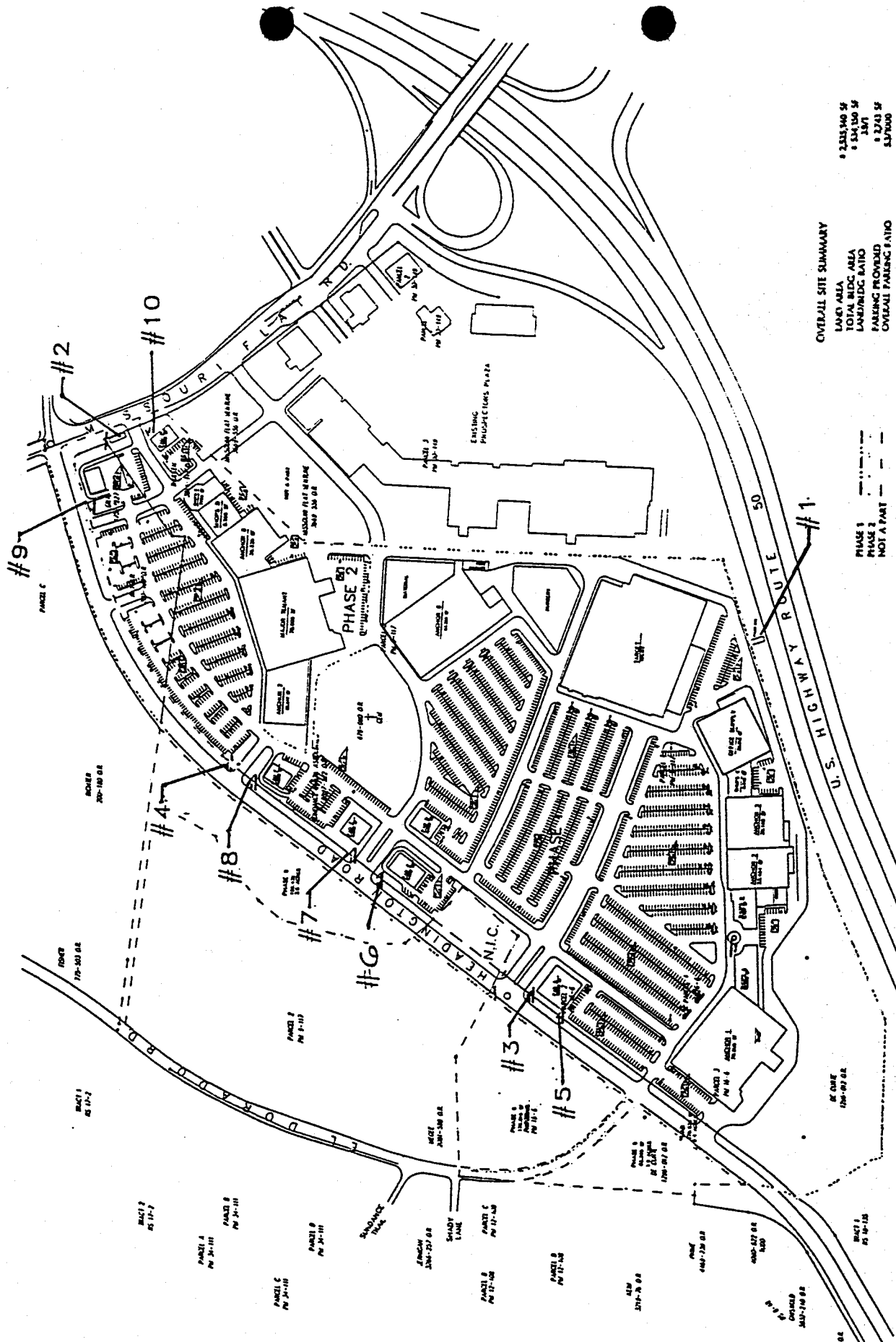
Any signs, other than a directional sign, installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located, is prohibited, unless specifically approved by Owner and Community Development Director.

6. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles, is prohibited.

7. Light Bulb Strings and Exposed Tubing:
External displays, other than temporary decorative holiday lighting, which consist of unshielded light bulbs, are prohibited. An exception hereto may be granted by the Owner when the display is an integral part of the design character of the activity to which it relates.
8. Banners, Pennants, and Balloons Used for Advertising Purposes:
Flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of the project may be permitted subject to landlord, MCG, and City approved.
9. Signs in Proximity to Utility Lines:
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by the laws of the State of California are prohibited.
10. Internally Illuminated Can or Cabinet Signs:
Prohibited except logos as approved by Community Development Director. All can or cabinet logos with text must be reviewed and approved by the Community Development Director.

MONUMENT SIGNS
NOTE: ALL MONUMENT SIGNS SHALL BE HALO-LIT OR EXTERNAL ILLUMINATION



OVERALL SITE SUMMARY

LAND AREA	8,235,160 SF
TOTAL BLDG AREA	8,541,000 SF
LAND/BLDG RATIO	0.97
PARKING PROVIDED	3,273 SF
OVERALL PARKING RATIO	0.37

PHASE 1
 PHASE 2
 NOT A PART

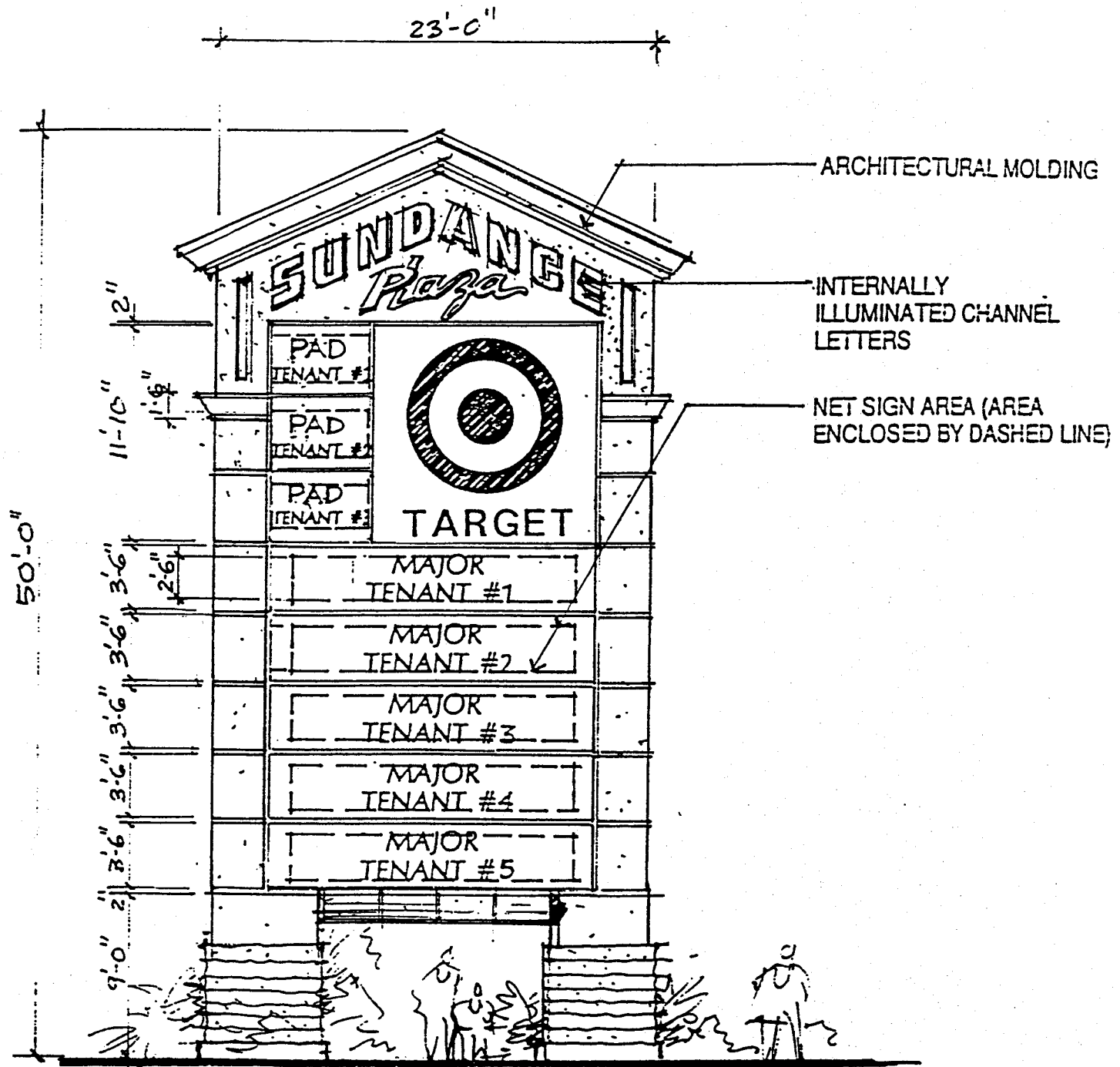
SITE PLAN

SUNDANCE PLAZA
 PLACERVILLE, CALIFORNIA
 A PROJECT OF
 ROEBBEIN LAND COMPANY
 PREPARED BY
 JAMES W. ROEBBEIN, INC. PLACERVILLE, CALIFORNIA

PD-R20-0001

Exhibit E: Original Approved Sign Criteria

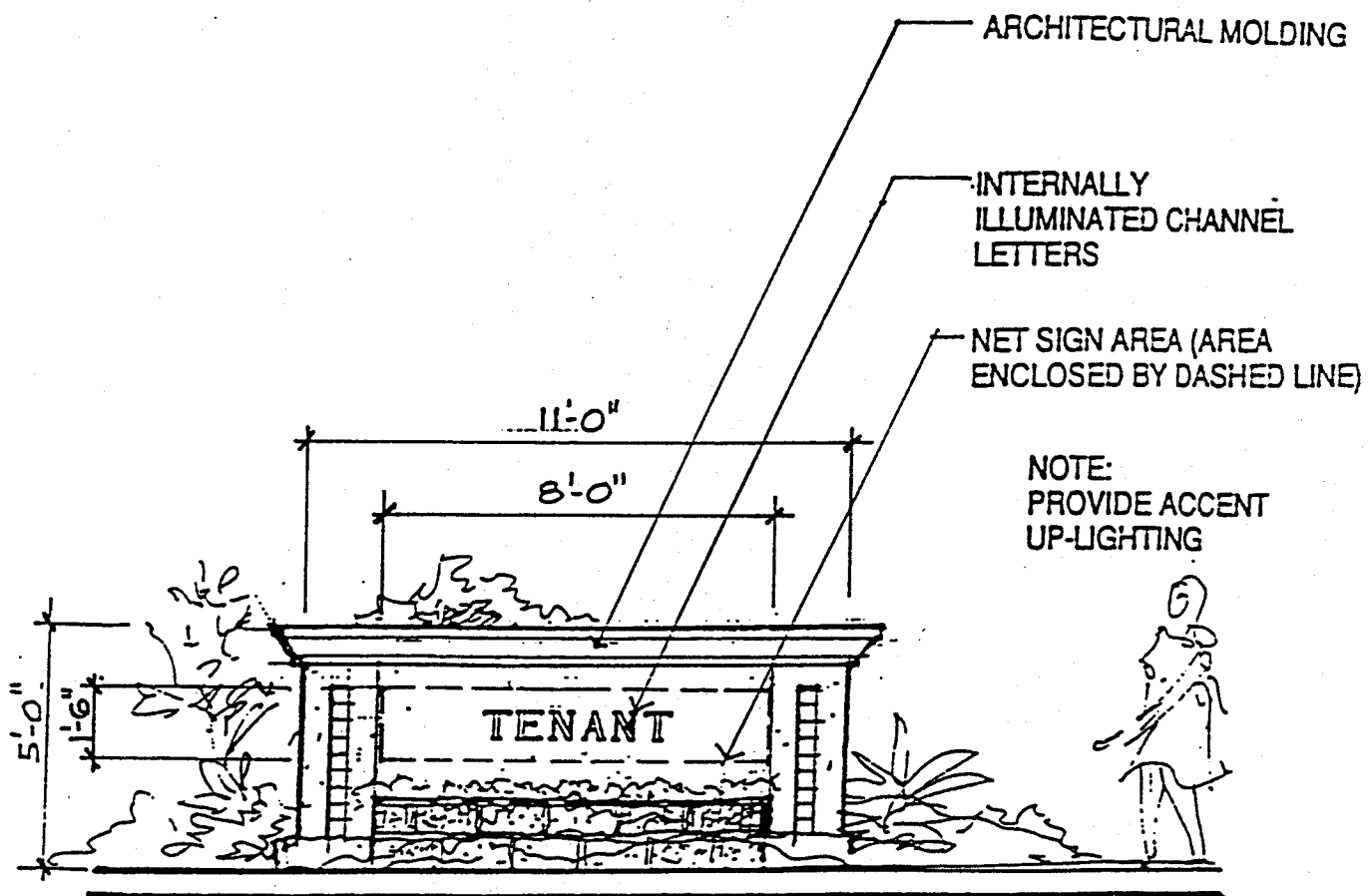
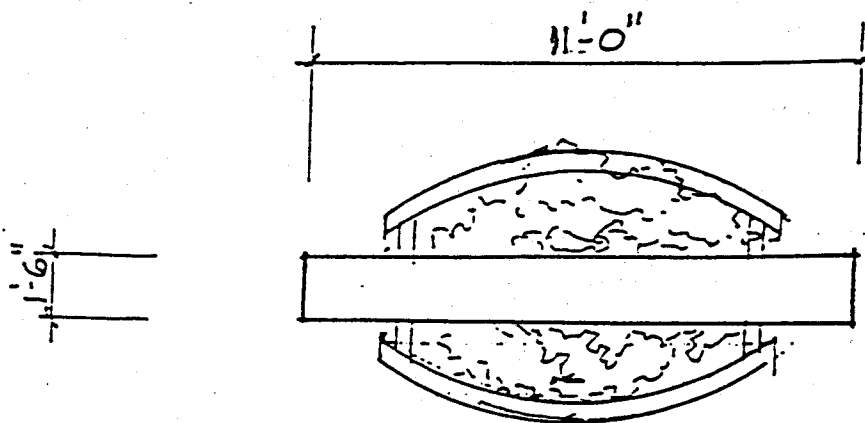
Attachment 5
 Page 8



TYPICAL PYLON SIGN $\frac{1}{8}'' = 1'-0''$
 #1, #2

PD-R20-0001
 Exhibit E: Original Approved Sign Criteria





PAD TENANTS MONUMENT SIGN $\frac{1}{4}" = 1'-0"$
 #5, #6, #7, #8, #9 and #10

PD-R20-0001

Exhibit E: Original Approved Sign Criteria



Attachment
 Page 11

INDIVIDUAL METAL CHANNELIZED LETTERS WITH PLEXIGLAS FACES.

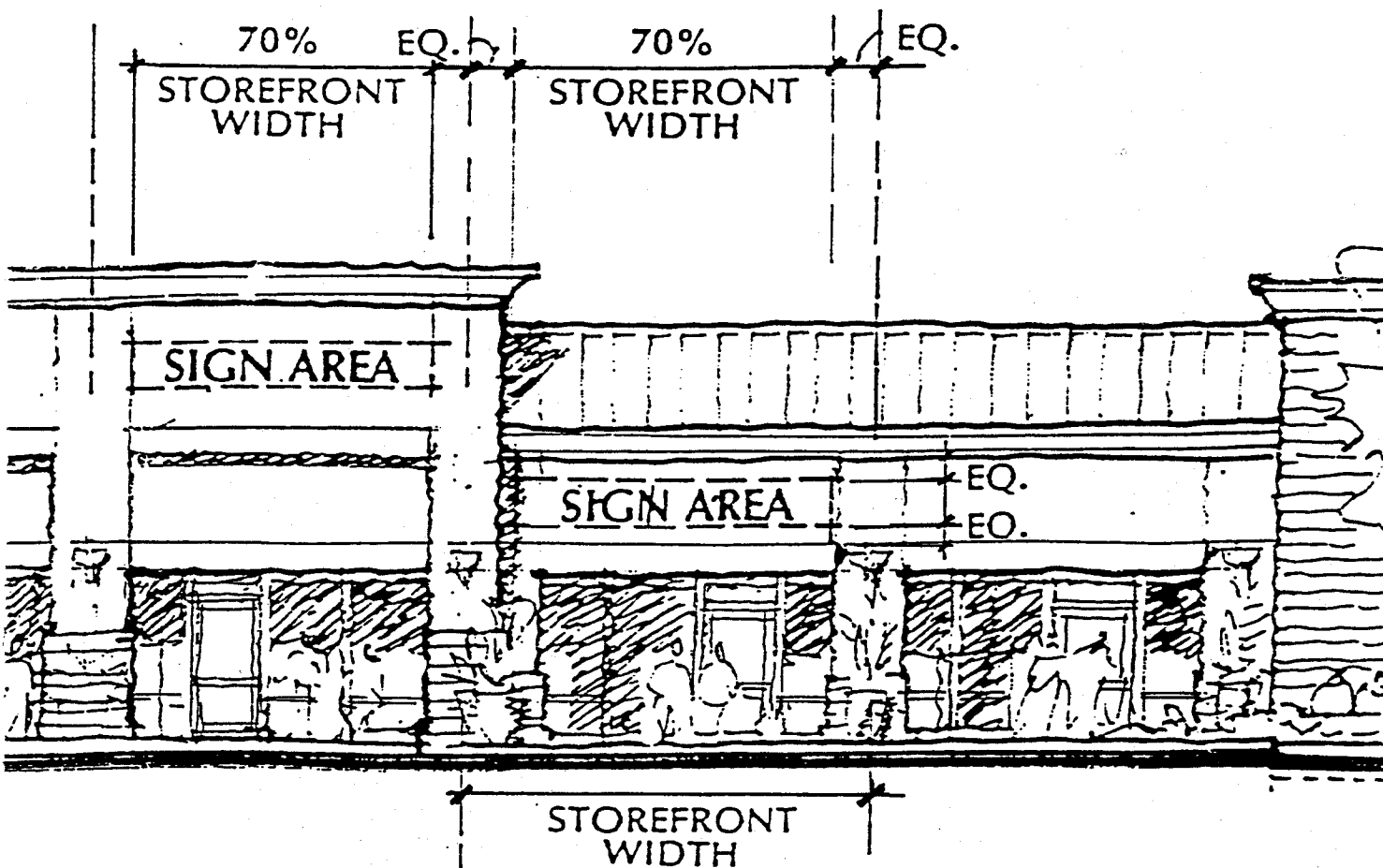
NET SIGN AREA (AREA ENCLOSED BY DASED LINE)



SINGLE LINE SIGN

NOTE: INDIVIDUAL METAL CHANNELIZED LETTERS TO BE INTERNALLY ILLUMINATED WITH 50 MILLI - AMP 6500" 13 MM WHITE NEON AND INSTALLED IN ACCORDANCE WITH CURRENT UNDERWRITER LABORATORY SPECIFICATIONS.

- COLOR TO MATCH "PLEXIGLAS",
- #2016-YELLOW
 - #2025-BLACK
 - #2793-RED
 - #2108-GREEN
 - #2114-DARK BLUE
 - #2648-LIGHT BLUE
 - #2662-ORANGE
 - #7328-WHITE



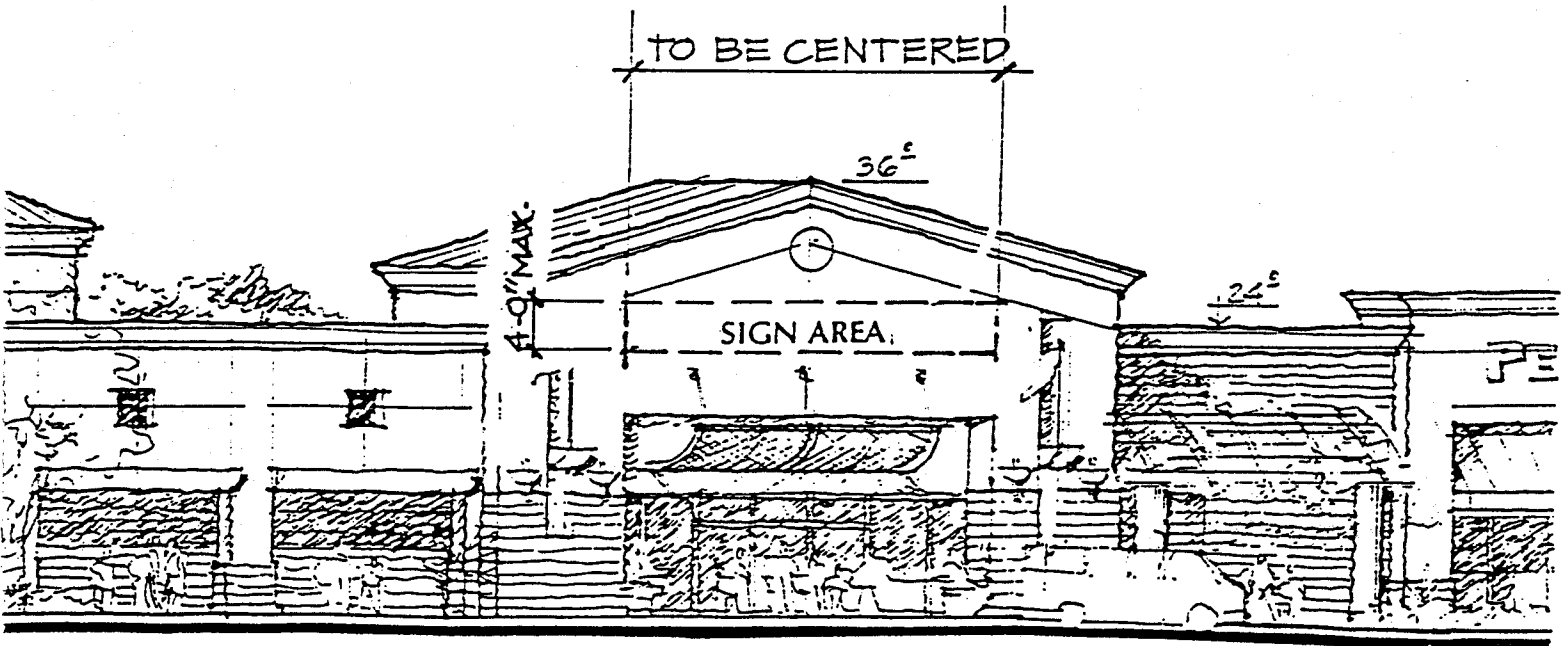
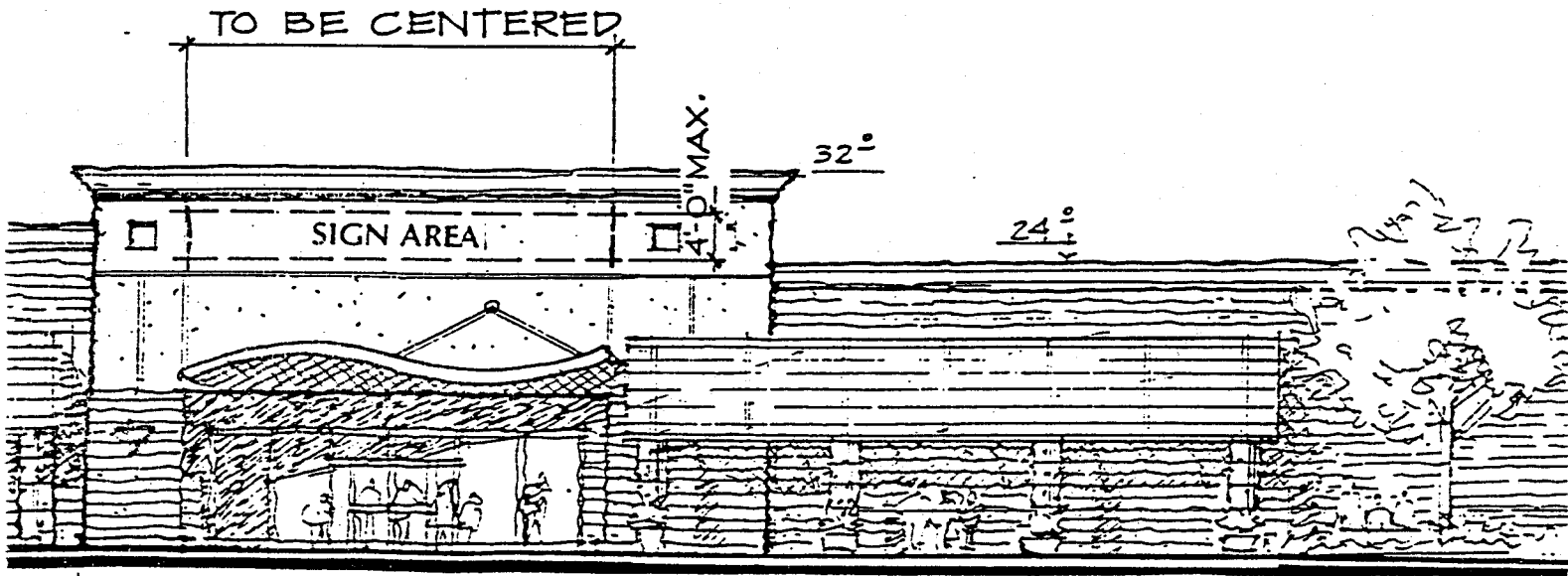
Typical Shop Sign Criteria

TENANTS LESS THAN 15,000 SQ. FT. FLOOR AREA

Exhibit E: Original Approved Sign Criteria

Attachment 5
Page 12





TENANTS 15,000 SQ. FT. TO 40,000 SQ. FT. FLOOR AREA

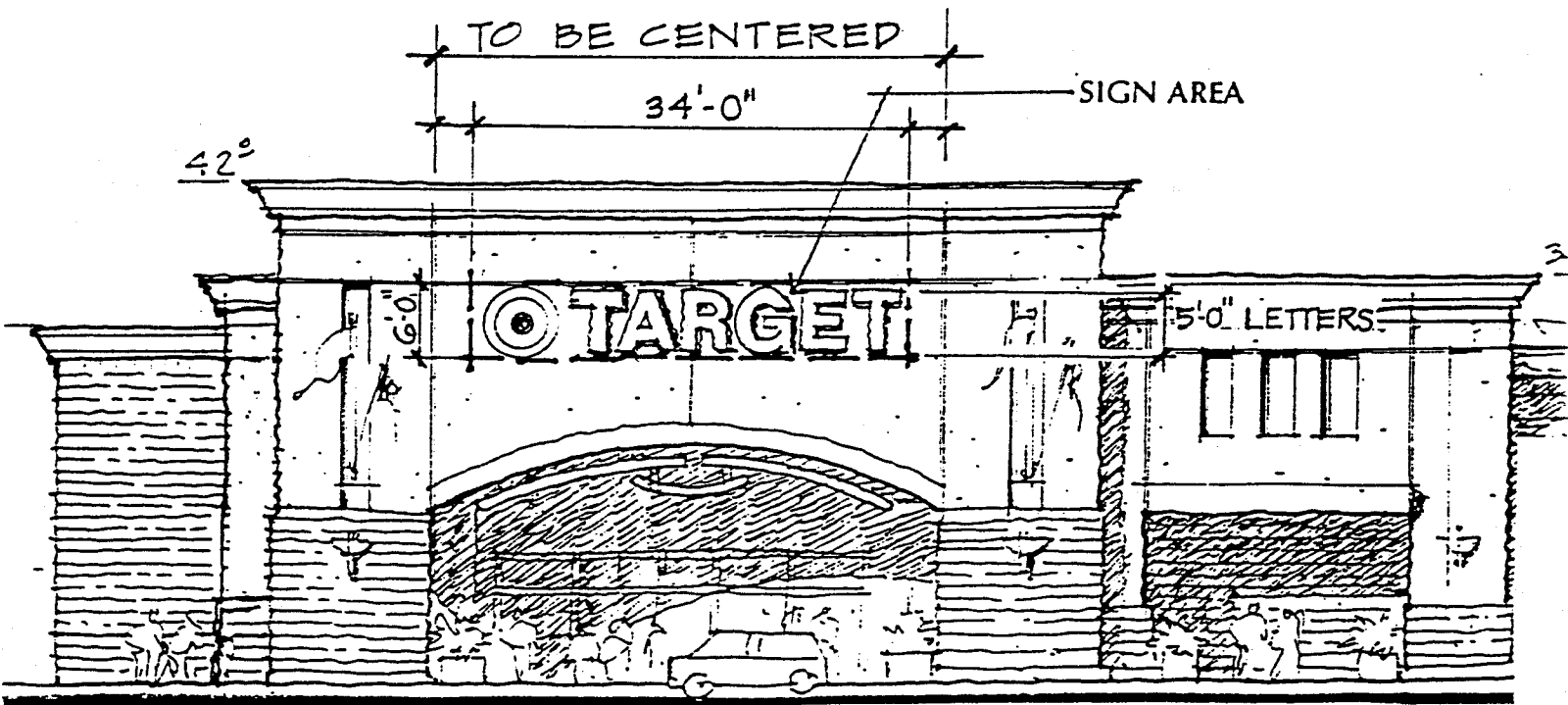
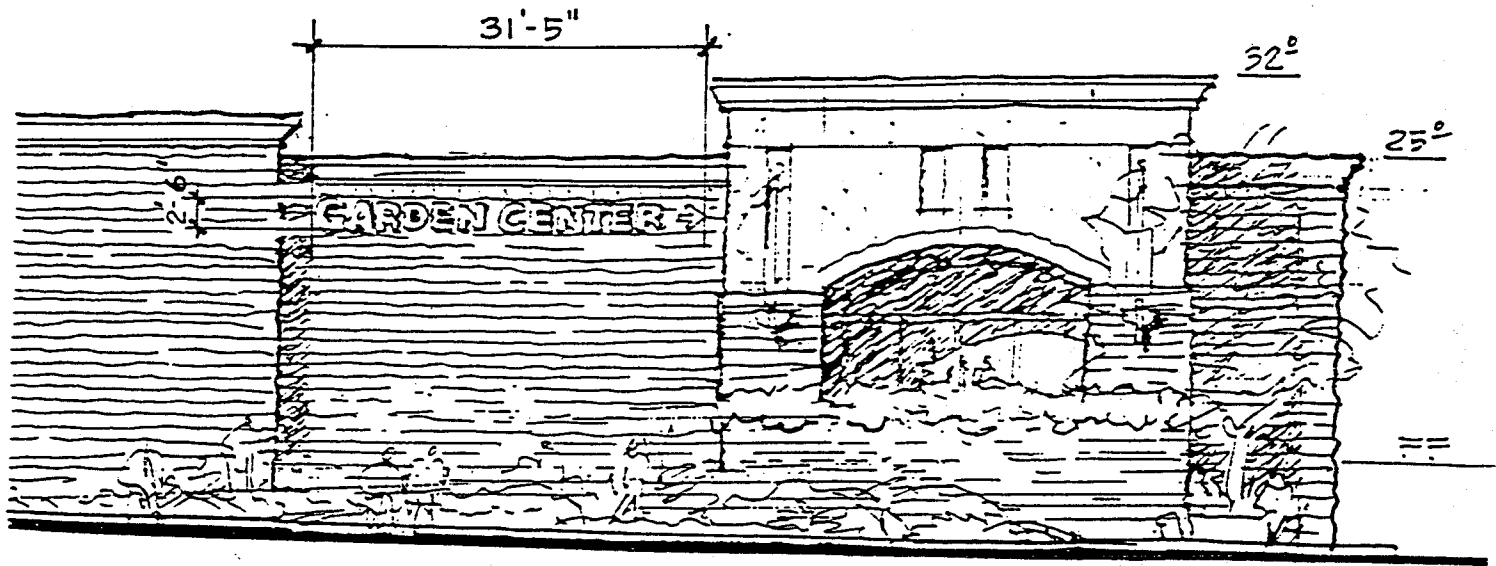
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Exhibit E: Original Approved Sign Criteria

Attachment

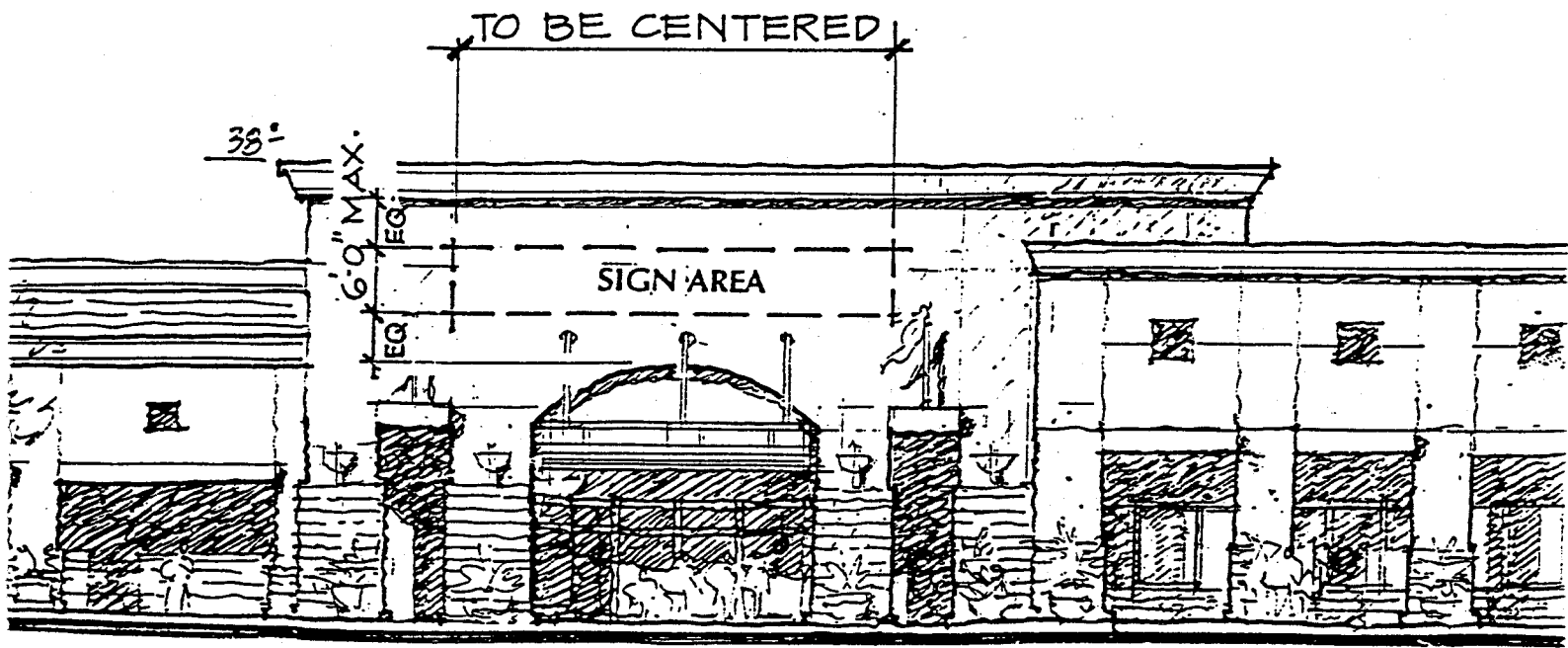
Page 13





TENANTS GREATER THAN 40,000 SQ. FT. FLOOR AREA



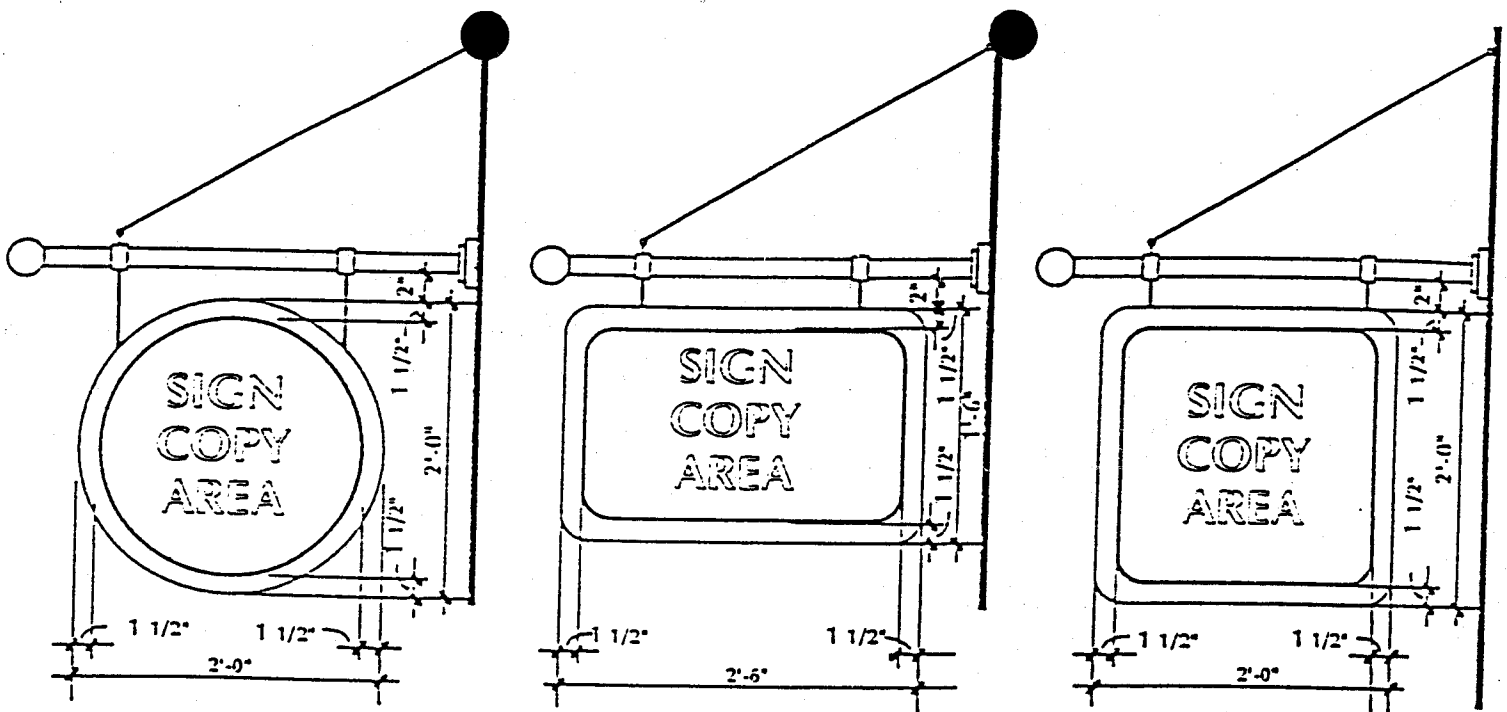


TENANTS GREATER THAN 40,000 SQ. FT. FLOOR AREA

PD-R20-0001
Exhibit E: Original Approved Sign Criteria

Attachment 5
Page 15





SIGN TO BE CENTERED
AT ENTRY DOOR

ATTACHMENT
PLATE

SUPPORT WIRE
(IF REQUIRED)

PAINTED ALUMINUM
STAFF & FINIAL

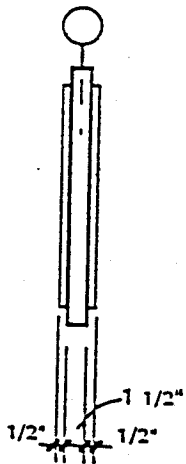
SUPPORT RODS

1/2" HIGH DENSITY
SIGN FOAM CORE

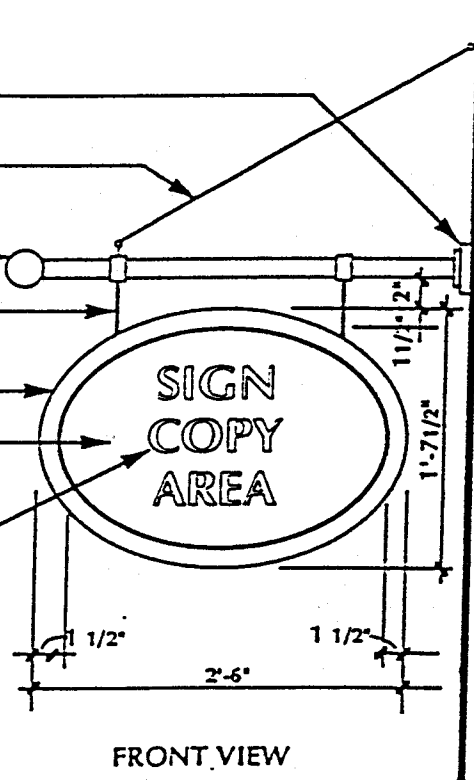
1/2" SIGN PANELS

SILKSCREENED COPY
(TWO SIDES)

SHAPE, TEXT &
COLORS SUBJECT TO
THE APPROVAL OF THE
PROPERTY MANAGER
& COMMUNITY
DEVELOPMENT
DIRECTOR



END VIEW



FRONT VIEW

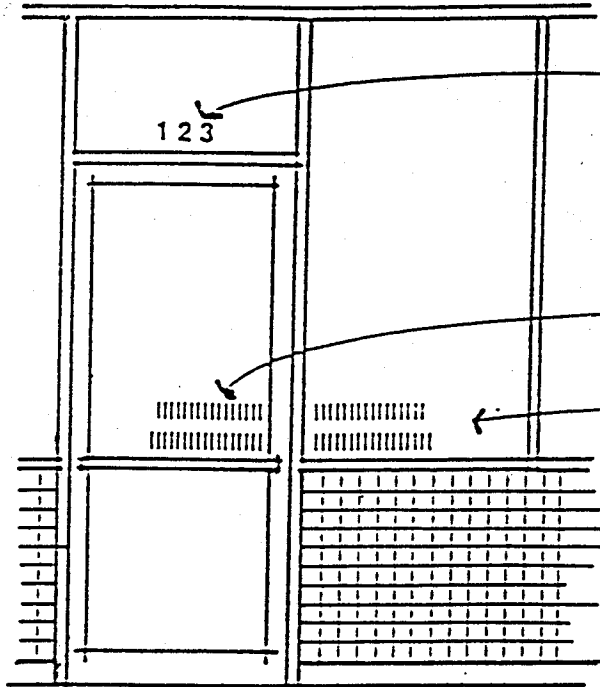
UNDER CANOPY BLADE SIGN



PD-R20-0001

Exhibit E: Original Approved Sign Criteria

Attachment 5
Page 16



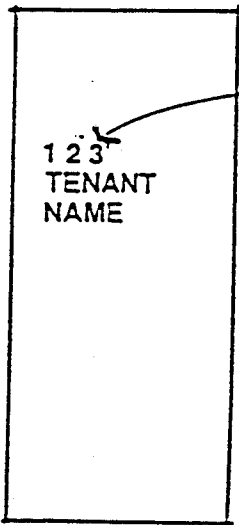
TENANT ADDRESS NUMBER (CENTERED) SHALL BE QUICK-ALIGN-3 HELVETICA MEDIUM REVERSE DIECUT AS DISTRIBUTED BY BRADY SIGNMARK DIVISION OR EQUIVALENT, "REFLECTIVE WHITE", NUMBER, SIZE AND HEIGHT AS REQUIRED BY GOVERNING AGENCIES.

STOREFRONT DOOR

FIXED GLASS (IN STOREFRONT)

LOCATION OF TENANT INFORMATION NOT TO EXCEED 144 SQ. IN.

TYPICAL TENANT ADDRESS SIGNAGE



TENANT ADDRESS NUMBER

DOOR SHOWN IS TYPICAL FOR NON-CUSTOMER TYPE DOOR FOR RECEIVING MERCHANDISE, ETC. OCCURS GENERALLY AT REAR OF CENTER. (VERIFY WITH LEASE PLAN EXACT LOCATIONS FOR INDIVIDUAL TENANTS)

TYPICAL TENANT NAME ONLY. (TWO LINES PERMITTED, IF REQUIRED.) 6" HIGH WITH 1/2" SPACING BETWEEN LINES. NOTE: ALL LETTERING AND NAUMERALS SHALL BE PAINTED OR ADHESIVE VINYL AS SHOWN IN ELEVATION ABOVE. TYPICAL COLOR SHALL BE WHITE ON DARK DOORS - BLACK ON LIGHT DOORS.

TYPICAL LOADING DOOR SIGNAGE

DOOR SIGNAGE DESIGN CRITERIA

PD-R20-0001

Exhibit E: Original Approved Sign Criteria

Attachment 5
Page 17



Crossings at El Dorado

CONTENTS

<u>Subject</u>	<u>Page</u>
Contents	1
Introduction	2
Landlord/Tenant Requirements	2
Pad Tenant Specifications	3
Sign Construction	4
Prohibited signs	5
Abandonment of Signs	5
Inspection	5
Maintenance	5
Shop Tenant Signage	6
Site Plan Pylon Sign A	7
Large Pylon Signage (Upper Section)	8
Large Pylon Signage (Lower Section)	9
Site Plan Pylon Sign B & C	10
Small Pylon Signage	11
General Sign Construction Requirements	12

PD-R20-0001

Exhibit F: Crossings at El Dorado Sign Program



AlphaArchitectural
Signs & Lighting

DATE: 04-30-21
5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225

PAGE: 1 OF 12

21-1779 B 24 of 35

S I G N C R I T E R I A

Introduction to sign Criteria Crossings at El Dorado

INTRODUCTION

The purpose of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be strictly enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the County.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required County permits.

LANDLORD/TENANT REQUIREMENTS

1. Each Tenant shall submit to for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any monument or pylon signs. Tenant will be responsible for lettering of designated monument face.
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility for such removal and to patch and paint surface to match the existing color, and restore surface to original condition.

PD-R20-0001

Exhibit F: Crossings at El Dorado Sign Program

 AlphaArchitectural
Signs & Lighting
5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225

DATE: 04-30-21

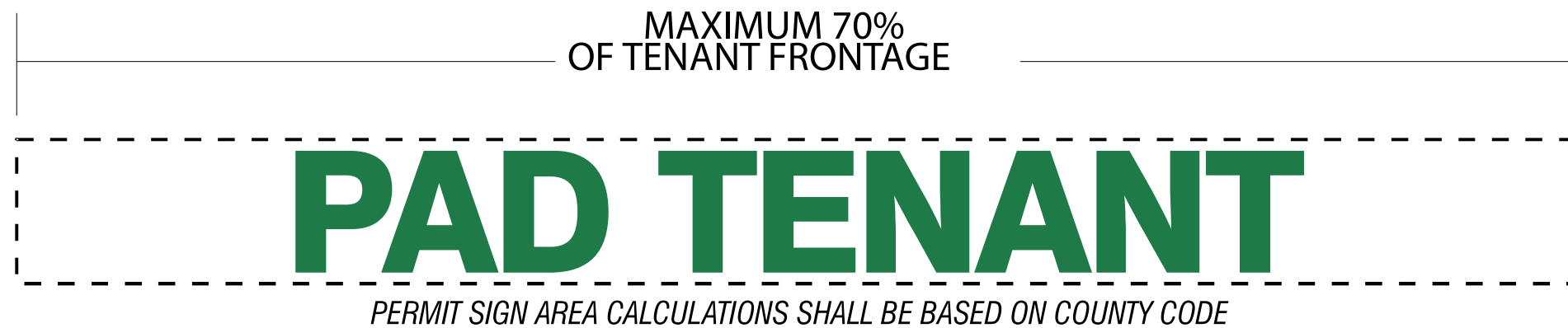
PAGE: 2 OF 12

21-1779 B 25 of 35

SIGN CRITERIA

PAD TENANT

SPECIFICATIONS



CONSTRUCTION: Plex faced channels allowed. Raceway-mounted ONLY.

ILLUMINATION: No 'halo' lit letters. Day-Night letters acceptable. LED acceptable. (see page 6)

COPY: Tenant name and/or logo

HEIGHT: 18" Maximum

LENGTH: 75% of adjacent surface

TYPEFACE: Custom logo and type OK.

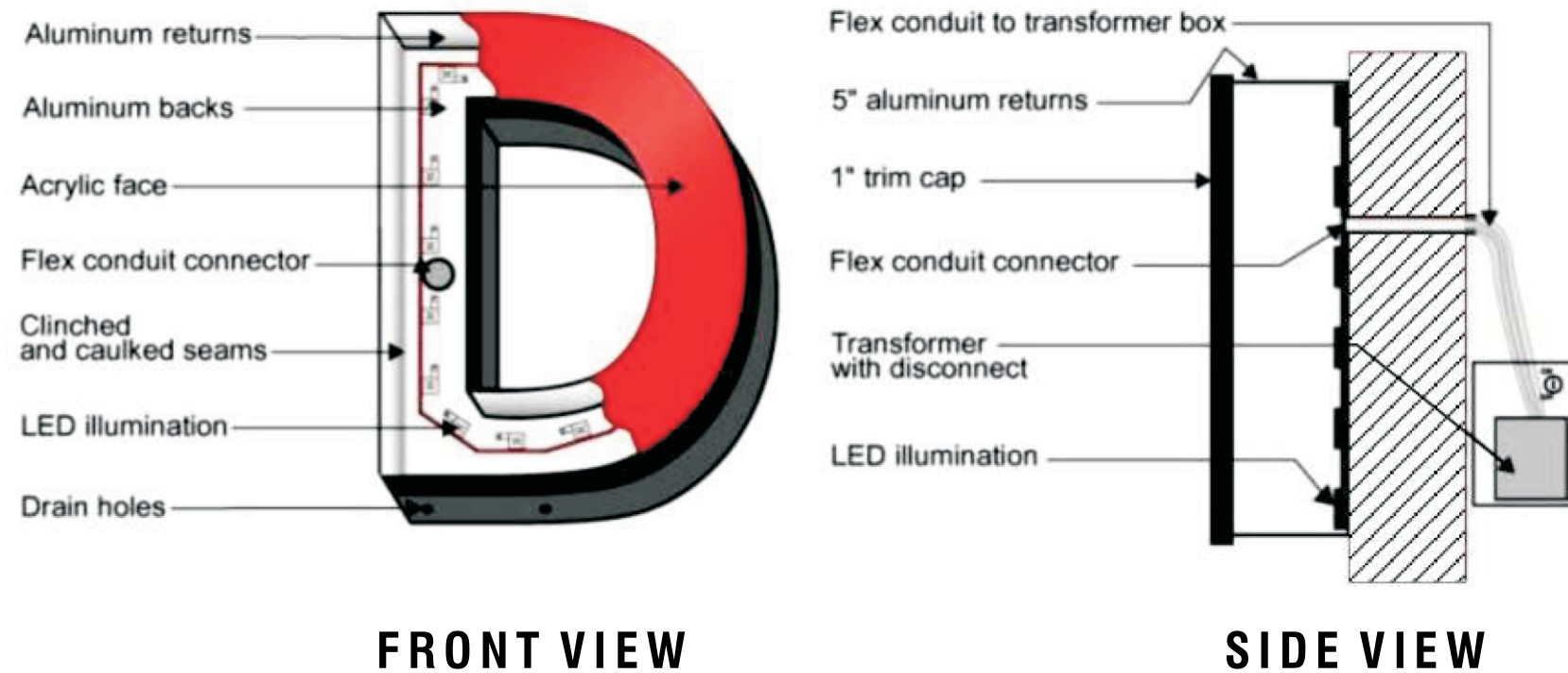
COLORS: Custom Colors OK

(county codes will prevail if more restrictive than this criteria)



S I G N C R I T E R I A

SIGN CONSTRUCTION



Illuminated ACRYLIC FACED CHANNELS with THROUGH FACE ILLUMINATION.

Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.

Faces: Use any color translucent acrylic with black trim cap, unless approved otherwise.

LED Illumination.

Paint aluminum channel any color, as per landlord approval.

PD-R20-0001

Exhibit F: Crossings at El Dorado Sign Program

S I G N C R I T E R I A

PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard:
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 which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs painted directly on a building surface will not be permitted.
3. Signs in Proximity to Utility Lines:
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.
5. There shall be no signs that are flashing, moving or audible.
6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.
7. Vehicle Signs:
Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited. (i.e. Delivery trucks with tenant signage is OK)
8. Light Bulb Strings:
External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character the activity to which it relates.

9. Banners, Pennants & Balloons Used for Advertising Purposes:
temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's, and County approval.
10. Billboard Signs are not permitted.
11. The use of permanent "sale" signs are prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.
12. No standard plex faced cabinet construction allowed.

ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord. Removal at tenants expense.

INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.

S I G N C R I T E R I A

SHOP TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to insure a standardized uniform style throughout the center while encouraging the creativity of typographical and iconic elements to develop interest and style. Signs must be architecturally compatible with the entire center.

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the "boxed" area for the main sign body. (See Diagram below)

STOREFRONT SIGNAGE

The following types of construction will be allowed:

- * Acrylic face channels
- * Acrylic face icons and logos



Irregular shaped icons & logos should be considered in sign design for increased visual impact.

Descender: (The part of the lowercase letters, as g,p, and y which extends below the other lowercase letters)



PD-R20-0001

Exhibit F: Crossings at El Dorado Sign Program



AlphaArchitectural
Signs & Lighting

DATE: 04-30-21

5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225

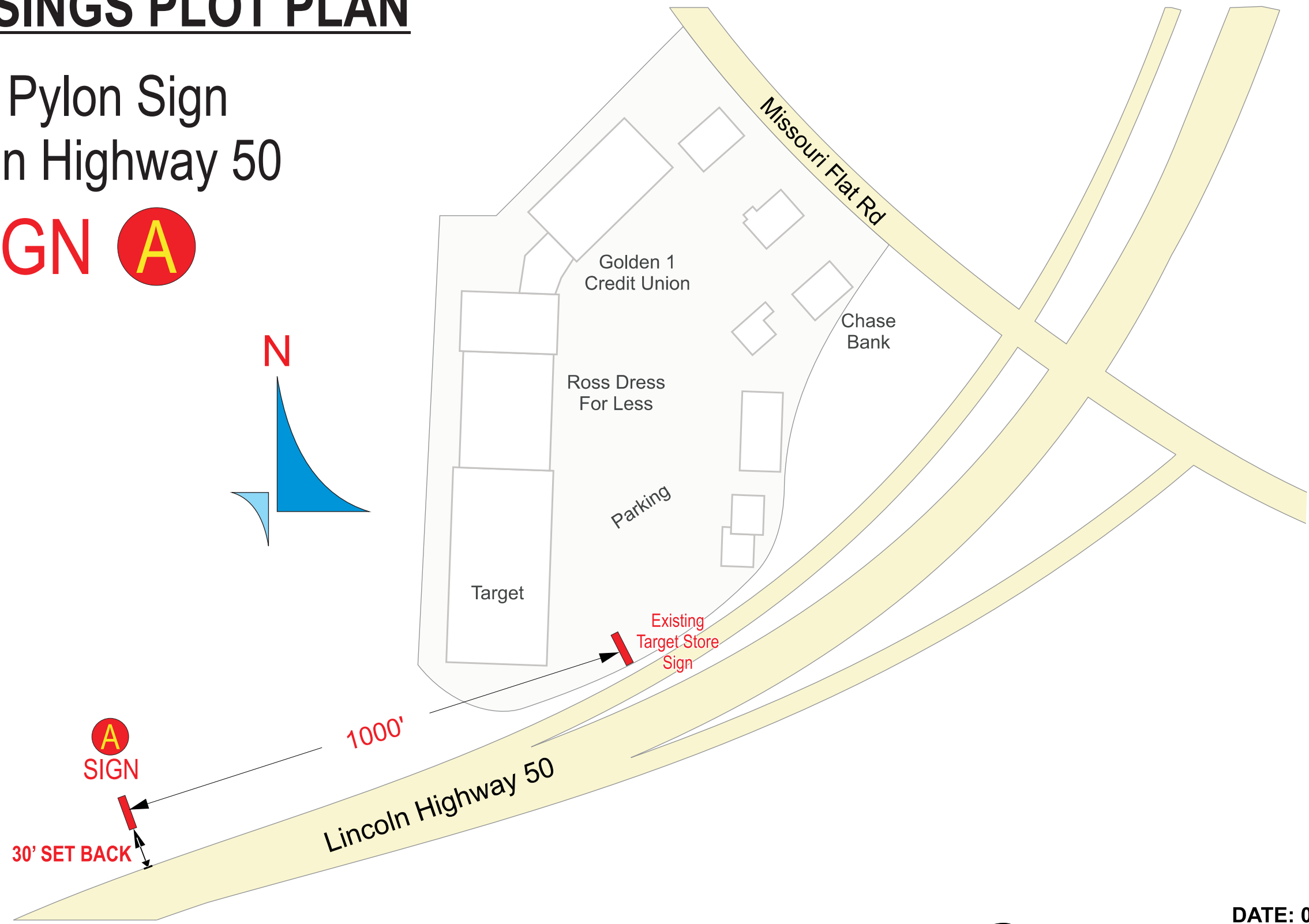
PAGE: 6 OF 12

21-1779 B 29 of 35

THE CROSSINGS PLOT PLAN

50' Pylon Sign
Lincoln Highway 50

SIGN A



A
SIGN
30' SET BACK

1000'
Lincoln Highway 50

PD-R20-0001
Exhibit F: Crossings at El Dorado Sign Program



AlphaArchitectural
Signs & Lighting

DATE: 04-30-21

5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225

LARGE PYLON SIGN A

Upper Section w/Channel Letters

The design of the double-sided pylon sign shall be commensurate with architecture of existing buildings in the Crossings shopping center.

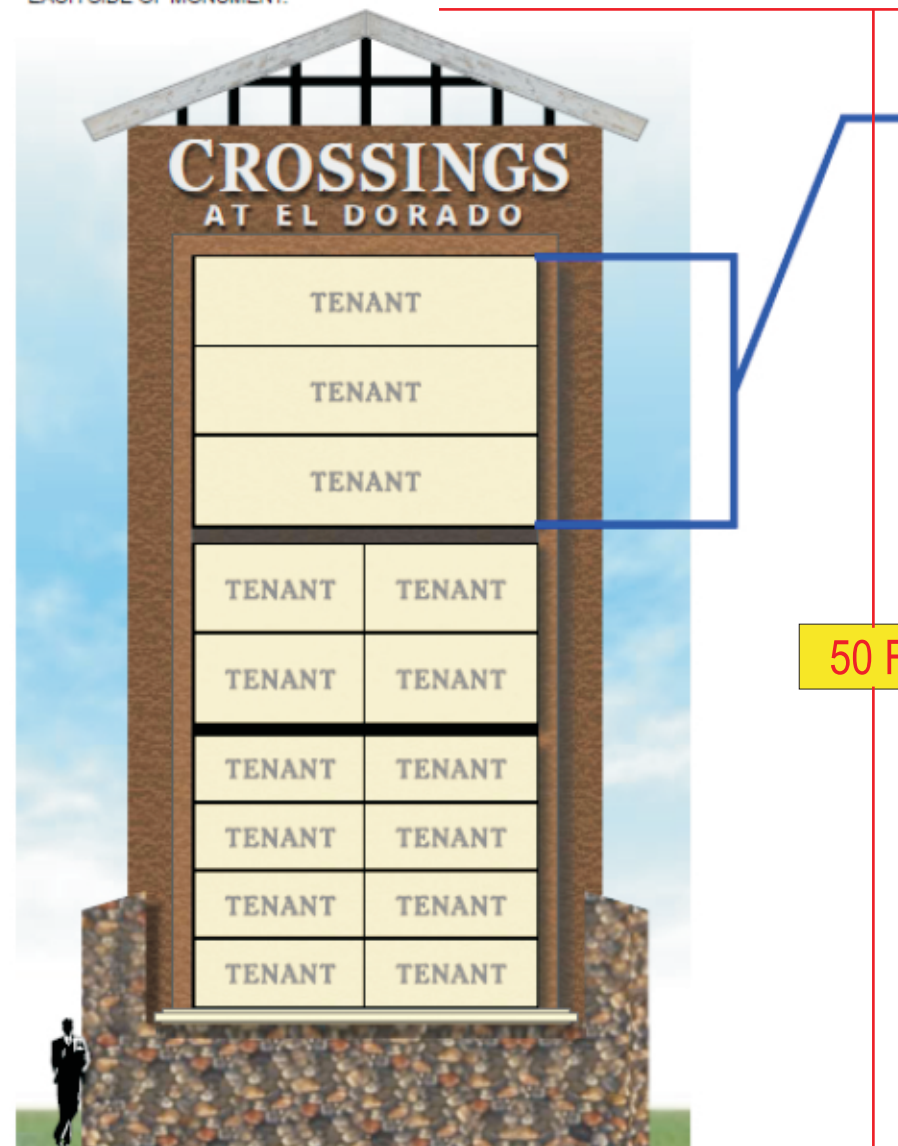
Owner, at Owner's sole discretion, will determine which tenants will have signage on these signs.

Each sign shall be located at least one foot away from all utilities and the public right-of-way; and shall not restrict sight distances of motorists using the main driveway.

LED Internal illumination.

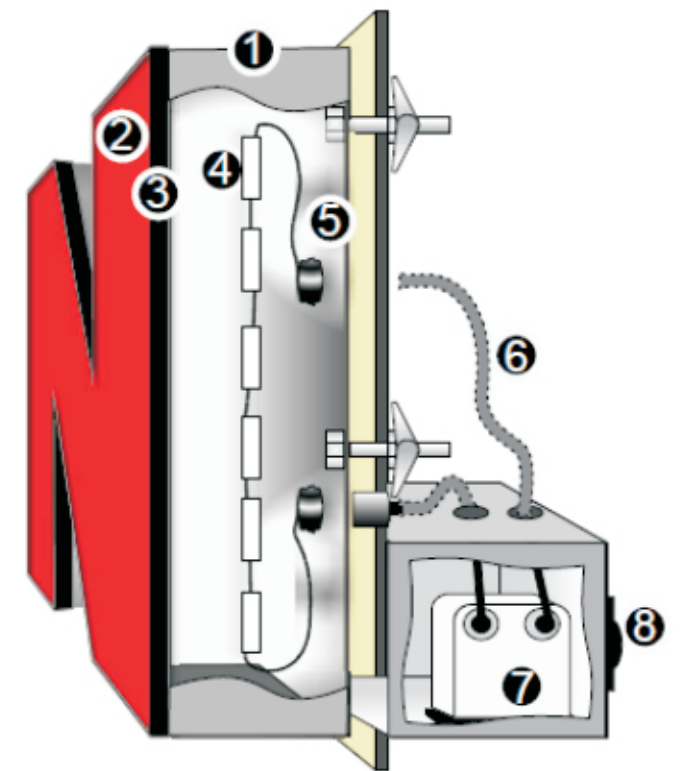
The color of the lettering shall match the Tenant's on building signage. Sign faces must have Owner's approval prior to manufacture or installation.

TENANT COPY ON EACH SIDE OF MONUMENT.



UPPER SECTION
 Panel Sizes: 192" x 50"
 Graphics/Letters:
 Internal LED Illuminated
 Channel Letter

50 Ft

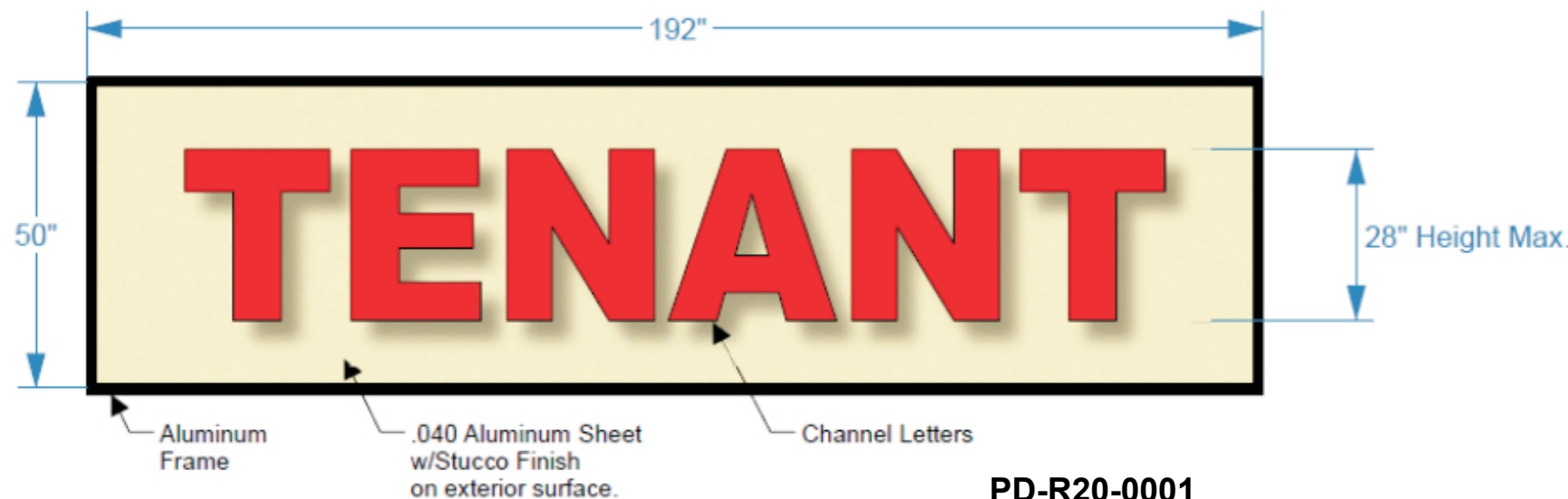


LEGEND

U.L. APPROVED
 FABRICATED CONSTRUCTED-WELD / RIVET
 SEALED W/WHITE SILICONE

- 1) 5" Aluminum (**Black**) Returns
- 2) 3/16" Translucent Acrylic Faces
- 3) 3/4" Trim Cap (**Black**)
- 4) **LEDs**
- 5) .065min. Letter Backing.
- 6) **Low voltage cable**
- 7) Transformer
- 8) Disconnect Switch

INSTALLATION: Install flush on substrate.



PD-R20-0001

Exhibit F: Crossings at El Dorado Sign Program

DATE: 04-30-21

LARGE PYLON SIGN A

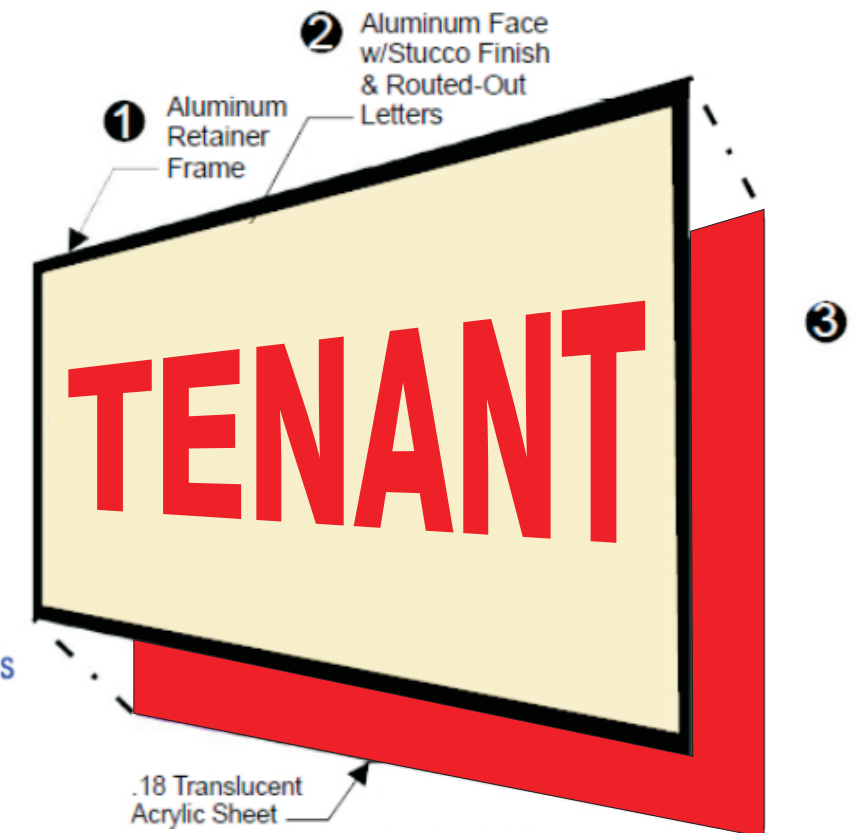
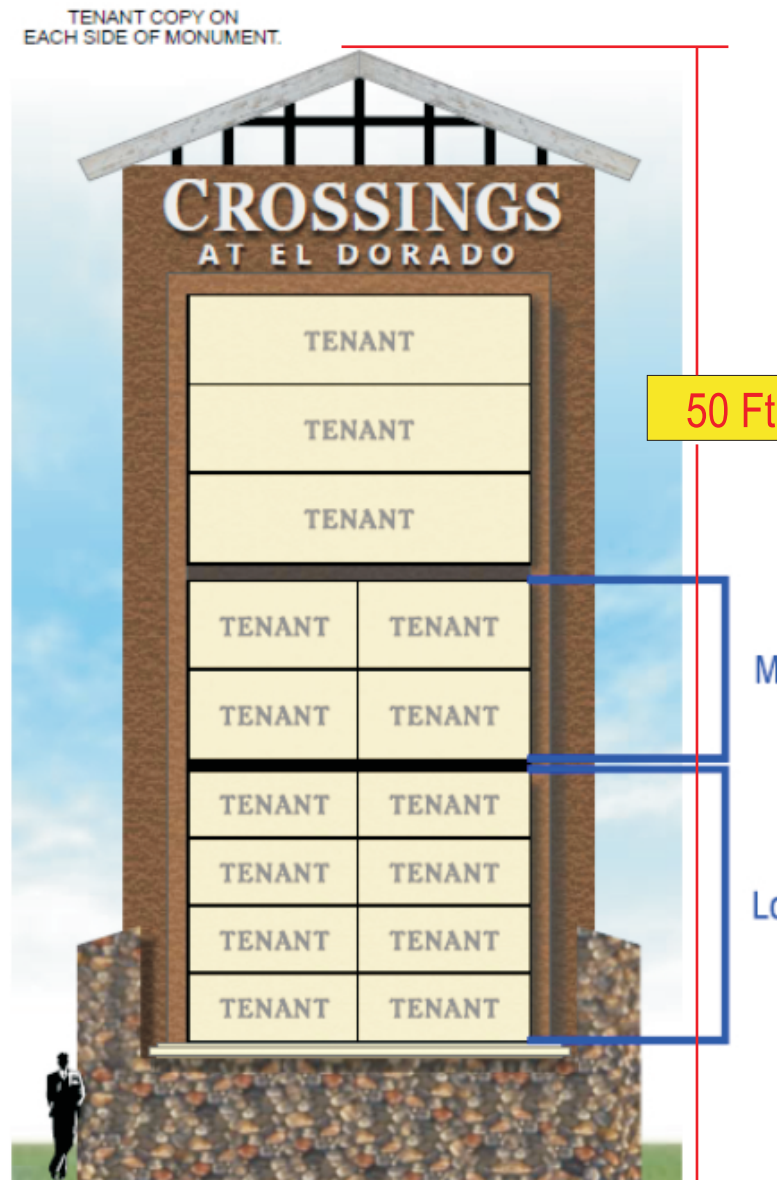
Mid & Lower Sections

The design of the double-sided pylon sign shall be commensurate with architecture of existing buildings in the Crossings shopping center.

Owner, at Owner's sole discretion, will determine which tenants will have signage on these signs.

Each sign shall be located at least one foot away from all utilities and the public right-of-way; and shall not restrict sight distances of motorists using the main driveway.

LED Internal illumination.
The color of the lettering shall match the Tenant's on building signage. Sign faces must have Owner's approval prior to manufacture or installation.



LEGEND	
U.L. APPROVED FABRICATED CONSTRUCTED-WELD / RIVET SEALED W/WHITE SILICONE	
1)	Aluminum Retainer Frame Attached w/Metal Screws min. 2 each side.
2)	.040 Aluminum Routed Faces w/Stucco Finish
3)	.18 Translucent Acrylic laminated to interior side faces.
INSTALLATION: Install flush on substrate.	

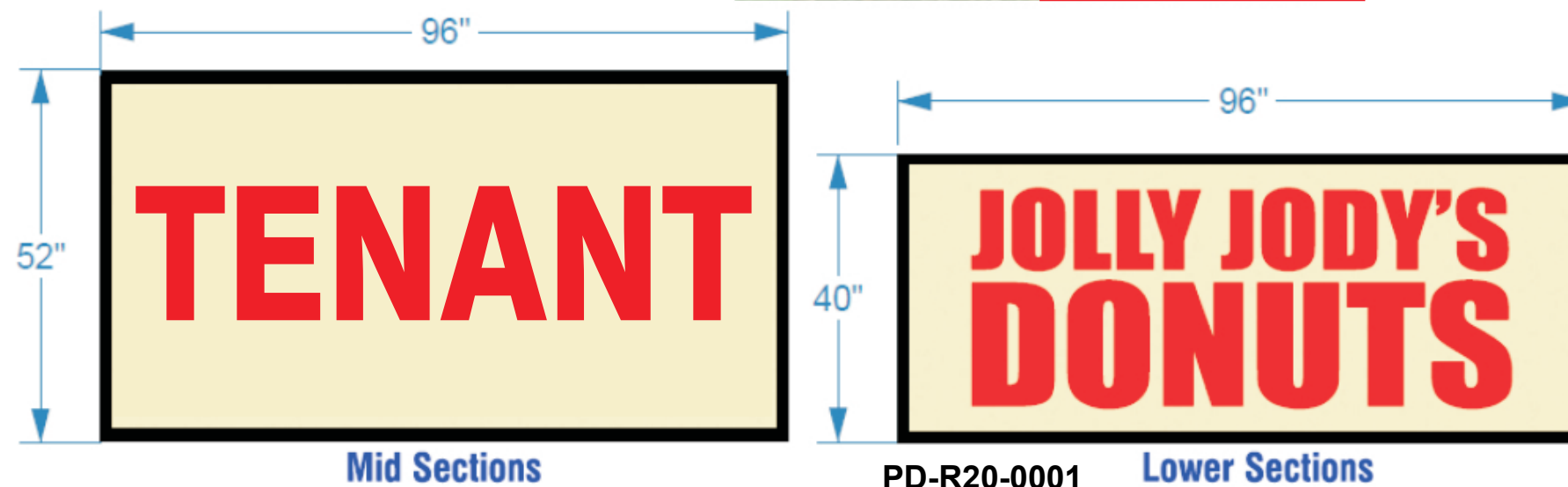


Exhibit F: Crossings at El Dorado Sign Program



PD-R20-0001
 Exhibit F: Crossings at El Dorado Sign Program

SMALL PYLON SIGN **B** **C**

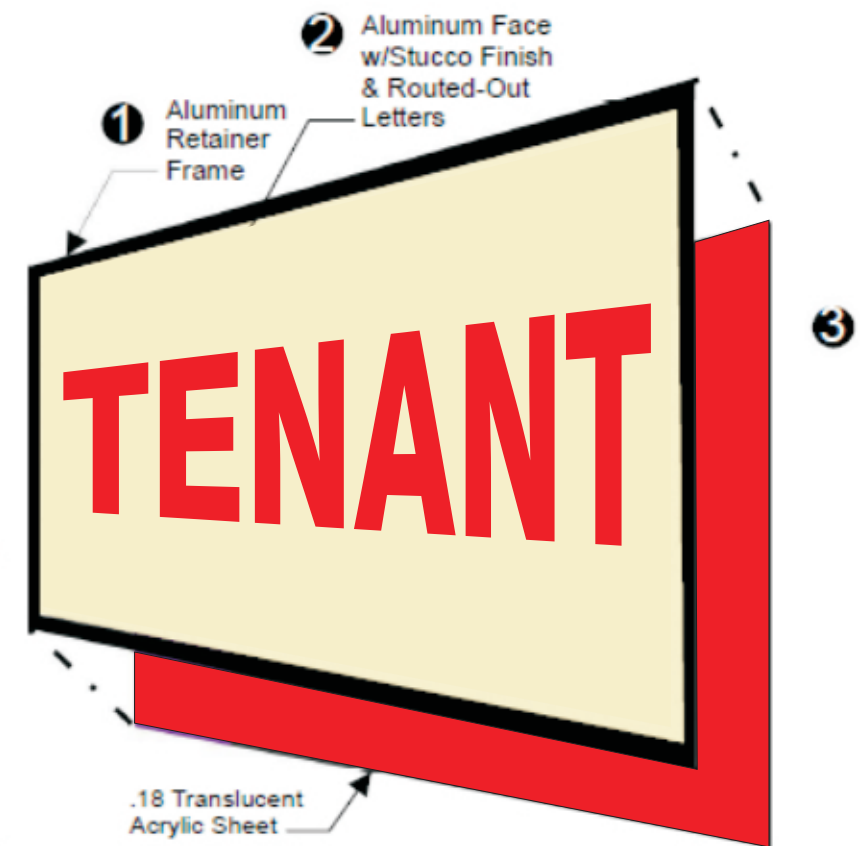
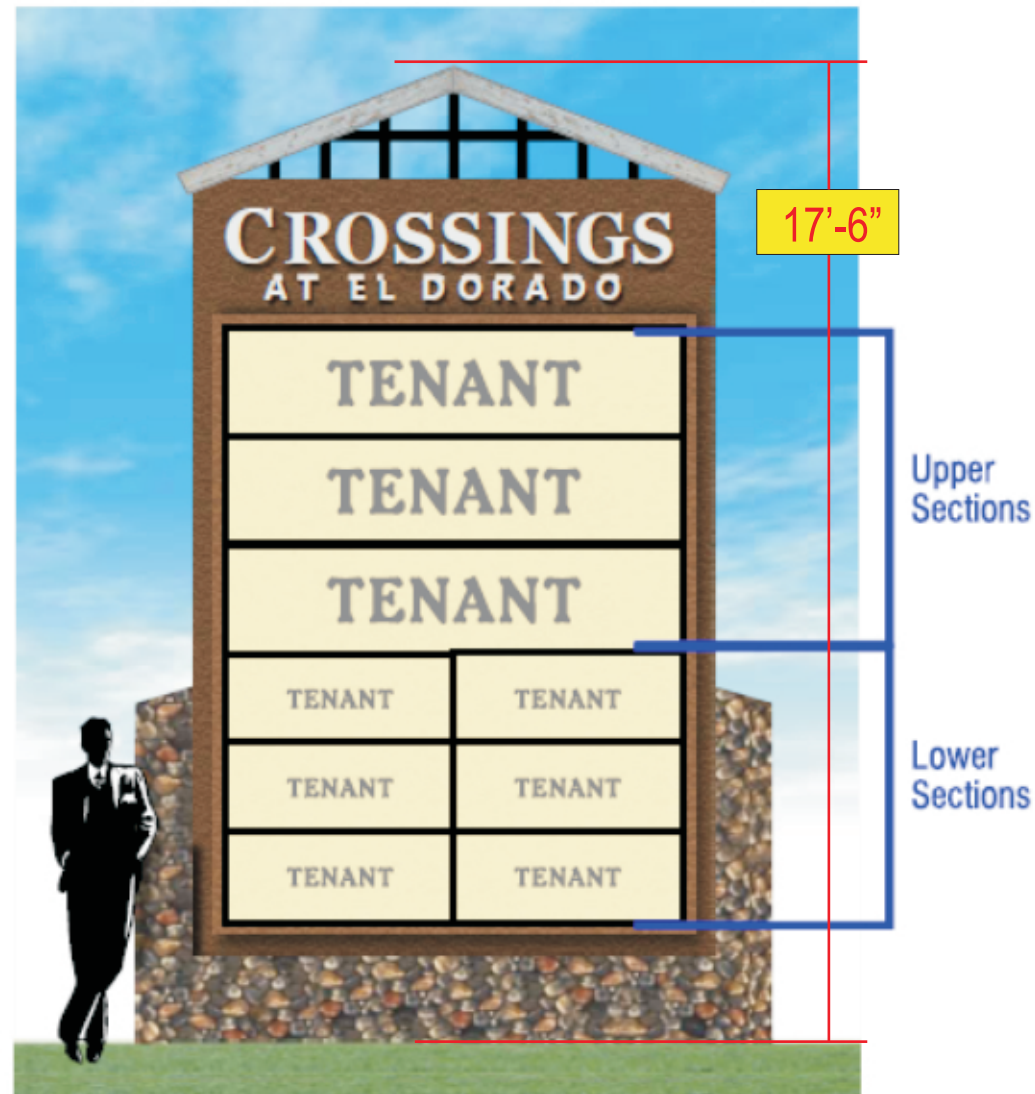
Upper & Lower Sections

The design of the double-sided pylon sign shall be commensurate with architecture of existing buildings in the Crossings shopping center.

Owner, at Owner's sole discretion, will determine which tenants will have signage on these signs.

Each sign shall be located at least one foot away from all utilities and the public right-of-way; and shall not restrict sight distances of motorists using the main driveway.

LED Internal illumination.
The color of the lettering shall match the Tenant's on building signage. Sign faces must have Owner's approval prior to manufacture or installation.



LEGEND

U.L. APPROVED
FABRICATED CONSTRUCTED-WELD / RIVET
SEALED W/WHITE SILICONE

- 1) Aluminum Retainer Frame Attached w/Metal Screws min. 2 each side.
- 2) .040 Aluminum Routed Faces w/Stucco Finish
- 3) .18 Translucent Acrylic laminated to interior side faces.

INSTALLATION: Install flush on substrate.



Upper Sections



Lower Sections

PD-R20-0001

Exhibit F: Crossings at El Dorado Sign Program

S I G N C R I T E R I A

GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical will be fabricated by U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and General Liability Insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be LED, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type front exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.

10. Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed junction boxes, lamps, tubing or LED crossovers of any type are not permitted.
16. All conduits, etc....installed on wall, corrugated metal and/or back of parapets to be painted a specific color to be obtained from the architect.

PD-R20-0001

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PAGE: 12 OF 12

21-1779 B 35 of 35