

# Parcel Overview

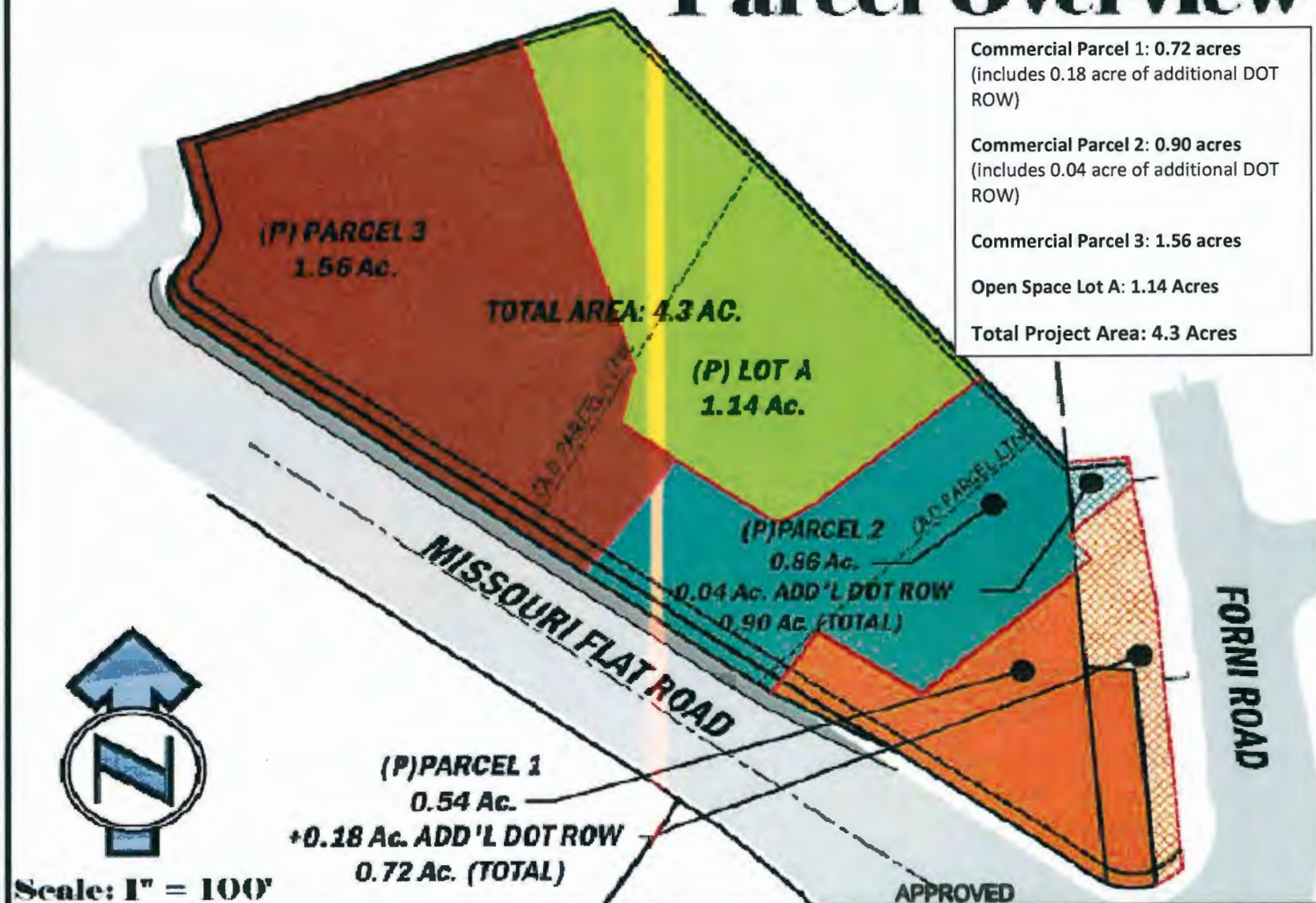
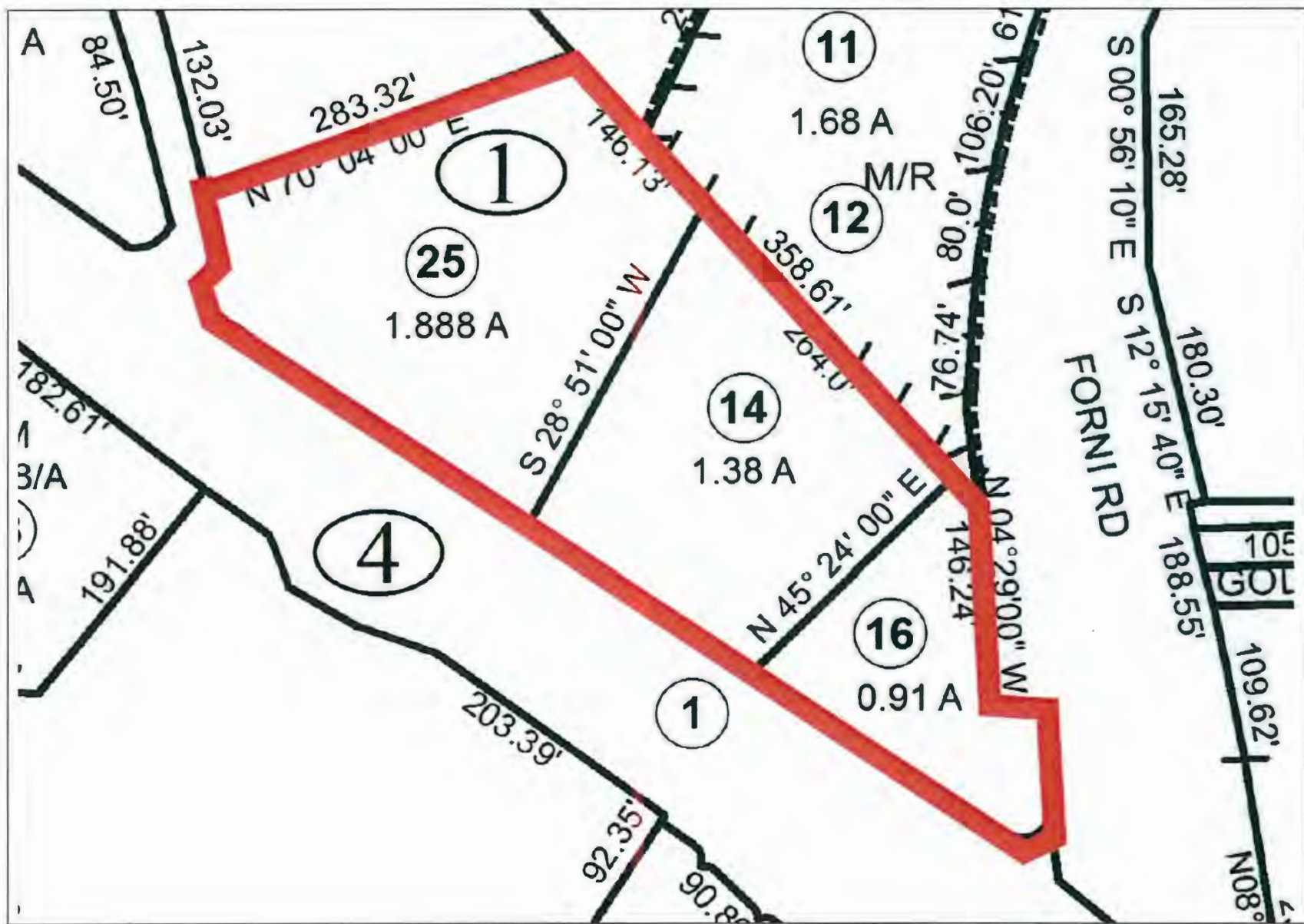


EXHIBIT K

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
Board of Supervisors  
DATE: December 17, 2019  
BY: Tiffany Schmidhaas  
EXECUTIVE SECRETARY





### Creekside Plaza Development Plan Summary

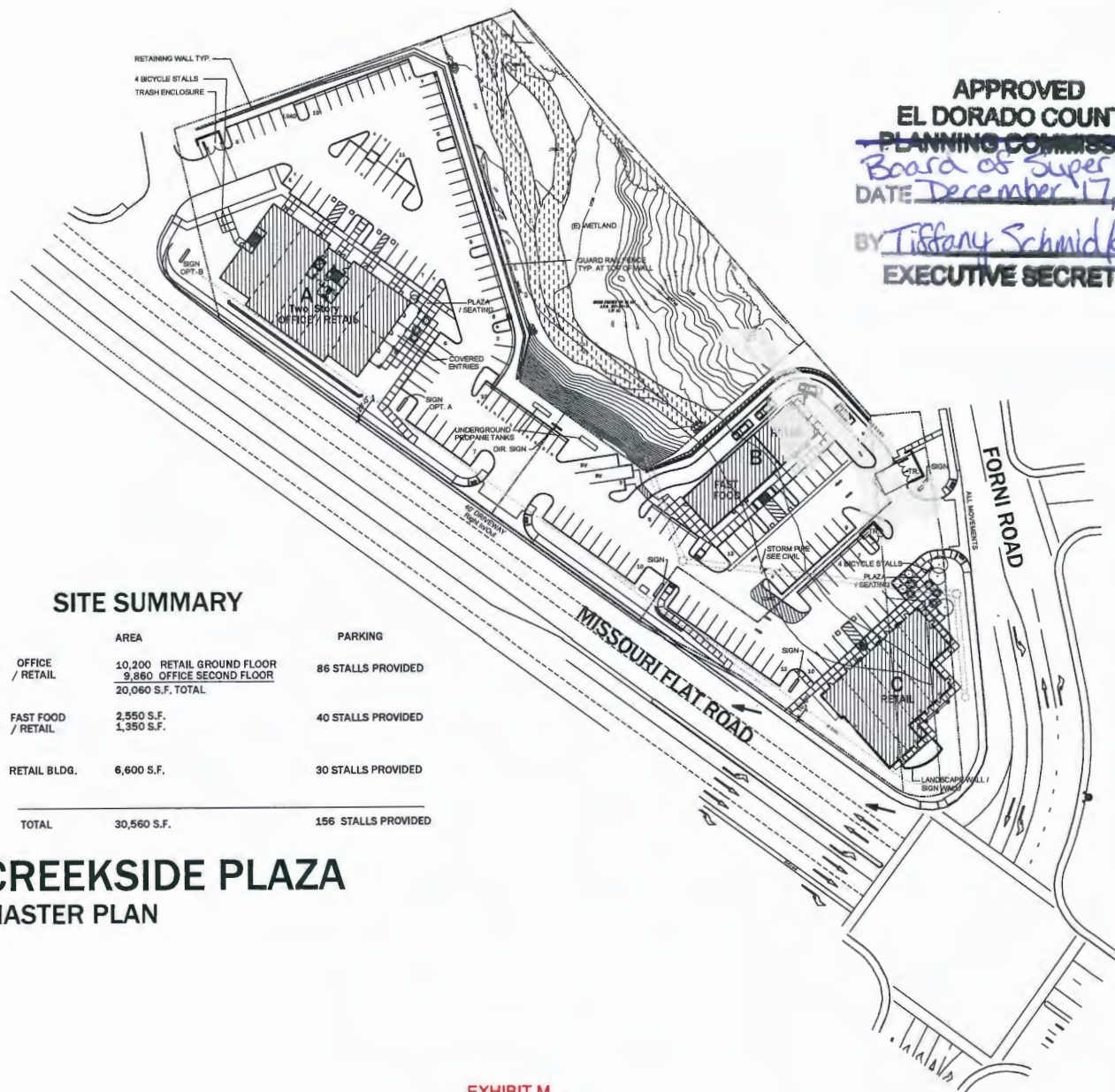
Parcel Number	Parcel Acreage	Project Component/ Story	Use	Drive Through	Building Square Footage	Floor Area Ratio (F.A.R)	Building Height (in feet)	Consistent with zone setbacks	Freestanding Sign (Monument and Directory) (Quantity, Dimensions, Illumination)	Quantity of Parking Stalls Provided(Required)
1	0.72 (includes 0.22 acre Forni Rd. Right-of-Way)	Building C/ single-story	Retail	No	6,600	0.21	25	Yes	<u>Monument</u> 2 secondary ("B") signs each measuring 8 feet x 9 feet; 48 (6 feet x 8 feet)square feet sign area; 9 feet tall Internal illumination; 1 landscape wall sign (no details provided)	30 (33)
2	0.90	Building B/single-story	Fast Food	Yes	2,550	0.1	25	Yes	<u>Monument</u> 1 secondary ("B")sign measuring 8 feet x 9 feet; 48 (6 feet x 8 feet) square feet sign area; 9 feet tall Internal illumination	40 (includes 1 RV Park) (Fast Food: 8.5 and 1 RV park) Retail: 6.75 Subtotal:15.25 )
			Retail		1,350				<u>Directional</u> 3 signs ("E") each measuring 12 square feet (3 feet x 4 feet); 5 feet tall; non-illumination	
3	1.56	Building A/2-story	Office	No	9,860	0.3	43.3	Yes	<u>Monument</u> 2 primary ("A") signs each measuring 9.5 x 11 feet; 85.5 sf sign area; 11 ft tall Internal Illumination	86 (Office: 39.44 Retail: 51 Subtotal:90.44)
			Retail		10,200				<u>Directional</u> 1 sign ("D") office building directory measuring 26.87 square feet (5 feet 1 ½" x 5 feet); non-illumination	

EXHIBIT L

**APPROVED**  
**EL DORADO COUNTY**  
**PLANNING COMMISSION**  
*Board of Supervisors*  
 DATE *December 17, 2019*  
 BY *Tiffany Schmid*  
**EXECUTIVE SECRETARY**

### Creekside Plaza Development Plan Summary

Parcel Number	Parcel Acreage	Project Component/ Story	Use	Drive Through	Building Square Footage	Floor Area Ratio (F.A.R)	Building Height (in feet)	Consistent with zone setbacks	Freestanding Sign (Monument and Directory) (Quantity, Dimensions, Illumination)	Quantity of Parking Stalls Provided(Required)
Lot A	1.14	Open Space Area	Open Space	NA	NA	NA	NA	NA	NA	NA
<b>Total</b>	<b>4.32 acres</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>30,560</b>	<b>0.61</b> <i>(Max: 0.85)</i>	<b>NA</b> <i>(Max Ht: 50 feet)</i>	<b>NA</b>	<b>10 freestanding signs</b>	<b>156</b> <b>Provided by Use:</b> <b>Office: 43</b> <b>Restaurant with drive through: 20</b> <b>(includes 1 RV park)</b> <b>Retail: 93</b>  <i>(Required by Use:</i> <i>Office: 39.44</i> <i>Restaurant with Drive Through: 8.5</i> <i>and 1 RV Park</i> <i>Retail: 90.75</i>



### SITE SUMMARY

	AREA	PARKING
A OFFICE / RETAIL	10,200 RETAIL GROUND FLOOR 9,860 OFFICE SECOND FLOOR 20,060 S.F. TOTAL	86 STALLS PROVIDED
B FAST FOOD / RETAIL	2,550 S.F. 1,350 S.F.	40 STALLS PROVIDED
C RETAIL BLDG.	6,600 S.F.	30 STALLS PROVIDED
TOTAL	30,560 S.F.	156 STALLS PROVIDED

## CREEKSIDE PLAZA MASTER PLAN

EXHIBIT M

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
*Board of Supervisors*  
DATE *December 17, 2019*  
BY *Tiffany Schmick* 108  
EXECUTIVE SECRETARY

BRIAN WICKERT-ARCHITECT  
P.O. BOX 2106  
SHINGLE SPRINGS, CA 95682  
PH: 530-401-3390

GRADO  
EQUITIES  
VII LLC

CREEKSIDE  
PLAZA

MASTER  
PLAN



SCALE 1" = 40'  
DATE 1-2-17

SHT A-1

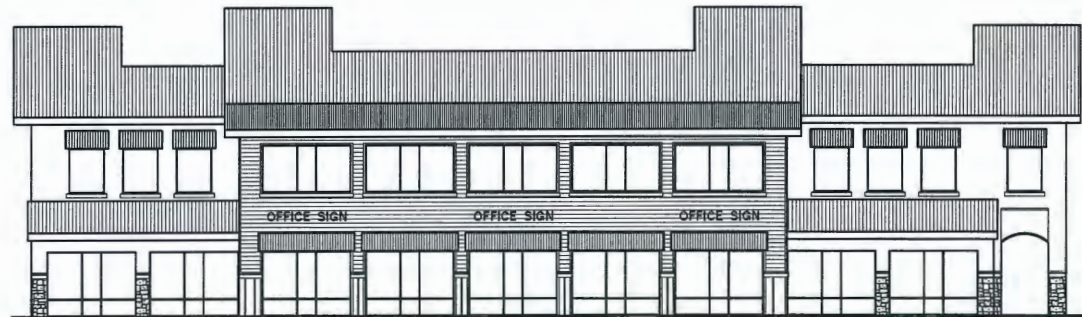




NORTH ELEVATION



ELEVATION FROM M. FLAT ENTRY DRIVE ( SOUTH)



WEST ELEVATION / M. FLAT ELEVATION



EAST ELEVATION

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Board of Supervisors  
DATE December 17, 2019  
BY Tiffany Schmidkas  
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CREEKSIDE PLAZA  
2- STORY OFFICE BUILDING "A"

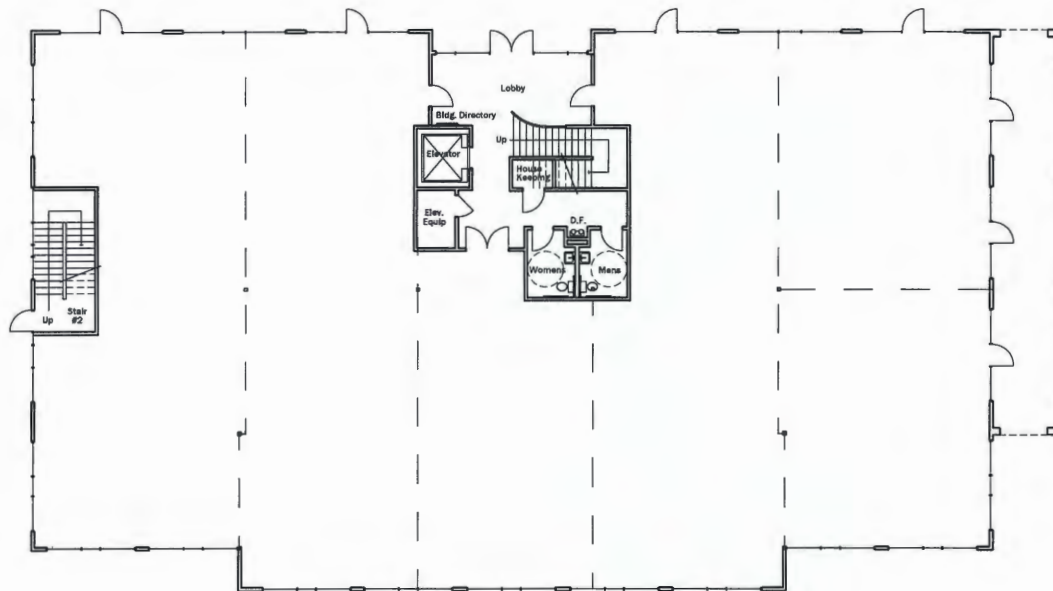
GRADO EQUITIES, VII LLC  
Brian Wickert - Architect  
Shingle Springs CA 95682  
530-401-3390

ELEVATIONS  
1/8" = 1'-0"

1-2-17

EXHIBIT N

SHEET 6



**CREEKSIDE PLAZA  
2- STORY OFFICE BUILDING "A"**

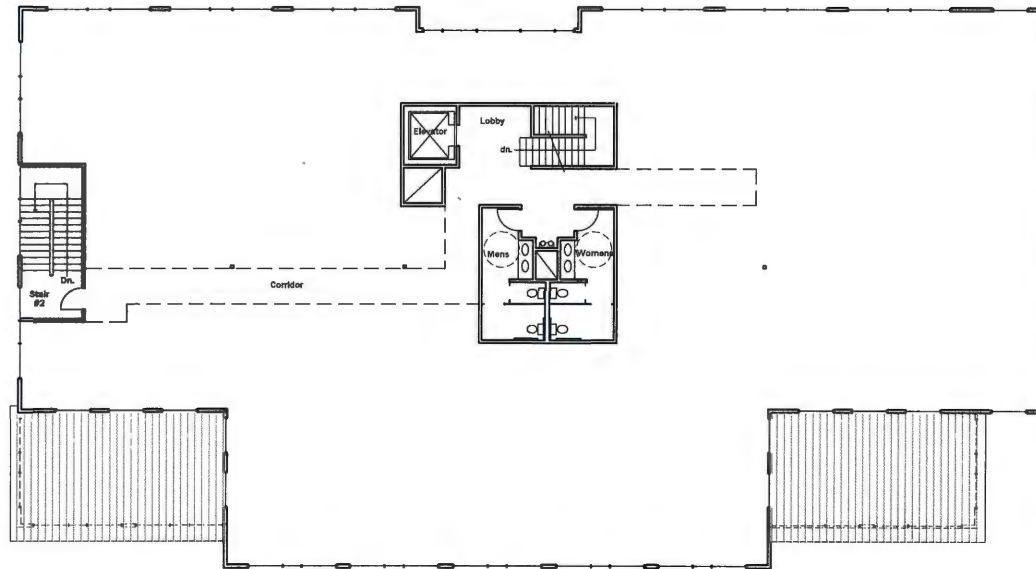
**GROUND FLOOR AREA**  
10,200 s.f.

**GRADO EQUITIES, VII LLC**  
Brian Wickert - Architect  
Shingle Springs CA 95682  
530-401-3390

**GROUND FLOOR PLAN**  
1/8" = 1'-0" 1-2-17

EXHIBIT N.1

**SHEET 2**



**CREEKSIDE PLAZA  
2- STORY OFFICE BUILDING "A"**

**GRADO EQUITIES, VII LLC**  
 Brian Wickert - Architect  
 Shingle Springs CA 95682  
 530-401-3390

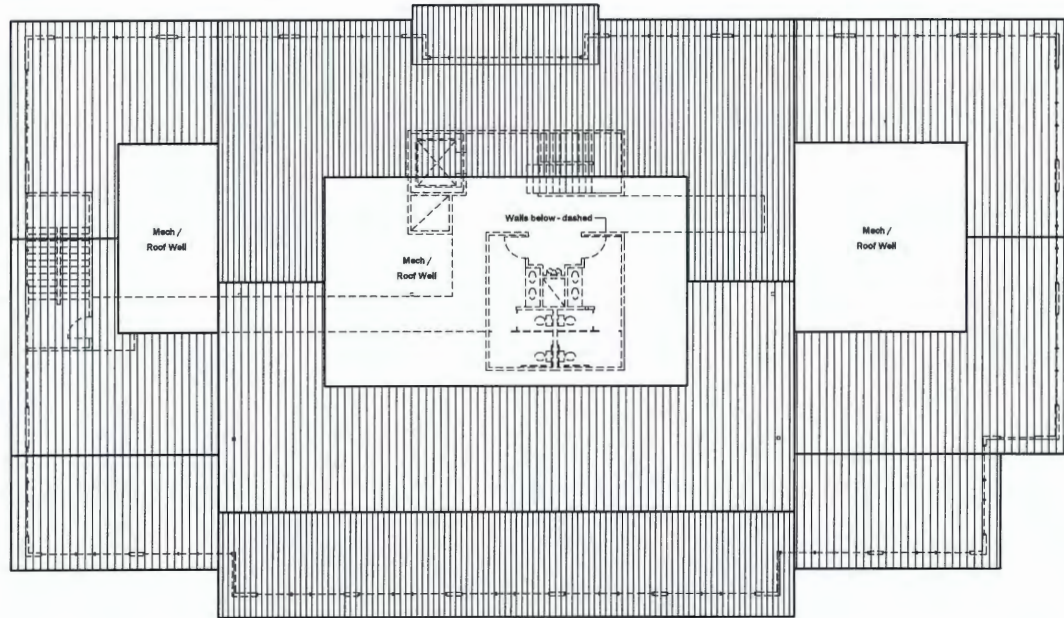
**SECOND FLOOR AREA**  
 9,860 s.f.

**SECOND FLOOR PLAN**  
 1/8" = 1'-0" 1-2-17

EXHIBIT N.2

**SHEET 3**





**CREEKSIDE PLAZA  
2-STORY OFFICE BUILDING "A"**

**GRADO EQUITIES, VII LLC**

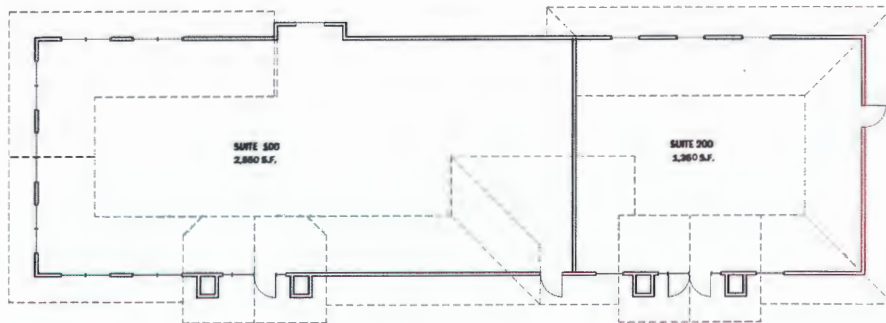
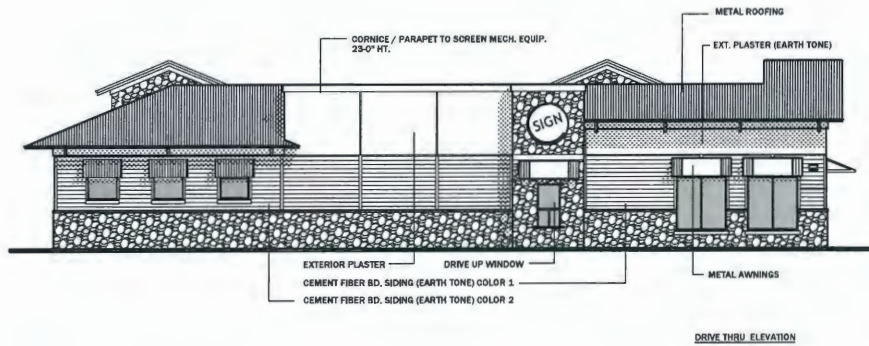
Brian Wickert - Architect  
Shingle Springs CA 95682  
530-401-3390

**ROOF PLAN**  
1/8" = 1'-0"

1-2-17

EXHIBIT N.3

**SHEET 4**



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*Board of Supervisors*  
DATE *December 17, 2019*  
BY *Tiffany Schmid / pas*  
EXECUTIVE SECRETARY

**GRADO EQUITIES  
VII LLC**

**Brian Wickert - Architect**  
P.O. Box 2106  
Shingle Springs CA 95682  
530-401-3390

GROUND FLOOR PLAN  
AREA: 2,550 s.f. (FOOD)  
1,350 s.f. (RETAIL)  
3,900 s.f.

**CREEKSIDE PLAZA  
BUILDING B**

**FLOOR PLAN AND ELEVATIONS**  
1/8" = 1'-0" 1-2-17

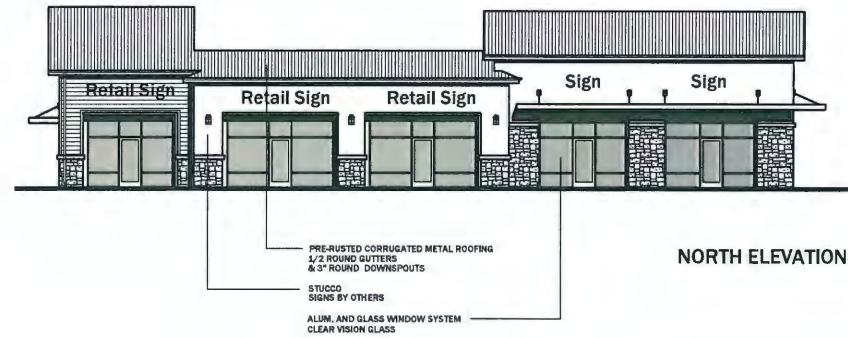


**SHEET 8**

EXHIBIT O



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

**MATERIALS AND COLORS**

Benjamin Moore Color reference typ.  
 COLOR 1 HC-101 Gloucester Sage  
 COLOR 2 HC-111 Nantuxet Gray  
 COLOR 3 HC-65 Hordley Red  
 COLOR 4 HC-88 Jamesboro Gold  
 COLOR 5 HC-89 Northampton Putty  
 ROOF Metal roof - pre-rusted corrugated  
 STONE El Dorado Cast Concrete Stone - Rubble pattern  
 WINDOWS Alum Storefront System / Clear insulated glass

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 EXECUTIVE SECRETARY

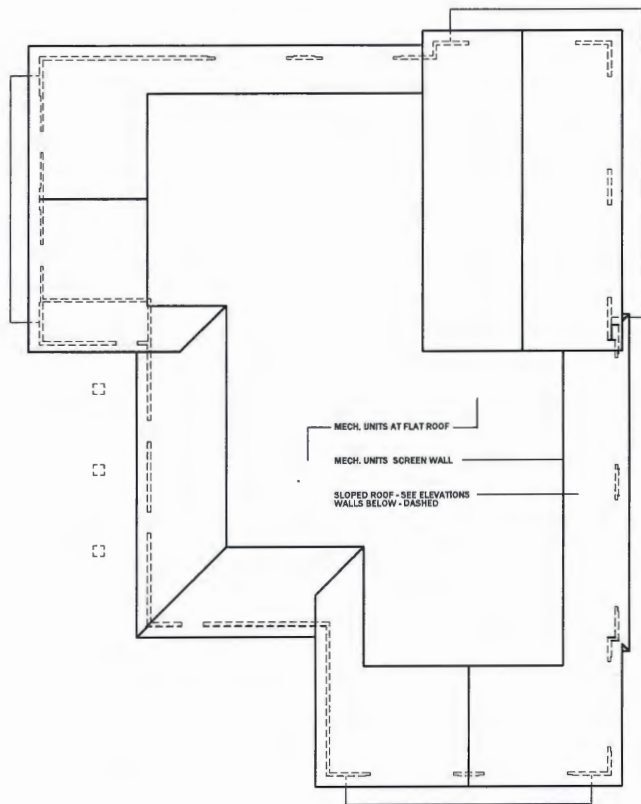
VII LLC EQUITIES

Brian Wickert - Architect  
 P.O. Box 2106  
 Shingle Springs CA 95682  
 530-401-3390

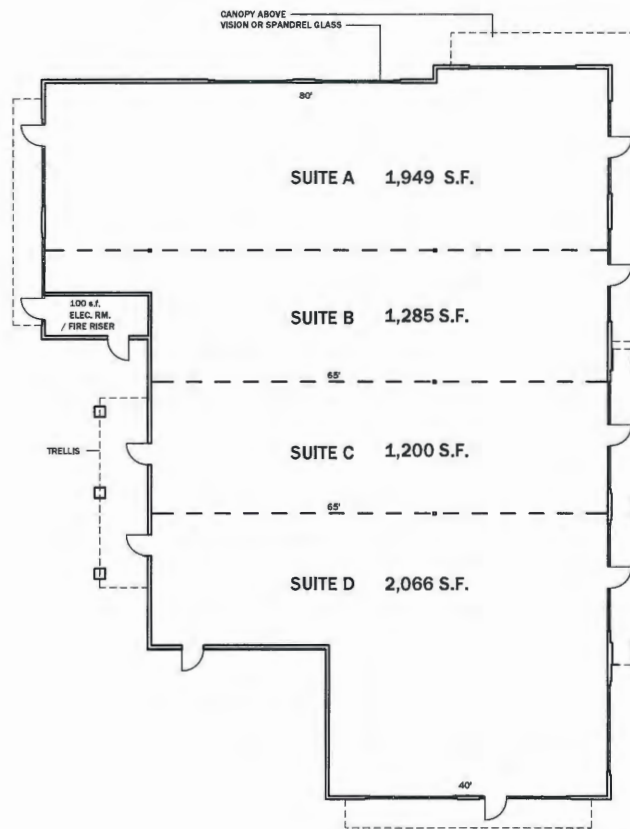
CREEKSIDE PLAZA  
 1-STORY RETAIL BUILDING "C"

EXTERIOR ELEVATIONS  
 1/8" = 1'-0" 1-2-17



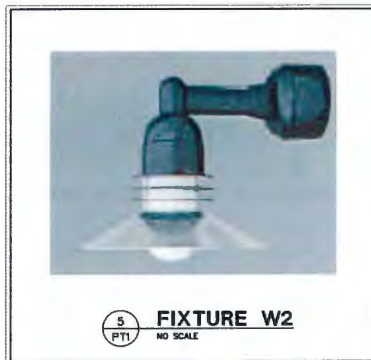
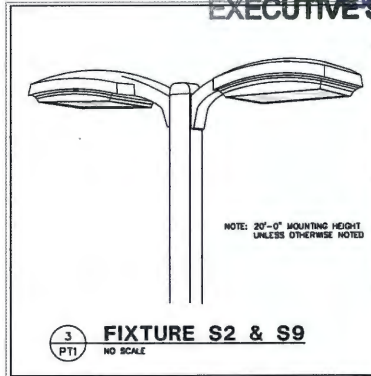


ROOF PLAN



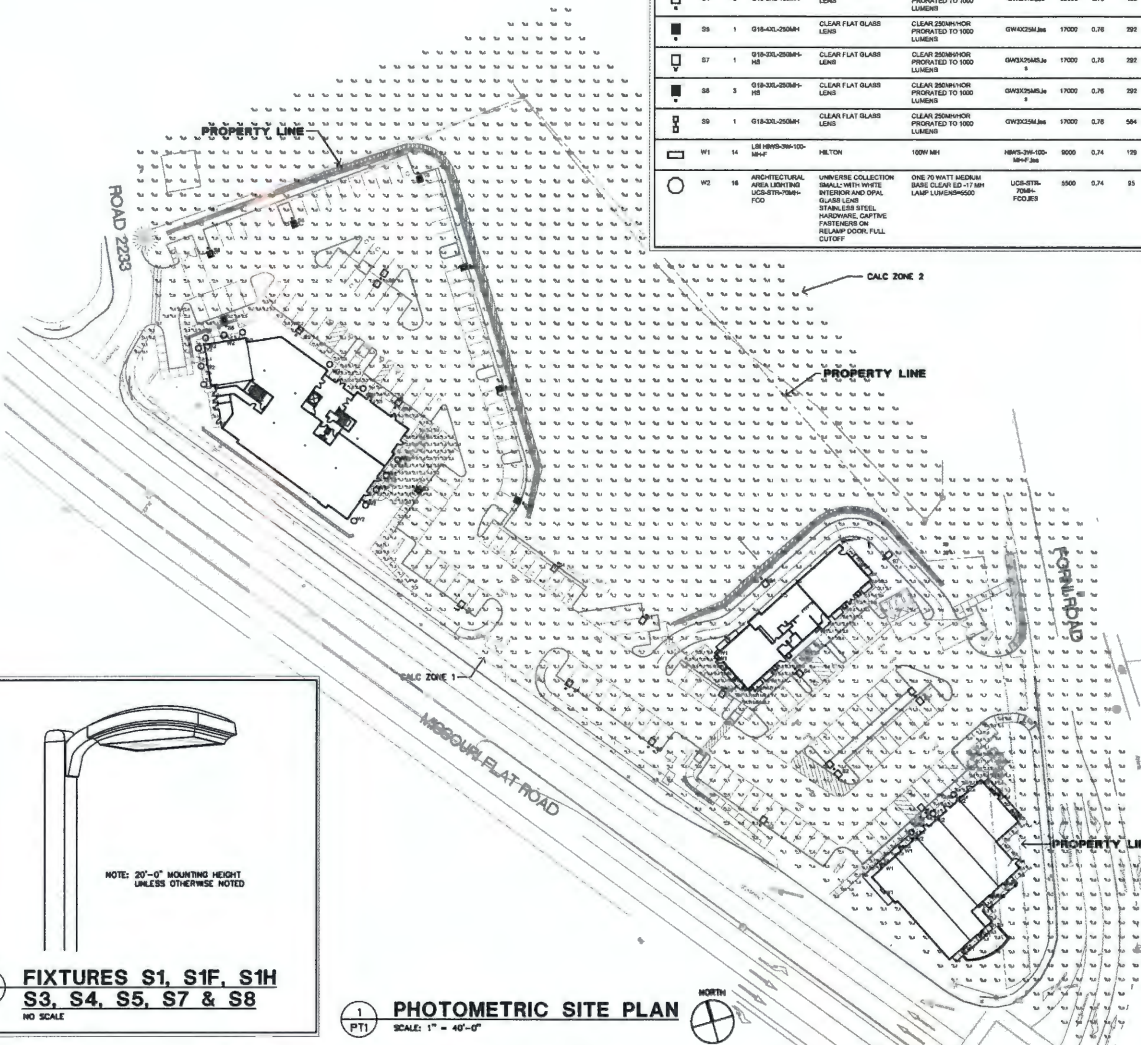
GROUND FLOOR PLAN  
 AREA: 6,600 s.f.  
**CREEKSIDE PLAZA**  
**1- STORY RETAIL BUILDING "C"**  
 1/8" = 1'-0" 1-2-17

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STATISTICS						
Description	Symbol	Avg	Min	Max	Min/Max	Avg/Min
CALC ZONE 1	+	3.3 ft	14.1 ft	0.8 ft	N/A	N/A
CALC ZONE 2	+	0.2 ft	2.8 ft	0.8 ft	N/A	N/A
CALC ZONE 3	+	3.1 ft	0.2 ft	0.8 ft	N/A	N/A
CALC ZONE 4	+	0.8 ft	14.8 ft	1.8 ft	12.1 ft	5.6 ft
CALC ZONE 5	+	3.8 ft	9.4 ft	0.4 ft	23.2 ft	9.5 ft

LUMINAIRE SCHEDULE									
Symbol	Lum.	Qty	Catalog Number	Description	Lumens	Foot	Lumens	LLF	Watts
S1	3	018-32L-403M-1	CLEAR FLAT GLASS LENS	CLEAR 800MH-HOR PREPARED TO 1000 LUMENS	GW234L3m	32000	0.78	455	
S2	2	018-32L-403M-1	CLEAR FLAT GLASS LENS	CLEAR 800MH-HOR PREPARED TO 1000 LUMENS	GW234L3m	32000	0.78	910	
S1F	1	018-32L-403M-1	CLEAR FLAT GLASS LENS	CLEAR 800MH-HOR PREPARED TO 1000 LUMENS	GW234L3m	32000	0.78	455	
S1H	1	018-32L-403M-1	CLEAR FLAT GLASS LENS	CLEAR 800MH-HOR PREPARED TO 1000 LUMENS	GW234L3m	32000	0.78	455	
S3	3	018-32L-403M-1	CLEAR FLAT GLASS LENS	CLEAR 800MH-HOR PREPARED TO 1000 LUMENS	GW234L3m	32000	0.78	455	
S4	8	018-32L-403M-1	CLEAR FLAT GLASS LENS	CLEAR 800MH-HOR PREPARED TO 1000 LUMENS	GW234L3m	32000	0.78	455	
S5	1	018-32L-250M-1	CLEAR FLAT GLASS LENS	CLEAR 800MH-HOR PREPARED TO 1000 LUMENS	GW232M3m	17000	0.78	292	
S7	1	018-32L-250M-1	CLEAR FLAT GLASS LENS	CLEAR 800MH-HOR PREPARED TO 1000 LUMENS	GW232M3m	17000	0.78	292	
S8	3	018-32L-250M-1	CLEAR FLAT GLASS LENS	CLEAR 800MH-HOR PREPARED TO 1000 LUMENS	GW232M3m	17000	0.78	292	
S9	1	018-32L-250M-1	CLEAR FLAT GLASS LENS	CLEAR 800MH-HOR PREPARED TO 1000 LUMENS	GW232M3m	17000	0.78	564	
W1	14	LSB-1800-250-100-304F	HL-TON	100W MH	HWS-250-100-304F	9000	0.74	139	
W2	18	ARCHITECTURAL AREA LIGHTING LUMINAIRE	ONE TO WATT MEDIUM BASE CLEAR LED-17.8M LAMP LUMINOUS	ONE TO WATT MEDIUM BASE CLEAR LED-17.8M LAMP LUMINOUS	UCS-075-200M-FOOES	5500	0.74	55	



REVISIONS	BY

Project: CREEKSIDE PLAZA  
FORN ROAD AT MISSOURI FLAT ROAD  
PLACERVILLE, CALIFORNIA

Photometric Site Plan  
PT1

Date: 05-03-2011  
Scale: AS NOTED  
Drawn: BS  
Job: 9010  
Sheet: PT1  
Of: Sheets

## Creekside Plaza

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*For further information, please contact:*



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EXECUTIVE SECRETARY



## Introduction to sign Criteria *Creekside Plaza*

### **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.

# 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

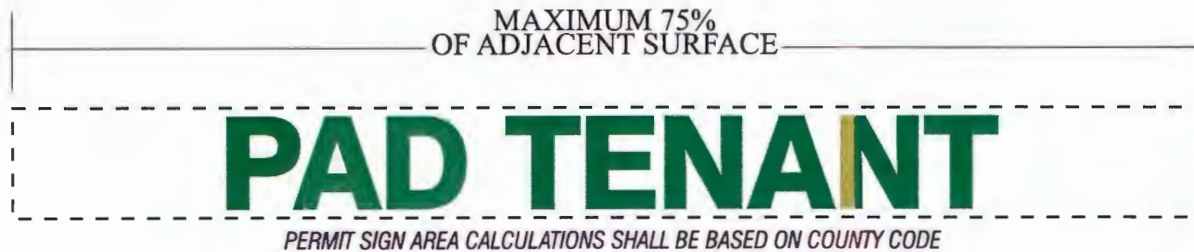
**HEIGHT:** 18" Maximum

**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)*

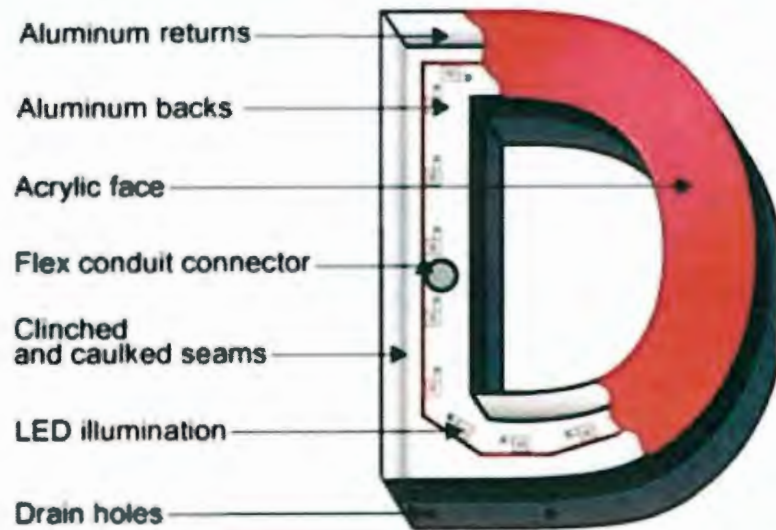


PERMIT SIGN AREA CALCULATIONS SHALL BE BASED ON COUNTY CODE

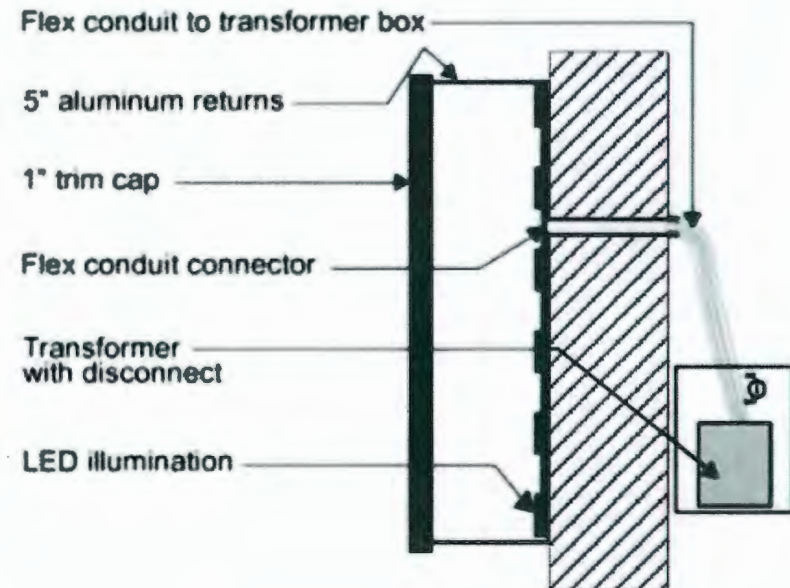




## SIGN CONSTRUCTION



**FRONT VIEW**



**SIDE VIEW**

### **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.



## 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 of 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 tenant's 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.

# SIGN CRITERIA



## 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

**TC Tenant Copy**

Descending letter elements

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)





# SIGN CRITERIA

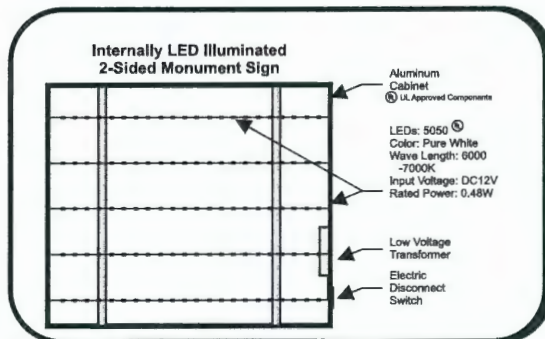
## MONUMENT SIGNS **A** & **B** :

The design of the double-sided monument signs shall be commensurate with architecture of existing buildings in the Creekside Plaza. 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.

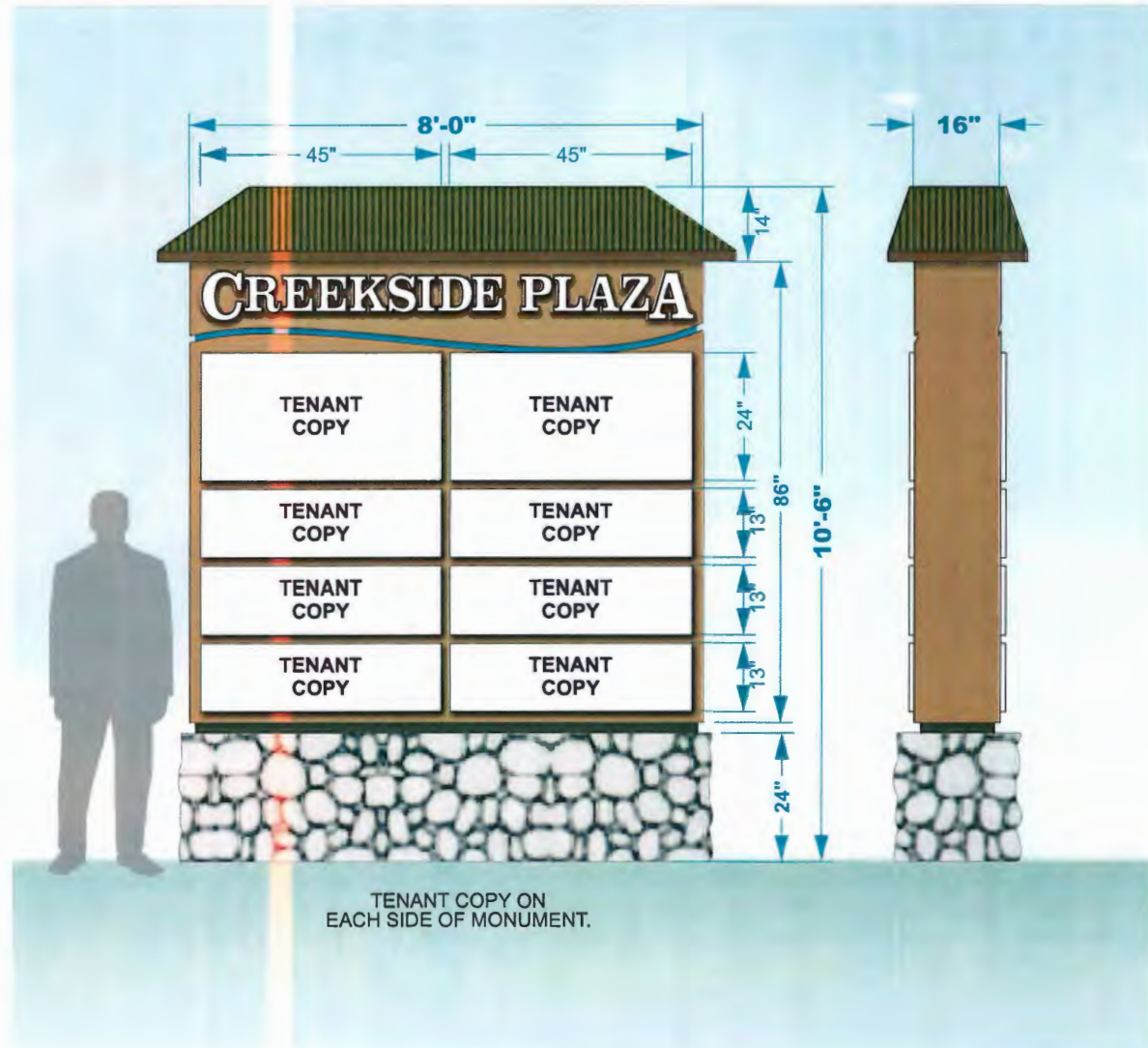
The color of the lettering shall match the Tenant's on building signage. Sign faces must have Owner's approval prior to manufacture or installation.



### MANUFACTURE & INSTALL ONE D/F ILLUMINATED MONUMENT SIGN

#### CONSTRUCTION:

- .080 ALUMINUM CABINET; ROOF STRUCTURE
- ROUTED ALUMINUM FACES; PUSH-THRU ACRYLIC TENANT COPY
- STUCCO COATED; PAINTED TO MATCH BUILDINGS
- STONE VENEER BASE
- LED ILLUMINATION





# SIGN CRITERIA



## 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.

*For further information, please contact:*



## *Creekside Plaza* SIGN PLAN SUMMARY

### **Monument Sign A (Missouri Flat Road)**

Primary Sign measuring **8 x 10.5 feet**; 84.0 sf sign area; **10.5 ft tall**; Internal Illumination.  
Double-Sided Signage.

### **Monument Sign B (Florni Road)**

Primary Sign measuring **8 x 10.5 feet**; 84.0 sf sign area; **10.5 ft tall**; Internal Illumination.  
Double-Sided Signage.

### **Tenant Wall Signs C**

### **Office Building Wall Signs D**

### **Landscape Wall Center I.D. Lettering E**

**1 Set** Internally Illuminated Channel Letters with Acrylic Day/Night Faces (White/Black).  
Two 14" letters, and twelve 12" Letters.  
Returns to be 3", Durotonic Finish. Black Trim-Cap, 3/4".

### **Total Freestanding Signs**

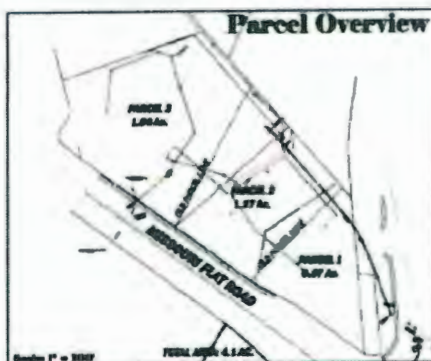
2 Signs



- A 10.5' D/F I.D. MONUMENT SIGN**
- B 10.5' D/F I.D. MONUMENT SIGN**
- C TENANT WALL SIGNS**
- D OFFICE BUILDING TENANT WALL SIGNS**
- E LANDSCAPE WALL CENTER I.D. LETTERS**

- A 10.5' D/F I.D. MONUMENT SIGN**
- B 10.5' D/F I.D. MONUMENT SIGN**
- C TENANT WALL SIGNS**
- D OFFICE BUILDING TENANT WALL SIGNS**
- E LANDSCAPE WALL CENTER I.D. LETTERS**

POB. SEC. 24, T10N, R. 10E M.D.M.  
EL DORADO COUNTY, CA



COMSTOCK  
SIGN COMPANY

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

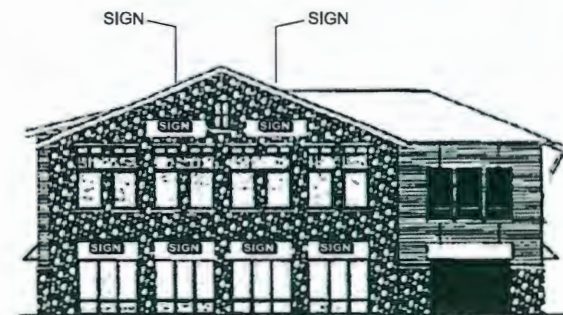
LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_



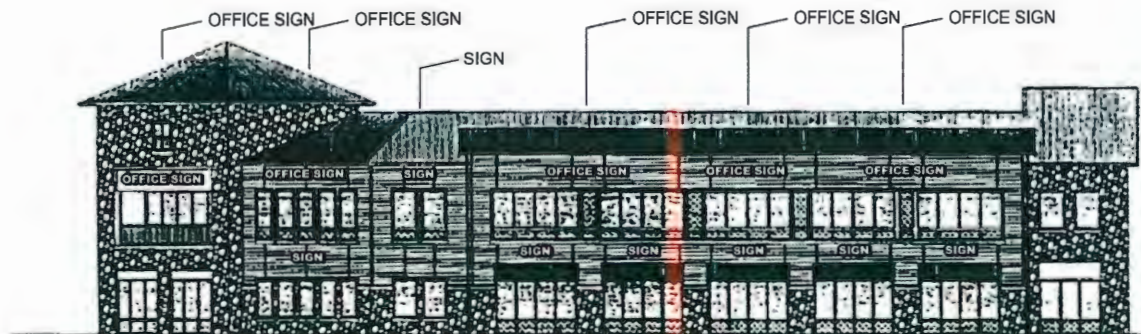
**CREEKSIDE PLAZA  
PLACERVILLE, CA  
ELEVATIONS  
BLDG. A**



NORTH ELEVATION



ELEVATION FROM M. FLAT ENTRY DRIVE (EAST)



ELEVATION FROM M. FLAT RD. (SOUTH)



**COMSTOCK**  
SIGN COMPANY

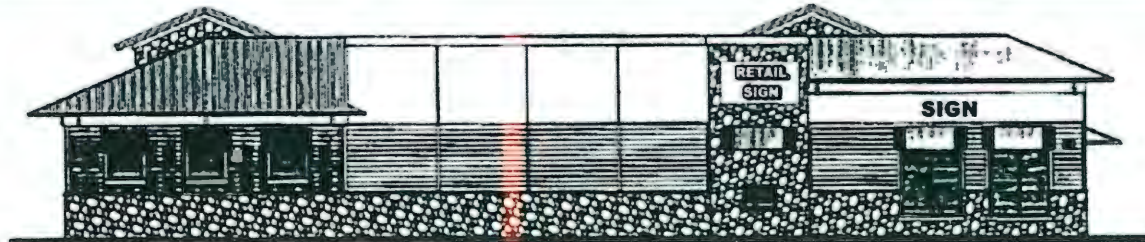
3636 Forni Rd • Placerville, Ca • 95667 • Phone 530/903-6785

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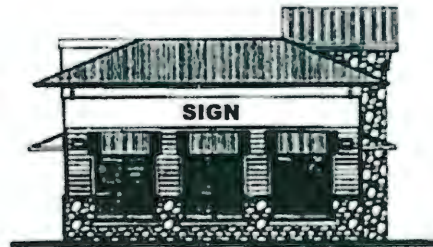
CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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

**CREEKSIDE PLAZA  
PLACERVILLE, CA  
ELEVATIONS - BLDG. B**



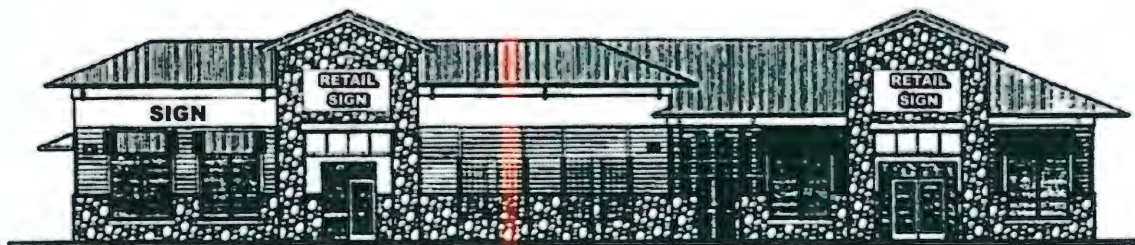
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



**COMSTOCK**  
**SIGN COMPANY**

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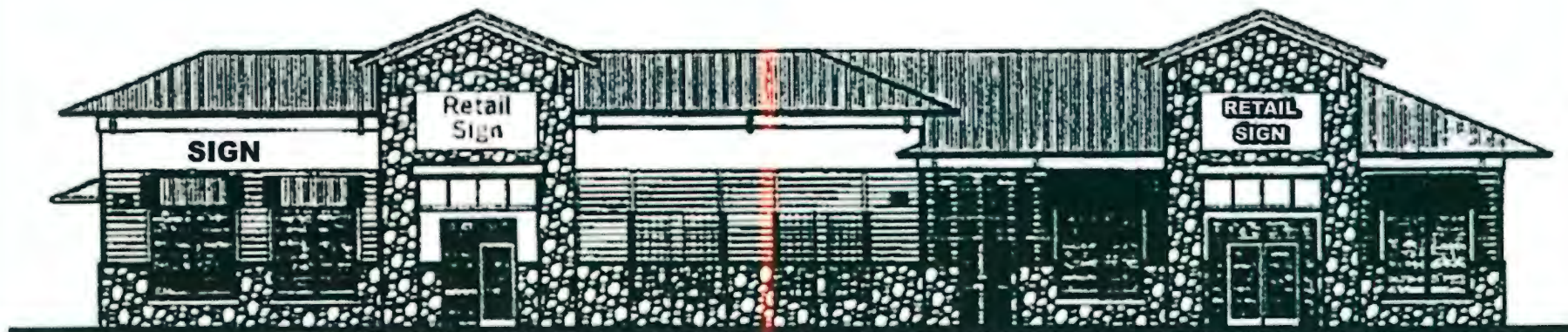
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CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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



**CREEKSIDE PLAZA  
PLACERVILLE, CA  
ELEVATIONS - COLOR  
BLDG. B**



**EAST ELEVATION**

**PROPOSED COLOR & MATERIAL SELECTIONS**



CULTURED  
RIVER ROCK  
STONE VENEER



CEMENT  
FIBER BOARD  
SIDING  
ICI PADRE ISLAND



PAINTED STUCCO  
ICI JUST PEACHY  
PAINTED FASCIA  
ICI PADRE ISLAND



CEMENT  
FIBER BOARD  
ICI BUNGALOW  
PAINTED FASCIA  
ICI COUNCIL BLUFF



CORTIN  
CORRUGATED  
METAL ROOFING



CORTIN  
METAL  
ELEMENTS



ILLUMINATED  
PARAPET BAND  
& CHANNEL LETTER  
SIGNAGE



BK BLUE AWNINGS  
WITH CORTIN  
METAL ACCENT  
AT ENDS



CLEAR VISION  
GLASS SET IN  
BRONZE MULLION  
SYSTEM



METAL TRELLIS  
WITH FLANTING



**COMSTOCK**  
**SIGN COMPANY**

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



**CREEKSIDE PLAZA  
PLACERVILLE, CA  
ELEVATIONS - BLDG. C**



EAST ELEVATION \_\_\_\_\_



NORTH ELEVATION \_\_\_\_\_



WEST ELEVATION \_\_\_\_\_



SOUTH ELEVATION \_\_\_\_\_



**COMSTOCK**  
**SIGN COMPANY**

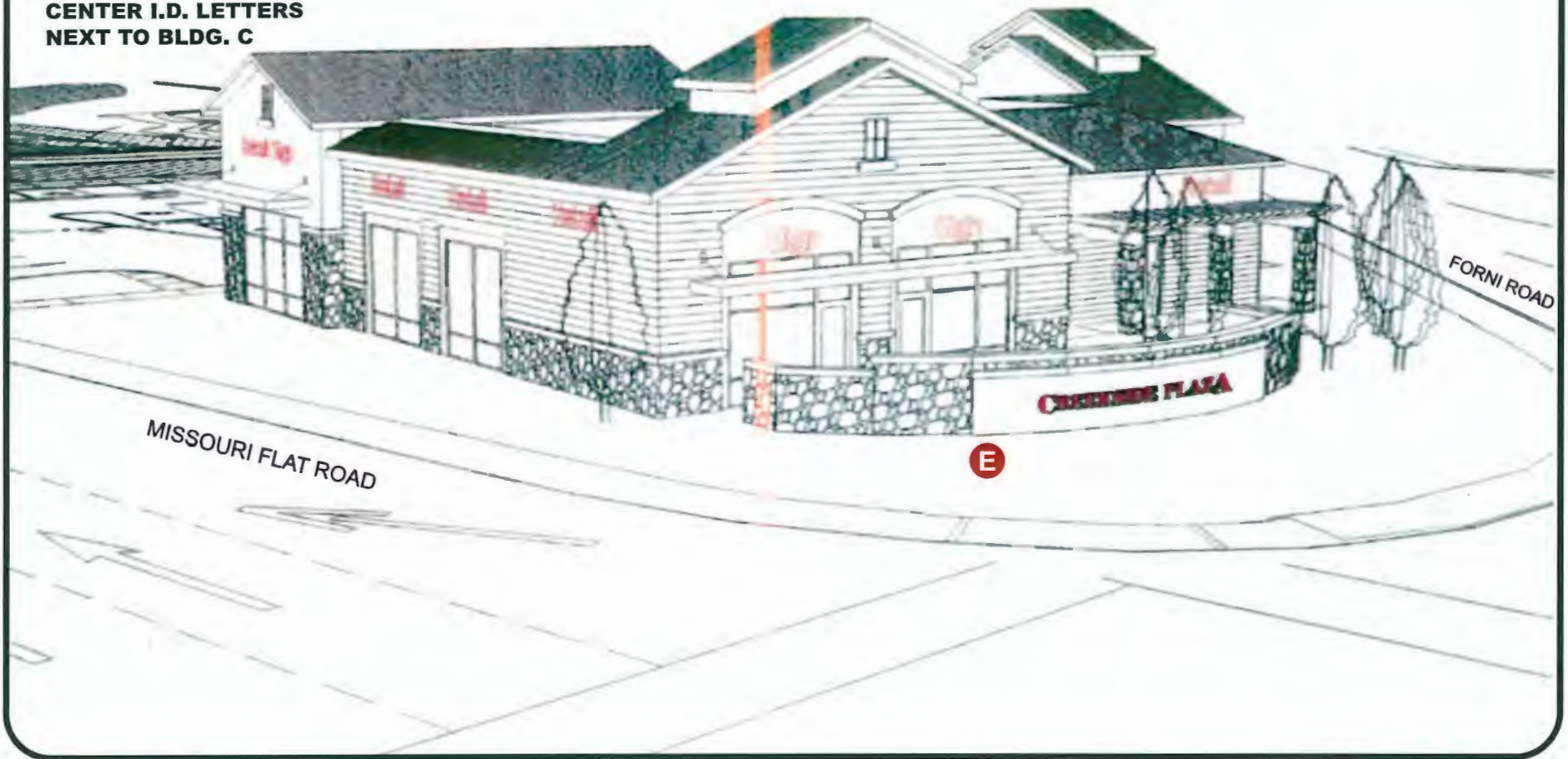
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CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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

**CREEKSIDE PLAZA  
PLACERVILLE, CA  
LANDSCAPE WALL  
CENTER I.D. LETTERS  
NEXT TO BLDG. C**



 **COMSTOCK**  
SIGN COMPANY  
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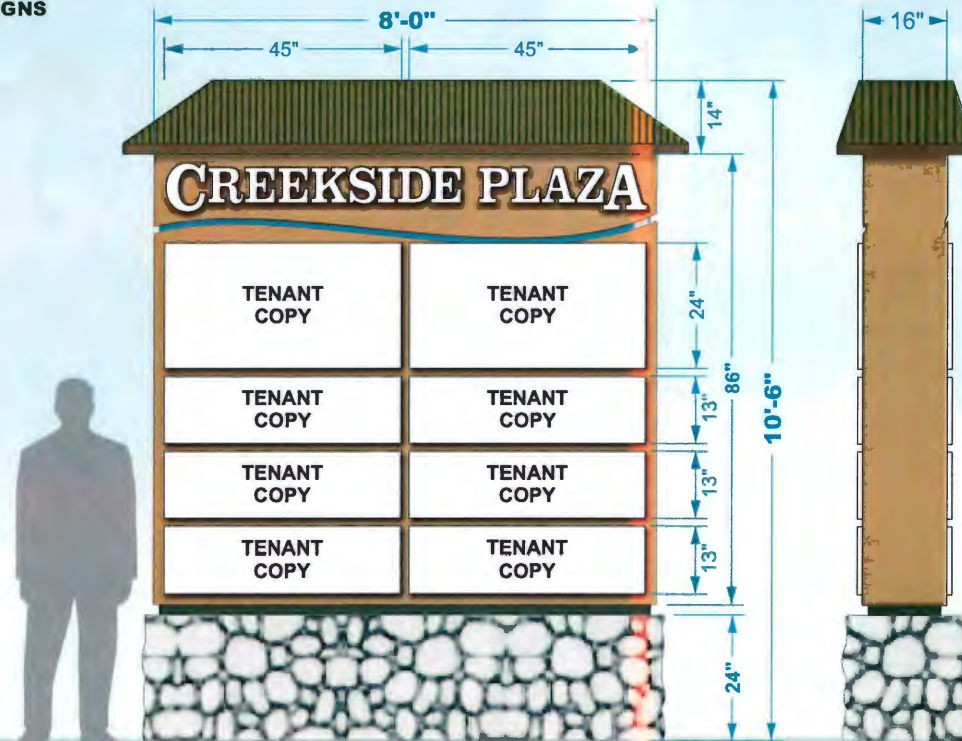
CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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



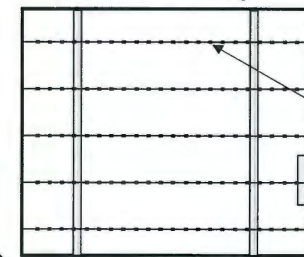
**CREEKSIDE PLAZA  
PLACERVILLE, CA  
10.5' MONUMENT SIGNS**

**A & B**



TENANT COPY ON  
EACH SIDE OF MONUMENT.

**Internally LED Illuminated  
2-Sided Monument Sign**



Aluminum Cabinet  
UL Approved Components  
LEDs: 5050  
Color: Pure White  
Wave Length: 6000  
~7000K  
Input Voltage: DC12V  
Rated Power: 0.48W  
Low Voltage Transformer  
Electric Disconnect Switch

**MANUFACTURE & INSTALL ONE D/F ILLUMINATED MONUMENT SIGN**

**CONSTRUCTION:**

- .080 ALUMINUM CABINET; ROOF STRUCTURE
- ROUTED ALUMINUM FACES; PUSH-THRU ACRYLIC TENANT COPY
- STUCCO COATED; PAINTED TO MATCH BUILDINGS
- STONE VENEER BASE
- LED ILLUMINATION



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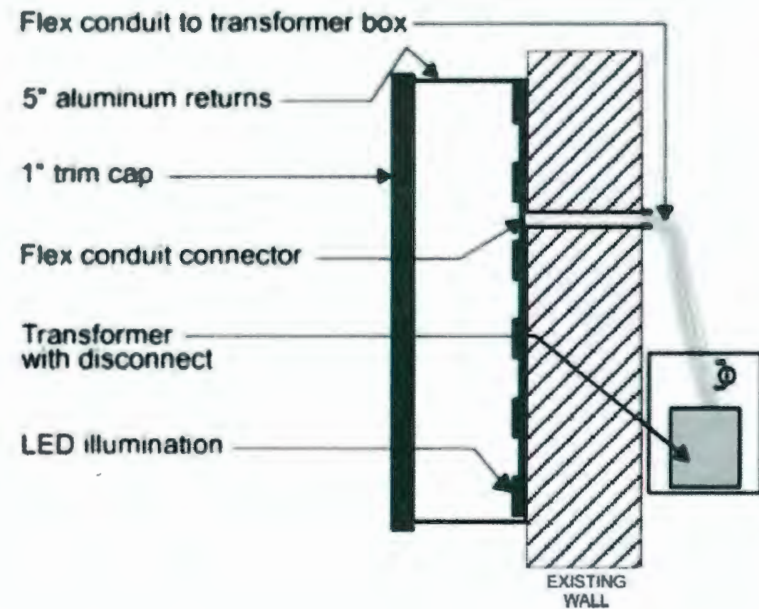
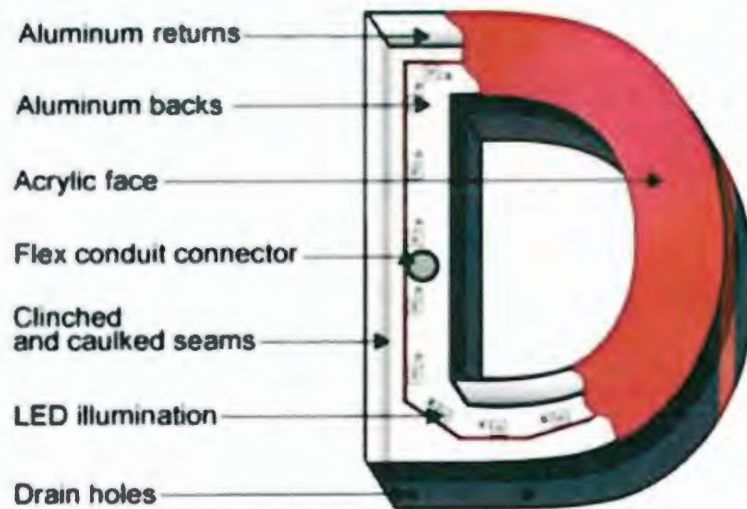
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CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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



# TENANT WALL LETTERS (ILLUMINATED) METHOD OF ATTACHMENT LED CHANNEL LETTERS



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SIGN COMPANY

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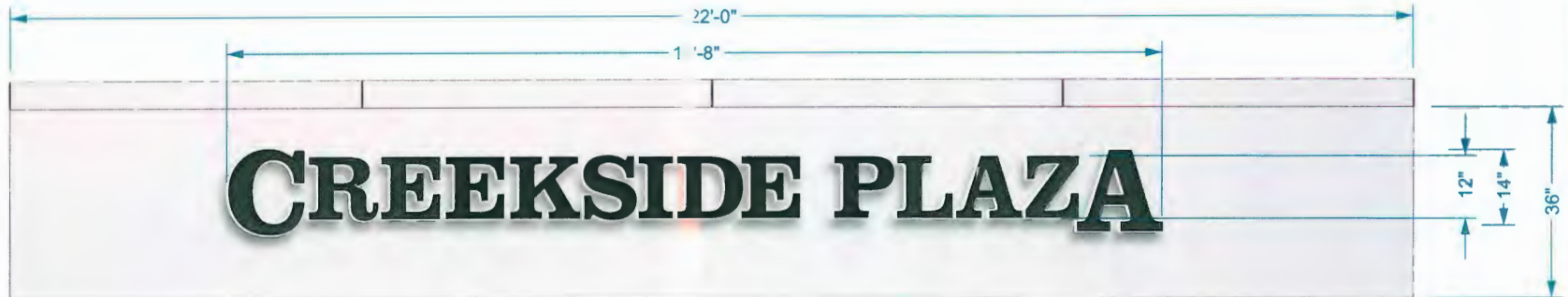
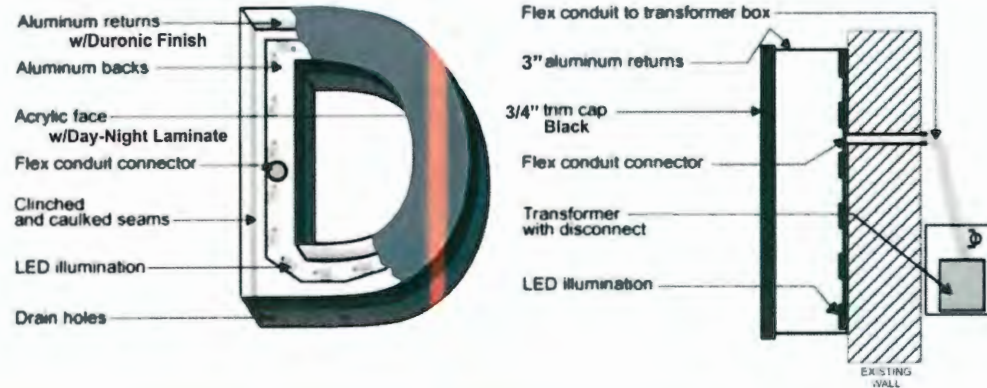
CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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

**CREEKSIDE PLAZA  
PLACERVILLE, CA  
LANDSCAPE WALL CENTER I.D. LETTERING**

**E**

**WALL LETTERS  
METHOD OF ATTACHMENT  
LED CHANNEL LETTERS**



**COMSTOCK  
SIGN COMPANY**

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

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