
Master Sign Program

RECEIVED

JAN 29 2002

CITY OF TRACY
D.E.S.

CORRAL CENTER

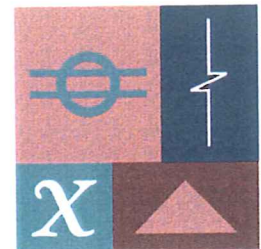
Tracy, California

**BLAIR SIGN
PROGRAMS**

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503



Contents

I	INTRODUCTION
	Purpose
	General Information
II	COMMON SIGNS
	Monument Displays
	Building Address Numerals
	Site Plan
	Precise Plot Plans
III	TENANT SIGNS
	Tenant Sign Criteria
	Tenant Signs/Exhibits

INTRODUCTION

I. General Information

The purpose of this document is to ensure that the signage for *Corral Center* clearly identifies each of the tenants and provides a sustainable criteria for use by the City of Tracy, the tenants and the developer. Also, certain standards will be established for quality of workmanship and materials. This document will specify the type, size, location, color, type style and illumination of all tenant exterior signs describe in the following pages. Minor variations may be approved by the landlord and the City of Tracy.

- A. Each tenant shall submit to the landlord, or landlord's designated agent, four(4) copies of detailed drawings indicating location, size, color, layout, design, illumination, materials, and method of installation of proposed sign(s) prior to manufacture or installation of same at *Corral Center*. Material and/or color submittals may be required by the landlord and the City of Tracy.
- B. All permits required by the the City of Tracy and associated fees required for the tenant signs shall be obtained and paid for by the Tenant or Tenant's representative. Tenant shall obtain proof of landlord approval prior to submittal of documents to the City of Tracy.
Tenant shall be responsible for the fulfillment of all requirements and specifications provided by this document and all other applicable codes and ordinances required by the City of Tracy.
- C. All signs shall be reviewed for conformance with the Master Sign Program and for overall design, material and workmanship quality. Approval of final signage and the right of installation of same shall be at the sole discretion of the Landlord.
- D. Tenant shall be responsible for the maintenance of tenant signage. Should the tenants' sign or signs require repair and/or maintenance the tenant is required to perform such action within five(5) days of written notice from the landlord, or the landlord at its option, may bill the tenant for such work as required.
- E. All sign contractors employed by the tenant shall carry Workers' Compensation and Public Liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in an amount deemed appropriate by the landlord. The tenant shall indemnify the landlord from any damages which may arise from the installation, maintenance or use of the tenants' signs.
- F. Hours of illumination shall be consistent with the operation of the shopping center.
- G. Landlord reserves the right to refuse acceptance of any design for aesthetic compliance with the theme of the *Corral Center* as interpreted by the Landlord.

COMMON SIGNS

II. Common Signs

A. Signs 1 through 7

1. *Purpose:* The monument displays are designed to identify the designated tenants within the project. Also, the project entrances are marked by the location of several of the displays for the benefit of surface street vehicle traffic on Corral Hollow Road and on West 11th Street.

2. *Description:* The monument signs are internally illuminated with route-out and show-through copy and graphics. This method of construction limits illumination to the copy and graphics only.

3. *Location:* These displays will be located strategically within the center and in accordance to the purpose of each. Please refer to the plot plan in the "Exhibits" section of this document.

4. *Design/Layout:* Please see the "Exhibits" section of this document.

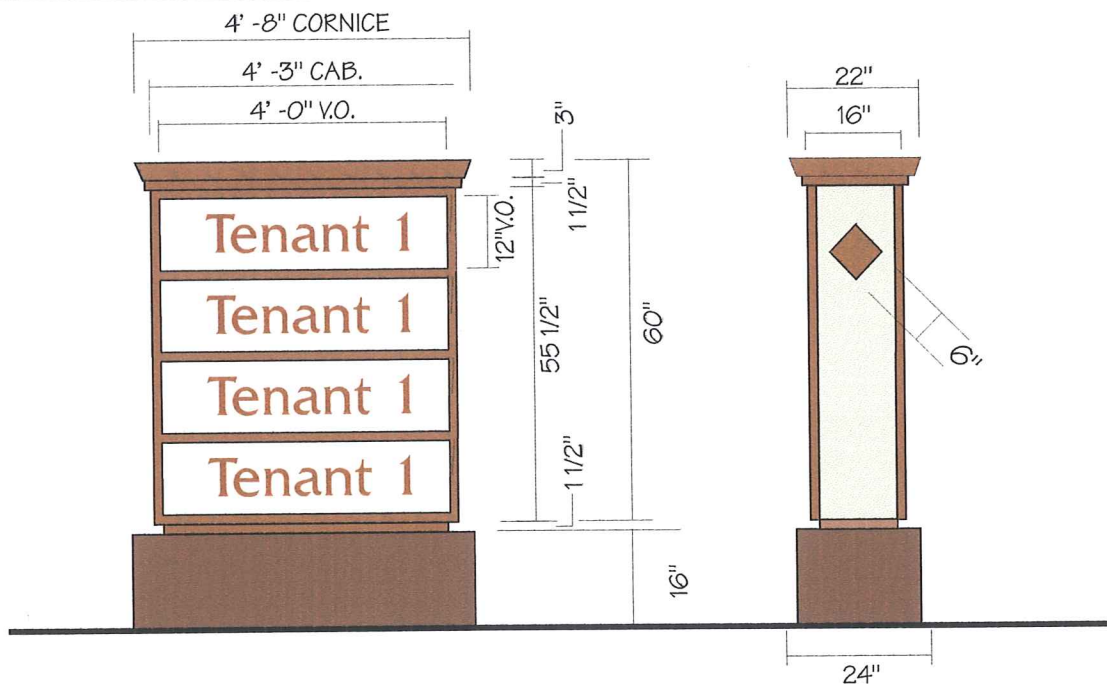
B. Building address numerals

1. *Purpose:* These numeral displays are designed to identify the individual addresses of each building located within the project.

2. *Description/Size:* The address numeral displays are non-illuminated. The construction is all metal with powder coat finish. The numeral height shall be 12".

3. *Location:* These displays will be installed on the building fascia most visible for the vehicle traffic lanes. Please refer to the plot plan in the "Exhibits" section of this document.

4. *Design/Layout:* Please see the "Exhibits" section.



SIGN TYPE B - D/F ILLUMINATED MONUMENT SIGN 3/8"=1' -0"

MANUFACTURE AND INSTALL SEVEN (7) MONUMENT SIGNS AS SHOWN.
 2-SIDED ALUMINUM CABINET SIGN TO BE TEXCOATED TO MATCH FRAZEE 8680 ARIA IVORY.
 RETAINERS AND DIVIDERS PAINTED TO MATCH MATTHEWS 21B-3D CHEROKEE TAN.
 TENANT PANELS TO BE 3/16" WHITE PLEX WITH TRANSLUCENT VINYL OVERLAYS. (OPTIONAL VACUUM FORMED FACES PERMITTED)
 BASE TO BE FABRICATED ALUMINUM, TEXCOATED TO MATCH MATTHEWS 21C-4D AUBURN
 DIAMOND TO BE 1/4" ALUMINUM PAINTED MATTHEWS 21B-3D CHEROKEE TAN.
 PANEL CONFIGURATION AND TENANT COPY SCHEDULE FOR EACH LOCATION AS PER CLIENT.
 SIGNS TO BE ILLUMINATED WITH FLUORESCENT LAMPS.
 INSTALL SIGNS WITH 3" PIPE DIRECT BURIAL. INCOMING POWER (ONE 20AMP/110V CIRCUIT PER SIGN) BY OTHERS.

© Copyright 2002, by Blair Sign Programs

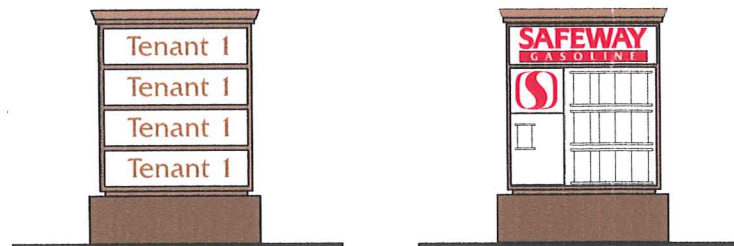
APPROVALS:

BY CLIENT: _____ DATE: _____
 BY LANDLORD: _____ DATE: _____

These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.



SIGN B - VARIOUS CONFIGURATIONS

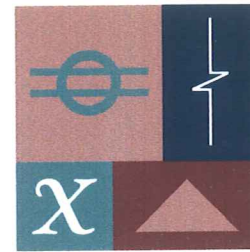


SIGN B - VARIOUS CONFIGURATIONS

RECEIVED

FEB 06 2002

CITY OF TRACY
D.E.S.



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

Common Signs
Monument Sign

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE BY
12-3-01 Pavel Soltys

REVISIONS

- A: 1-16-02
- B: 1-31-02
- C: 2-5-02
- D: _____
- E: _____

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 1

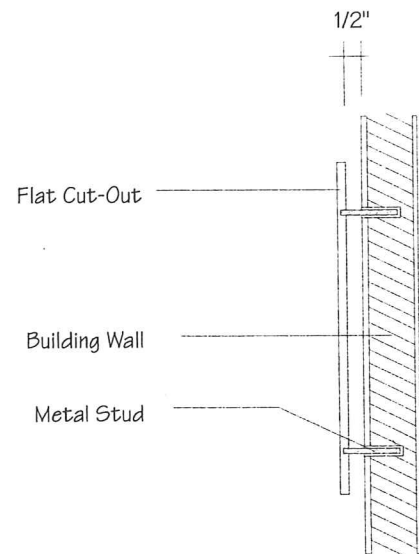


3005

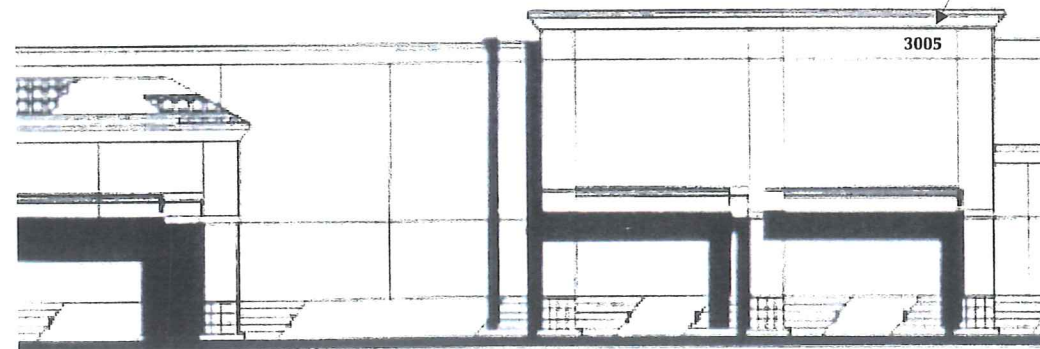
12"

ADDRESS NUMERALS $3/4" = 1' - 0"$

1/4" ALUMINUM PLATE, ROUTED AND POWDER COATED DARK BRONZE.
NUMERALS TO BE STUD-MOUNTED 1/2" OFF THE WALL.

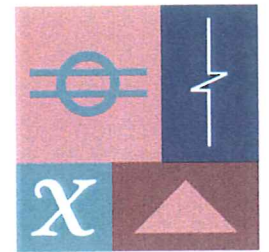


FLAT CUT-OUT LETTERS MOUNTING DETAIL N.T.S.



ADDRESS
NUMERALS
(TYPICAL
PLACEMENT)

BLDG ADDRESS - TYP. ELEVATION $1/16" = 1' - 0"$



**BLAIR SIGN
PROGRAMS**

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

Common Signs
Address Numerals

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE 12-3-01 BY
Pavel Soltys

REVISIONS

A: 12-17-01

B: 1-16-02

C:

D:

E:

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 2

MEMBER



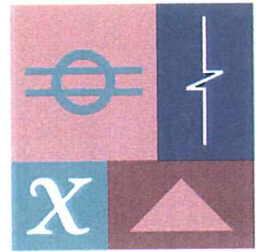
© Copyright 2002, by Blair Sign Programs

APPROVALS:

BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

Common Signs Site Plan

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE 12-3-01 BY Pavel Soltys

REVISIONS

- A: 1-16-02
- B: _____
- C: _____
- D: _____
- E: _____

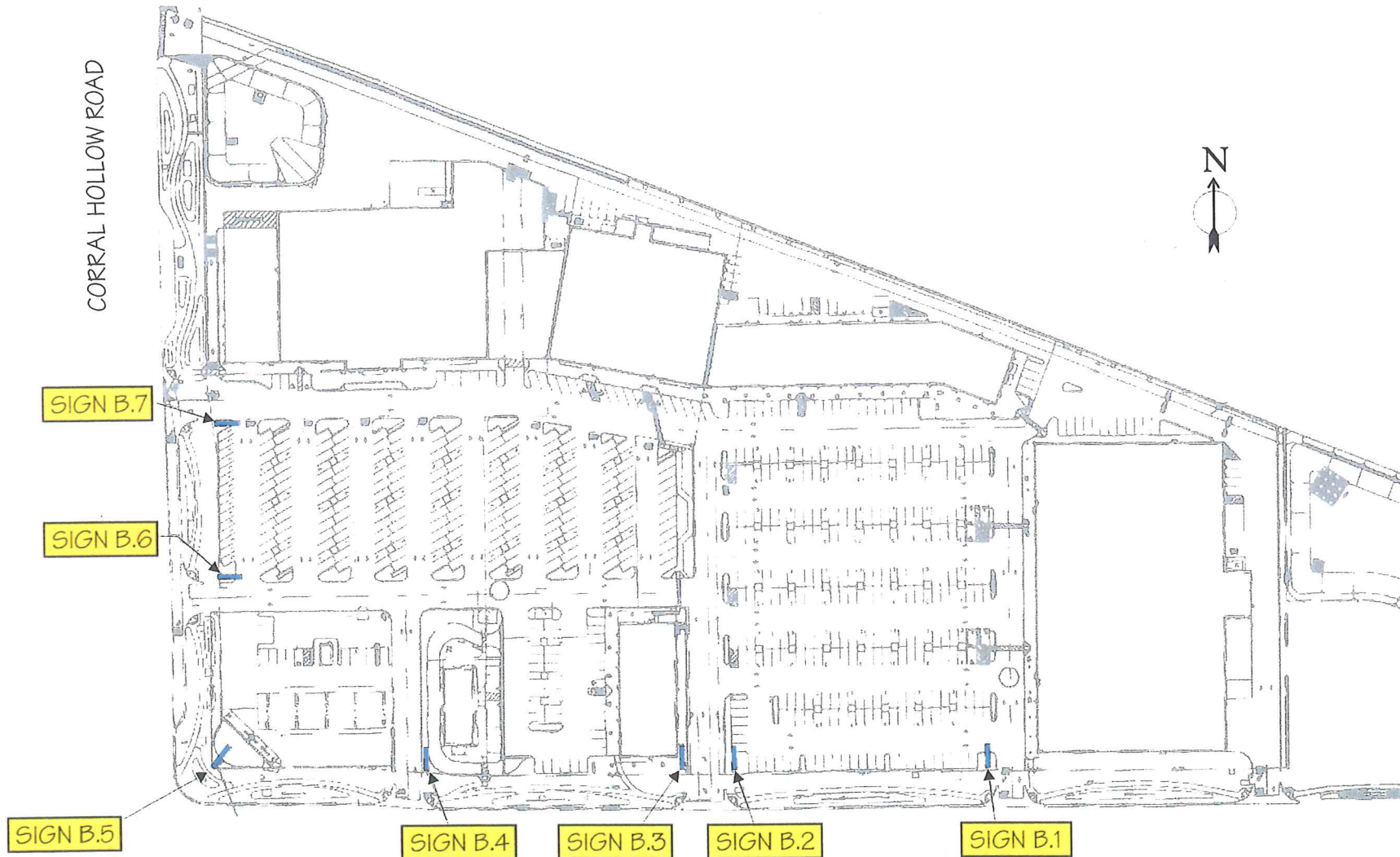
The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 3



CORRAL HOLLOW ROAD



SITE PLAN NTS
COMMON SIGN LOCATIONS

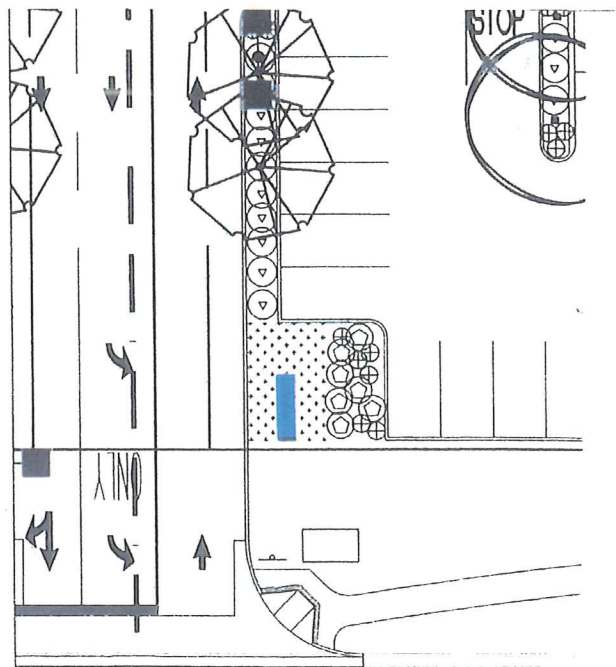
© Copyright 2002, by Blair Sign Programs

APPROVALS:

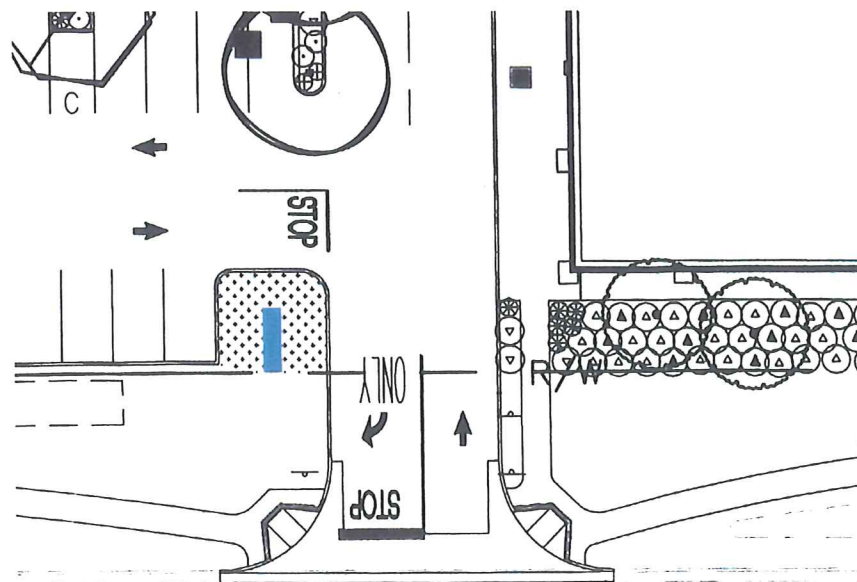
BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

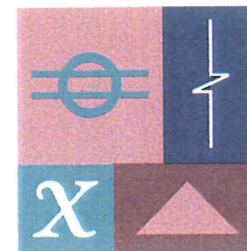
These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.



SIGN B.2-DETAIL PLOT PLAN NTS



SIGN B.1-DETAIL PLOT PLAN NTS



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

**Common Signs
Detailed Plot Plans**

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE 12-3-01 BY Pavel Soltys

REVISIONS

- A: 1-16-02
- B: _____
- C: _____
- D: _____
- E: _____

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 4



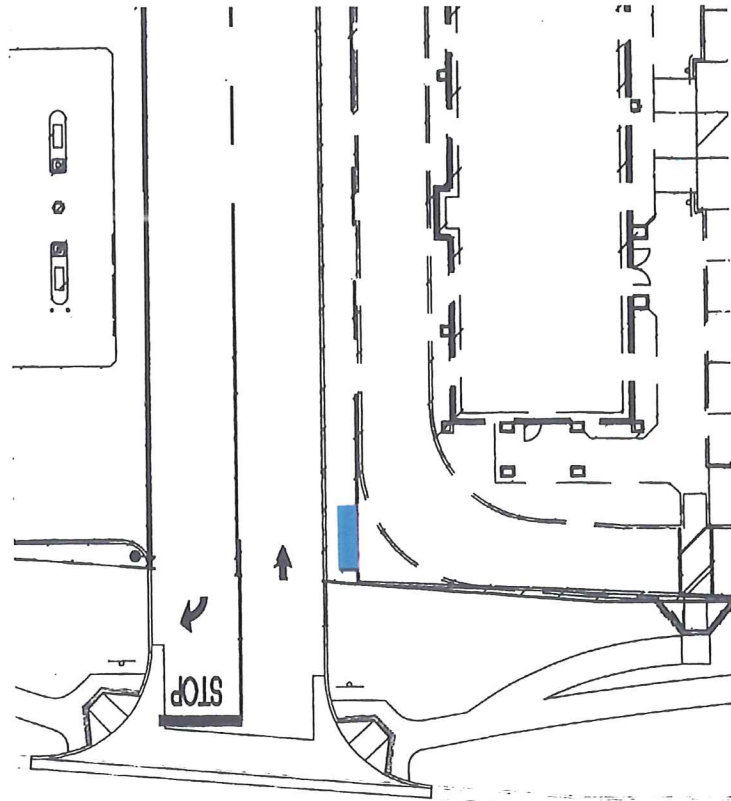
© Copyright 2002, by Blair Sign Programs

APPROVALS:

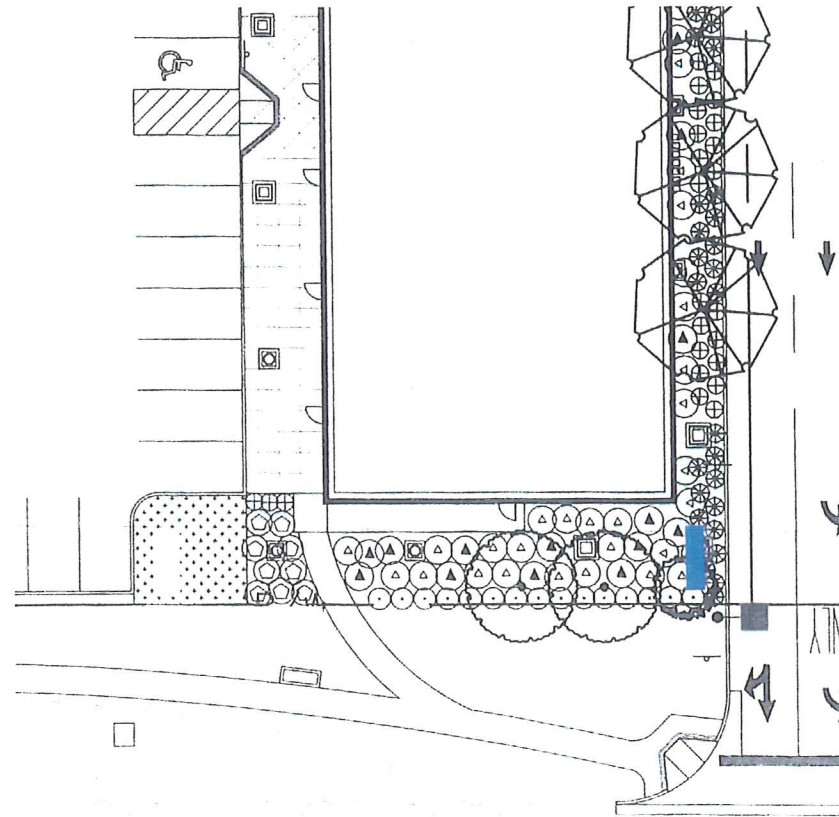
BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

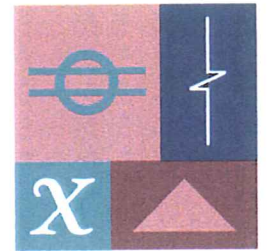
These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.



SIGN B.4-DETAIL PLOT PLAN NTS



SIGN B.3-DETAIL PLOT PLAN NTS



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

**Common Signs
Detailed Plot Plans**

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE 12-3-01 BY Pavel Soltys

REVISIONS

- A: 1-16-02
- B: _____
- C: _____
- D: _____
- E: _____

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 5



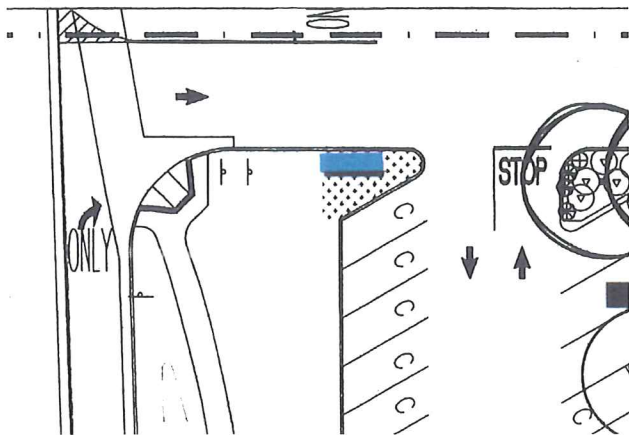
© Copyright 2002, by Blair Sign Programs

APPROVALS:

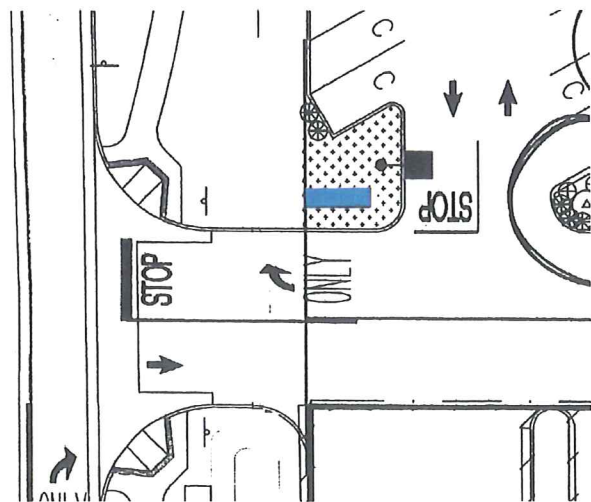
BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

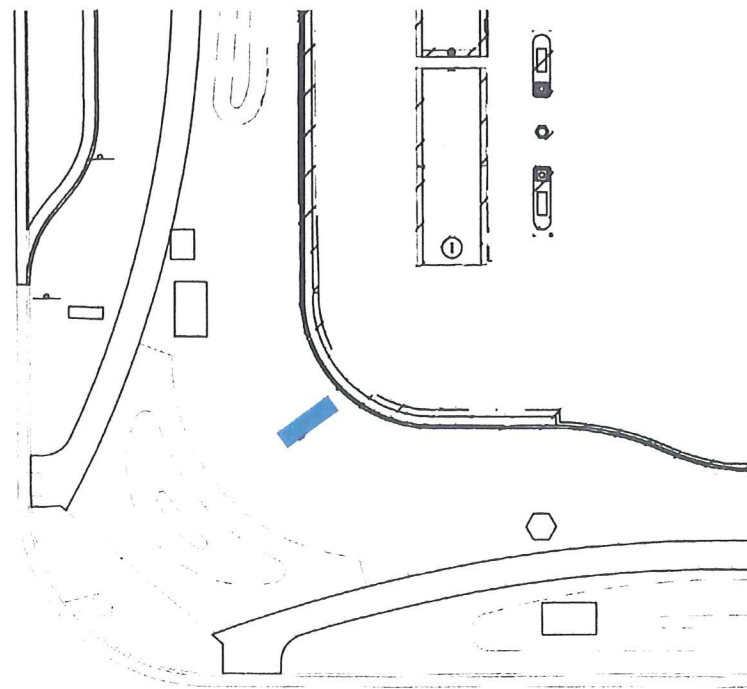
These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.



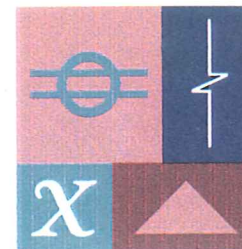
SIGN B.7-DETAIL PLOT PLAN NTS



SIGN B.6-DETAIL PLOT PLAN NTS



SIGN B.5-DETAIL PLOT PLAN NTS



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

Common Signs Detailed Plot Plans

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE BY
12-3-01 Pavel Soltys

REVISIONS

- A: 1-16-02
- B: _____
- C: _____
- D: _____
- E: _____

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 6



© Copyright 2002, by Blair Sign Programs

APPROVALS:

BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.

TENANT SIGN CRITERIA

III. TENANT SIGNS ALLOWED/REQUIRED

A. Anchor Tenants

Tenants occupying a total of 20,000 square feet or more shall be defined as an "Anchor Tenant".

1. The anchor tenant signs are to be individual, internally illuminated channel letters. The wording of each sign shall be the Tenant name and/or logo and may include secondary copy.

2. The sign area for each anchor tenant shall be one(1) square foot of sign area for every lineal foot of frontage facing public streets and parking areas. The maximum area of any given sign shall be 100 sq.ft.

B. Major Tenants/Single Occupancy Pad Tenants

Tenants occupying 10,000 to 20,000 square feet, or are a single occupant of a pad building, shall be defined as a "Major Tenant".

1. The major tenant signs are to be individual, internally illuminated channel letters. The wording of each sign shall be the Tenant name and/or logo only.

2. The overall width of signs for major tenants shall not exceed 75 percent of the width of the storefront. The overall sign height shall not exceed 36".

3. The total sign area for each major tenant shall not exceed 36" for one line layouts or 40" for two-line layouts. Please see the "exhibits" section of this document for sample layouts.

4. The letter style for major tenants shall be compatible with adjacent signage and shall be considered on a case by case basis by the landlord.

5. The colors to be used shall be considered on a case by case basis and shall be monochromatic within each work except in the case of logo boxes. Use of the same color as an adjoining tenant is to be discouraged(ie; red letters next to red letters).

6. The use of illuminated corporate logos and trade style shall be permitted(subject to Landlord's approval) provided such logos or trade styles are within the allowable sign area.

C. Shop Tenants

Tenants occupying a total of less than 10,000 square feet or less shall be defined as a "Shop Tenant".

1. The shop tenant signs are to be individual, internally illuminated channel letters. The wording of each sign shall be the Tenant name and/or logo only.

2. The overall width of signs for shop tenants shall not exceed 75 percent of the width of the storefront. The overall sign height shall not exceed 24" nor be less than 18".
3. The total sign area for each shop tenant shall not exceed 24" for one line layouts or 30" for two-line layouts. Please see the "exhibits" section of this document for sample layouts.
4. The letter style for shop tenants shall be compatible with adjacent signage and shall be considered on a case by case basis by the landlord.
5. The colors to be used shall be considered on a case by case basis and shall be monochromatic within each work except in the case of logo boxes. Use of the same color of an adjoining tenant is to be discouraged (ie; red letters next to red letters).
6. The use of illuminated corporate logos and trade style shall be permitted (subject to Landlord's approval) provided such logos or trade styles are within the allowable sign area.

D. Under Canopy and Projecting Signs

It is intended that under canopy and projecting signs be designed in an imaginative and varied manner. Visual interest is key. While the location, quantity and overall size is explicit, a variety of shapes is encouraged.

1. The copy and/or graphics of the under canopy sign shall be the tenant identification but may graphically represent the tenants primary product or service.
2. The under canopy signs shall be mounted on the underside of the canopy structure at right angles to the tenant store fascia directly in front of the tenant primary entry.
3. The under canopy signs shall be mounted on the underside of the canopy structure at right angles to the tenant store fascia directly in front of the tenant primary entry.
4. The overall size of each sign shall be eight(8) square feet maximum and six(6) square feet minimum.
5. Illumination shall be by external light sources only.

E. Incidental Tenant Signage

1. Tenant addresses are to be fabricated and installed on the entrance door using 4" high Helvetica style numeral using Scotch Cal vinyl or equal. Color shall be white. Tenant's address shall be located 6" above entry door transom.
2. Rear entry signs shall be upper Helvetica style numerals and letters. Materials shall be Scotch Cal vinyl or equal, color white. Letter height shall be 6 and 4 inches, and centered horizontally from top of each door with 4" space between address numbers and Tenant name.

F. Promotional Signs

It is intended that temporary advertising and promotional signage will advertise or promote a Tenant's "Grand Opening" or a special event within the shopping center.

1. Promotional signs may be either flags, banners, pennants, or other similar device that is professionally designed and fabricated from durable and weatherproof materials.
2. The location of temporary signs shall be on the building exteriors, secured to or suspended from a building wall. Temporary signs may not be attached to a tree, roof or fence.

3. The copy shall announce only the Tenant's and/or shopping center's name and the special event.
4. Each tenant is allowed only one temporary sign which can be displayed for no more than 14 days.
5. Two "shopping center-wide" signs announcing a Landlord sponsored event are allowed and must be installed by the Landlord or it's agent. The signs may be on display for fourteen consecutive days.
6. The temporary signs must be placed so as not to create a safety hazard, block required pedestrian and/or vehicle access or obstruct any other sign.

IV. GENERAL INFORMATION

A. Electrical and Illumination

1. All fabrication and installation shall comply with all Underwriter's Laboratories requirements and specific state and local codes. All components shall bare the U.L. label indicating approval and be manufactured and installed by licensed contractors.

2. All conductors, transformers, ballasts and other equipment shall be concealed.
3. Primary electric service to all Tenant signs shall be placed on the Tenant's electric service. Tenant will provide time clocks and photo cells for use in conjunction with the electric service.
4. The illumination of all sign components shall be uniform in intensity over all of the illuminated surfaces. No noticeable spots or shadows will be allowed.
5. Illumination and electric specifications must appear on all shop drawings.
6. All glass housing, electrodes, tube supports, glass tubing, high voltage cable and all miscellaneous components shall be of first quality industry standard and U.L. listed.
7. Illumination of all Tenant signs shall not exceed that as specified in the lighting description for each of the individual signs described in this document.

B. Construction

1. All bolts, fastenings, clips, conduits, etc., shall be hot-dipped galvanized iron or equal. Where externally mounted, all items shall be painted to match the exterior color of the surrounding surface.
2. All manufacturers installers are advised that prior to final acceptance, each unit may be inspected for conformance by an authorized representative of the Landlord. Any signs., before or after installation, found not to be in conformance will be rejected and removed immediately by the Tenant or Tenant's contractor.
3. No substitutes will be accepted by the Landlord unless so indicated in the specifications and approved by both the Landlord and the City of Tracy.
4. Shop drawings are required prior to start of any work detailing all specifications and methods of construction and must be approved by the Landlord.
5. No manufacturer or sign company decals may be visibly displayed.

C. Installation/Removals

1. Tenant shall not be allowed to open for business prior to the installation of proper signage. In the event that the Tenant is not able to install said signs prior to the opening of the business, Tenant shall provide the Landlord with a signed contract from the sign contractor evidencing installation of said signage within 30 days of the opening date. In such an event, the Tenant may open for business with the landlord's consent.
2. All penetrations of any building structure required for sign installation shall be neatly sealed and continuously maintained in watertight condition.
3. All contractors for installation, removal or service must be fully licensed and provide the Landlord with certificates of insurance prior to commencing any work.
4. All methods of attachment to any structure must be detailed on shop drawings and be approved by the Landlord.
5. Sign removals shall include the patching and repairing of entire work areas plus the repainting of any "ghosted" areas or as directed by the Landlord. Tenant shall

reimburse the Landlord if removal and/or repair is done by the Landlord or it's agent.

D. Prohibited Signs

1. Conformance to the guidelines for signs at Corral Center will be strictly enforced. Any non-conforming or unapproved signs are strictly forbidden,
2. Tenant shall not place, construct, or maintain on the premises any advertisement media, including, without limitation, searchlights, flashing lights, loudspeakers, sound systems, or any other similar visual or audio media without Landlord's and City staff consent. Tenant shall not solicit business in, on, or about the common areas, or distribute handbills or other advertising or promotional media in, on, or about the common areas.
3. Tethered balloons and inflatable signs are prohibited.
4. Any sign on a parked vehicle parked for a duration of time which in the Landlord's sole judgement indicates its use for the purpose of advertising a particular Tenant, service or product is prohibited.

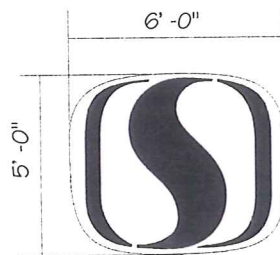
5. Signs that are movable or transportable or placed in vehicular or pedestrian traffic areas are prohibited.
6. Window signs are limited to the provisions found in the "Tenant Sign" section of this document.

E. Designs/Submittals

1. It is expected that professional designers will prepare art work for all tenants and that such art work will include scaled schematic drawings, specifications and color drawings.
2. Submittals will be made to the Landlord and to the City of Tracy for approval. Work started without approval will be considered non-conforming and subject to removal.

G. EXCEPTIONS

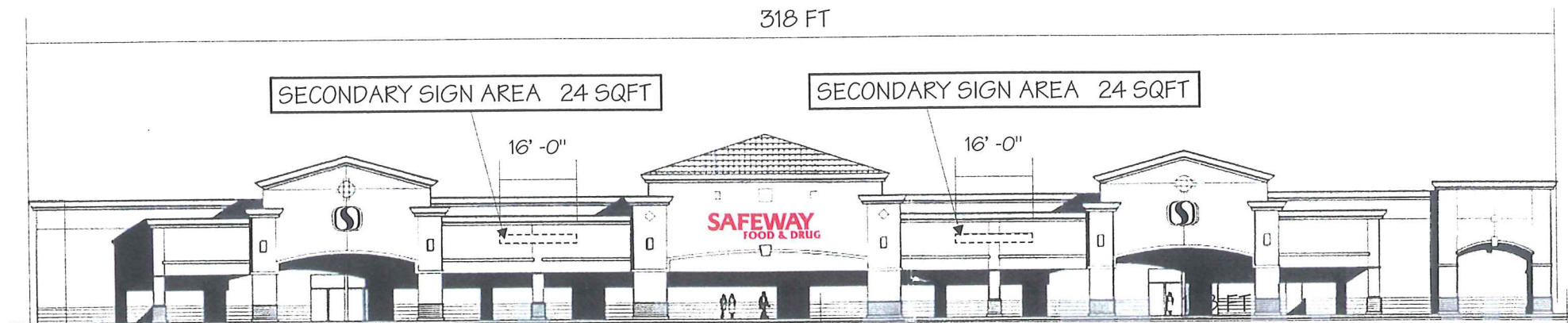
Exceptions must be submitted to landlord in advance for consideration. Landlord reserves the right to make specific exceptions that it deems will enhance the quality of Corral Center and is in keeping with the purpose and intent of this document. Requests for exceptions that are denied approval by the landlord may be resubmitted for consideration after a period of six months from date of notification of denial. All exceptions must be submitted to the landlord for approval.



ANCHOR 1 - FRONT $3/16'' = 1' - 0''$
 AGGREGATE SIGN AREA 100SQFT

ANCHOR 1 - LOGOS $3/16'' = 1' - 0''$
 SIGN AREA 30SQFT EACH

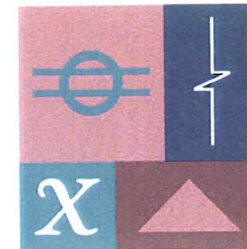
ANCHOR 1 - SIDE $3/16'' = 1' - 0''$
 AGGREGATE SIGN AREA 50SQFT



ANCHOR 1 - SOUTH ELEVATION $1/32'' = 1' - 0''$



ANCHOR 1 - EAST ELEVATION $1/32'' = 1' - 0''$



BLAIR SIGN PROGRAMS

5515 Doyle Street
 Studio 5
 Emeryville, CA. 94608

Phone: 510-337-9020
 Fax: 510-337-9029
 e-mail: Blairsign@earthlink.net

Calif. License #677503

**Tenant Signs
 Anchor 1**

CLIENT
 Regency Realty

PROJECT
 Corral Hollow

ADDRESS
 Tracy, CA

DATE BY
 12-3-01 Pavel Soltys

REVISIONS

- A: 12-16-01
- B: 1-16-02
- C: _____
- D: _____
- E: _____

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
 Sheet 1



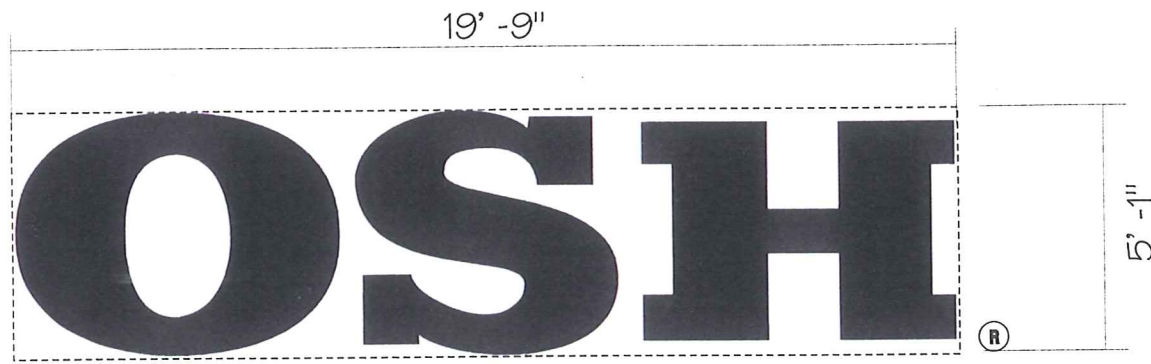
© Copyright 2002, by Blair Sign Programs

APPROVALS:

BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

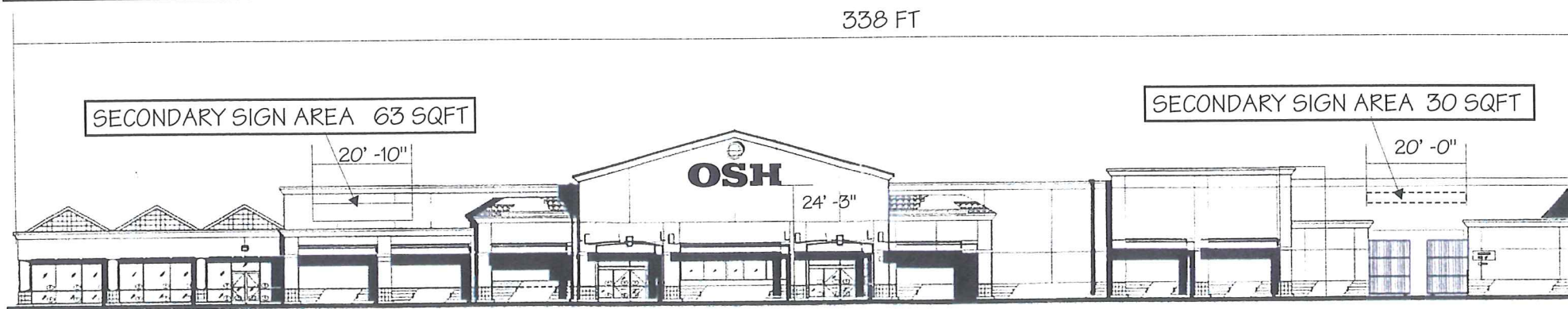
These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.



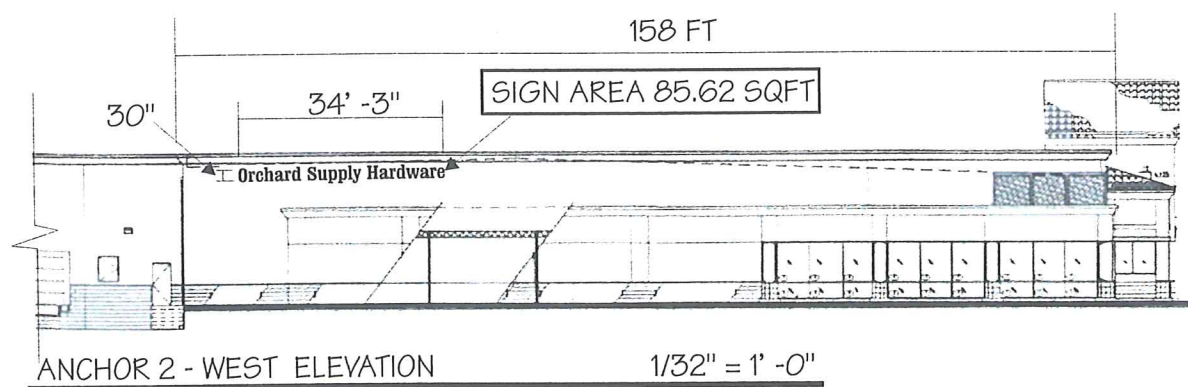
NOTE:
DASHED LINE USED FOR SIGN AREA CALCULATION

ANCHOR 2 - MAIN IDENTIFICATION $1/4'' = 1' -0''$

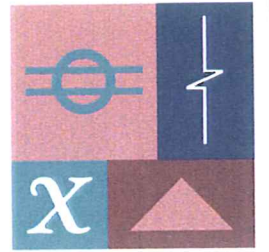
AGGREGATE SIGN AREA 100 SQFT



ANCHOR 2 - SOUTH ELEVATION $1/32'' = 1' -0''$



ANCHOR 2 - WEST ELEVATION $1/32'' = 1' -0''$



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

Tenant Signs
Anchor 2

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE 12-3-01 BY Pavel Soltys

REVISIONS

A: 12-17-01

B: 1-16-02

C:

D:

E:

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 2



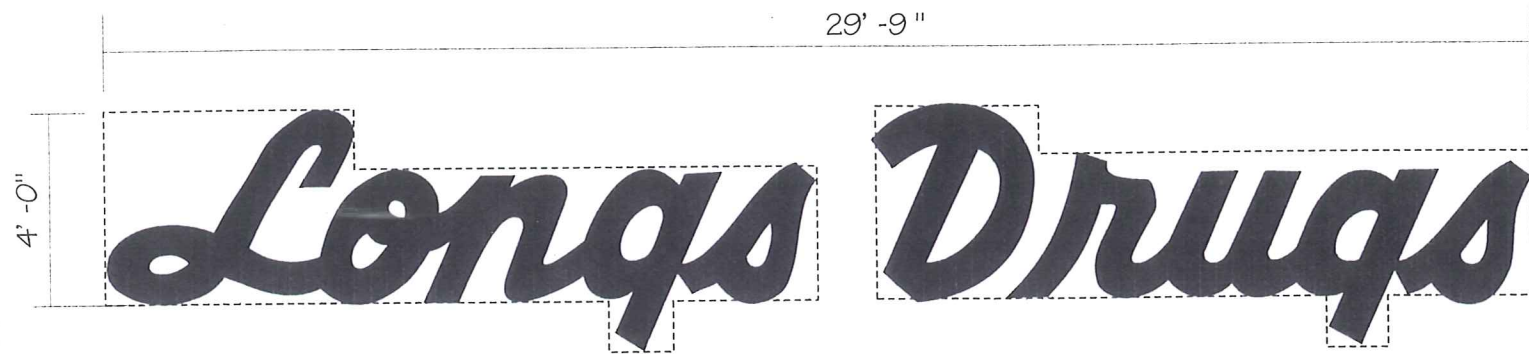
© Copyright 2002, by Blair Sign Programs

APPROVALS:

BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.

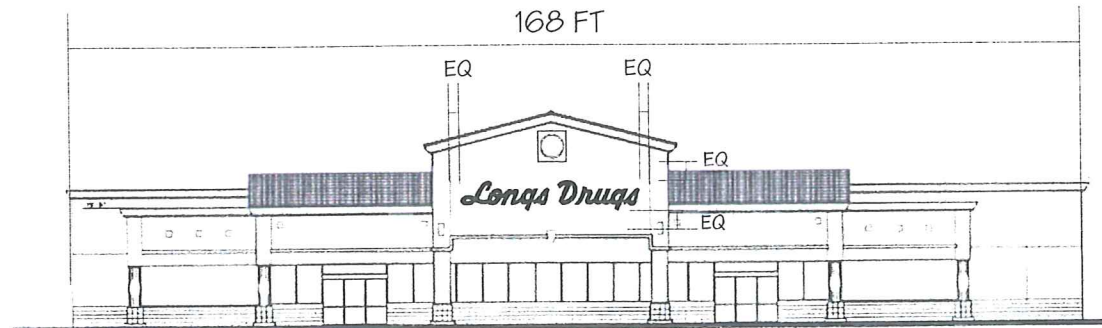


SIGN AREA + 94.7 SQFT

ANCHOR TENANT - MAIN IDENTIFICATION

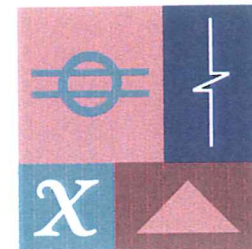
1/4" = 1' -0"

DASHED LINE SHOWS AGGREGATE AREAS USED FOR SQUARE FOOTAGE CALCULATION



ANCHOR TENANT - SOUTH ELEVATION

1/32" = 1' -0"



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

Tenant Signs
Anchor 3

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE 12-3-01 BY Pavel Soltys

REVISIONS

- A: 12-17-01
- B: 1-16-02
- C: _____
- D: _____
- E: _____

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 3

© Copyright 2002, by Blair Sign Programs

APPROVALS:

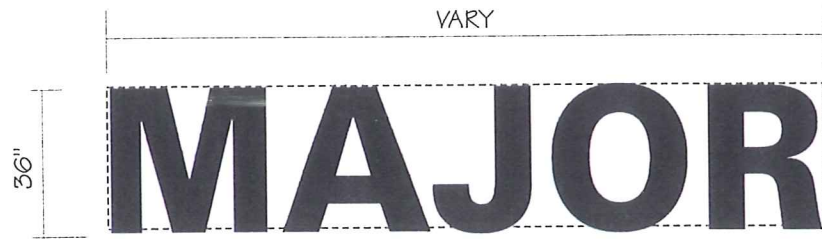
BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.



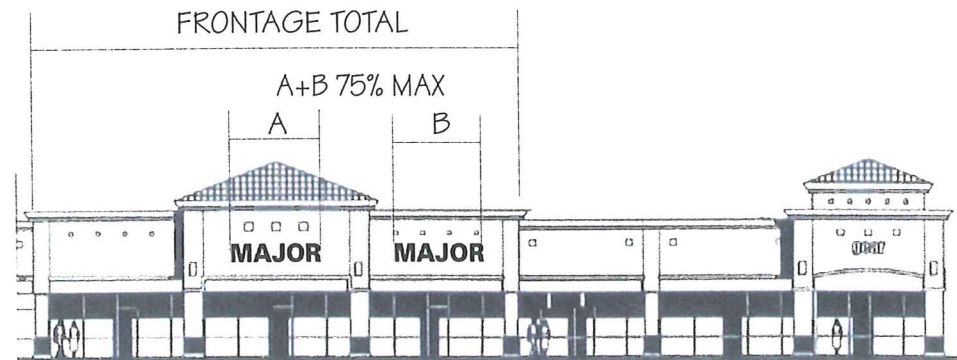
NOTE:
DASHED LINE USED FOR SIGN AREA CALCULATION



MAJOR TENANT - MAIN IDENTIFICATION

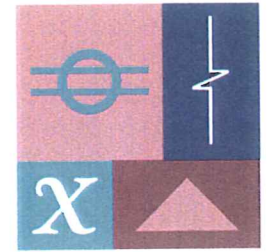
1/4" = 1' -0"

SIGN AREA NTE 100 SQFT



MAJOR TENANT - ELEVATION EXAMPLE

1/32" = 1' -0"



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

Tenant Signs
Major Tenant

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE BY
12-3-01 Pavel Soltys

REVISIONS

A: 12-17-01

B: 1-16-02

C: _____

D: _____

E: _____

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 4



© Copyright 2002, by Blair Sign Programs

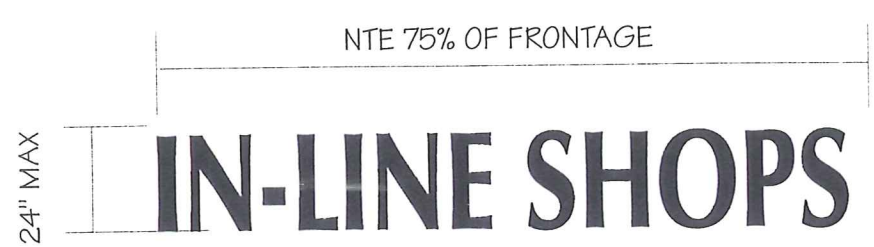
APPROVALS:

BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.

SIGN AREA NTE 100 SQFT



MAXIMUM HEIGHT OF COPY IN ONE LINE - 24"



MAXIMUM HEIGHT OF COPY IN TWO LINES - 12"



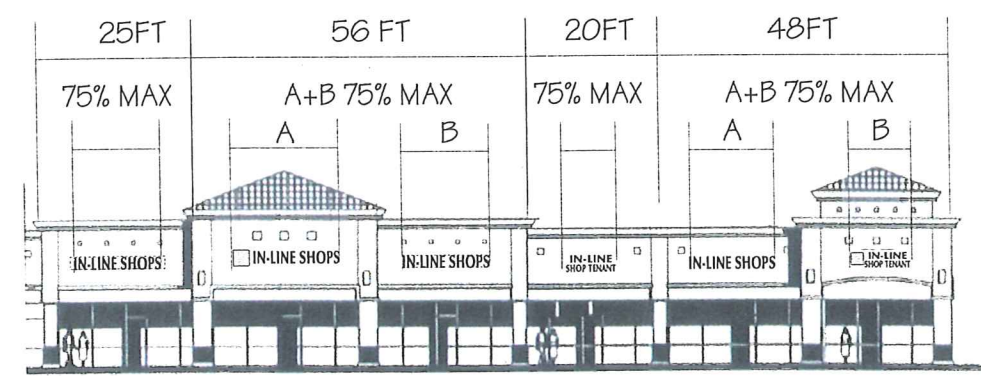
MAXIMUM HEIGHT OF COPY IN ONE LINE - 24"
MAXIMUM HEIGHT OF LOGO BOX - 32"



MAXIMUM HEIGHT OF COPY IN TWO LINES - 12"
MAXIMUM HEIGHT OF LOGO BOX - 24"

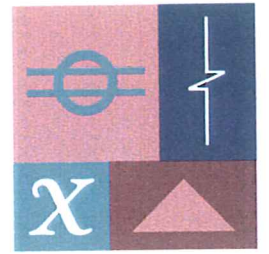
SHOP TENANT - MAIN IDENTIFICATION $1/4" = 1' - 0"$

INCLUDES MULTI-TENANT PAD BUILDING



SHOPS - TYPICAL ELEVATIONS $1/32" = 1' - 0"$

CONCEPT ONLY. ACTUAL ALLOWANCES MAY VARY PER FINAL STORE LAYOUT



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

**Tenant Signs
Shop Tenant**

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE 12-3-01 BY Pavel Soltys

REVISIONS

- A: 1-16-02
- B: _____
- C: _____
- D: _____
- E: _____

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

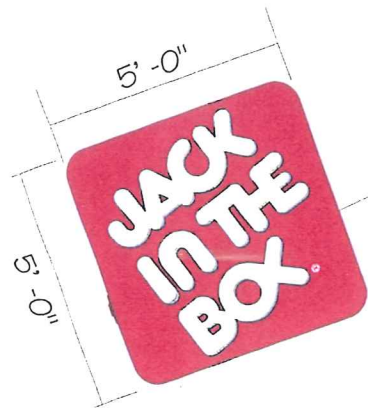
B1203-1
Sheet 5



© Copyright 2002, by Blair Sign Programs

APPROVALS:
BY CLIENT: _____ DATE: _____
BY LANDLORD: _____ DATE: _____

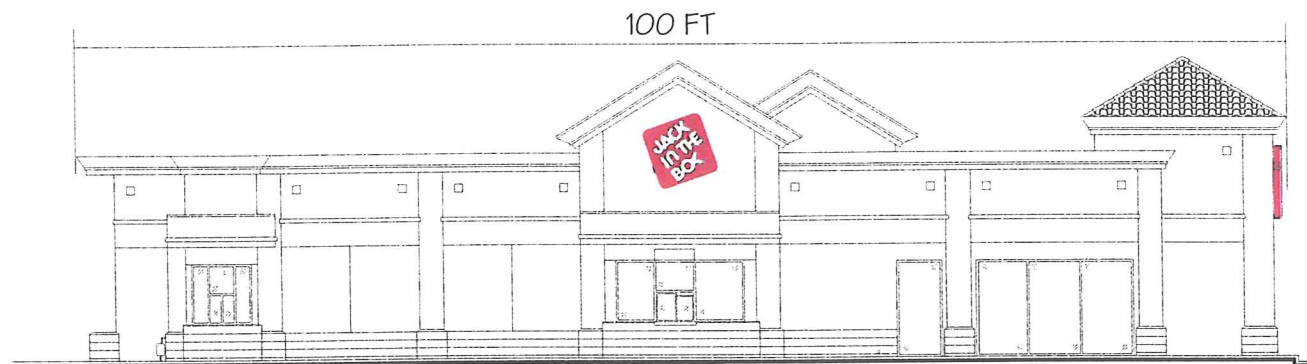
These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.



SIGN AREA 25 SQFT

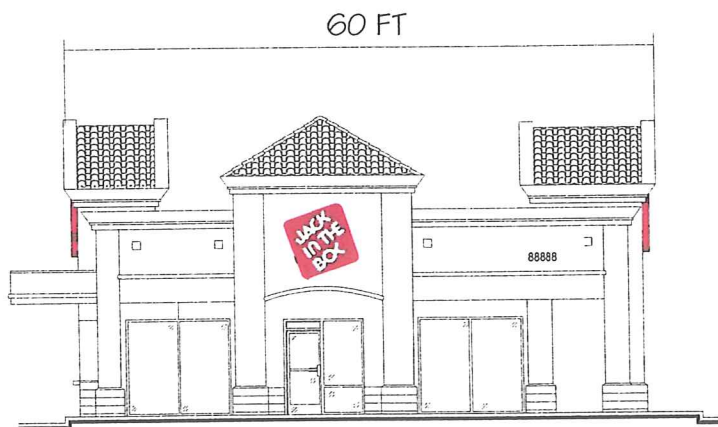
PAD TENANT SIGNS

1/4" = 1' -0"



PAD - EAST ELEVATION

1/16" = 1' -0"



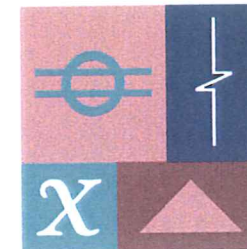
PAD - SOUTH ELEVATION

1/16" = 1' -0"



PAD - WEST ELEVATION

1/16" = 1' -0"



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

**Tenant Signs
Pad Tenant**

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE 12-3-01 BY Pavel Soltys

REVISIONS

- A: 1-16-02
- B: _____
- C: _____
- D: _____
- E: _____

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 6



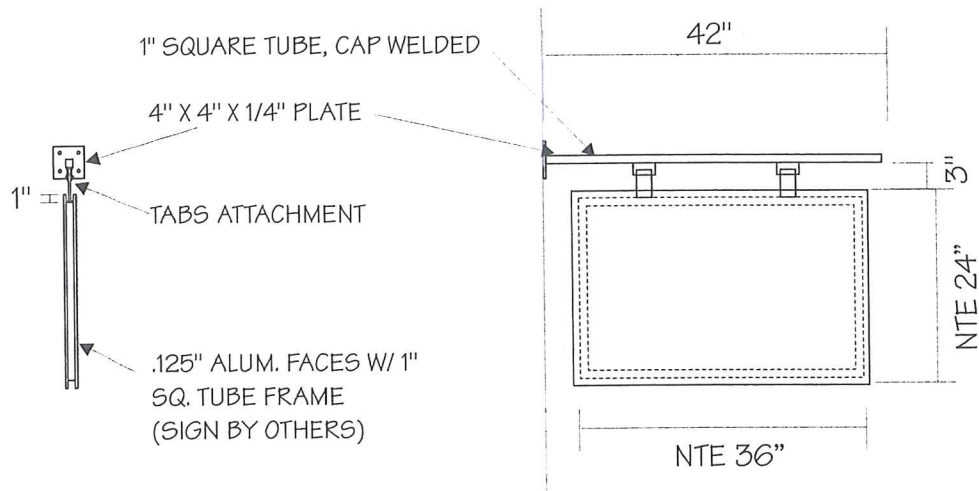
© Copyright 2002, by Blair Sign Programs

APPROVALS:

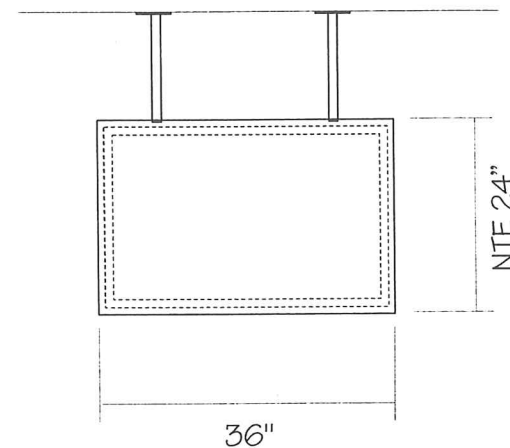
BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

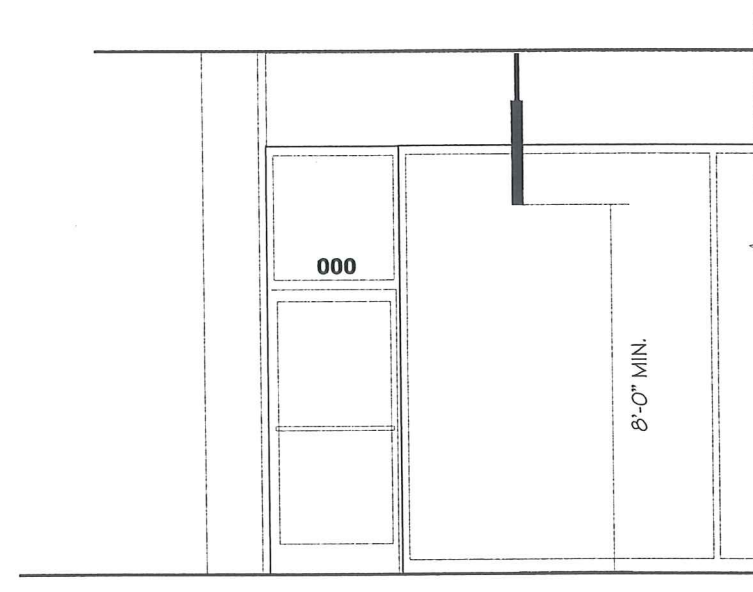
These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.



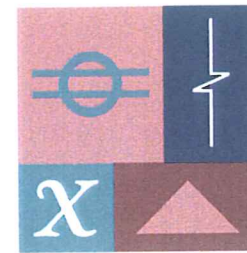
UNDER CANOPY
PROJECTING SIGN - TYPICAL $3/8" = 1'-0"$



UNDER CANOPY
SUSPENDED SIGN $3/8" = 1'-0"$



UNDER CANOPY SIGN NTS



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

**Tenant Signs
Under Canopy Sign**

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE BY
12-3-01 Pavel Soltys

REVISIONS

A:	1-16-02
B:	
C:	
D:	
E:	

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 7

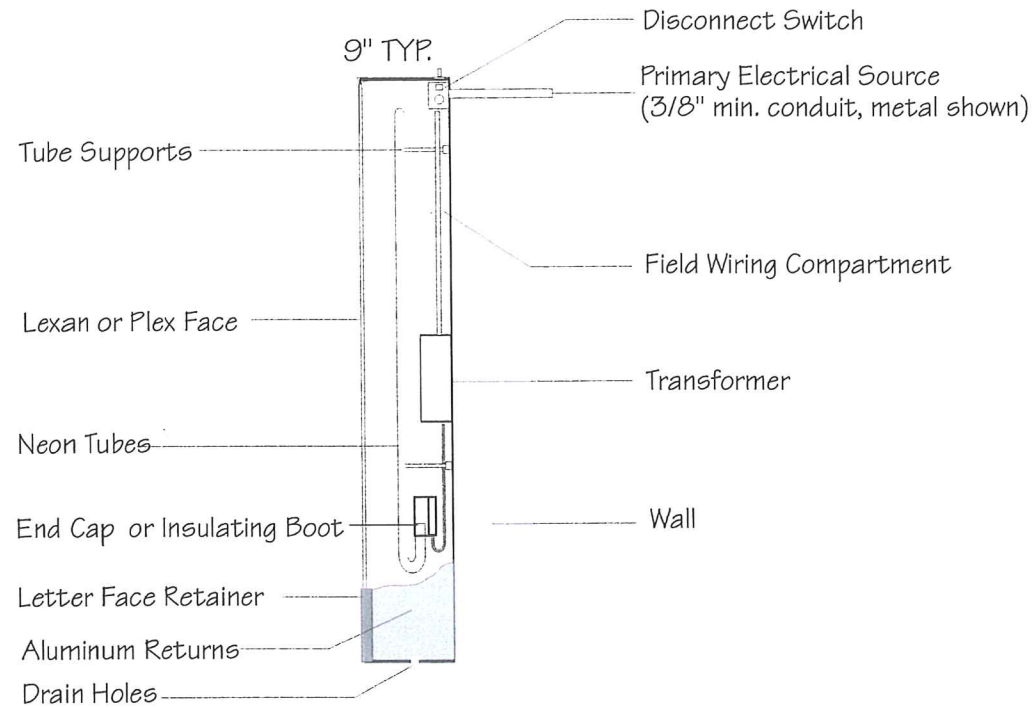


© Copyright 2002, by Blair Sign Programs

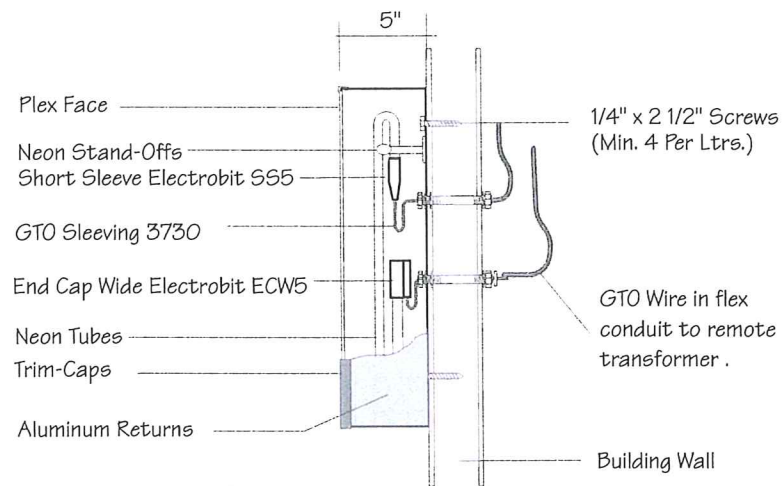
APPROVALS:
BY CLIENT: _____ DATE: _____
BY LANDLORD: _____ DATE: _____

These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.

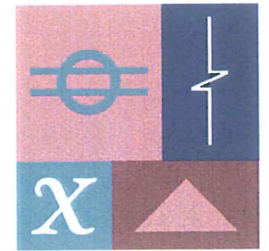
ALLOWED CONSTRUCTION METHODS



SELF CONTAINED PAN-CHANNEL LETTERS MOUNTING DETAIL N.T.S.
UL Approved



PAN-CHANNEL LETTERS MOUNTING DETAIL N.T.S.
UL Approved



**BLAIR SIGN
PROGRAMS**

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthlink.net

Calif. License #677503

Tenant Signs Construction Types

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE BY
12-3-01 Pavel Soltys

REVISIONS

A: 1-16-02
B: _____
C: _____
D: _____
E: _____

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 8



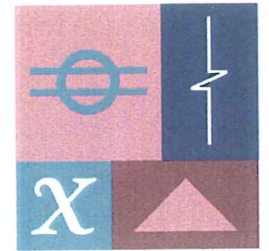
© Copyright 2002, by Blair Sign Programs

APPROVALS:

BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.



BLAIR SIGN PROGRAMS

5515 Doyle Street
Studio 5
Emeryville, CA. 94608

Phone: 510-337-9020
Fax: 510-337-9029
e-mail: Blairsign@earthink.net

Calif. License #677503

Tenant Signs Site Plan

CLIENT
Regency Realty

PROJECT
Corral Hollow

ADDRESS
Tracy, CA

DATE 12-3-01 BY Pavel Soltys

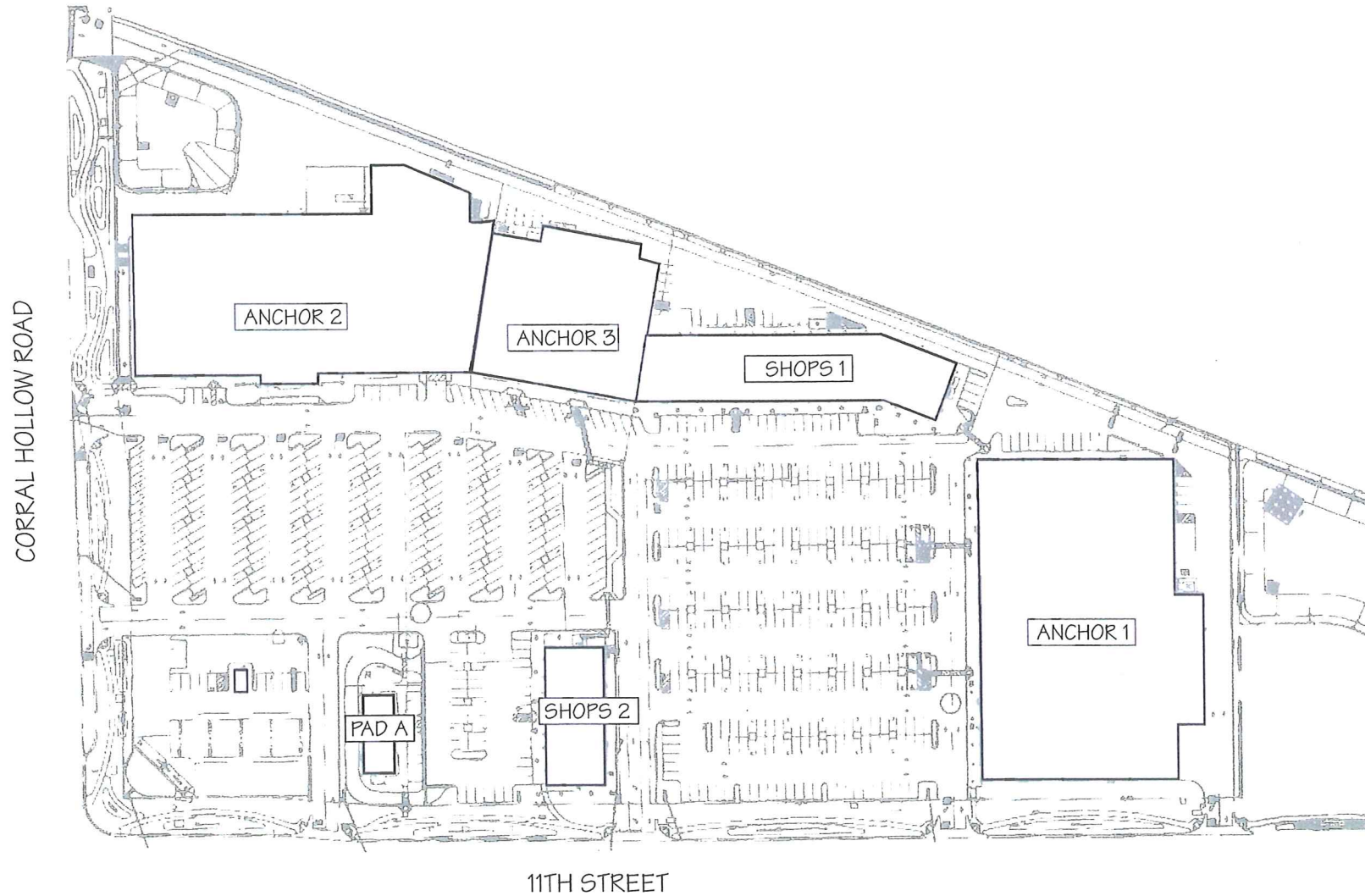
REVISIONS

- A: 1-16-02
- B: _____
- C: _____
- D: _____
- E: _____

The colors printed on this document may vary from the colors specified.

It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project.

B1203-1
Sheet 9



SITE PLAN NTS

© Copyright 2002, by Blair Sign Programs

APPROVALS:

BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans.