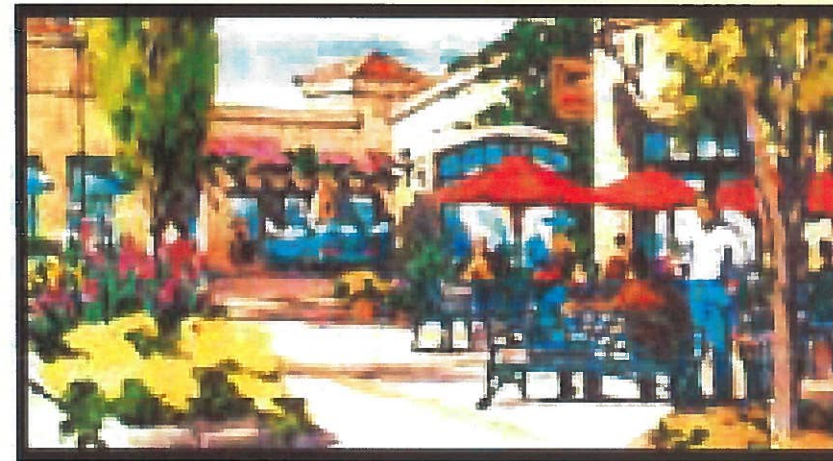


Lathrop MARKETPLACE



SIGN PROGRAM

Submittal Date: May 16th, 2006
(Revision) 2-20-08

*This is an original unpublished
Criteria created by Architectural
Design & Signs Inc. It is submitted
for your personal use in
conjunction with a project being
planned for you by Architectural
Design & Signs Inc. It is not to be*

Prepared by Architectural Design & Signs



File Nos. SPR-06-187
MSPR 07-132
MSPR 07-133



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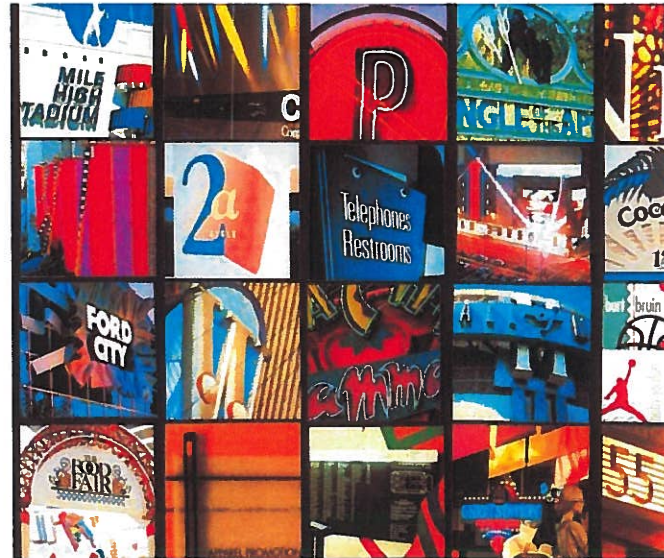
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Lathrop MARKETPLACE

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O B J E C T I V E

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Landlord, and the project's graphic design consultant. Signing at Lathrop Marketplace, Lathrop, California is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer's appreciation.

OVERVIEW

The overview of this criteria is to assist the Landlord/Tenant and city relationship.

The Landlord will be responsible to:

- a. Provide base building design and construction information requested by Tenant's sign design consultant.
- b. Review, comment and approve tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Landlord.

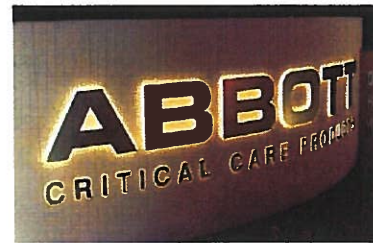
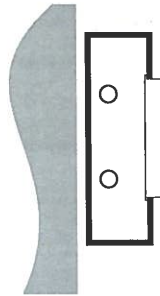
Maintenance of the Sign.

The Tenant shall employ professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this Lathrop Marketplace Sign Criteria.

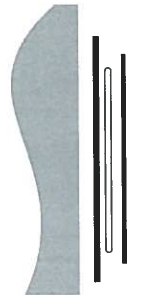
Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation.

Note: It will be the responsibility of the Tenant to satisfactorily repair and patch holes of their storefront sign area should the Tenant vacate these premises.

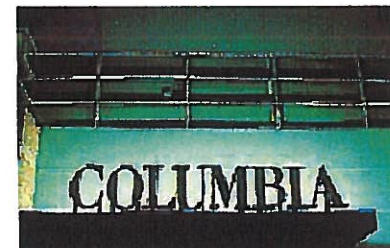
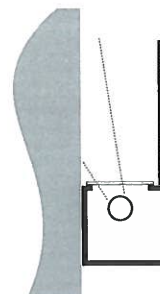
Graphic Examples



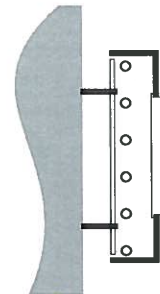
Routed Pushed Through Copy



Metal Cut Out Panel with Halo Illumination



Cove lighting effect for free standing letters



A combination of routed and backed up copy out of a halo illuminated panel

SIGN STYLES

(A) Multi-Tenant Freeway Pylon (Sign #1)

(B) Multi-Tenant Monument (Signs #2, 5 & 6)

(C) Corner Multi-Tenant Monument (Sign #8)

(D) Multi-Tenant Entry Monument (Signs #10 & 12)

(E) Multi-Tenant Monument (Sign #12)

(F) Tenant Monument (Signs #3, 4, 7 & 9)

(G) Wall Signs

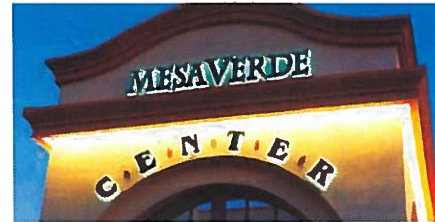
Each Tenant is allowed one (1) storefront identification sign above its storefront. Tenants with building elevations facing multiple exposures such as a street or parking lot, may incorporate one (1) additional sign per elevation. Sign copy shall not include the product sold, except for logotypes or logos, which include product name.

Major Tenant Secondary Signage may incorporate additional signs on their storefront that identify "services" namely; Pharmacy, Bank, Groceries, Garden Center, etc.

Each Tenant will be allowed one and one half (1.5) square foot per linear foot of leased building elevation. Wall signs will be allowed on any wall surface whereas the total square footage is in compliance with the total allowable sign area.

A Tenant identification sign may also include a logo where necessary to reinforce the Tenant's identification. The logo shall be included in the calculation of the sign area and sign height. All Signs shall be measured by drawing a shape (rectangle or other) around each element of the individual signs. For example, measure the area of letters and area of icon and / or logo separately.

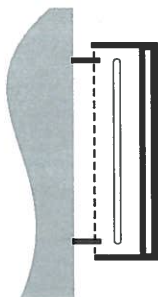
Graphic Examples



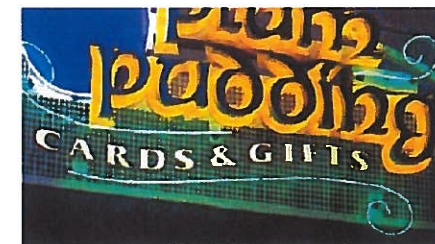
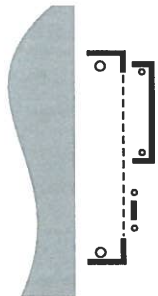
Halo Illumination



Standard Channel Letters



Front and Halo lit Channel Letters



Mixed Media: Halo letters on wire mesh background and exposed neon accents

TYPE STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenant's signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. The Tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the Tenant in California, provided that these images are architecturally compatible and approved by the Landlord. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters. The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

LIGHTING

Tenant signs should be creatively illuminated using a variety of lighting techniques. One or more of the following are allowed:

1. Neon or fluorescent contained in letters and panel cabinets
2. Light Emitting Diodes (LED's)
3. Fiber Optics
4. Cove Lighting (Indirect Illumination)
5. Exposed neon accents
6. Incandescent light bulb

If it is determined by Landlord at any time that the primary lighting of Tenant's wall sign is too intense, the Landlord may require at Tenant's expense to install a dimmer switch.

COLORS

The following guidelines are for selecting colors of Tenant's signing. The project and the individual building facade will consist of a variety of colors and materials.

The Landlord encourages the tenant to consider these colors when choosing his sign colors.

Signs may incorporate **regionally** and **nationally** recognized logo colors.

Sign colors should be selected to provide sufficient contrast against building background colors.

Sign colors should be compatible with and complement building background colors.

Sign colors should provide variety, sophistication and excitement.

Color of letter returns shall be a contrasting color to the face of the letter.

Neon accent colors should complement related signing elements.

Bright colors such as " Hot Pink " will not be allowed.

Examples of Mixed Media



Mixed Media: Halo illuminated channel letters with an aluminum panel routed copy



Mixed Media: Halo illuminated dimensional "M" logo w/perforated aluminum face and open-faced channel letters on decorative ledge

SIGN TYPES

Acceptable sign styles may include:

1. Standard illuminated channel letters
2. Front and halo illuminated channel letters.
3. Mixed media/dimensional signs using images, icons, logos, etc.
4. Mixed media, 3-dimensional signs painted gold, silver or copper leaf.
5. Halo illuminated letters, 3" deep minimum.
6. Dimensional geometric shapes.
7. Sandblasted; textured, and/or burnished metal-leaf faced letters, pin mounted from facade.
8. Exposed neon if used as an accent, subject to approval by the Operator.

There are many acceptable sign treatments, however a **Mixed Media** * three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style and treatment of their facade.

The scale of the proposed sign and its critical viewing angles should be considered when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of the size and placement.

For example: Halo lit reverse channel letters with exposed neon accents.

Also, although simple rectangular cabinet signs are not allowed, mixed media signs may be composed of elements, one of which may be a panel or cabinet. However, the panel / cabinet sign should not exceed 50% of the total a sign area.

With the Landlord approval, complex shaped (i.e Polyhedron) sign cabinets which is part of a national logo, may be used alone if they incorporate dimensional elements such as push-through letters.



APPROVAL PROCESS

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, tenant shall submit for Landlord's approval, electronic files in PDF format, fully dimensioned shop drawings of the Tenant's sign to the Landlord's Tenant coordinator.

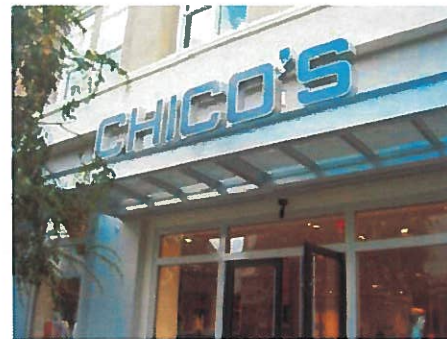
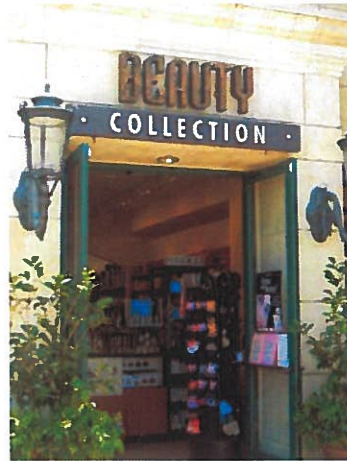
Shop drawings shall include at least the following: Tenant's entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - 1'-0".

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenant's proposed sign. Typical "section-through" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenant's sign design. Tenant must respond to the Landlord's comments and re-submit within fourteen calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approval from the Landlord, Tenant shall submit two sets of colored drawings of the proposed sign to the City of Lathrop, CA for fabrication and installation permits. Tenants are required to provide one (1) set of the City approved drawings to the Landlord prior to commencing any installation.



FABRICATION

The Tenant must insure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

The Tenants sign contractor is responsible for the following:

1. Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally stainless steel fasteners shall be used to attach dissimilar metals.
3. Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
4. Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord.
5. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
6. No fasteners, rivets, screws or other attachment devise shall be visible from any public vantage point.
7. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.
8. Reverse channel letters shall be pinned two (2") inches from the wall. The letter return depth shall be minimum three (3") inches and letters shall have a clear acrylic backing.
9. Double neon tube shall be used where the width of the letter stroke exceeds two and a half (2½") inches.
10. All Signs to be pegged a minimum of 1/2" from wall or facade onto which the letters are attached.

INSTALLATION

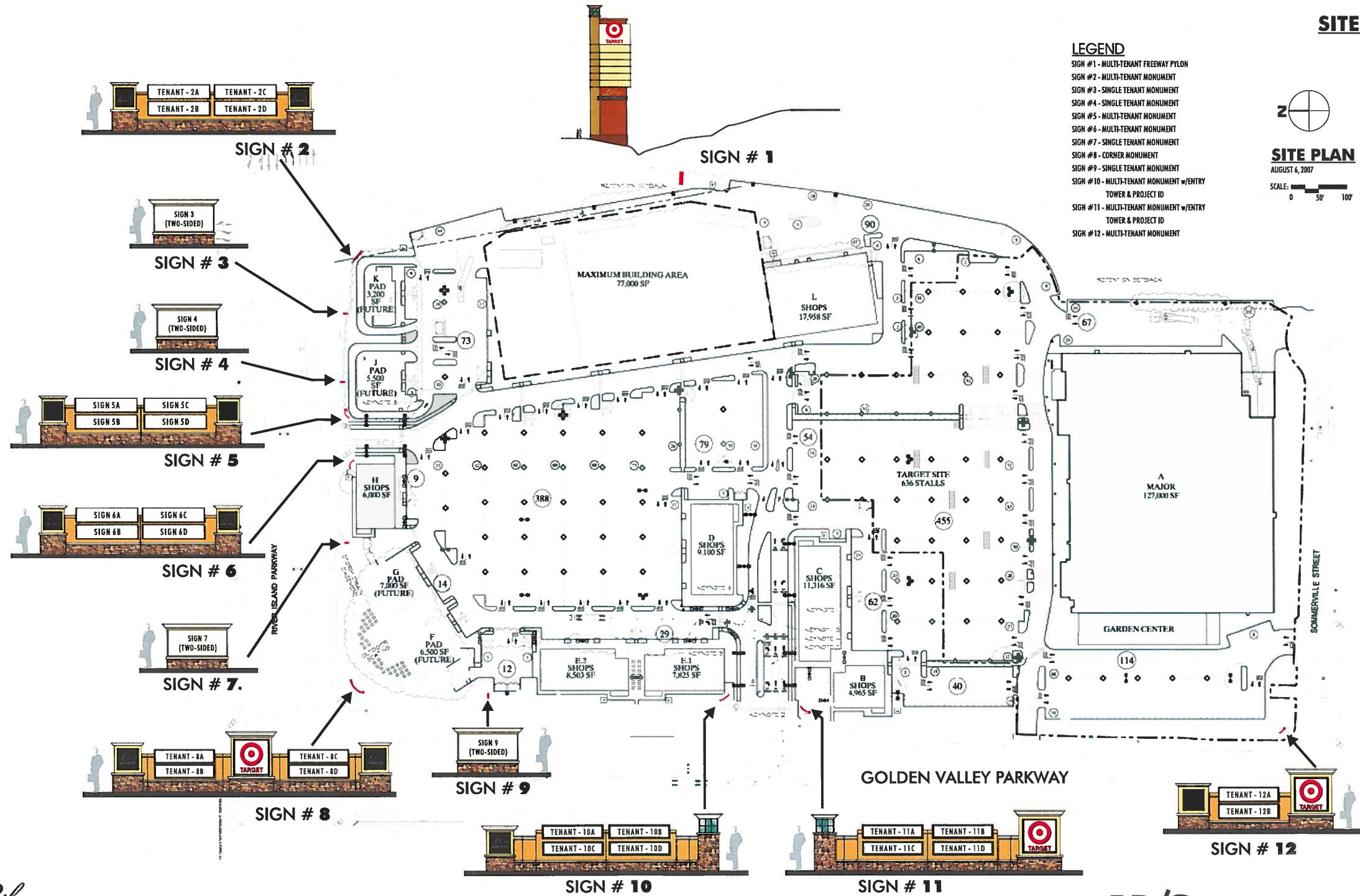
The Tenant's sign installer will provide the following:

1. Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in an amount required by Landlord.
2. Obtain all required sign permits from the City of Lathrop, California and deliver copies to the Landlord before installing the signs.
3. Keep a Landlord approved set of sign drawings on site when installing the sign.
4. Warrant the sign against latent defects in materials and workmanship for a minimum of one (1) year.

THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED.

1. A sign that consists of only an unadorned rectangular cabinet signs with translucent or opaque faces.
2. Temporary wall signs, pennants, banners, inflatable displays or sandwich boards, unless with specific prior approval from Landlord
3. Window signs or signs blocking doors or fire escapes, unless approved by the Landlord
(Note: Box signs hanging in display windows are not allowed).
4. Gold leaf treatments on windows, box signs and exposed neon window displays without Landlord's written approval.
Note: Approval is at Landlord's discretion. Off the shelf signs are discouraged.
5. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
6. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are NOT permitted).
7. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
8. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts.
(Except those required by governmental agencies)
9. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
10. Simulated materials such as wood grained plastic laminates or wall coverings.
11. Flashing, oscillating, animated lights or other moving sign components.
12. Rooftop signs or signs projecting above roof lines or parapets.
13. Signs on mansard roofs or equipment screens.
14. Advertising or promotional signs on parked vehicles.
15. Sign company decals in full view (limit to one placement only).
16. Painted signs.
17. Portable and A-frame signs.
18. Wind-activated and balloon signs.
19. Outdoor advertising structures (billboards).

SITE PLAN



LEGEND

- SIGN #1 - MULTI-TENANT FREEWAY PYLON
- SIGN #2 - MULTI-TENANT MONUMENT
- SIGN #3 - SINGLE TENANT MONUMENT
- SIGN #4 - SINGLE TENANT MONUMENT
- SIGN #5 - MULTI-TENANT MONUMENT
- SIGN #6 - MULTI-TENANT MONUMENT
- SIGN #7 - SINGLE TENANT MONUMENT
- SIGN #8 - CORNER MONUMENT
- SIGN #9 - SINGLE TENANT MONUMENT
- SIGN #10 - MULTI-TENANT MONUMENT w/ENTRY TOWER & PROJECT ID
- SIGN #11 - MULTI-TENANT MONUMENT w/ENTRY TOWER & PROJECT ID
- SIGN #12 - MULTI-TENANT MONUMENT



SITE PLAN

AUGUST 6, 2007
SCALE: 0 50' 100'

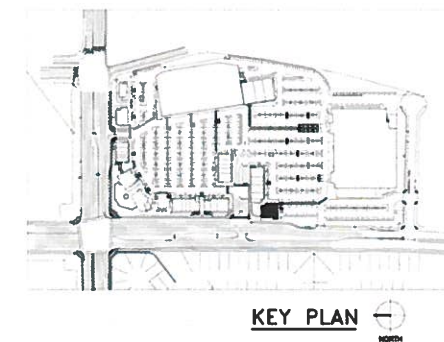
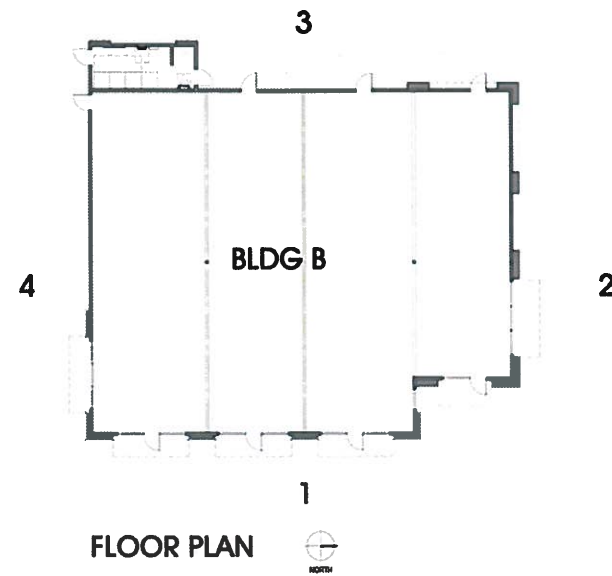
BUILDING "B" ELEVATIONS



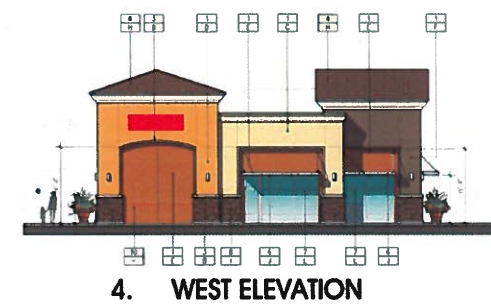
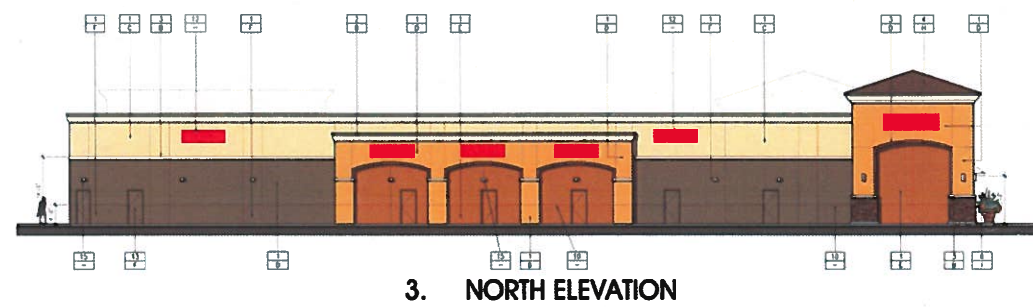
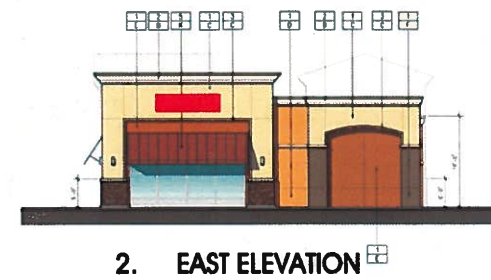
■ = Sign Location

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The overall sign area for each Tenant may not exceed that area which is outlined in this written criteria



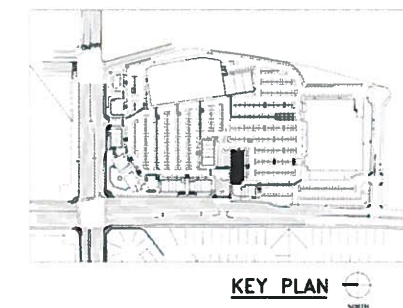
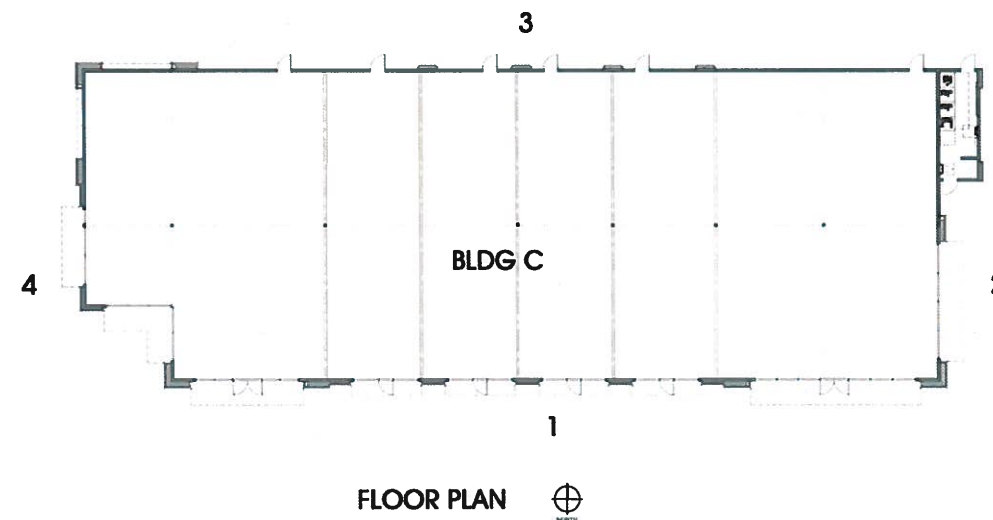
BUILDING "C" ELEVATIONS



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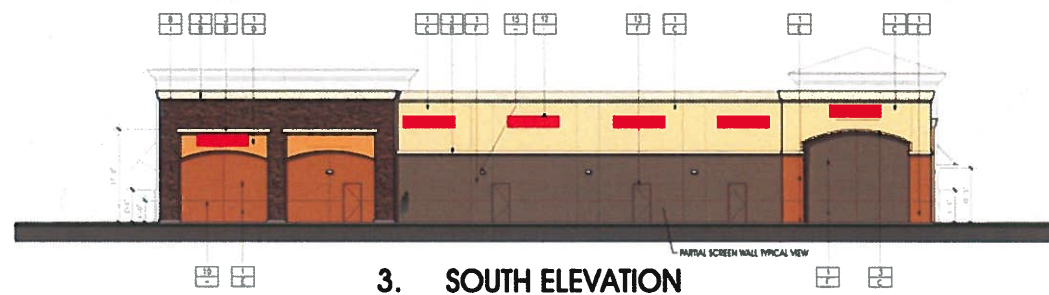
BUILDING "D" ELEVATIONS



1. NORTH ELEVATION



2. WEST ELEVATION



3. SOUTH ELEVATION

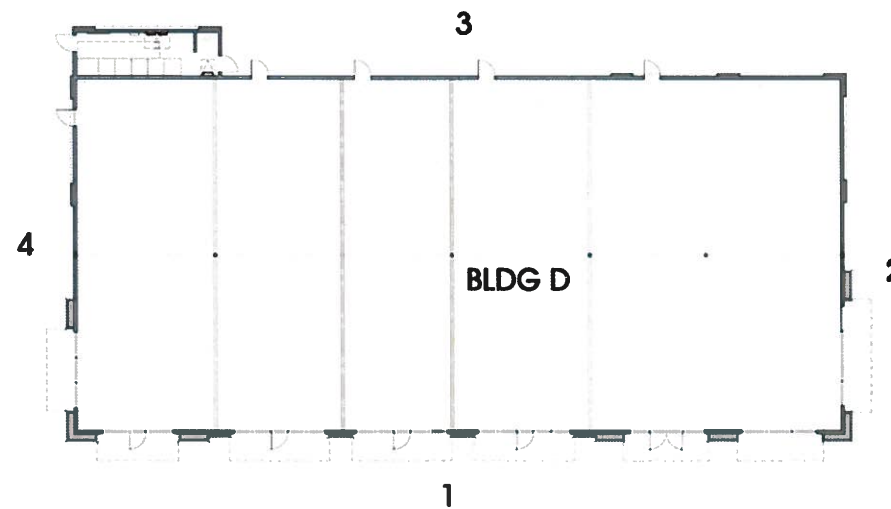


4. EAST ELEVATION

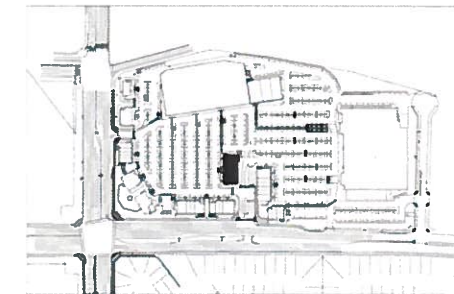
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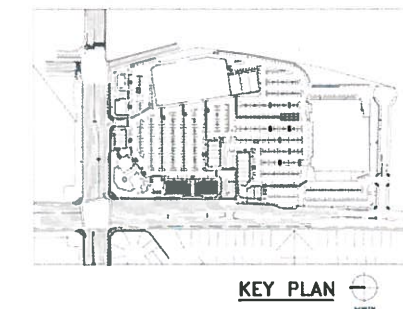
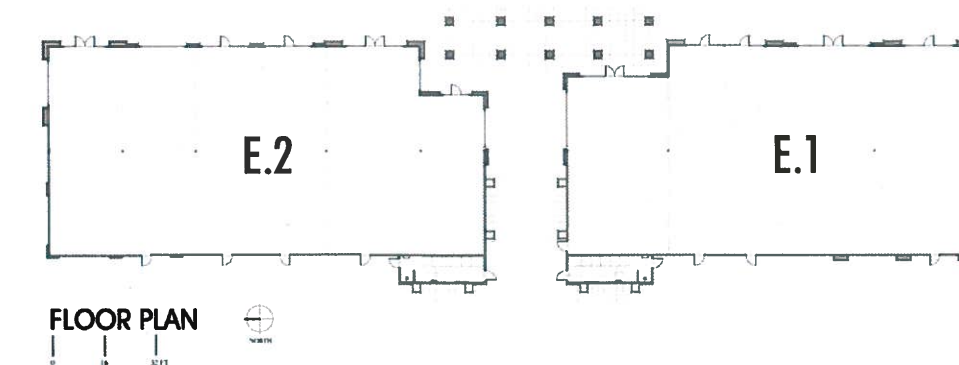


FLOOR PLAN



KEY PLAN

BUILDING "E" ELEVATIONS

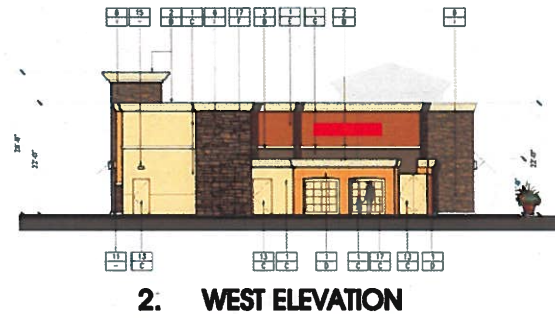


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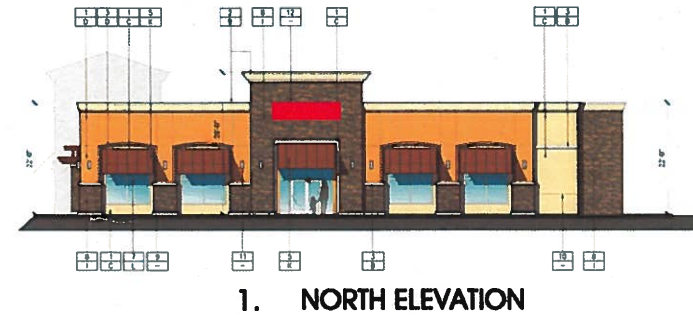
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BUILDING "F" ELEVATIONS



2. WEST ELEVATION



1. NORTH ELEVATION



3. SOUTH ELEVATION

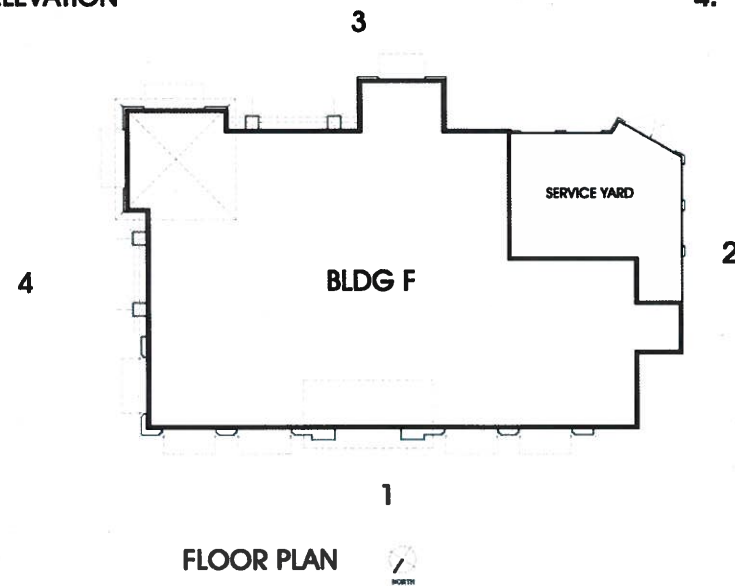


4. EAST ELEVATION

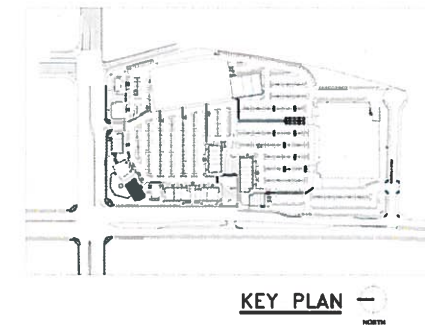
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FLOOR PLAN



KEY PLAN

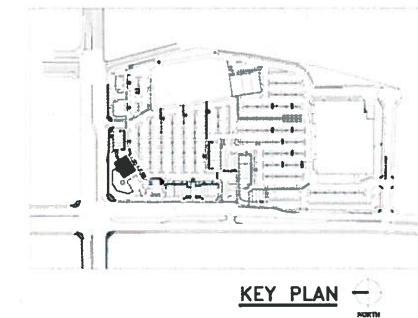
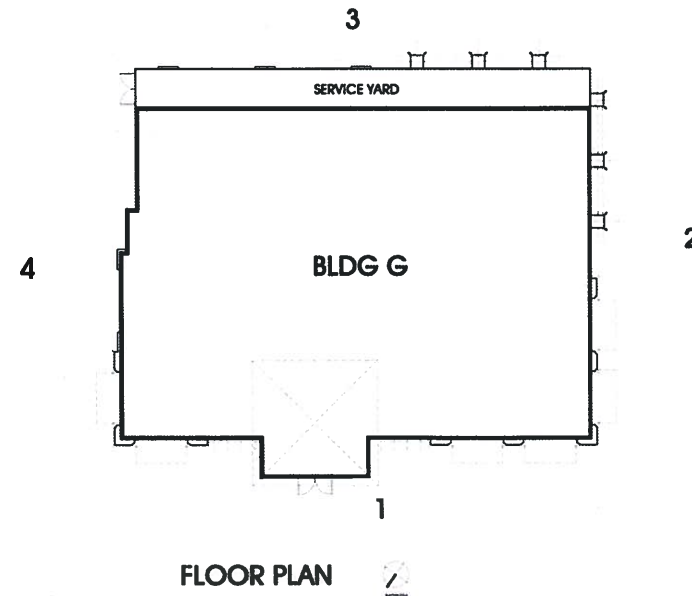
BUILDING "G" ELEVATIONS



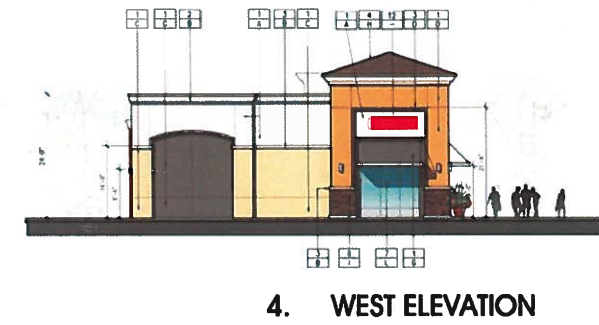
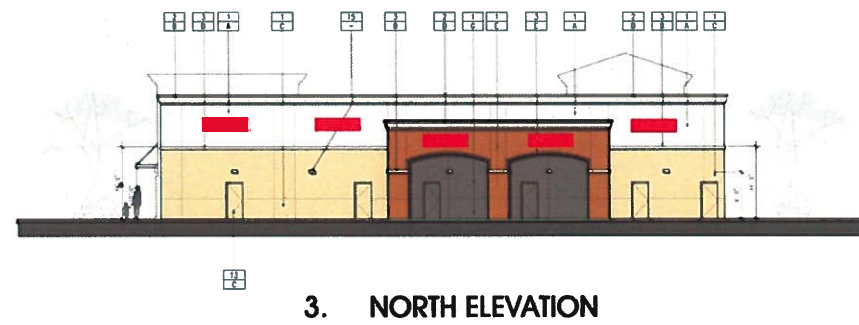
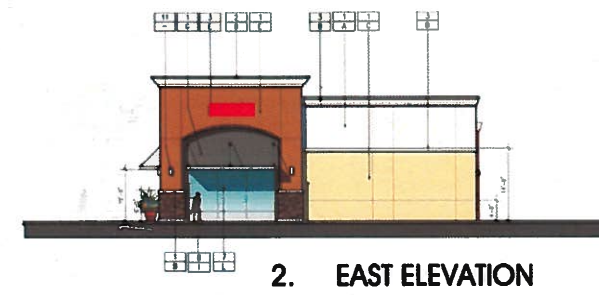
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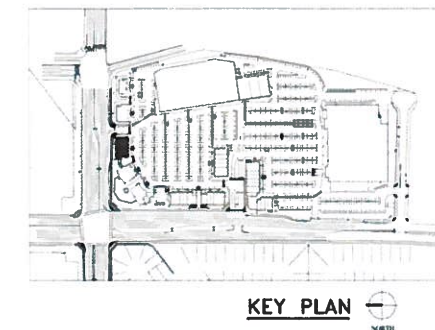
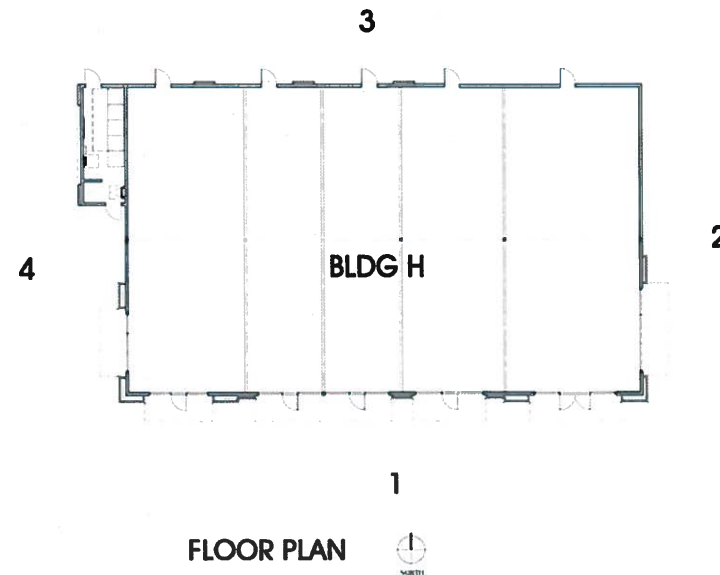
BUILDING "H" ELEVATIONS



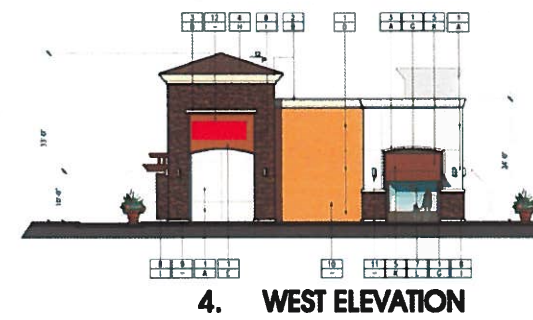
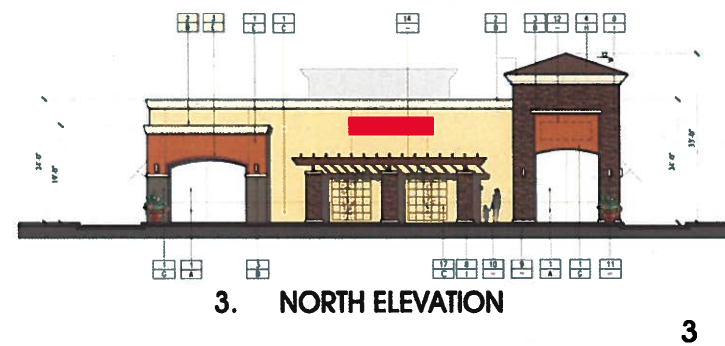
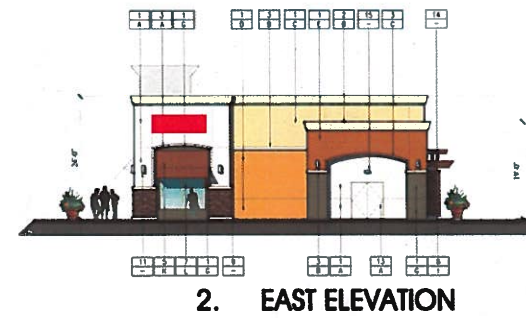
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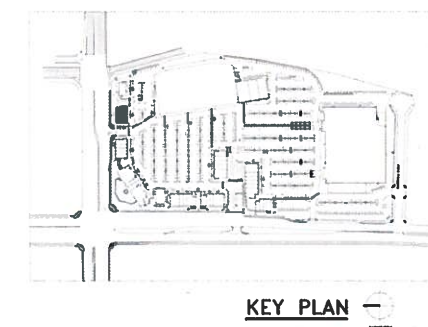
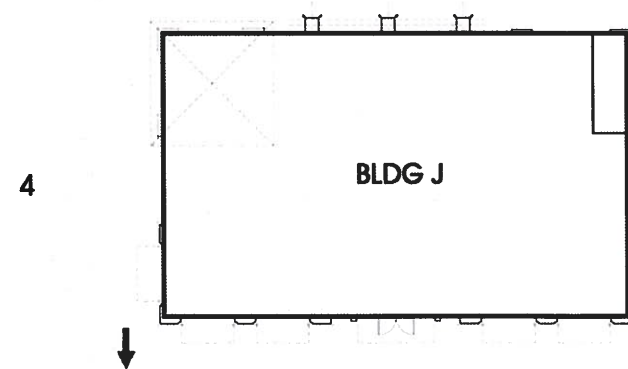
BUILDING "J" ELEVATIONS



█ = Sign Location

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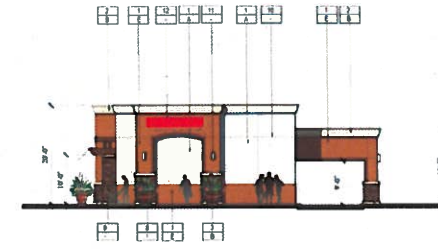
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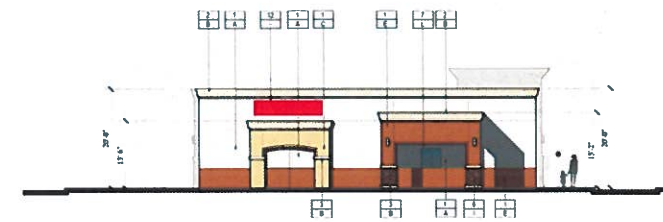
BUILDING "K" ELEVATIONS



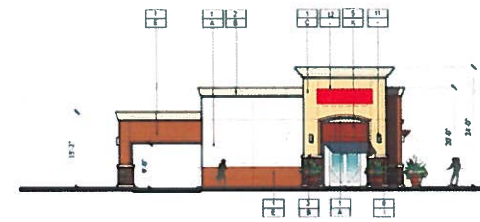
1. SOUTH ELEVATION



2. EAST ELEVATION



3. NORTH ELEVATION

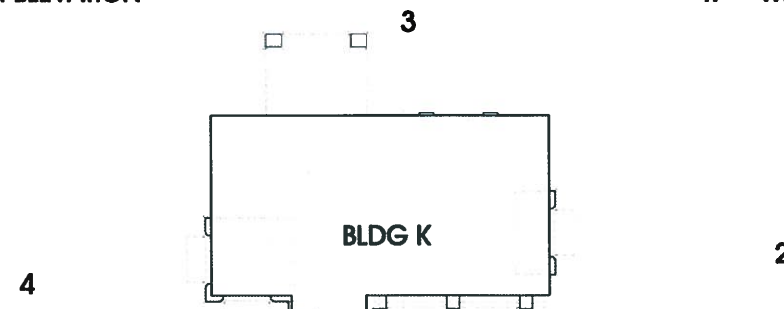


4. WEST ELEVATION

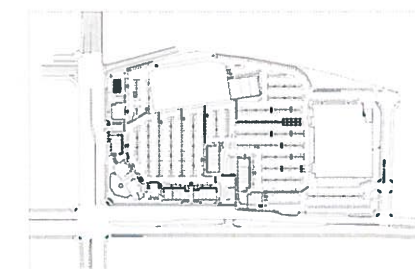
■ = Sign Location

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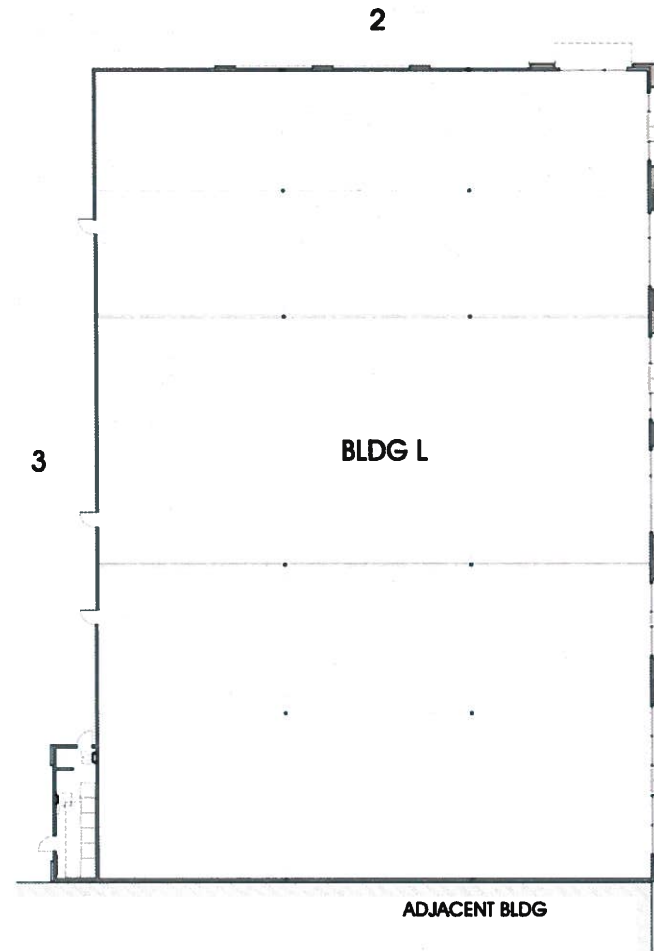


1 FLOOR PLAN

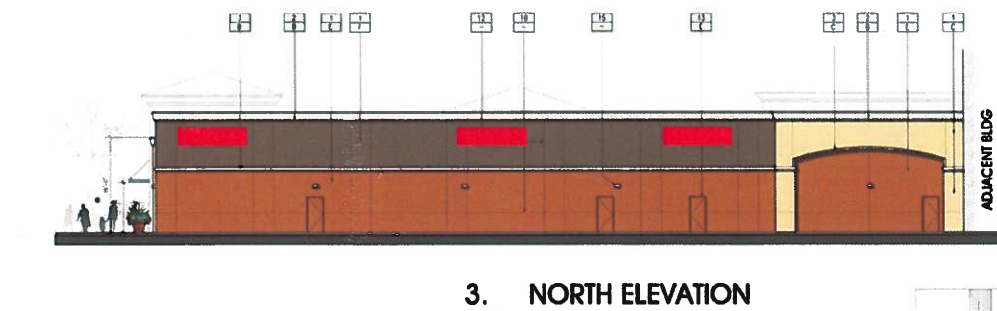
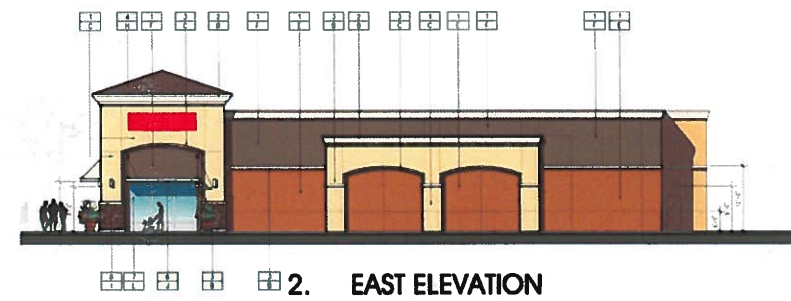



KEY PLAN

BUILDING "L" ELEVATIONS



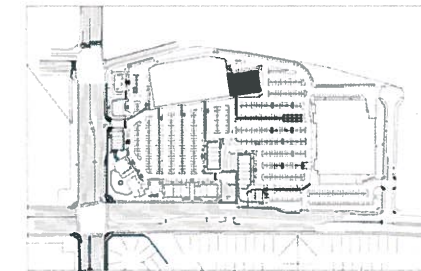
FLOOR PLAN 



 = Sign Location

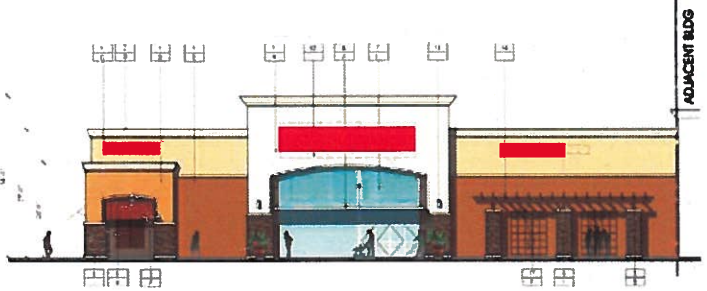
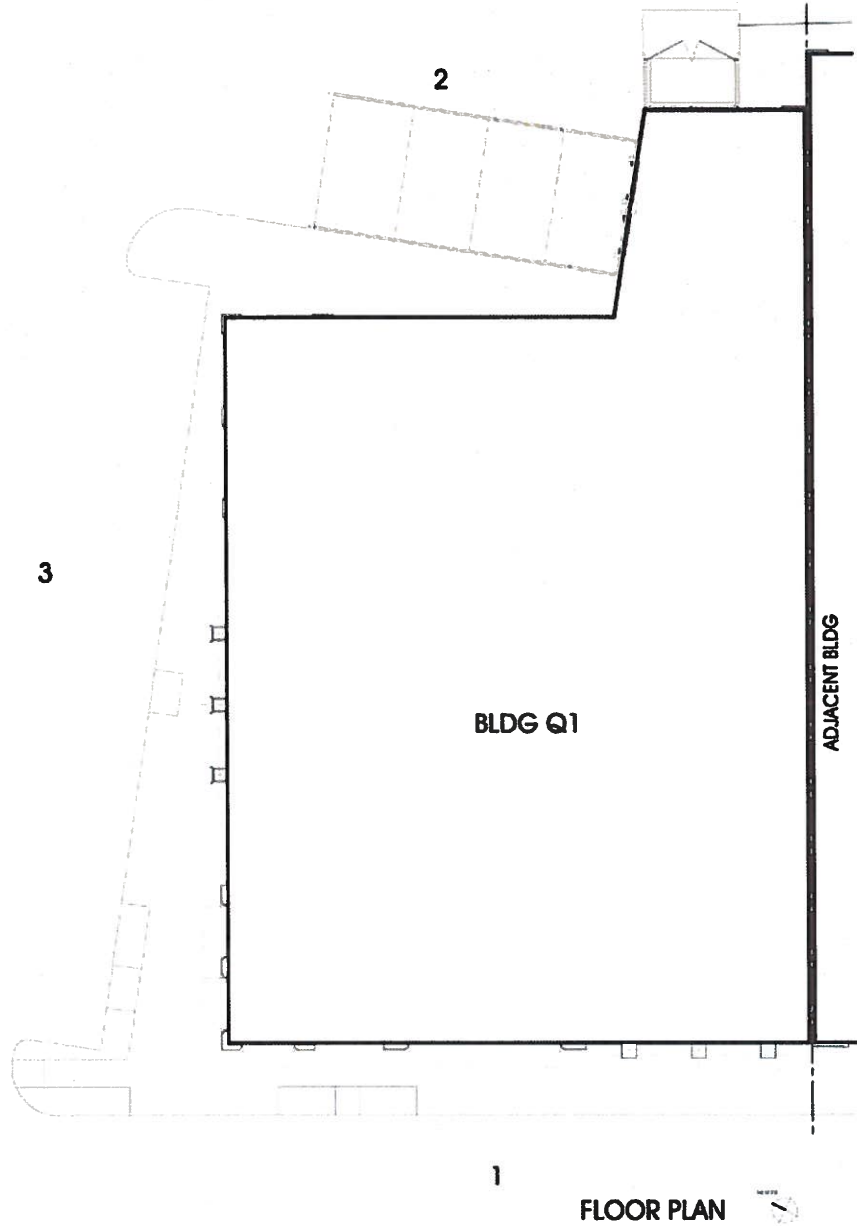
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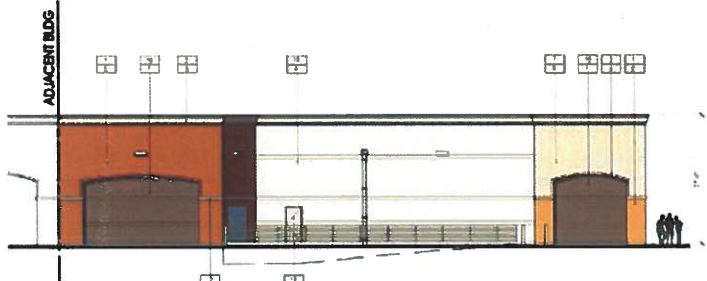


KEY PLAN 

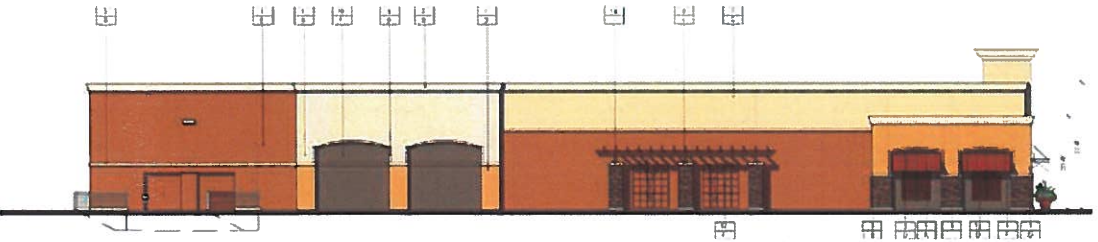
BUILDING "Q1" ELEVATIONS



1. WEST ELEVATION



2. EAST ELEVATION

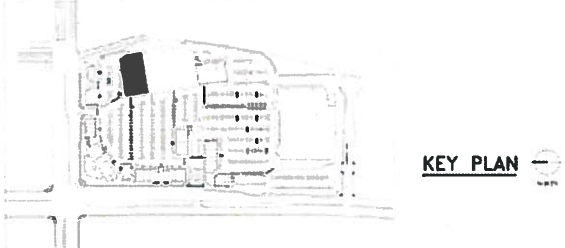


3. NORTH ELEVATION

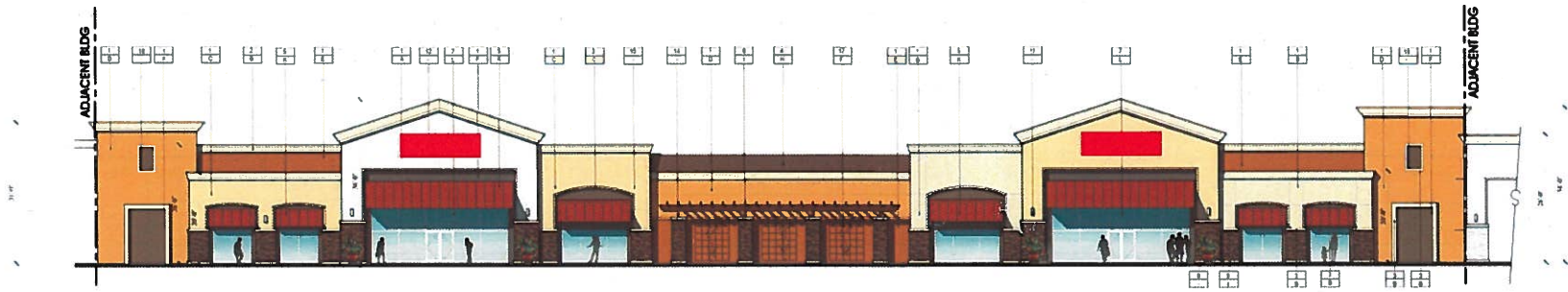
■ = Sign Location

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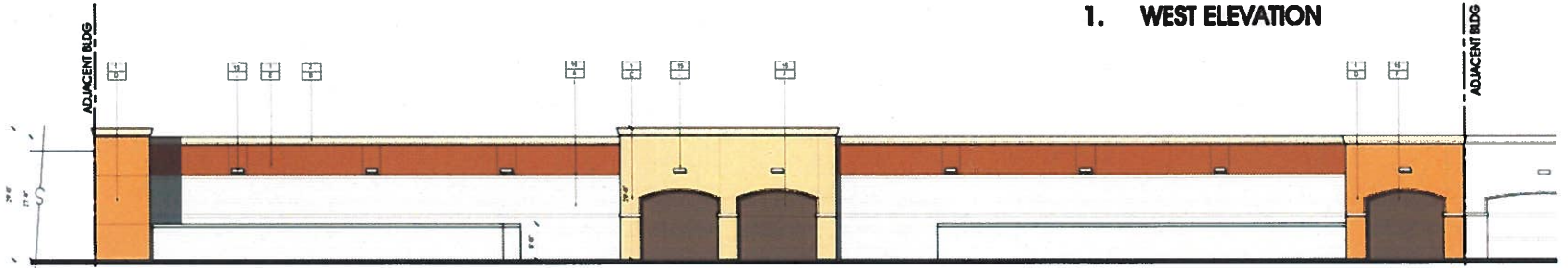
The overall sign area for each Tenant may not exceed that area which is outlined in this written criteria



BUILDING "Q3" ELEVATIONS



1. WEST ELEVATION

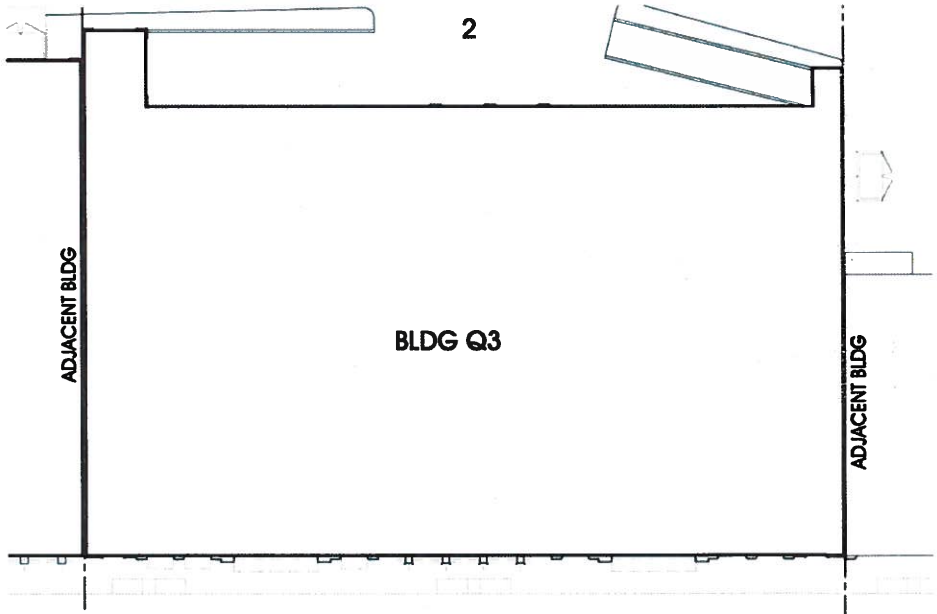


2. EAST ELEVATION

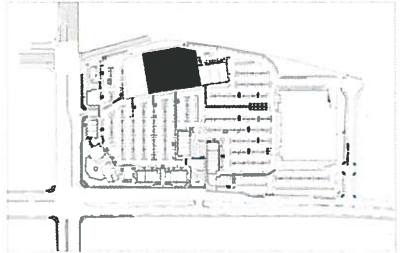
= Sign Location

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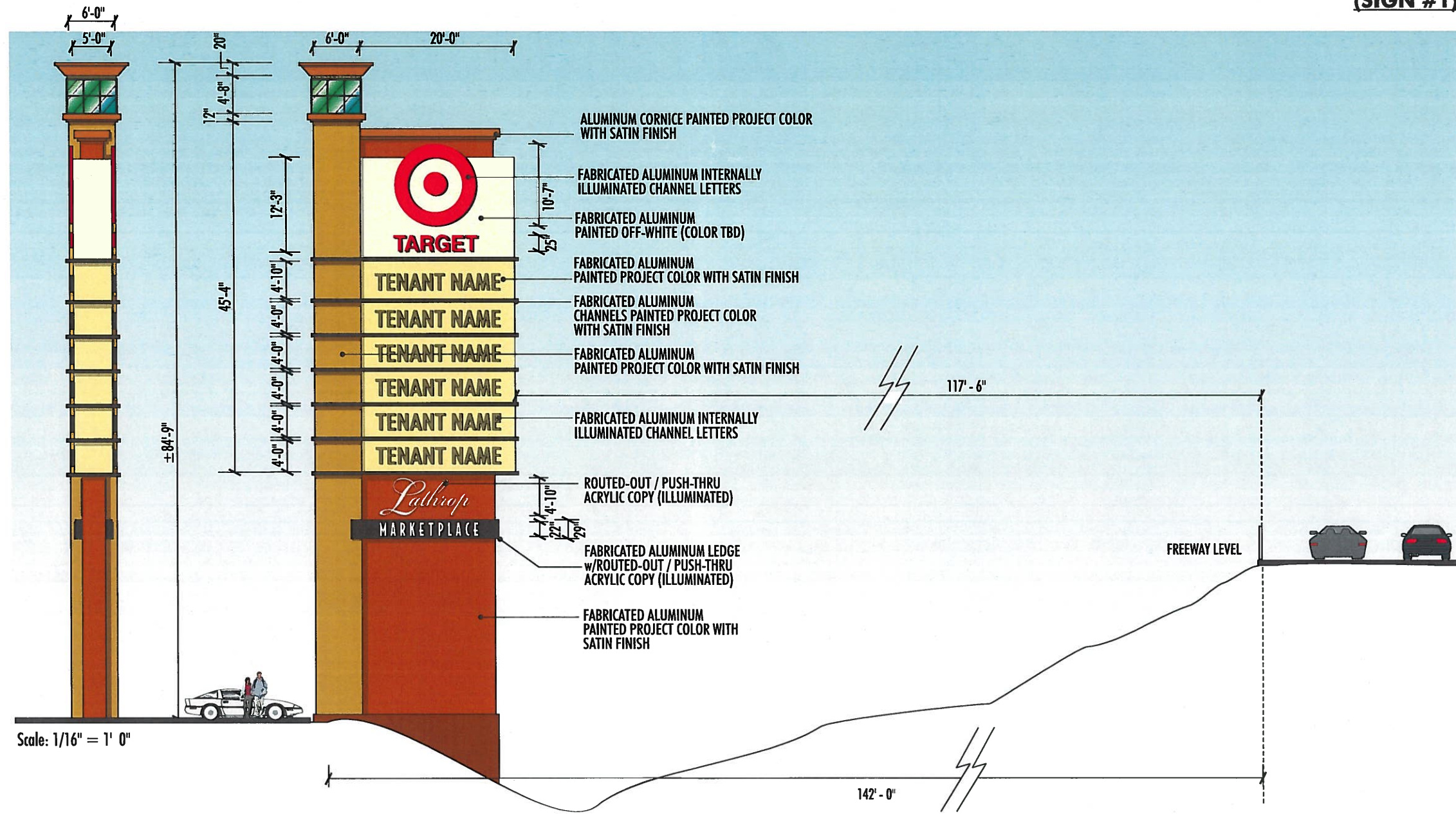


FLOOR PLAN



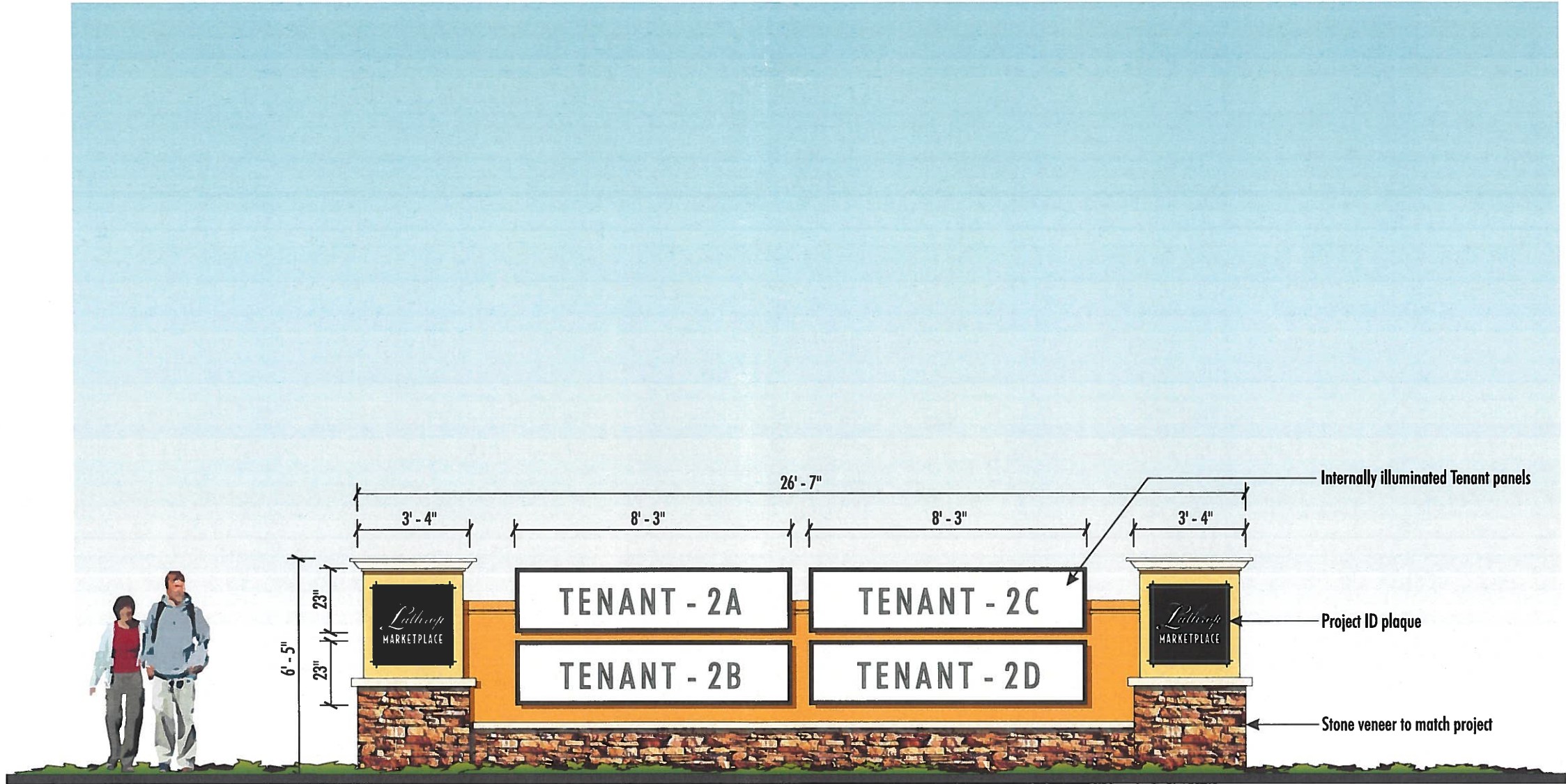
KEY PLAN

**MULTI-TENANT FREEWAY PYLON
(SIGN #1)**



NOTE: ALL COLORS WILL BE FROM PROJECT COLOR PALLETTE

**MULTI-TENANT MONUMENT
(SIGN #2)**



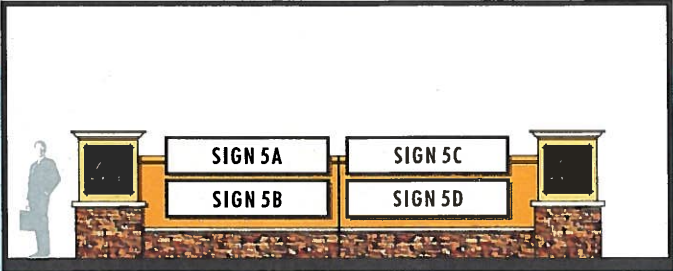
SCALE: 1/4" = 1'-0"

SINGLE-FACED MULTI-TENANT MONUMENT

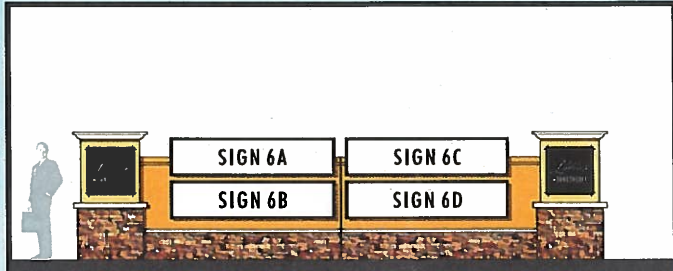
NOTE: ALL COLORS WILL BE FROM PROJECT COLOR PALLETTE



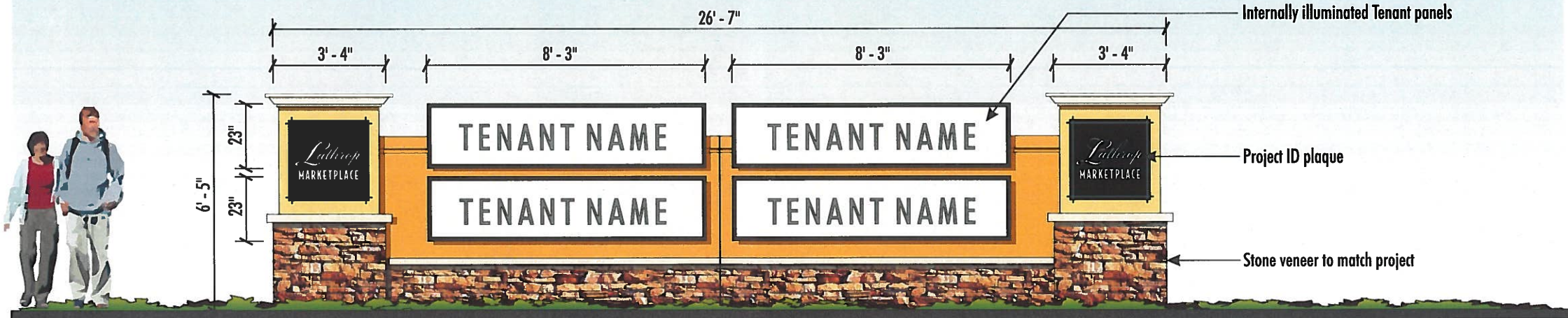
**MULTI-TENANT MONUMENT
(SIGNS #5 & 6)**



SIGN # 5



SIGN # 6



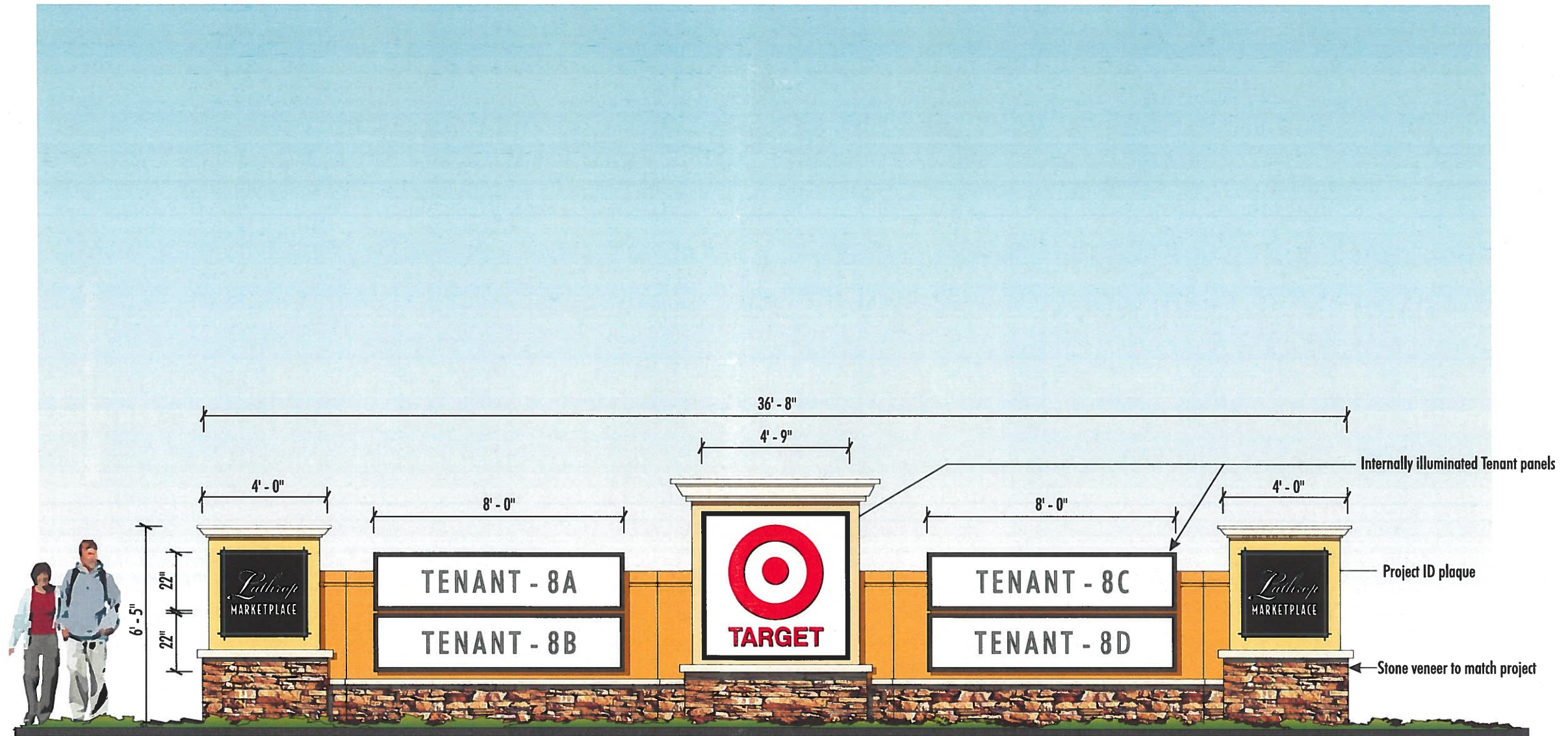
SCALE: 1/4" = 1'-0"

SINGLE-FACED MULTI-TENANT MONUMENT

NOTE: ALL COLORS WILL BE FROM PROJECT COLOR PALLETTE



**CORNER MULTI-TENANT MONUMENT
(SIGN #8)**



SCALE: 1/4" = 1'-0"

SINGLE-FACED CORNER MULTI-TENANT MONUMENT

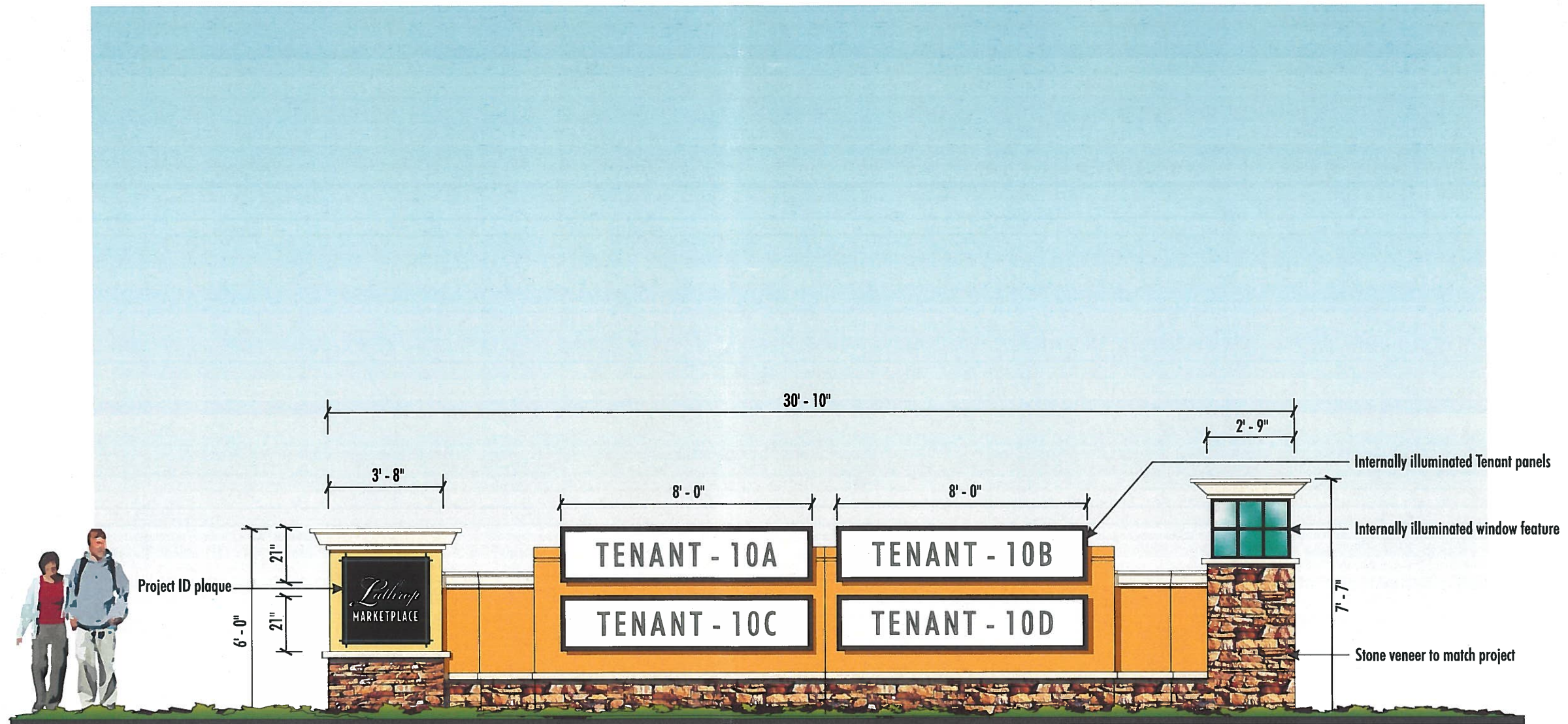
"TARGET" PANEL = 4'-9" x 4'-9"

NOTE: ALL COLORS WILL BE FROM PROJECT COLOR PALLETTE

Lathrop
MARKETPLACE

AD/S ARCHITECTURAL
DESIGN & SIGNS

**MULTI-TENANT ENTRY MONUMENT
(SIGN #10)**



SCALE: 1/4" = 1'-0"

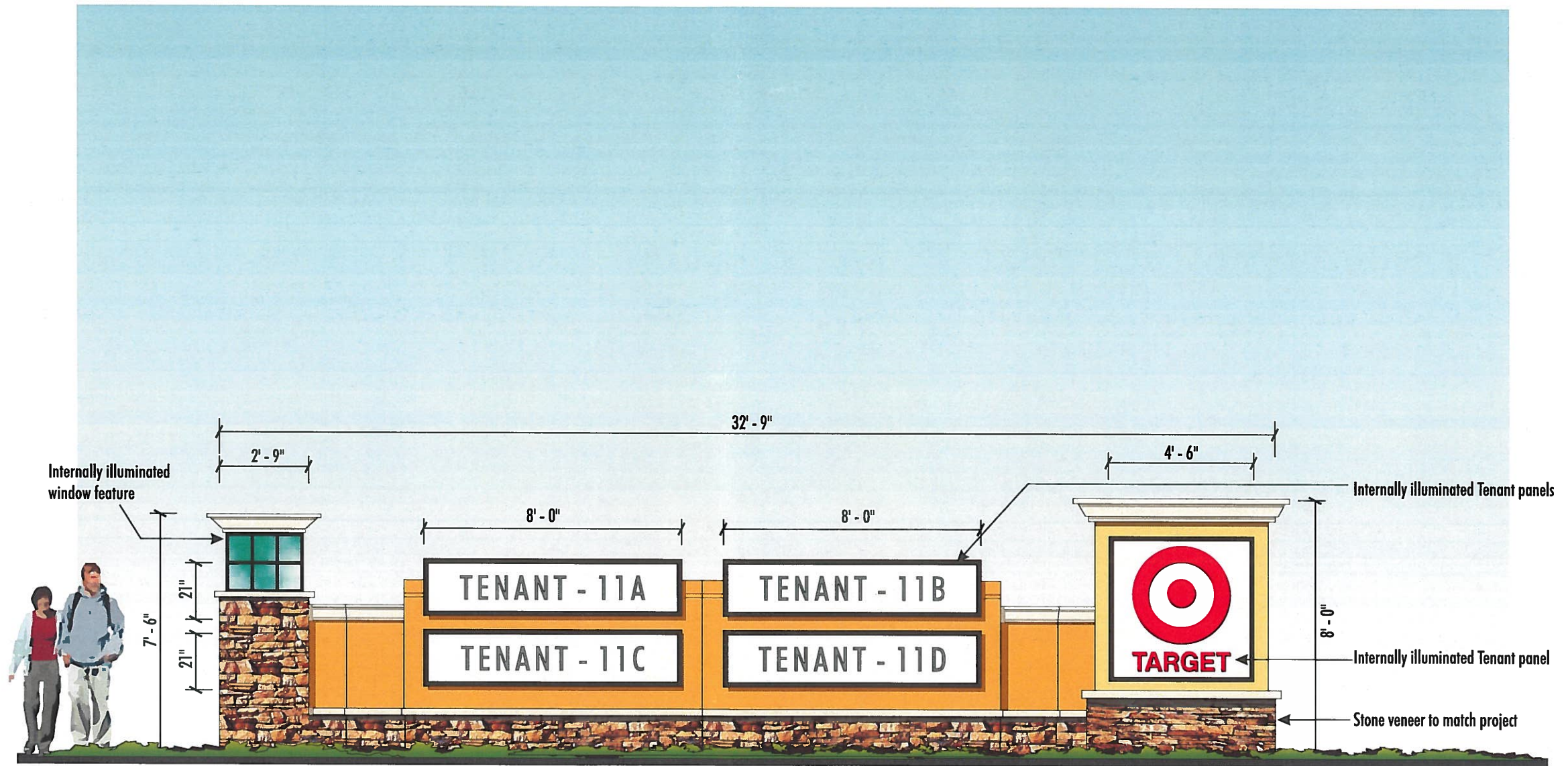
SINGLE-FACED MULTI-TENANT ENTRY MONUMENT

NOTE: ALL COLORS WILL BE FROM PROJECT COLOR PALLETTE

Lathrop
MARKETPLACE

AD/S ARCHITECTURAL
DESIGN & SIGNS

**MULTI-TENANT ENTRY MONUMENT
(SIGN #11)**



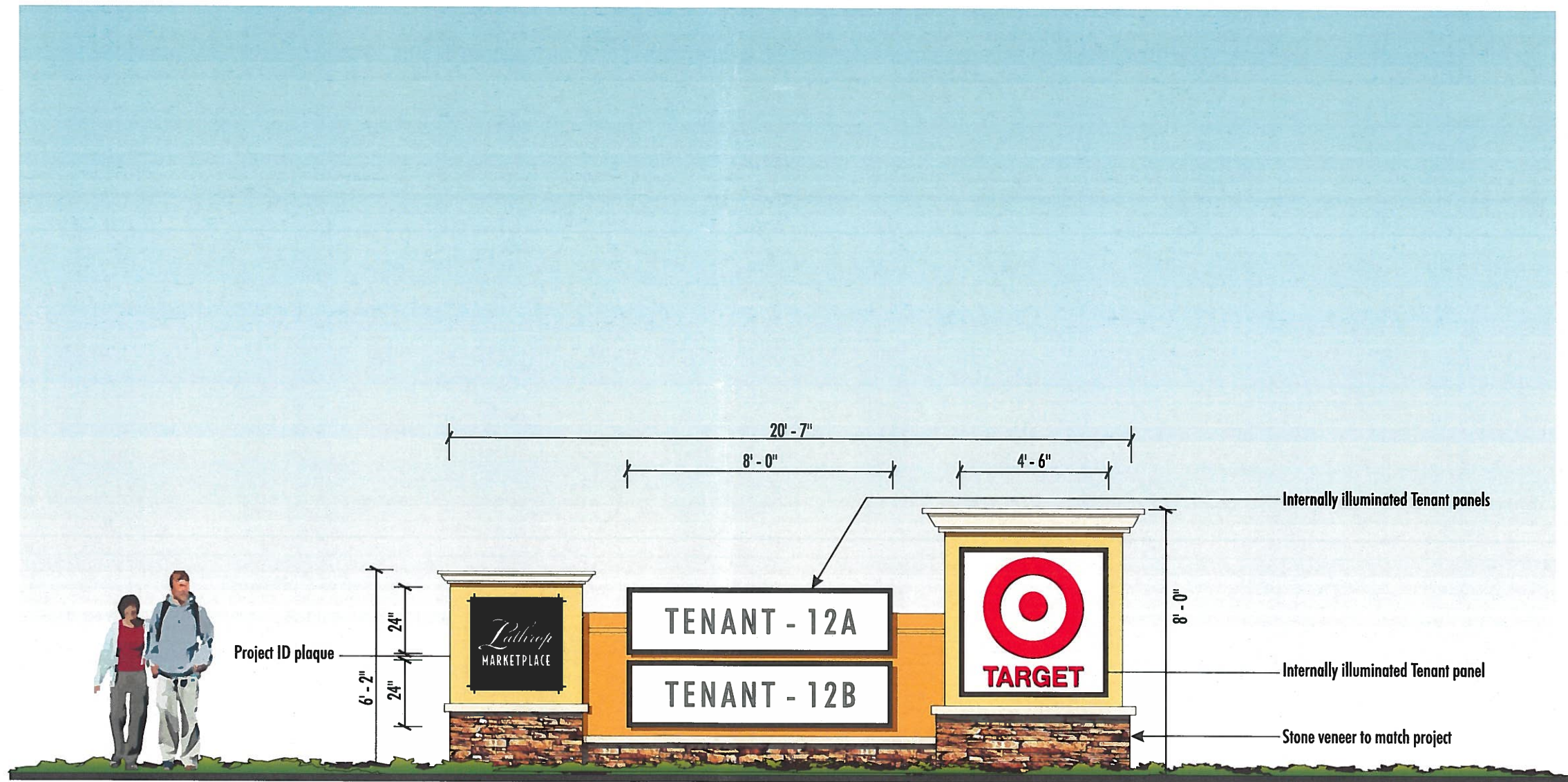
SCALE: 1/4" = 1'-0"

SINGLE-FACED MULTI-TENANT ENTRY MONUMENT

"TARGET" PANEL = 4'-6" x 4'-6"

NOTE: ALL COLORS WILL BE FROM PROJECT COLOR PALLETTE

**MULTI-TENANT MONUMENT
(SIGN #12)**



SCALE: 1/4" = 1'-0"

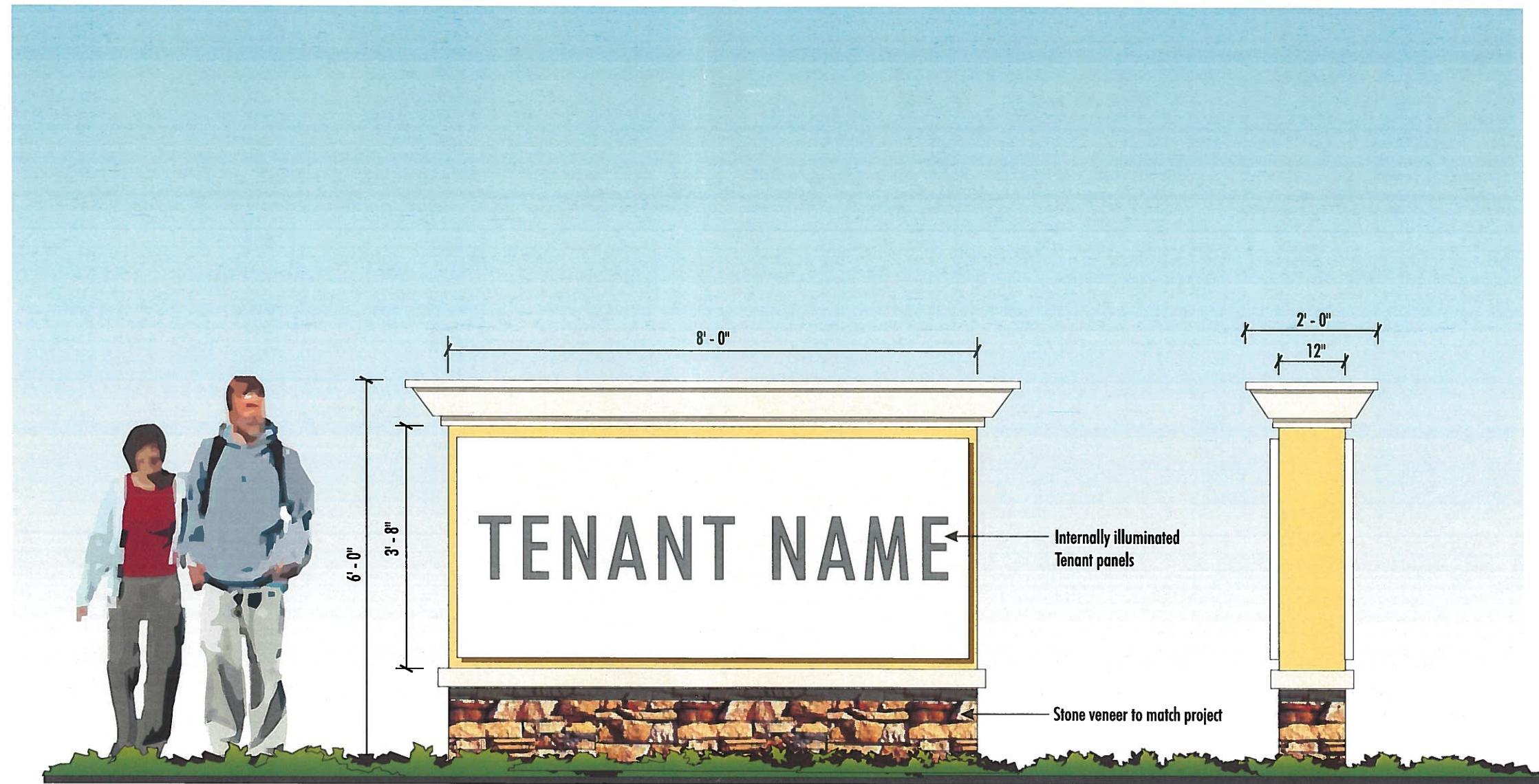
SINGLE-FACED MULTI-TENANT MONUMENT

"TARGET" PANEL = 4'-6" x 4'-6"

NOTE: ALL COLORS WILL BE FROM PROJECT COLOR PALLETTE



TENANT MONUMENT
(SIGNS #3, 4, 7 & 9)

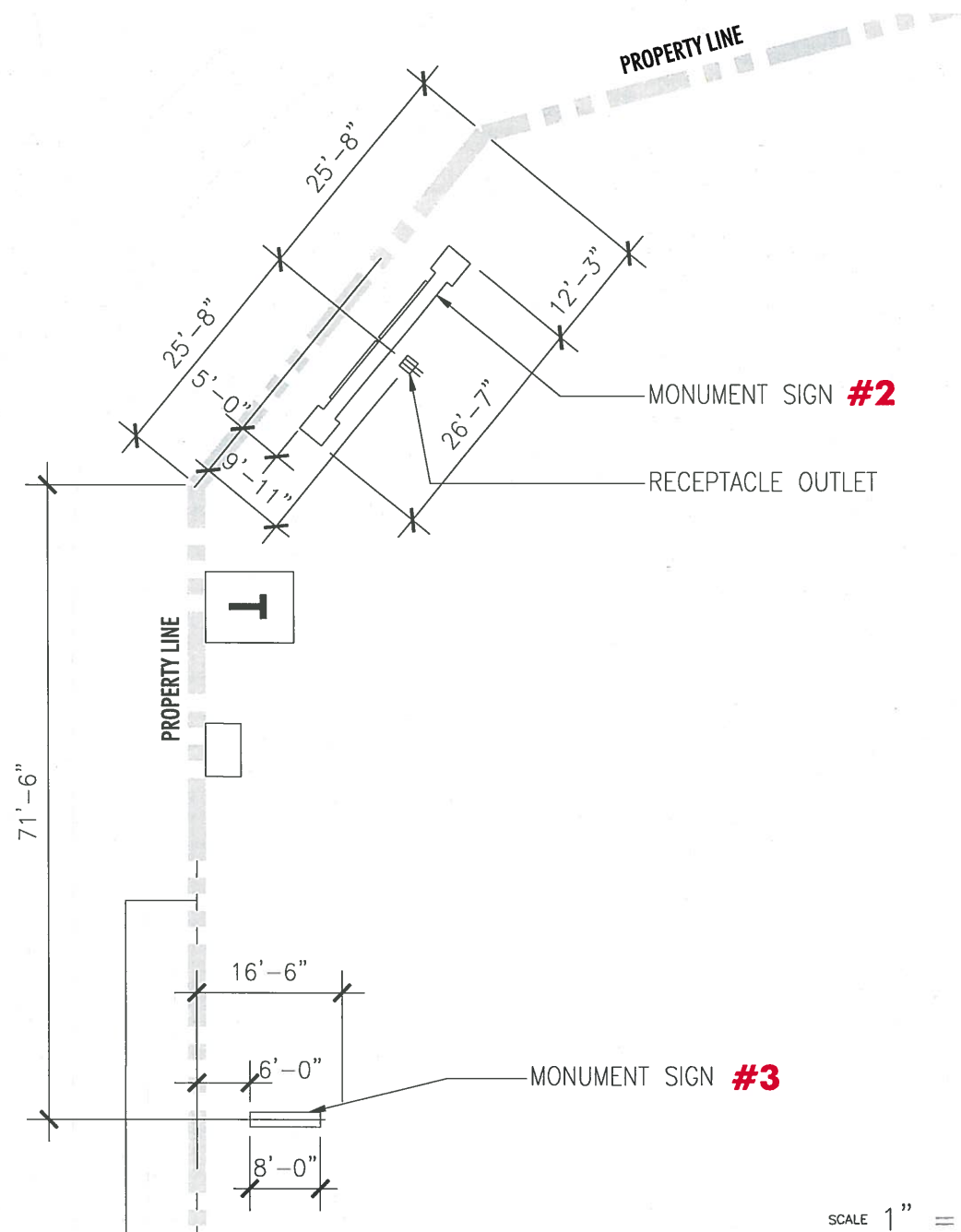


SCALE: 1/2" = 1'-0"

DOUBLE-FACED TENANT MONUMENT

NOTE: ALL COLORS WILL BE FROM PROJECT COLOR PALLETTE

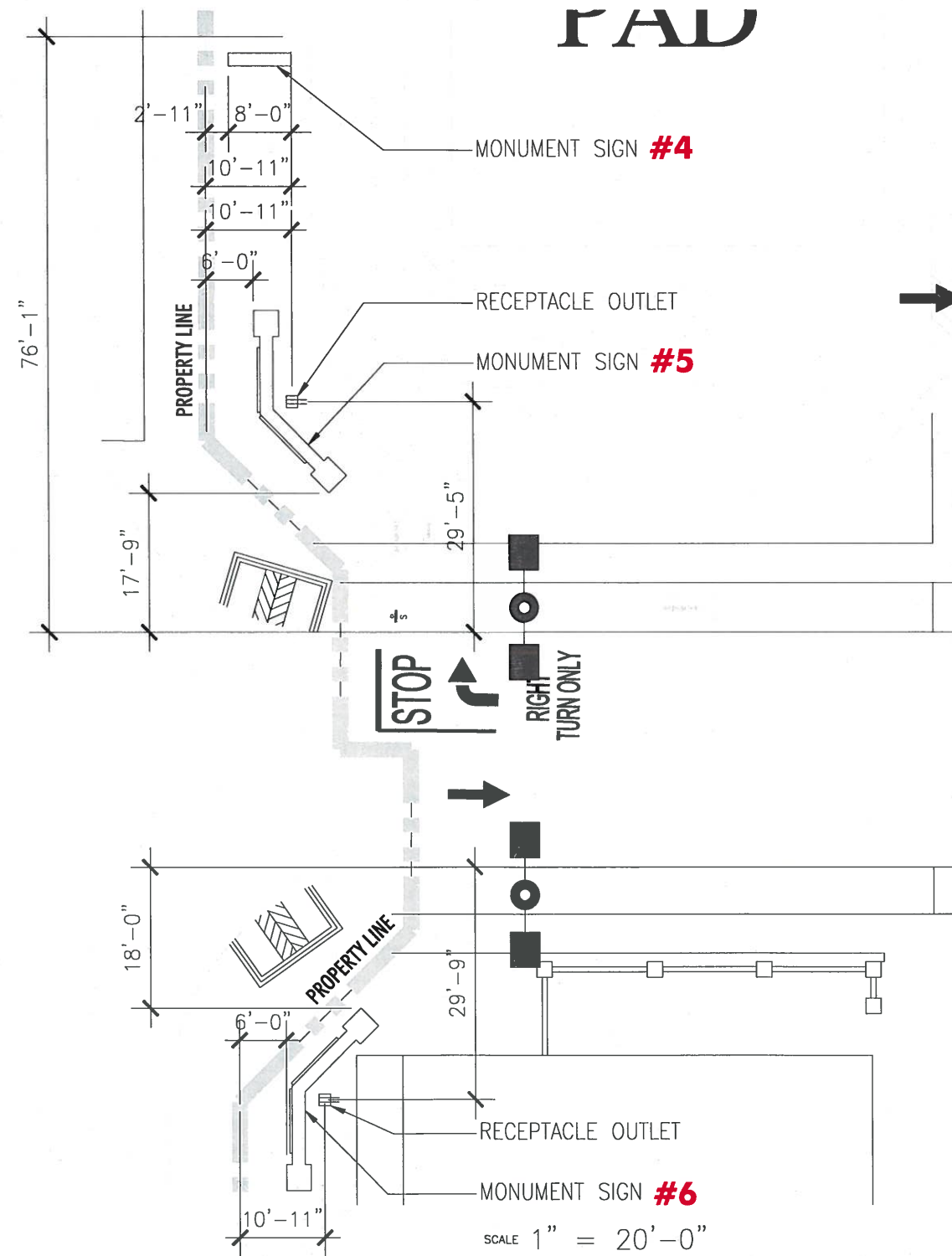
**MONUMENT SIGNS
SET BACK DETAILS (#2 & #3)**



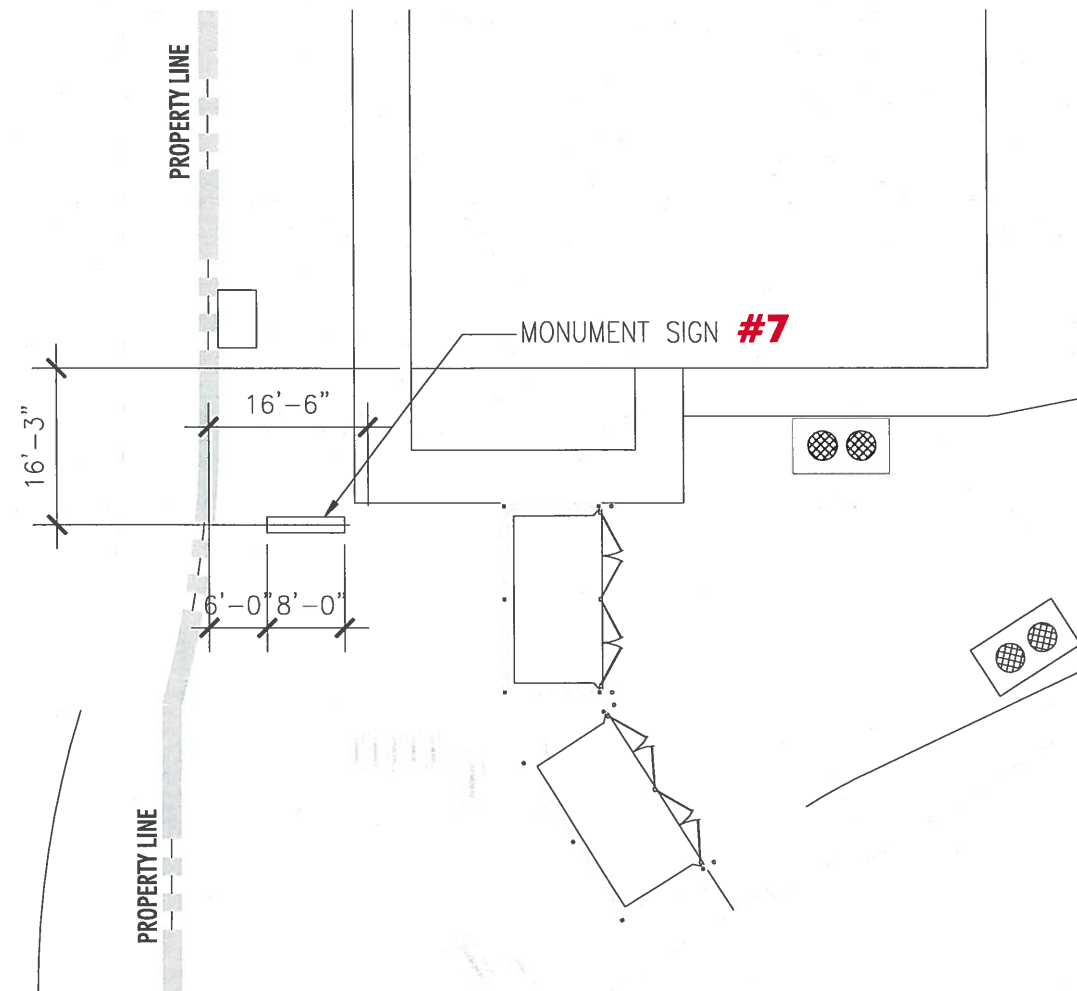
SCALE 1" = 20'-0"

FAU

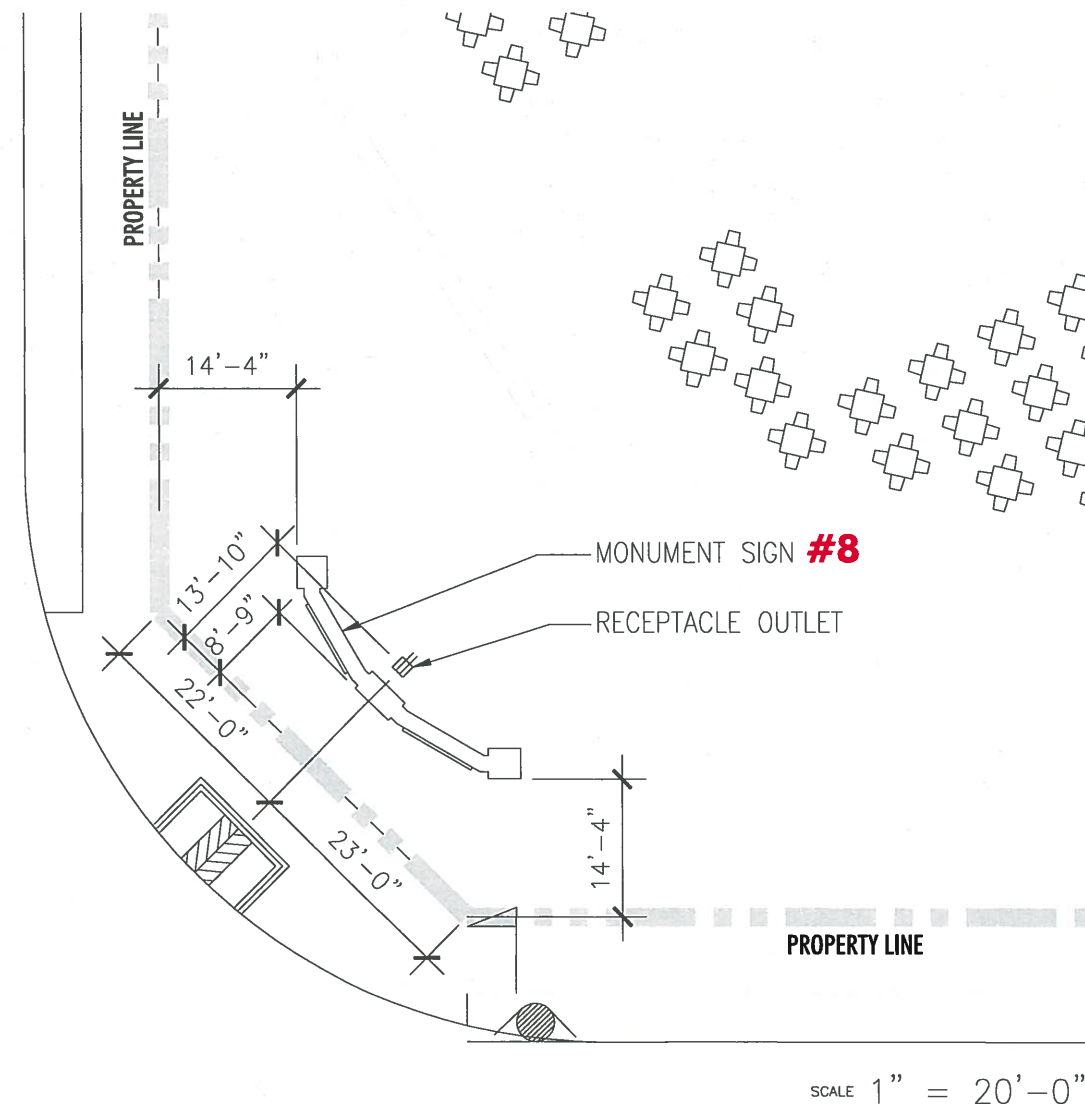
**MONUMENT SIGNS
SET BACK DETAILS (#4, #5 & #6)**



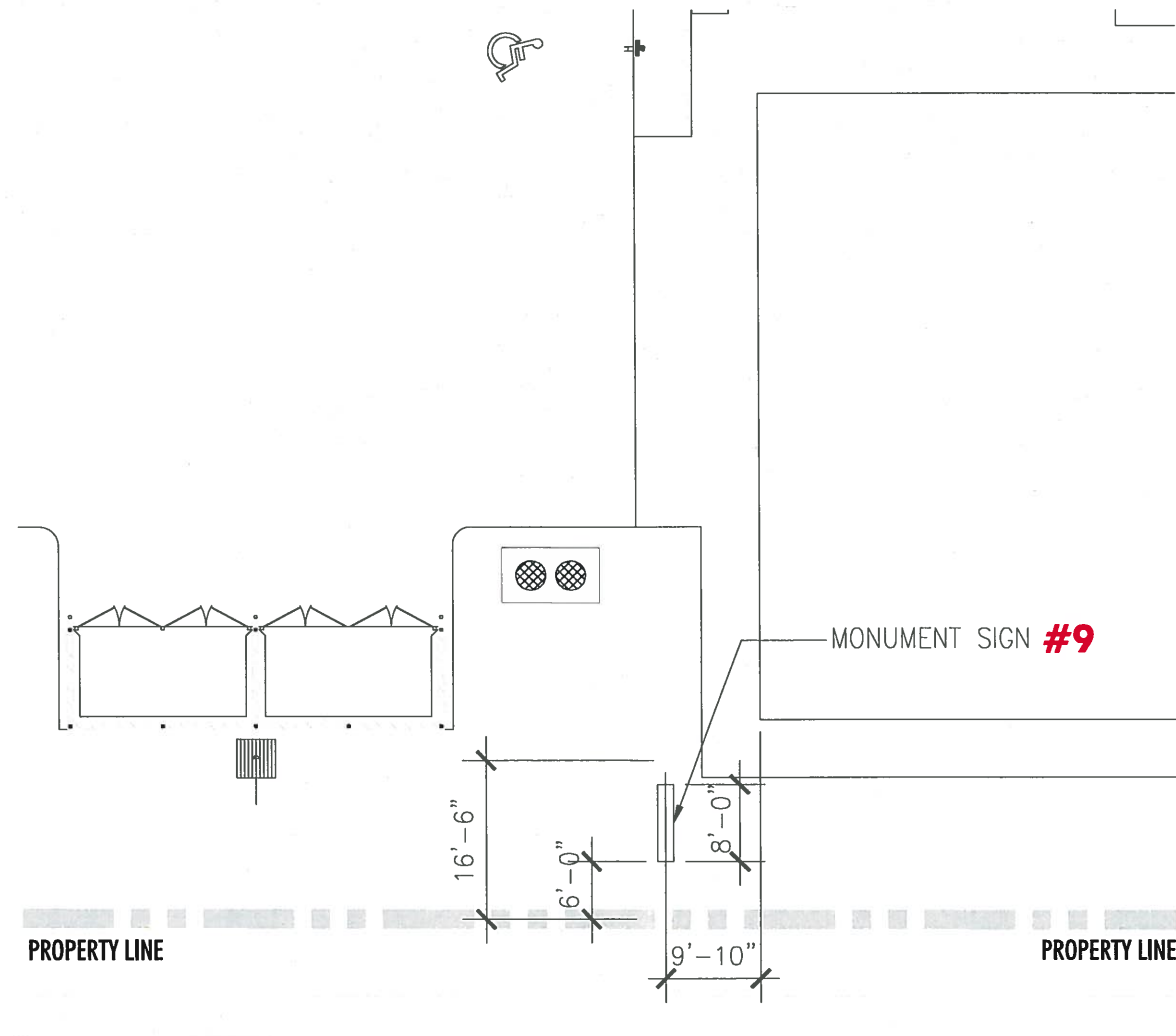
**MONUMENT SIGNS
SET BACK DETAILS (#7)**



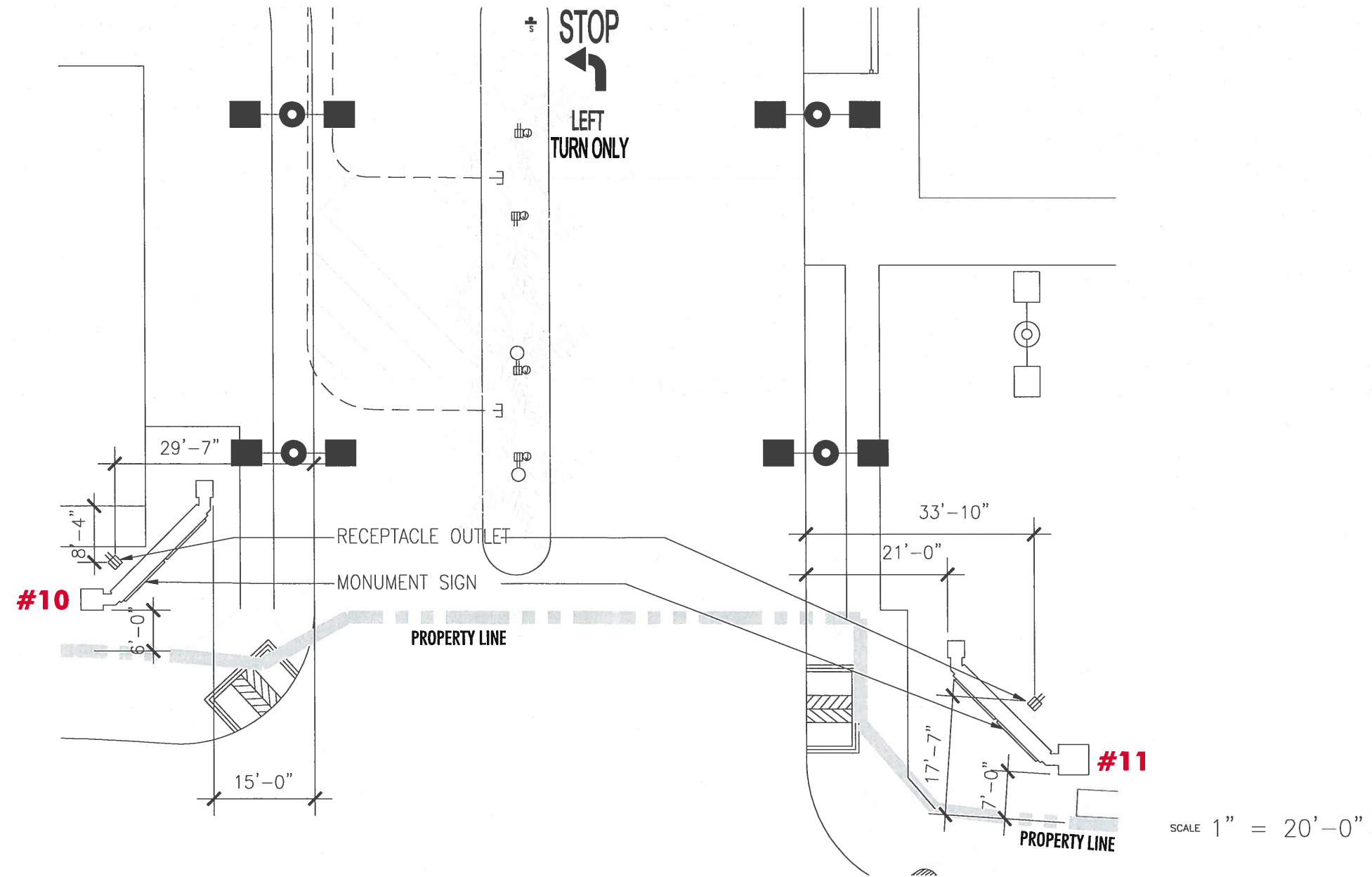
**MONUMENT SIGNS
SET BACK DETAILS (#8)**



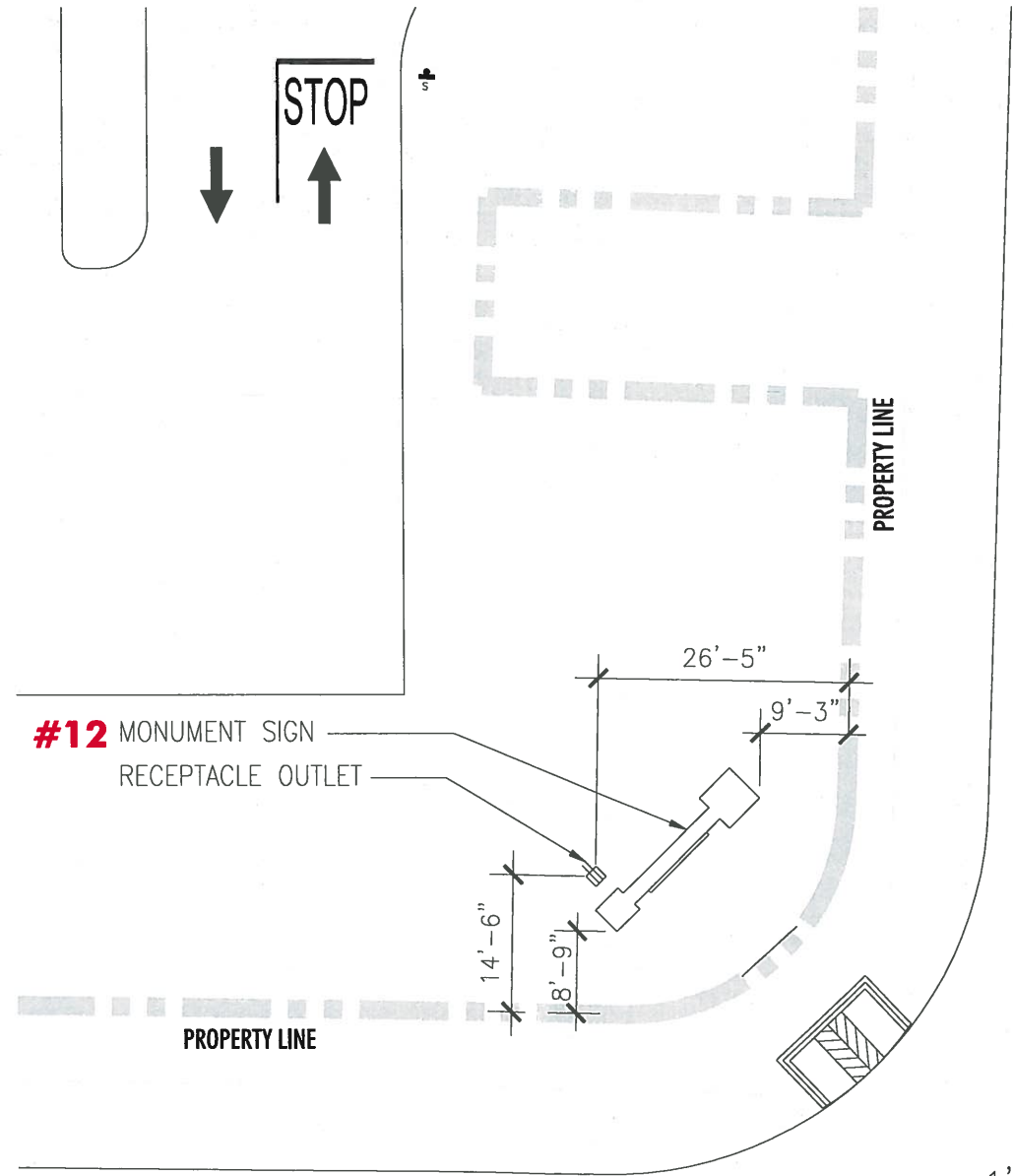
**MONUMENT SIGNS
SET BACK DETAILS (#9)**



**MONUMENT SIGNS
SET BACK DETAILS (#10 & #11)**



**MONUMENT SIGNS
SET BACK DETAILS (#12)**



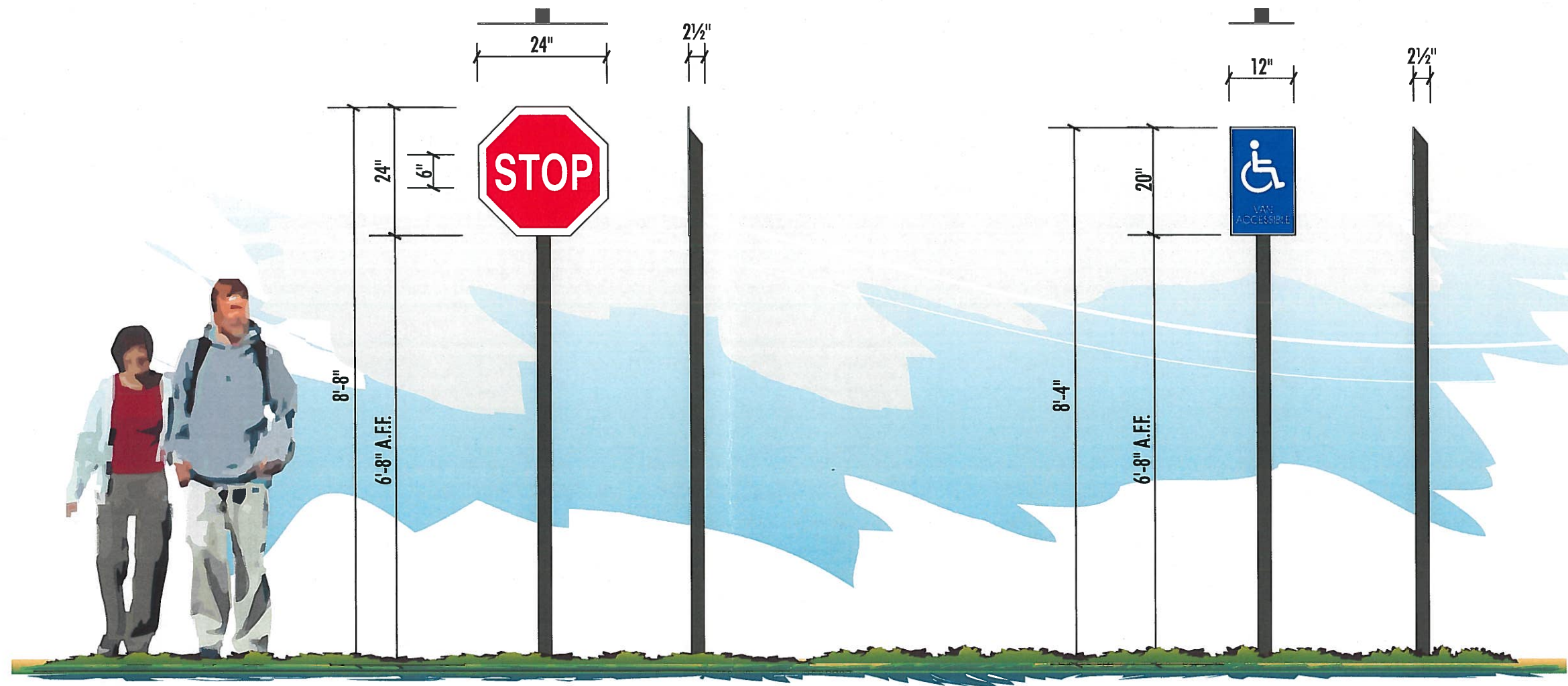
STOP AND HANDICAP SIGNS

SPECIFICATIONS (STOP SIGN):

- 2½" SQ. POST PAINT COLOR TO BE DETERMINED.
- FACE TO BE 1/8" ALUMINUM PAINTED WHITE WITH RED REFLECTIVE (280-72) VINYL OVERLAY AND WHITE REFLECTIVE (280-10) VINYL COPY.

SPECIFICATIONS (HANDICAP):

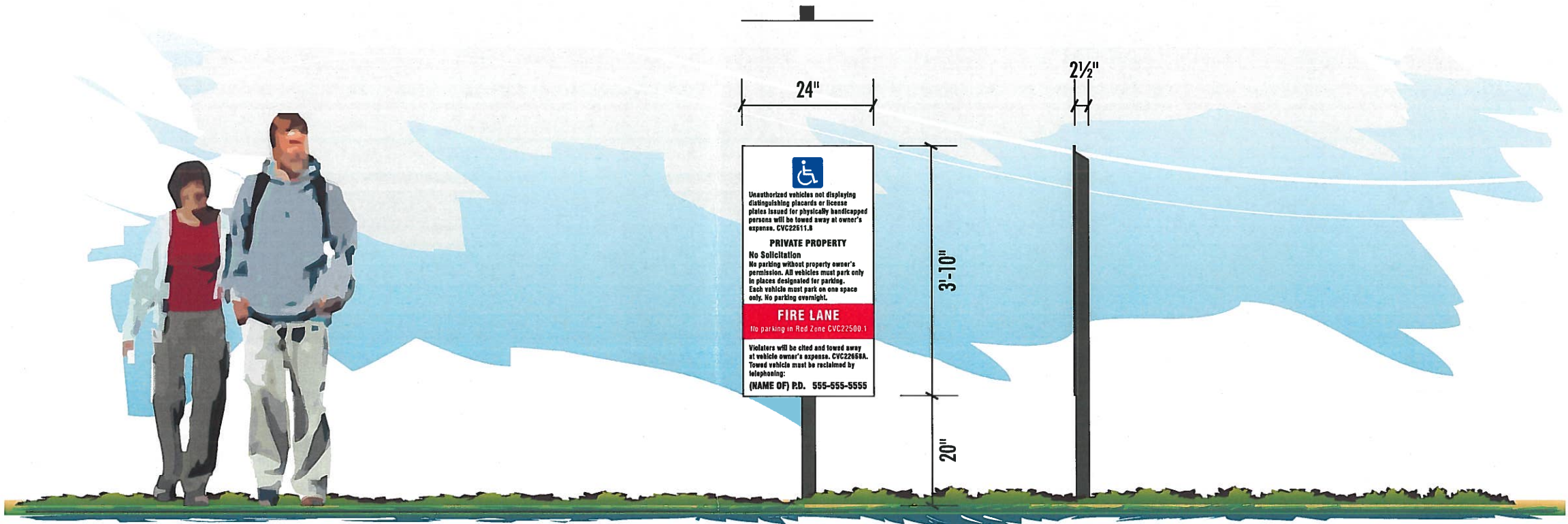
- 2½" SQ. POST PAINT COLOR TO BE DETERMINED.
- FACE TO BE 1/8" ALUMINUM PAINTED WHITE WITH LIGHT BLUE REFLECTIVE (280-76) VINYL BACKGROUND WITH WHITE REFLECTIVE (280-10) VINYL COPY/GRAPHIC & BORDER.



SCALE: 1/2" = 1'-0"

PARKING CODE ENTRY SIGN

- SPECIFICATIONS:**
- 2½" SQ. POST PAINT COLOR TO BE DETERMINED.
 - FACE TO BE 1/8" ALUMINUM PAINTED WHITE.
 - COPY TO BE BLACK (220-12) VINYL.
 - "HANDICAP" LOGO TO BE REFLECTIVE LIGHT BLUE (280-76) WITH WHITE SHOW THRU.
 - "FIRE LANE" TO BE REFLECTIVE RED (280-72) VINYL WITH WHITE SHOW THRU COPY.



SCALE: 1/2" = 1'-0"

BUILDING ADDRESS NUMBERS

SPECIFICATIONS:

- 1/2" THICK SINTRA NUMBERS.
- PAINT COLOR TO BE DURANODIC BRONZE.
- NUMBERS TO BE STUD MOUNTED TO BUILDING FASCIA.

12"
1 2 3 4

**WINDOW GRAPHICS AND
REAR ENTRY SIGNS**

SPECIFICATIONS:

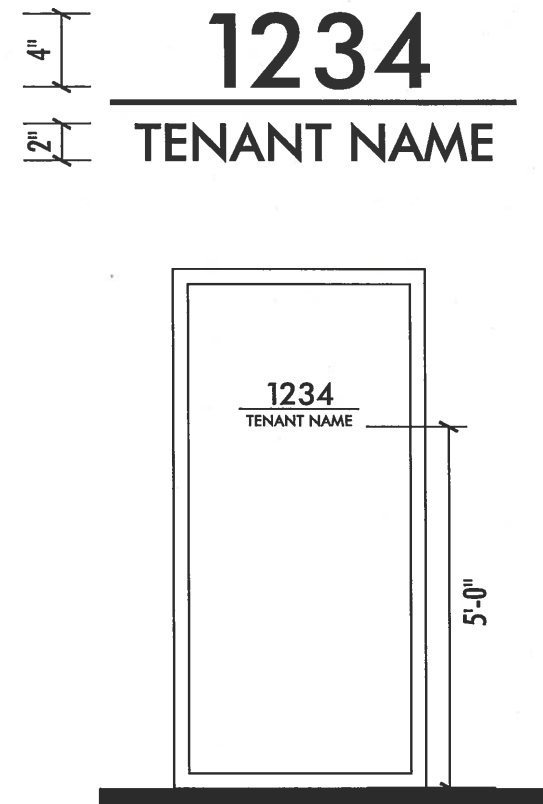
- 6" HIGH WHITE VINYL NUMBERS/LETTERS ON ENTRY GLASS ABOVE DOOR.
- "STORE HOURS" TO BE WHITE VINYL ON WINDOW NEXT TO DOOR.
- ALL VINYL TO BE APPLIED SECOND SURFACE.
- 2.5 SQ. FT. MAXIMUM SIGN AREA.



SCALE: 3/8" = 1'-0" TYPICAL FRONT ENTRY ELEVATION

SPECIFICATIONS:

- 4" AND 2" HIGH VINYL NUMBERS/LETTERS ON REAR ENTRY DOOR.
- COLOR TO BE IN CONTRASTING COLOR TO DOOR.
- 2.5 SQ. FT. MAXIMUM SIGN AREA.



TYPICAL REAR ENTRY ELEVATION