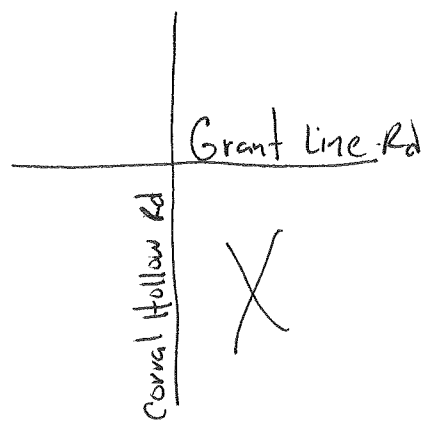


EXHIBIT E
SIGN CRITERIA
MASTER SIGN PROGRAM

Grant Line Station
Tracy, California



APR 2007
RECEIVED
Community
Development

I. GENERAL REQUIREMENTS

All signs are subject to the following limitations and regulations.

Each tenant shall submit to the landlord for approval two (2) copies of detailed drawings indicating the locations, size, color, layout, design, illumination, materials and method of installation of each sign proposed.

All permits required by the City of Tracy and associated fees shall be obtained and paid for by the tenant to tenant's representative.

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

Tenant shall be responsible for the fulfillment of all requirements and specifications provided for by this Sign Criteria and all other applicable codes and ordinances of the City of Tracy.

All signs shall be reviewed for conformance with the Landlord's Master Sign Program and for overall design, material, workmanship and quality. Approval of final signage and the correctness of installation shall be at the sole discretion of the Landlord and the City of Tracy.

Tenant shall be responsible for the installation and maintenance of its approved signage. Should tenant's sign require maintenance or repair, Landlord shall give Tenant written notice to affect said maintenance or repair. Should Tenant fail to comply, Landlord shall have the right to remedy the matter and charge the Tenant all costs associated with repair and/or maintenance including Landlord's administrative costs pursuant to the terms and conditions of the Lease.

All sign contractors must be fully licensed in the State of California, and must provide the Landlord with a certificate of liability insurance prior to commencing any work on the property.

Landlord reserves the right to refuse acceptance of any design for aesthetic compliance to the theme of Grant Line Station as interpreted by the Landlord.

Minor variations shall be permitted if approved by the Landlord and the City of Tracy.

II. ALLOWABLE SIGNAGE

A. Illuminated Channel Letters

These signs shall be installed on exterior building fascia as shown in the Master Sign Program and as approved by the Landlord and the City of Tracy for identification of tenants. Signage area shall reflect that required by the City of Tracy Sign Ordinance: one square foot of sign area for each linear foot of leased tenant frontage.

Sign length shall not exceed 75% of the tenant's leased frontage or 20' lineal maximum, whichever is less.

All building signs shall be individually illuminated channel letters mounted to exposed sheet metal raceways. Letters shall have dark bronze aluminum returns with dark bronze trim; raceways shall be painted to match the exterior building fascia color.

Signs shall be manufactured of .080 aluminum sides and backs with 5" deep returns.

Face, color and letter style shall be tenant choice with Landlord approval.

Wording of signs shall be limited to the store name only and such name shall not include any items sold therein unless specifically part of the business trade name.

H

Letter height shall not exceed 24". Two lines of copy may be allowed but shall not exceed a maximum of 24" in height. Tenants in free standing buildings with over 10,000 square feet of floor area will be allowed 48" letter height.

Logo modules are acceptable with Landlord approval, but shall not exceed the maximum overall letter height or 10 square feet in area, when allowed. The use of corporate logos and trade style shall be permitted (subject to Landlord's approval) provided such logos or trade style do not exceed the allowed height or area for the tenant signage.

Neon tube lighting is allowed if fully contained within individual pan channel letters with a clear plastic face.

Signs shall be allowed on any tenant frontage facing a street or parking area. Pad buildings shall be allowed signage on all four elevations.

B. Monument Signs

Two monument signs shall be allowed for the site. One situated on Grant Line Road, and the other at the Shopping Center entrance on Corral Hollow Road.

Each monument sign shall contain the center name "Grant Line Station" and room for three tenants. Tenants leasing 6,000 square feet, or more, shall be allocated monument sign space at the Landlord's sole and absolute discretion on a first-come, first-serve basis.

III. GENERAL INFORMATION

The following section outlines the acceptable scope of work, quality standards and materials for Grant Line Station.

A. Electrical and Illumination

All fabrication and installation shall comply with all Underwriter's Laboratories requirements and specific state and local codes. All components shall bear the U.L. label indicating approval and be manufactured and installed by a U.L. certified shop. Each individual letter shall bear the appropriate U. L. label.

All conductors, transformers, ballasts and other equipment shall be concealed.

Primary electric service to all tenant signs shall be placed on tenant's electric service for free standing buildings and on the landlord's house electric service for the outparcel pad and multi-tenant buildings.

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.

All glass housings, electrodes, tube supports, glass tubing, high voltage cable and any miscellaneous components shall be of first quality industry standards and listed with Underwriter's Laboratories.

Illumination of all tenants signs shall not exceed that as specific in the lighting description for each of the individual signs described in this document.

B. Construction

All bolts, fastenings, clips, conduits, etc. shall be hot-dipped galvanized iron or equal. Where externally mounted, all items (including raceways) shall be painted to match the exterior color of the surfaces mounted thereon.

No substitutes will be accepted by the Landlord whatsoever unless so indicated in specifications and approved by both the Landlord and the city of Tracy.

Shop drawings are required prior to start of any work detailing all specifications and methods of construction and must be approved by the Landlord prior to any construction or installation of signage.

C. Installation/removal

All penetrations of any building structure required for sign installation shall be neatly sealed and continuously maintained in a watertight condition.

All contractors for installation, removal or service must be fully licensed and must provide the Landlord with certificates of insurance prior to commencing any work.

All methods of attachment to any structure must be detailed on shop drawings and be approved by the Landlord and the City of Tracy.

Sign removals shall include the patching and repairing of the entire work area plus the repainting of any "ghosted" or faded areas as directed by the Landlord.

D. Prohibited signs

Conformance to the guidelines for signs at Grant Line Station will be strictly enforced. Any nonconforming or unapproved signs are strictly forbidden.

Flashing, blinking, moving, animated or audible effects are prohibited.

Exposed neon signs on exterior walls are prohibited; however, exposed neon signs may be approved in the windows at the discretion of the Landlord.

Tethered balloons and inflatable signs are prohibited.

Any sign on a parked vehicle parked for a duration of time which indicates its use is for the purpose of advertising a particular tenant, service or product is prohibited.

Signs that are moveable or transportable and are placed in vehicular or pedestrian traffic areas are prohibited. Sandwich board and/or "A" frame signs are prohibited.

Sign cans, sign boxes and non-illuminated channel lettering are prohibited.

E. Exceptions

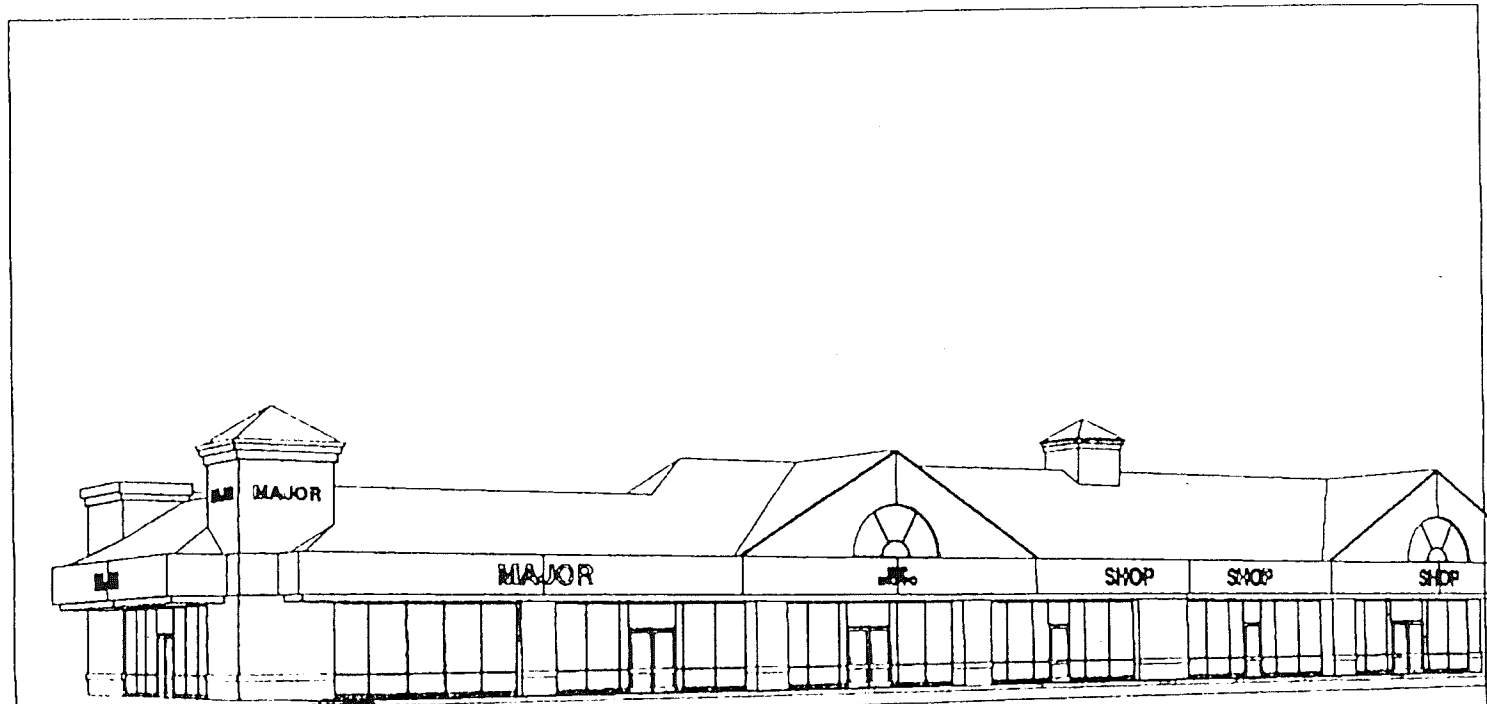
Any changes from the Master Sign Program must be submitted to the Landlord and the City of Tracy for review.

All applications for exceptions must be accompanied by color renderings, samples, and shop drawings.

F. Designs/Submittals

It is expected that professional designers will prepare artwork for all tenants and that such artwork will include scaled schematic drawings, specifications and color renderings.

Submittals will be made to the Landlord and to the City of Tracy for approval before any such work may begin. Work started without approval will be considered non-conforming and will be subject to immediate removal by the Landlord at the Tenant's cost.



PERSPECTIVE WITH 24" SIGNS

GRANT LINE STATION Tracy, California 28 May 1999

Received: 6/26/99: 4:14PM:
05/28/1999 15:12 925-556-0893

020 600 0003 -> BIAQUINI PROPERTIES:
ODC INC

M3
PAGE 03

EXHIBIT E

SIGN CRITERIA

MASTER SIGN PROGRAM

Grant Line Station
Tracy, California

5/4/00
Approved Master
Sign Program for
Grant Line Station
shopping center - SEC
of Grant Line and Corral
Hollow Roads.
One addition on page 2.

I. GENERAL REQUIREMENTS

Except for the concrete semi-circle monument sign at the NWC of Grant Line/Corral Hollow Roads and the building wall-mounted signs for the Rite Aid Drugs building both of which were approved by the Tracy City Council through its Planned Unit Development (PUD) permit action on June 16, 1998, all All-signs are subject to the following limitations and regulations.

Each tenant shall submit to the landlord for approval two (2) copies of detailed drawings indicating the locations, size, color, layout, design, illumination, materials and method of installation of each sign proposed.

All permits required by the City of Tracy and associated fees shall be obtained and paid for by the tenant or tenant's representative.

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

Tenant shall be responsible for the fulfillment of all requirements and specifications provided for by this Sign Criteria and all other applicable codes and ordinances of the City of Tracy.

All signs shall be reviewed for conformance with the Landlord's Master Sign Program and for overall design, material, workmanship and quality. Approval of final signage and the correctness of installation shall be at the sole discretion of the Landlord and the City of Tracy.

Tenant shall be responsible for the installation and maintenance of its approved signage. Should tenant's sign require maintenance or repair, Landlord shall give Tenant written notice to affect said maintenance or repair. Should Tenant fail to comply, Landlord shall have the right to remedy the matter and charge the Tenant all costs associated with repair and/or maintenance including Landlord's administrative costs pursuant to the terms and conditions of the Lease.

All sign contractors must be fully licensed in the State of California, and must provide the Landlord with a certificate of liability insurance prior to commencing any work on the property.

Landlord reserves the right to refuse acceptance of any design for aesthetic compliance to the theme of Grant Line Station as interpreted by the Landlord.

Minor variations shall be permitted if approved by the Landlord and the City of Tracy.

Except as otherwise limited by this Master Sign Program, all signs shall meet the sign requirements of Tracy Municipal Code Chapter 10.08, Article 35.

II. ALLOWABLE SIGNAGE

A. Illuminated Channel Letters

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Sign length shall not exceed 75% of the tenant's leased frontage or 20' lineal maximum, whichever is less.

All building signs shall be individually illuminated channel letters mounted to exposed sheet metal raceways. Letters shall have dark bronze aluminum returns with dark bronze trim; raceways shall be painted to match the exterior building fascia color.

Signs shall be manufactured of .080 aluminum sides and backs with 5" deep returns.

Face, color and letter style shall be tenant choice with Landlord approval.

Wording of signs shall be limited to the store name only and such name shall not include any items sold therein unless specifically part of the business trade name.

Letter height shall not exceed 24". Two lines of copy may be allowed but shall not exceed a maximum of 24" in height. Tenants in free standing buildings with over 10,000 square feet of floor area will be allowed 48" letter height.

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B. Monument Signs

Two monument signs shall be allowed for the site. One situated ~~on~~ along Grant Line Road, and the other at the Shopping Center entrance ~~on~~ at Corral Hollow Road.

Each monument sign shall contain the center name "Grant Line Station" and room for three tenants. Tenants leasing 6,000 square feet, or more, shall be allocated monument sign space at the Landlord's sole and absolute discretion on a first-come, first-serve basis.

Handwritten note: The monument signs shall be wholly located on private property, outside of the public right-of-way.

III. GENERAL INFORMATION

The following section outlines the acceptable scope of work, quality standards and materials for Grant Line Station.

A. Electrical and Illumination

All fabrication and installation shall comply with all Underwriter's Laboratories requirements and specific state and local codes. All components shall bear the U.L. label indicating approval and be manufactured and installed by a U.L. certified shop. Each individual letter shall bear the appropriate U. L. label.

All conductors, transformers, ballasts and other equipment shall be concealed.

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No substitutes will be accepted by the Landlord whatsoever unless so indicated in specifications and approved by both the Landlord and the city of Tracy.

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All applications for exceptions must be accompanied by color renderings, samples, and shop drawings.

F. Designs/Submittals

It is expected that professional designers will prepare artwork for all tenants and that such artwork will include scaled schematic drawings, specifications and color renderings.

Submittals will be made to the Landlord and to the City of Tracy for approval before any such work may begin. Work started without approval will be considered non-conforming and will be subject to immediate removal by the Landlord at the Tenant's cost.

Any sign permit application submitted to the City of Tracy shall be accompanied by the written approval of the Landlord for the proposed sign.