

DREW BUSINESS CENTRE

SIGN CRITERIA

These criteria have been established in order to maintain continuity of quality and aesthetics throughout the center and to comply with the regulations of the City of Tracy and the Landlord/Owner. Conformance will be strictly enforced and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the Tenant within ten (10) days after written notice from Landlord/Owner or the City of Tracy.

1. GENERAL REQUIREMENTS

A. Each tenant shall submit two (2) copies of detailed drawings, indicating size, design, color, illumination, materials and method of attachment to the Landlord/Owner for approval prior to fabrication.

B. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of submitted signs shall remain the right of the Landlord or its authorized representative, based on the overall design and aesthetics.

C. All signs shall be constructed and installed at the Tenant's expense.

D. Tenant shall be responsible for the fulfillment of all governmental requirements and specifications, including but not limited to, those of the City of Tracy.

E. All permits for signs and their installation shall be obtained by the Tenant or his/her representative.

F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should maintenance or repair of Tenant's sign be required, the Landlord shall give ten (10) days written notice to effect repairs or maintenance. Should Tenant fail to do so, the Landlord/Owner shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.

2. GENERAL SPECIFICATIONS - WALL SIGNS

A. No animated, flashing or audible signs will be allowed.

B. No exposed lamps are allowed.

C. All signs and their installation shall comply with all local and state building codes, electrical codes and sign ordinances.

D. No exposed crossovers, conduit or fascia mounted raceways will be permitted.

E. All housing, conductors, transformers, flexible conduit and other equipment shall be concealed.

PLANNING DIVISION

ACTION AS INDICATED:

APPROVED _____

CONDITIONED _____

DENIED _____

6/16/97
DATE

MKL
SIGNATURE

F

F. Painted lettering will not be permitted.

G. All tenants shall be responsible for penetrations, leaks and or defacement caused by its sign contractor.

3. GENERAL SPECIFICATIONS - MONUMENT SIGNAGE

A. Subject to Municipal Code regulations, with Landlord's sole and absolute discretion, may permit up to two monument signs, no greater than 6 feet in height and 24 square feet in area, along Landlord's property frontage on Larch Road. Sign space allocation on these monument sign(s) is the sole discretion of the Landlord.

Tracy Municipal code restricts the number of monument signs to a maximum of two per parcel, TMC Sec. 10.08.4660(c).

4. LOCATIONS SPECIFICATIONS

A. Signs are to be placed above Tenants leased frontage located 14'-0" above finished grade between texture and reveal, vertically centered on the sign board or fascia.

B. Sign length not to exceed 70% (seventy percent) of Tenant's leased frontage.

5. DESIGN REQUIREMENTS

A. Letter height shall not exceed a maximum of 36 vertical inches on the side of the buildings which face I-205, all other letter height shall not exceed 12 vertical inches.

Logos and other cabinet signs shall be no greater than the same height as the letters within the tenant's sign.

B. Cabinet signage will not be allowed unless the cabinet is a logo or other accessory or subordinate part of the sign, but in no case shall exceed 25% of the tenant's total proposed wall signage. Logo's are to be constructed in the same manner as the individual letters (unless otherwise pre-approved by Landlord).

C. Colors will be considered on an individual basis and will be reviewed at the discretion of the Owner/Landlord.

D. Sign copy shall include minimal information only. The name of the store or business shall be the only message allowed on signage unless otherwise approved under the provisions of 5.B., above.

6. CONSTRUCTION REQUIREMENTS

A. All signs shall be of individual design. MAIN COPY shall consist of either individually illuminated pan channel letters (5" deep) aluminum backings and returns or plastic, non-illuminated letters.

B. Illumination shall be 30 M.A. neon tubing with a standard P.K. housing.

C. All penetrations for the building required for sign installation shall be neatly sealed in a water-tight condition.

D. All signs to be listed with Underwriters Laboratories and bear the U.L. labels.

E. Sign contractor shall repair any damage done during the course of construction. Damage done to building and premises by sign contractor will then become the responsibility of the Tenant.

F. Tenant is fully responsible for the operations of his sign contractor and shall indemnify, defend and hold Owner/Landlord harmless for damages or liabilities.

7. INSURANCE

A. All sign companies 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. A certificate of insurance must be provided to the Landlord prior to installation of signage.

8. ELECTRICAL

A. Designated sign circuit is to be the responsibility of the individual tenant. Signs may not be designated to the house meter under any circumstances.

9. MISCELLANEOUS REQUIREMENTS

A. Each Tenant shall be permitted to place upon each entrance of its demised premises, letters to consist of white vinyl, indicating hours of business and telephone numbers. No other window signs, sale banners, posters or product information will be permitted without written consent of Landlord. Short term promotional banners will be permitted only upon written Landlord approval and in compliance with City of Tracy sign standards regarding size, location, and are limited to thirty days as per Tracy Municipal Code.

B. Except as provided herein, no advertising, placard, banners, pennants, names insignias, trademarks or other descriptive material shall be affixed or maintained upon either the interior or exterior of the glass panes and supports of the how windows and doors, or upon the exterior walls of the building.

C. At the expiration, or sooner termination of Tenant's lease term, Tenant shall be required to remove their signs. Tenant shall place a \$250.00 deposit with the Landlord to cover the costs of patching and painting to insure a uniform appearance.

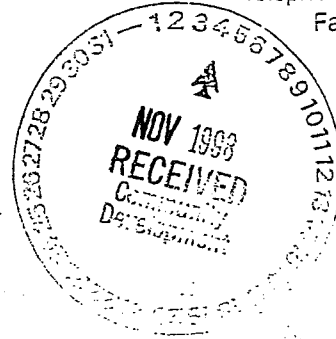


CITY OF TRACY

Community Development Department
520 Tracy Boulevard
Tracy, CA 95376

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Fax: (209) 831-4606

March 31, 1997



Mr. Edward Barkett
Drew Business Center
2800 W. March Lane, Suite 470
Stockton, CA 95219

Dear Sir:

Thank you for your participation in the ~~Master Sign Program~~ for the Drew Business Center. Overall, I think the system is excellent and will be asset to the business center. The majority of the program presented discusses issues that are the sole discretion of the Landlord. The city staff review of the document truly concerns only the sections 2 through 5, sign design criteria and size. In these sections, there are two revisions that should be added to keep the program in keeping with the Tracy Municipal Code and to further the aesthetic quality of the facility.

A. 3. General Specifications - Monument Signage A.

Old Version:

Subject to Municipal Code regulations, Landlord, in Landlord's sole and absolute discretion, may permit one or more Tenants to place a monument sign, no greater than 24 square feet long, along Landlord's property frontage on Larch Road.

New Version:

Subject to Municipal Code regulations, with Landlord's sole and absolute discretion, may permit up to two monument signs, no greater than 6 feet in height and 24 square feet in area, along Landlord's property frontage on Larch Road. Sign space allocation on these monument sign(s) is the sole discretion of the Landlord.

Tracy Municipal code restricts the number of monument signs to a maximum of two per parcel, TMC Sec. 10.08.4360(c).

APR 21 1997

B. 5. Design Requirements A:

Old Version:

Letter height shall not exceed a maximum of 36 vertical inches. (Logos are to be Landlord approved.)

New Version:

Letter height shall not exceed a maximum of 36 vertical inches on the side of the buildings which face I-205, all other letter height shall not exceed 12 vertical inches.


Logos and other cabinet signs shall be no greater than the same height as the letters within the tenant's sign.

Also Section 9A. should note that short term promotional banners are limited to thirty days as per Tracy Municipal Code.

Please review these changes and call me with any questions that you may have regarding them. Once there is agreement to the wording, please revise the text and resubmit the program to me. I will present it with a staff report to the Community Development Director for final review. Please also remit the application fee of \$230.00 at your earliest convenience to assist a timely completion.

Please call me if with any questions that you may have regarding this project. I look forward to working with you towards the completion of this project.

Sincerely,


Margaret Kavanaugh-Lynch

cc: Tracy Signs