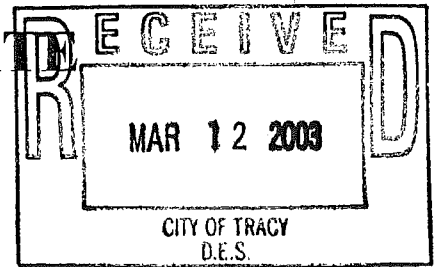


EDGEWOOD CORPORATE
CENTER



Signage Guidelines

Prepared By:
Borges Architectural Group, Inc.
1512 Eureka Road, Suite 240
Roseville, CA 95661
(916) 782-7200

FILE
Approved 4/29/03
by DES Director

March 2003

PART 1 – GENERAL CRITERIA

This signage criterion has been established for the purpose of maintaining a continuity of quality and aesthetics throughout the Edgewood Corporate Center business park for the mutual benefit of all Tenants, and to comply with the regulations of the City of Tracy. Conformance to the criteria will to be strictly enforced, and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the Tenant.

All signs within the Edgewood Corporate Center are subject to the following limitations and guidelines.

- Tenants must submit complete sign design drawings, copy schedule, and location plan drawings to Landlord for review and approval prior to submittal for approval from the City of Tracy.

- All permits, approvals and associated fees required by the City of Tracy shall be obtained prior to fabrication and installation by the Tenant or Tenant's representative.
- Unless otherwise specified herein, all design criteria must conform to the Edgewood Corporate Center Signage Guidelines.
- All signs shall be constructed and installed at the Tenant's expense.
- All signs shall be reviewed for conformance with the Signage Guidelines and for design, materials, workmanship and quality by the Landlord and City of Tracy. Approval of design and installation shall be at the sole discretion of the Landlord and the City of Tracy.
- The tenant shall be responsible for the installation and maintenance of its approved tenant signage and all installation of tenant signage shall be by a sign contractor licensed in the State of California.

PART 2 – SITE SIGNAGE

Freestanding Signs

Locations for Freestanding Signs:

- One Freestanding Sign shall be provided for the Edgewood Corporate Center and shall be located as shown on the Signage Site Plan, Exhibit A.

Size of Freestanding Sign:

- Freestanding Signs shall be dual faced and no more than 42 square feet in size, 4'-8" in height and dimensioned in accordance with Exhibit B-3.

Lettering Standards for Freestanding Sign:

- The Freestanding Sign shall include the text "Edgewood Corporate Center" and the site address only. The text shall be no greater than 6" in height and the address no greater than 4" in height, located as shown on Exhibit B-3.
- Text and address lettering/numerals shall be individually fabricated ¼" thick aluminum, surface mounted, with brushed dark-bronze finish.
- Lettering font shall be per Exhibit B-3 or other style approved by Landlord and the City of Tracy.

Illumination:

- Freestanding Signs shall be non-illuminated or ground illuminated only.

Monument Signs

Locations for Monument Signs:

- Monument Signs shall be allowed for secondary entrances to the Edgewood Corporate Center and shall be located as shown on the Signage Site Plan, Exhibit A.

Size of Monument Signs:

- Monument Signs shall be dual faced and no more than 24 square feet in size, 3'-8" in height and dimensioned in accordance with Exhibit B-1.

Lettering Standards for Monument Signs:

- Monument Signs shall be used to identify the project utilizing the text "Edgewood Corporate Center" and the site address only. The text shall be no greater than 4" in height and the address no greater than 3" in height, located as shown on Exhibit B-1.
- Text and address lettering/numerals for Monument Signs shall be individually fabricated ¼" thick aluminum, surface mounted, with brushed dark-bronze finish.
- Lettering fonts for Monument Signs shall be per Exhibit B-1 or other style approved by Landlord and the City of Tracy.

Illumination:

- Monument signs shall be non-illuminated or ground illuminated only.

Building Directory Signs

Locations for Directory Signs:

- Directory Signs shall be allowed for each building within to the Edgewood Corporate Center and shall be located as shown on the Signage Site Plan, Exhibit A.

Size of Directory Signs:

- Directory signs shall be single faced and no more than 20 square feet in size, 5'-8" in height and dimensioned in accordance with Exhibit B-2.

Lettering Standards for Directory Signs:

- Directory Signs shall be used to identify individual tenants within a building and the building address only. The text shall be no greater than 3-1/2" in height and the address no greater than 3" in height, located as shown on Exhibit B-2.
- Text and address lettering/numerals for Directory Signs shall be individually fabricated 1/4" thick aluminum, surface mounted, with brushed dark-bronze finish.
- Lettering fonts for Directory Signs shall be per Exhibit B-2 or other style approved by Landlord and the City of Tracy.

Illumination:

- Directory signs shall be non-illuminated or ground illuminated only.

PART 3 – BUILDING SIGNAGE

Building Mounted Tenant Signs

Locations for Building Mounted Tenant Signs:

- Building Mounted Tenant Signs shall be allowed for all tenants within all buildings in the Edgewood Corporate Center and shall be located on building façade's fronting public street or parking areas.
- Building Mounted Tenant Signs shall be located within "signage zones" on permitted building facades as shown on Exhibit B-5.
- All Building Mounted Tenant Signage shall be installed upon the premises occupied by the tenant being identified.
- The signage zone may be no closer than one-quarter the maximum letter-height to the top, sides and bottom of the designated typical signage locations shown in Exhibit B-5. Sign lettering must be centered within the signage zone. Tenants occupying areas of the building with multiple contiguous signage zones may combine signage zones provided their sign does not exceed the area limitations set forth below.

Size of Building Mounted Tenant Signs:

- Building Mounted Tenant Signs shall consist of individual letters no more than 100 square feet in total size. The area permitted for each tenant shall be one square foot of sign area for each lineal foot of building frontage occupied by the tenant being identified and in accordance with Exhibit B-5.

Quantity of Building Mounted Tenant Signage:

- The quantity of building mounted signage allowed shall be calculated as the sum of all types of signs on the parcel except for directory and temporary signs. Area limitations shall be as follows:

Building	Lineal Frontage	Total Signs Allowed	Monument Sign Area	Freestanding Sign Area	Directory Sign Area	Building Sign Area Allowed
A	502'	502 sf	0 sf	50 sf	20 sf	362 sf
B	558'	558 sf	0 sf	0 sf	20 sf	518 sf
C	510'	510 sf	24 sf	0 sf	20 sf	422 sf

Lettering Standards for Building Mounted Tenant Signage:

- Building Mounted Tenant Signs shall be used to identify individual tenants within a building and shall consist of individual letters only. Text shall be no greater than 32" in height and Landlord approved business logos shall be no greater than 36" in height, located within signage zones as shown on Exhibit B-5.
- No copy or information other than tenants name and/or logo shall be permitted.
- Text shall be constructed from individually fabricated aluminum letters, pegged out from building face as required to accommodate reverse (halo) illumination systems. Letters shall be reverse pan channel construction with 4" returns. Faces and returns shall be brush finish dark bronze or painted tenant's corporate colors upon approval of Landlord and the City of Tracy.
- Lettering fonts for Building Mounted Tenant Signs shall be per Exhibit B-5 or other style approved by Landlord and the City of Tracy.

Illumination:

- Building Mounted Tenant Signs shall be reverse illuminated (Halo) type utilizing concealed neon light sources.
- All construction and installation shall comply with UL requirements and all components shall bear a UL Label.
- All conductors, transformers, ballasts and other equipment shall be concealed.
- The illumination of all sign components shall be uniform in intensity over all of the illuminated surfaces. No noticeable hot spots or shadows will be allowed.

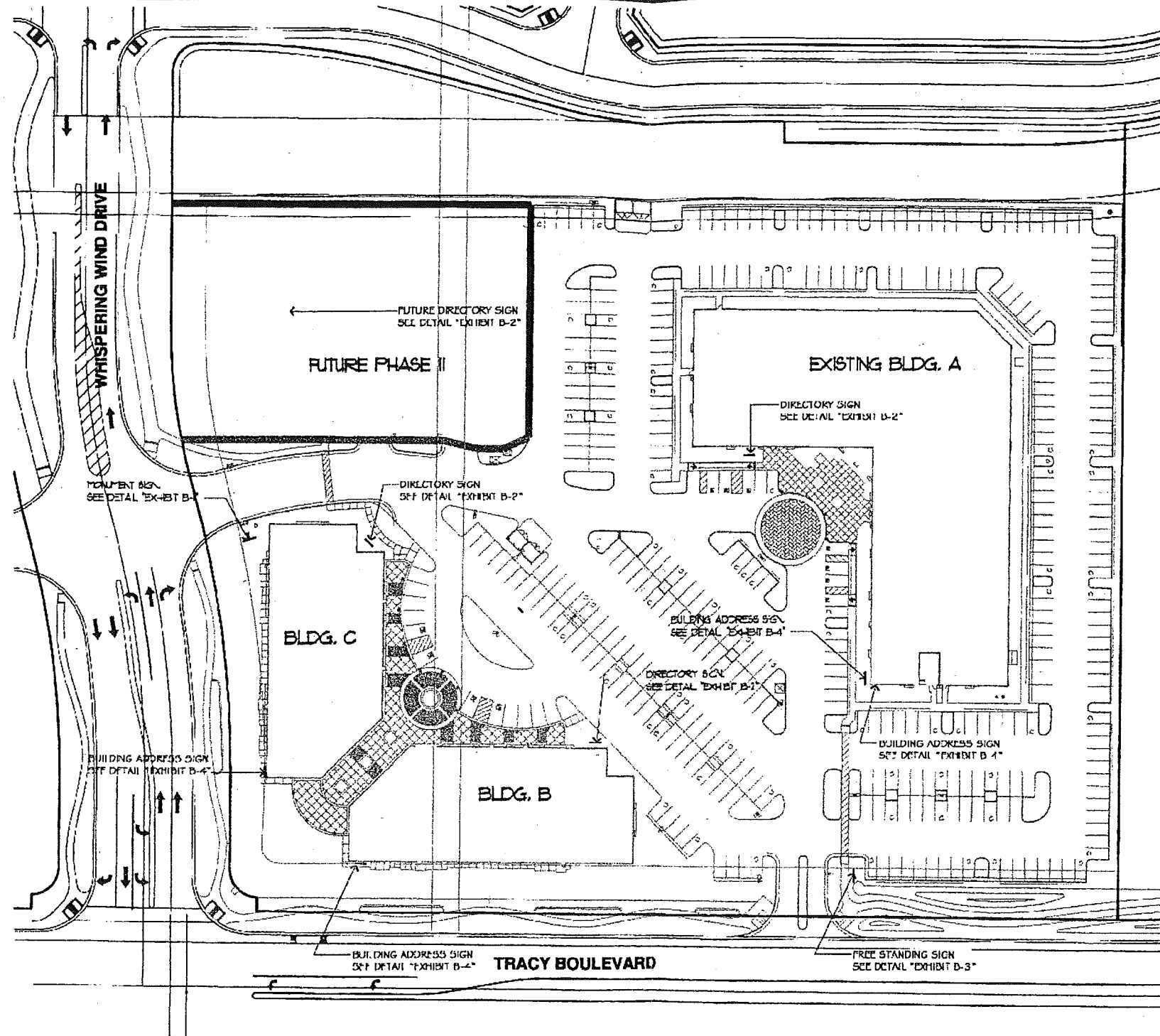
PART 4 – BUILDING ADDRESS SIGNS

- Each building shall have (1) one set of address numbers consisting of four digits facing Tracy Boulevard located on the building facades as shown on Exhibit B.
- The building address numbers shall be constructed of 15” tall by 4” deep reverse channel numerals. All numbers to be of aluminum construction with brushed dark bronze painted faces and returns installed on stud mounts with a 2” standoff from the face of the building.
- Letter Style- Palatino Bold.

PART 5 – PROHIBITED SIGNS

- Flashing, blinking, moving, animated or audible effects signs are prohibited.
- Exposed neon signs on exterior walls are prohibited.
- Tethered balloons and inflatable signs are prohibited.
- Signs that are moveable or transportable and that are placed in vehicular or pedestrian traffic areas are prohibited including “sandwich boards” and “A-frames”.
- Sign cans, sign boxes and any type sign constructed of wood are prohibited.

RECEIVED
 MAR 12 2003
 CITY OF TRACY
 D.E.S.



SITE SIGNAGE PLAN - EXHIBIT A

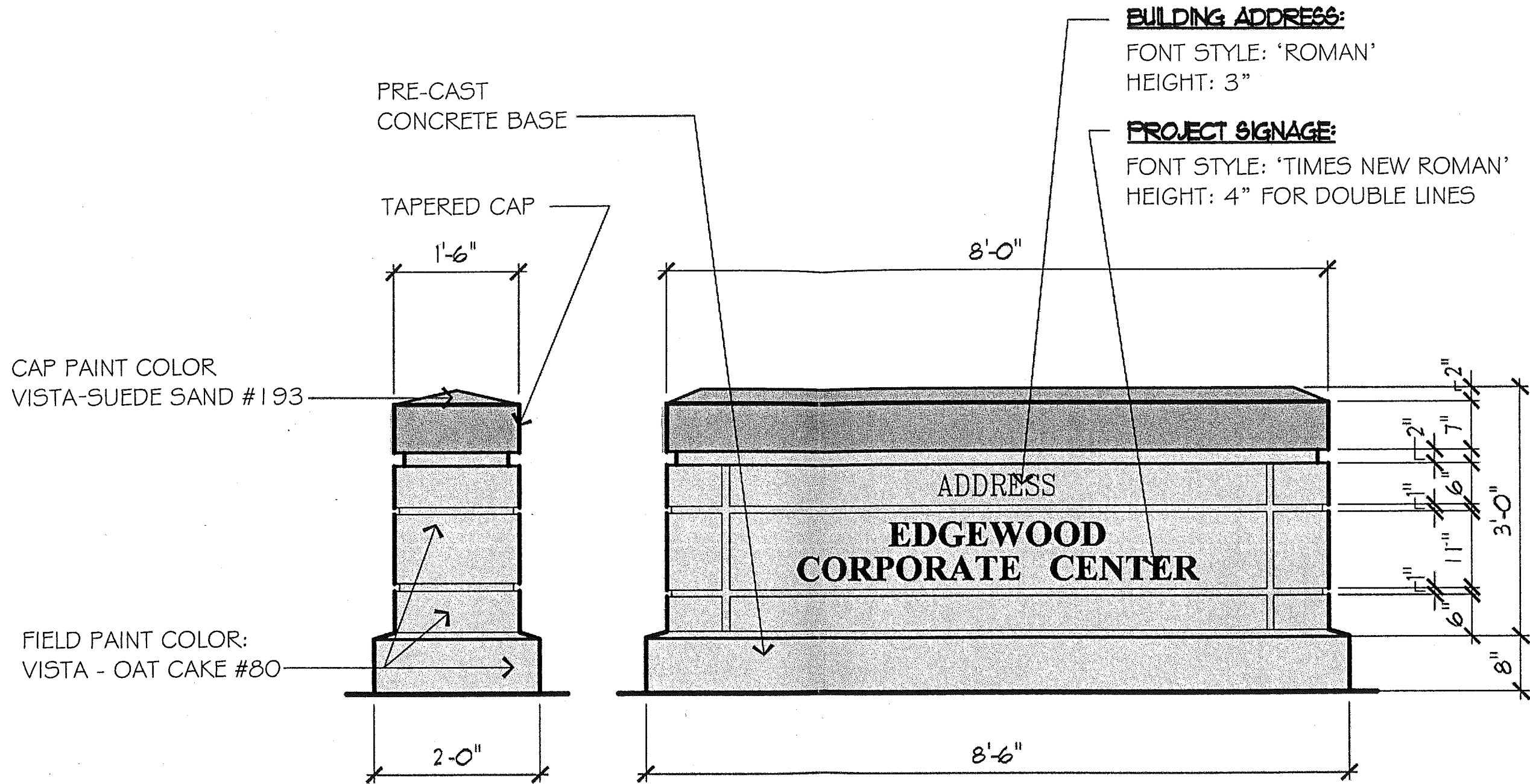


EDGEWOOD CORPORATE CENTER
 SIGNAGE PROGRAM
 TRACY, CALIFORNIA

Nylen Properties

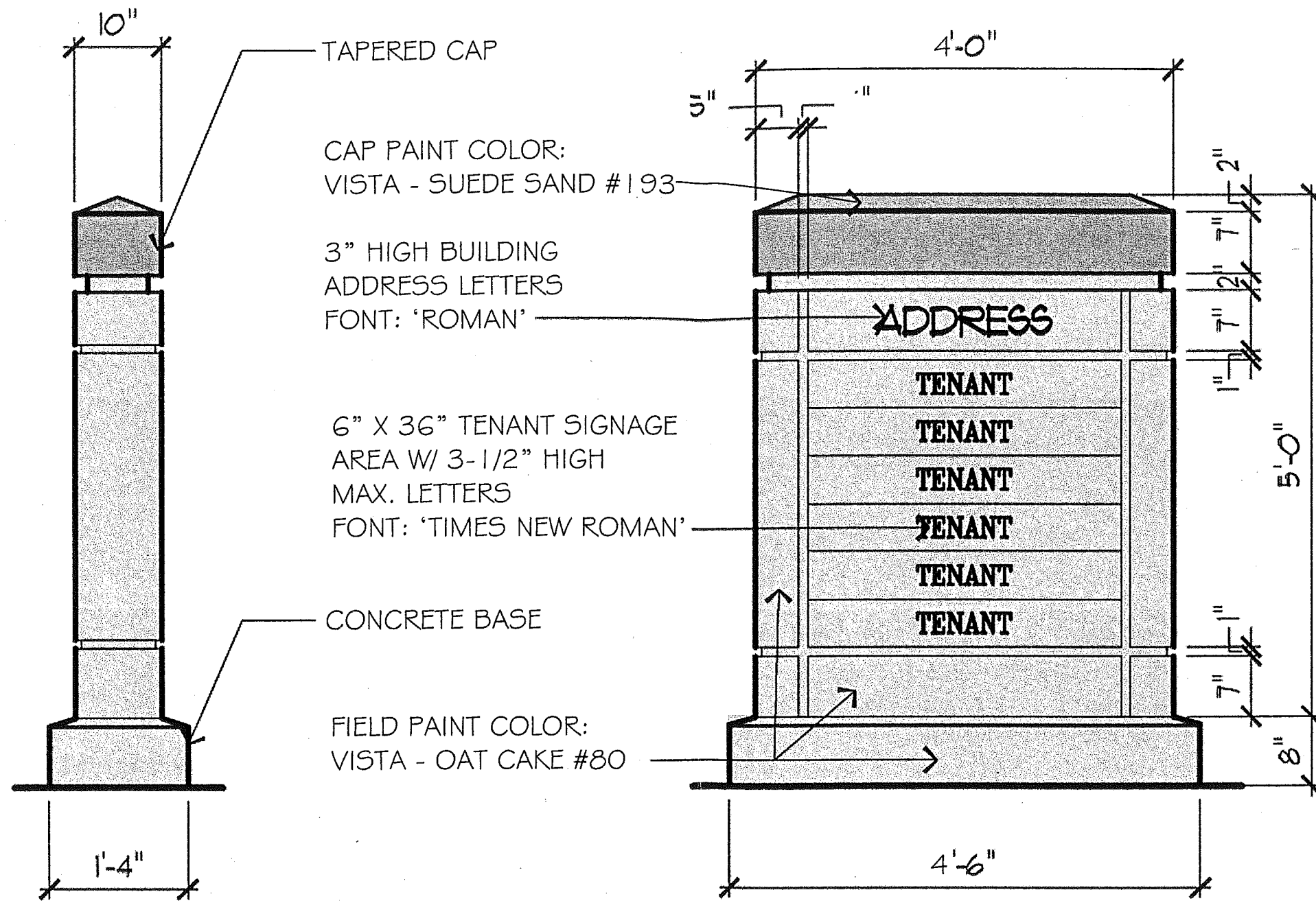


1512 Eureka Road, Suite 240
 Fremont, CA 94581
 (916) 784-7200 Tel.
 (916) 773-3037 Fax
 www.borgesarch.com
 design@borgesarch.com



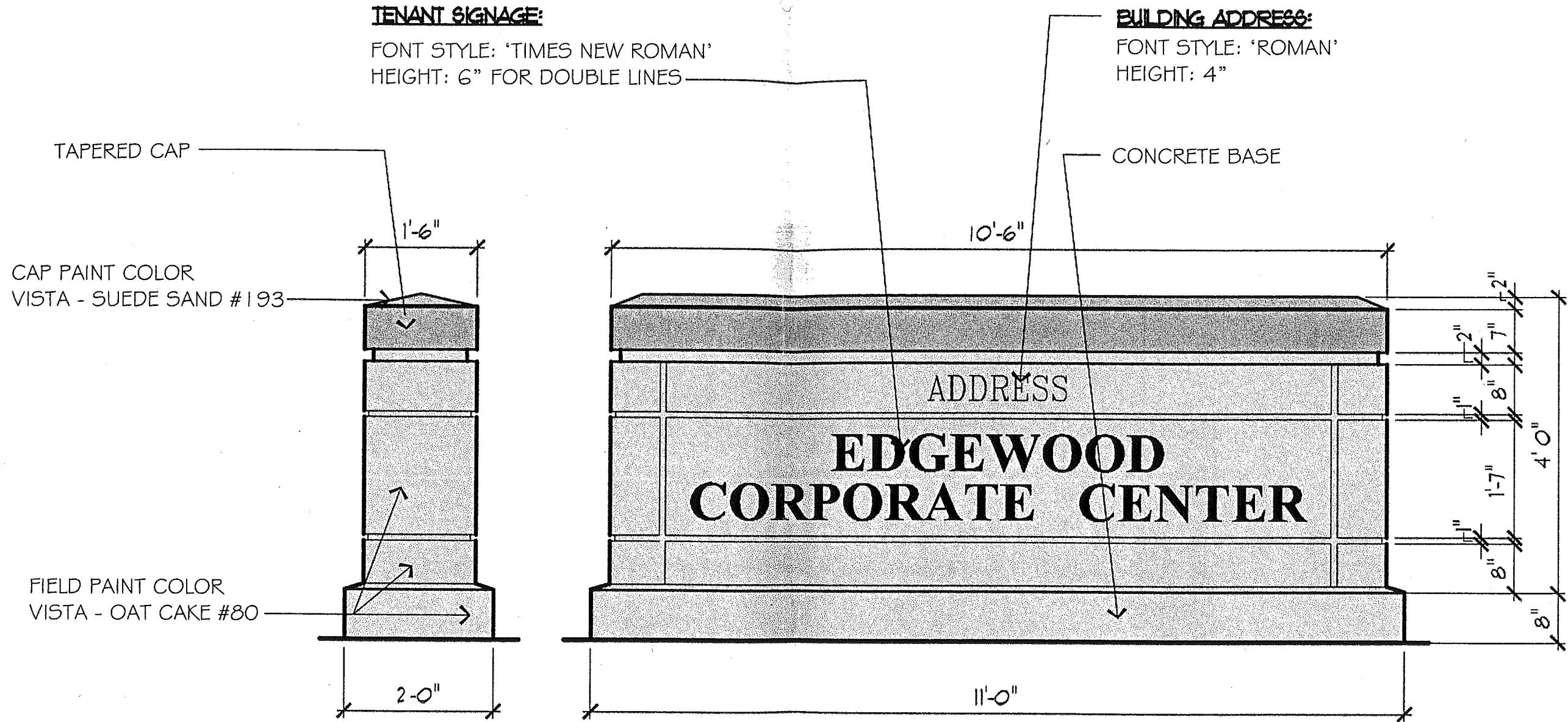
MONUMENT SIGN - EXHIBIT B-1

EDGEWOOD CORPORATE CENTER
 SIGNAGE PROGRAM
 TRACY, CALIFORNIA



DIRECTORY SIGN - EXHIBIT B-2

EDGEWOOD CORPORATE CENTER
SIGNAGE PROGRAM
TRACY, CALIFORNIA



FREE STANDING SIGN - EXHIBIT B-3

EDGEWOOD CORPORATE CENTER
 SIGNAGE PROGRAM
 TRACY, CALIFORNIA

Nylen Properties

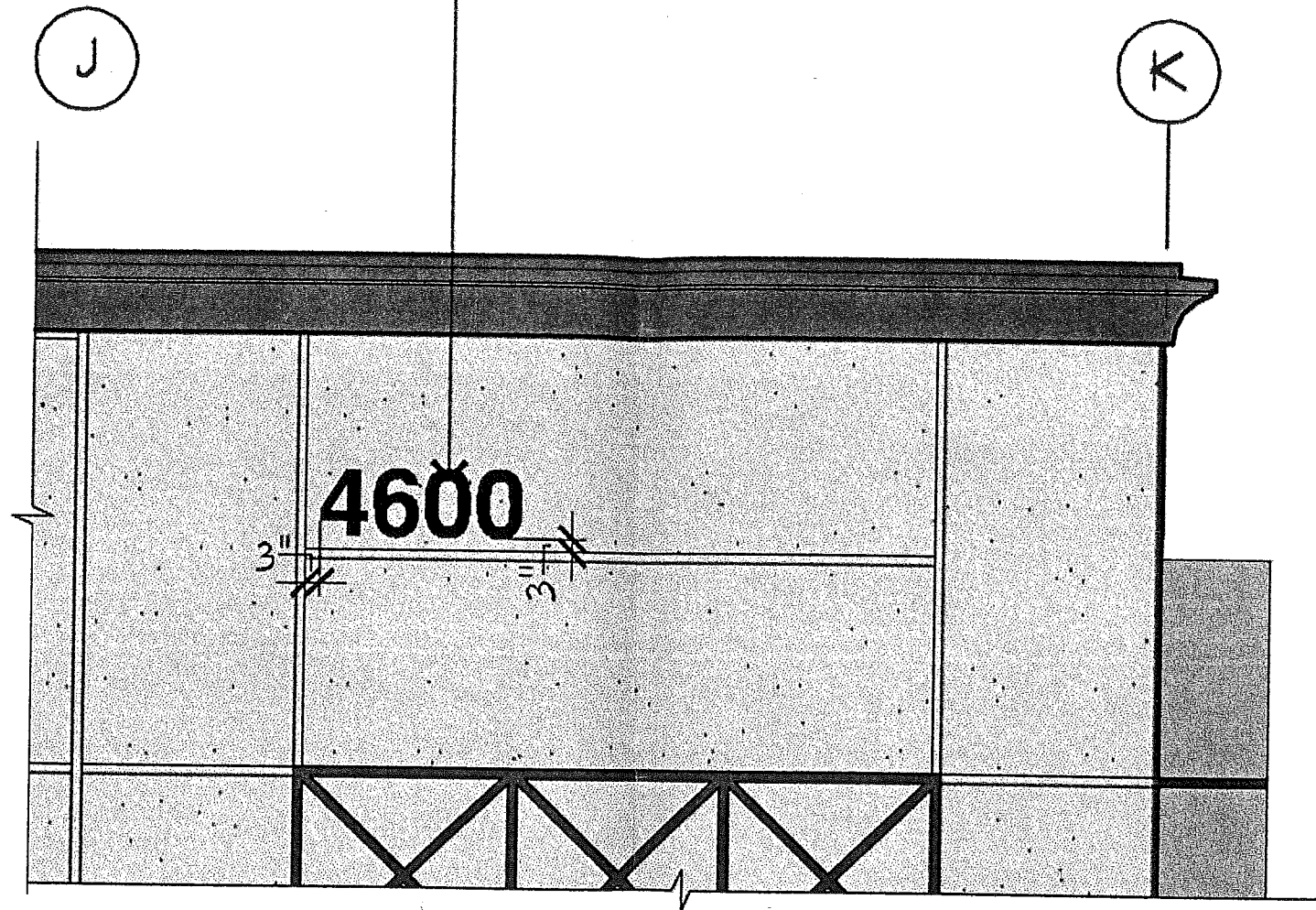
Borges
 architectural
 group inc
 Architecture Planning Interior Design

1512 Eureka Road, Suite 240
 Roseville, CA 95661
 (916) 782-7200 Tel.
 (916) 773-3037 Fax.
 www.borgesarch.com
 design@borgesarch.com

BUILDING ADDRESS

FONT STYLE: 'PALATINE BOLD'

HEIGHT: 15"



BUILDING ADDRESS SIGN - EXHIBIT B4

EDGEWOOD CORPORATE CENTER

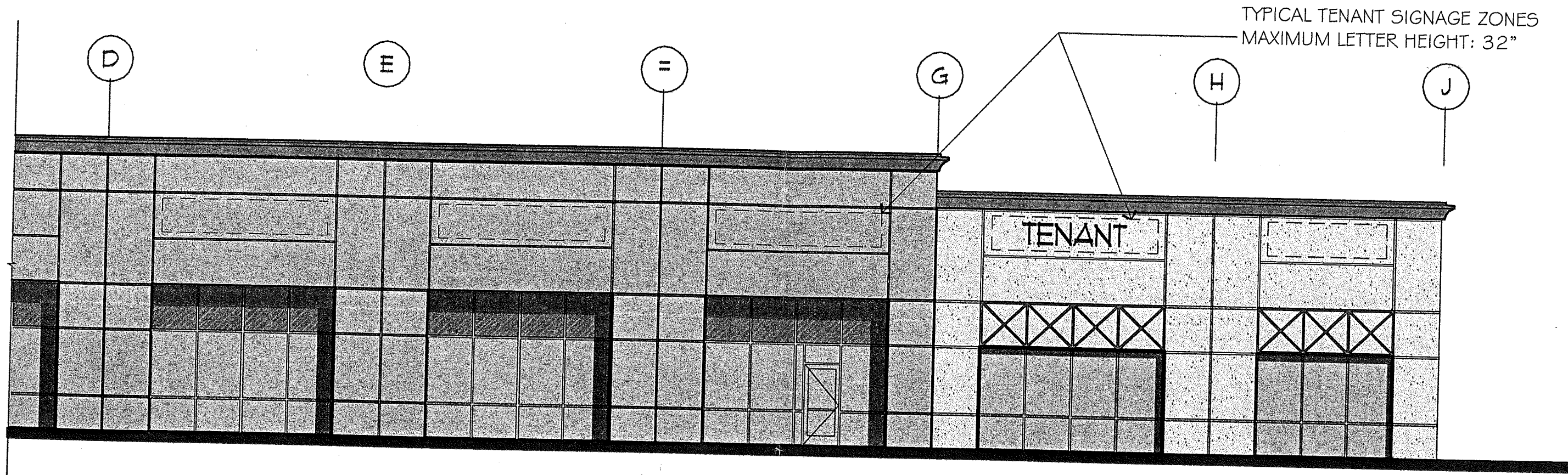
SIGNAGE PROGRAM

TRACY, CALIFORNIA

Nylen Properties

Borges
architectural
group inc
Architecture Planning Interior Design

1512 Eureka Road, Suite 240
Roseville, CA 95661
(916) 792-7200 Tel.
(916) 773-3037 Fax
www.borgesarch.com
design@borgesarch.com



BUILDING MOUNTED TENANT SIGNS - EXHIBIT B-5

EDGEWOOD CORPORATE CENTER
SIGNAGE PROGRAM
TRACY, CALIFORNIA

Nylen Properties

Borges architectural group inc
 Architecture Planning Interior Design
 1512 Eureka Road, Suite 240
 Roseville, CA 95661
 (916) 782-7200 Tel.
 (916) 773-3037 Fax.
 www.borgesarch.com
 design@borgesarch.com