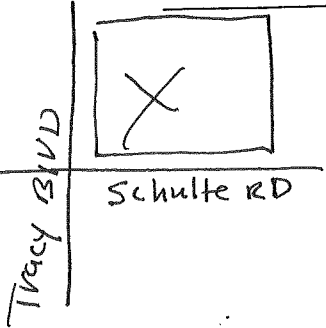


Albertson's
FINAL,
APP'D SIGN PROGRAM

License No. 674695

10245-A OPHIR ROAD, NEWCASTLE, CA 95658 • (916) 885-4775



MASTER SIGN PROGRAM

RECEIVED

ALBERTSON'S NOW SAVE MART
FOR 5/07

FEB 27 1997

~~LUCKY CENTER~~
SWC TRACY BOULEVARD & SCHULTE ROAD
TRACY, CALIFORNIA

A. Preface

1. The purpose of this Master Sign Program (MSP) is to stipulate the proposed Signage for the Lucky Center and to guide adjacent developments in their design of compatible Signage.
2. To attain this objective and avoid inequities between adjacent developments, the City of Tracy has adopted this MSP and hereby reserves full rights of approval for any sign used in the center.
3. It shall be the full responsibility of the City and individual building owners within the center to administer and enforce this MSP, and nonconforming sign installed after the commencement of construction of the project shall, upon demand from the City be removed by the tenant at the tenant's expense. This MSP will be strictly enforced.
4. This MSP has been approved by the City of Tracy Community Development Department and all signs must be approved by the City of Tracy Community Director. All signs must be reviewed and approved and a sign permit issued by the City of Tracy Community Development Director.
5. Signs shall be limited to the following types:
 - a. Monument Signs: consisting of individually illuminated letters, numbers and corporate logo's for the primary tenant and internally illuminated sign face for secondary tenants.
 - b. Fascia/wall mounted signs: consisting of individually illuminated letters, numbers and corporate logo's

No other types of exterior signage will be ^{or} ~~excepted~~ ^{permitted} as provided for in this sign proposal including informational and directional Signage as allowed by City of Tracy Sign regulations.

B. GENERAL REQUIREMENTS

1. No sign shall be installed at the Lucky Center until it has been approved by the owner of the building upon which it is to be placed and the City of Tracy Community Development Director.
2. Each tenant proposing a sign installation shall submit three (3) copies of detailed sign shop drawings, to scale, showing the locations of the proposed sign within the center and the tenant sign area, the size and design, the sign colors, materials, and construction and the means of fastening to the building to the owner (landlord) of the building upon which it is to be placed.

Upon approval by the landlord, submit four (4) copies to the city: (One of which shall be in full color)

City Of Tracy
Community Development Director
520 Tracy Boulevard
Tracy, California 95376

3. Upon receiving approval from the city and landlord, the tenant shall submit the "Approved" shop drawings in the following number of copies to the city of Tracy to obtain a sign permit, a building permit and an electrical permit or as required. It is the tenant's responsibility to obtain all necessary permits at tenant's expense. Submit two (2) copies to the City of Tracy Community Development Department.
4. The tenant shall pay for all signs and their installation to the extent described hereinafter, unless otherwise agreed to by the city. fabrication and installation shall conform with all local building and electrical codes.
5. The tenant shall be fully responsible for compliance with all requirements of this MSP. However the property owner is responsible to correct the situation if any provisions of this MSP or the Tracy Municipal Code are violated.
6. Tenant's sign contractor shall verify all existing electrical circuits and junction boxes provided for signs, before commencing sign fabrication.

MASTER SIGN PROGRAM

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7. Sign lighting for multi-tenant buildings will be required to be wired to house panel with time clock furnished by landlord. Hours of illumination shall conform with the operation of the center.
8. Tenant is responsible for the maintenance of signs and shall keep the sign and its lighting in good appearance and proper operating condition at all times.
9. All sign contractors shall carry worker's 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 appropriate amount as required by the City of Tracy. Contractor shall indemnify the city from any damages which may arise from the installation, maintenance or use of tenant's sign.

C. SIGN SPECIFICATIONS

1. General

- a. All illuminated signs, their components, and illustration must comply with all applicable codes and regulations and shall bear U.L. labels in an inconspicuous location.
- b. Raceway, conduits, wiring, transformers and any other elements connected with the furnishing of power to signs shall be totally concealed.
- c. Primary electrical service to all tenant signs shall be placed on building house meter and shall be part of tenant's operating costs.
- d. Signs shall have no exposed light sources and surface brightness of all translucent material shall be uniformly consistent throughout every sign.
- e. The total area of signs permitted for each tenant shall be governed by the criteria established in the following sign specifications.
- f. The copy, letter style, logo's and their respective colors shall be included in the submittal made to the city for written approval prior to commencement of fabrications of signs.

MASTER SIGN PROGRAM

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2. MONUMENT SIGNS

- a. Maximum height six (6) feet
- b. Maximum sign area 24 square feet two sided
- c. Maximum signs limited to one (1) monument sign per parcel.

3. WALL OR FASCIA SIGNS (primary and secondary tenants)

- a. Total wall/fascia Signage area may not exceed 1.0 square feet per lineal foot of building or tenant space frontage. Logo's or other non-individuality lettered wall signs shall be counted at one-half square foot of sign area per limited foot of building or tenant space frontage. lineal

- b. Freestanding pad buildings: The total number of wall or fascia signs allowed for a single tenant shall be three (3) (i.e., wall signs allowed on three elevations). The total number of fascia signs allowed for a single tenant shall be three (3) (i.e., wall or fascia signs allowed if the pad building has two or more tenants shall be one per tenant, except for end unit which can have two (2). Letters shall not exceed 18" in height and 75% of tenant lease space frontage.

NOTE: Company logo's may be incorporated in sign design or used independently. Total sign and logo area must comply with the respective maximum size limits.

4. FREESTANDING SHOPPING CENTER ID SIGN

- A. Maximum height fifteen (15) feet
- B. Maximum sign area one hundred (100) square feet, two sided
- c. Only one (1) shopping center I.D. sign is allowed.

MASTER SIGN PROGRAM

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5. SPECIAL SIGNS

a. Window Signage:

Tenant shall be allowed to place in the upper window panel adjacent to the door not more than 144 square inches of handpainted, decal, or stick-on lettering or graphics indicating hours of business, telephone numbers for emergency contact, approved credit cards, ect. No other window Signage shall be allowed including but not limited to temporary signs, sale banners, posters, and product information without written approval of landlord and City of Tracy.

b. REAR SERVICE:

Tenant shall identify service door with company name and suite or street address for delivery and emergency purposes only. Sign shall be 8 inches long sheet metal plaque affixed to the rear door with a minimum of four (4) self topping metal screws. Plaque background shall be painted to match building. Letters shall be 4 inches high, black block print. All signs attached to doors, weather temporary or permanent, must be approved by the landlord and the city.

MASTER SIGN PROGRAM

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D. PROHIBITED SIGNS

The following types of signs and locations are prohibited

1. Any sign designed for emitting sound.
2. Any sign mounted or attached to a vehicle parked for the purpose of calling attention to or advertising a special business establishment.
3. Any sign which obstructs in any manner ingress to or egress from a required door, window, fire escape, or other required accessway.
4. Any sign containing any obscene matter.
5. Any sign unlawfully installed, erected or maintained.
6. Any sign now or hereafter existing which no longer advertises a bonafide business conducted or a product sold as prescribed in article 35 of The City of Tracy Municipal Code.
7. Any sign which encroaches into any city right-of-way.
8. Any sign which flashes, blinks, moves, changes colors, appears to change color, changes intensity, or contains any part of an attachment which does the same except that standard barber poles and time and temperature signs.
9. Any freestanding or projecting sign erected at an intersection so as to intrude into a triangle formed by the projection of the curb line (none, the property line) and an imaginary line twenty-five (25) feet from the intersection of such projecting lines, unless less than two (2') feet or more than eight (8) feet above the curb grade and the support is no more than eighteen (18) inches in diameter.
10. Any sign not expressly permitted.
11. Any sign located so that it interferes with visibility at an intersection, public right-of-way, driveway, or other ingress/egress.
12. Any sign located or displayed on or over public property, unless approved by council.
13. Any sign attached to a tree or other landscape material.
14. Any sign erected or maintained which has less horizontal or vertical clearance from communication lines or energized electrical power lines than that prescribed by the State or rules and regulations duly promulgated by agencies thereof.
15. Any sign serving as a billboard.
16. Any sign which, in the opinion of the Community Development Director, is in conflict with the spirit or intent of Article 35 of The City of Tracy Municipal Code.
17. Any sign adversely affecting traffic control or safety.

if



CITY OF TRACY

Community Development Department
520 Tracy Boulevard
Tracy, CA 95376

Telephone: (209) 831-4600
Fax: (209) 831-4606

March 4, 1997

Matt Bailey
ASAP Sign, Lighting, Crane Service
10245-A Ophir Road
Newcastle, CA 95658

Dear Matt:

Subject: Lucky Shopping Center; Southwest Corner of Tracy Boulevard and
Schulte Road, 875 S. Tracy Boulevard;
Master Sign Program and Lucky Store Signs

Thank you for submitting the Master Sign Program for the Lucky Shopping Center and sign permit application for the Lucky Store. The Community Development Director has approved the Master Sign Program (attached) and the following Lucky Store signs, subject to the conditions indicated below.

Signs approved under this permit:

1. One freestanding Shopping Center I.D. Sign with only the words, "Lucky Savon", on it.
2. Nine wall signs on the east face of the Lucky Store building as indicated on plans prepared by Heath and Company dated February 16, 1996, received by the Community Development Department on February 5, 1997 which include the following copy: "1 Hour Photo", "Drug", "Pharmacy", "Lucky Savon", "Bank of America", "Food", "Deli", and "Bakery".

Conditions:

1. The Shopping Center I.D. Sign shall only contain the words, "Lucky" and "Savon", and shall not identify any other tenants or businesses within the shopping center.
2. The Shopping Center I.D. Sign shall be located on the Lucky store parcel at least 15 feet from the public right-of-way near the Tracy Boulevard entrance to the shopping center.

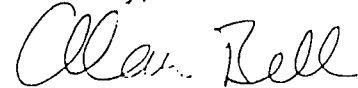
Letter to ASAP Sign, Lighting, Crane Service
Subject: Lucky Shopping Center Master Sign Program
March 4, 1997
Page 2

3. The Lucky Store wall signs approved herein shall be installed in the locations identified on the approved plan (indicated above).
4. Prior to the installation of the Lucky Store wall signs and the Shopping Center I.D. Sign, appropriate building permits shall be obtained to the satisfaction of the Chief Building Official.
5. Prior to the issuance of a building permit for any sign on the site, the Master Sign Program shall be revised as indicated in the attached draft of the Master Sign Program, received by the Community Development Department on February 27, 1997, and returned to the Community Development Department.
6. All signs at the site shall be reviewed, constructed, and installed consistent with the Tracy Municipal Code and the approved Master Sign Program.
7. All signs other than the those approved herein, indicated above, shall receive sign permit approval prior to installation.

In the event you are not satisfied with the decision of the Community Development Director, you may file an appeal with the Planning Commission within ten (10) days from the date of this letter. There is a \$220.00 non-refundable appeal application fee. The appeal must be filed in writing with the Secretary of the Commission.

If you have any questions about this matter, please do not hesitate to contact me.

Sincerely,



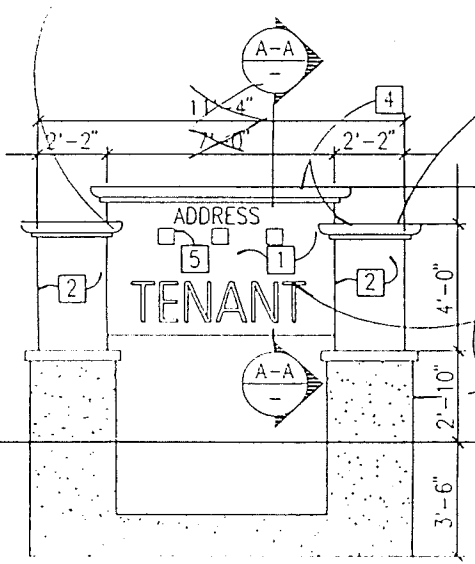
ALAN BELL
Senior Planner

Attachment

cc: Bruce Qualls, American Stores
Steve Bowie, Pacific Development

Lucky Signs

24 ft² max area



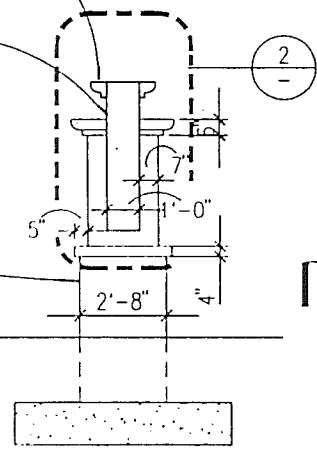
FOAM TRIM
 CEMENT PLASTER O/
 PAPER BACK MTL LATH O/
 1/2" EXT PLYWD O/
 METAL FRAMING

INTERIOR ILLUMINATED
 INDIVIDUAL CAN
 LETTER SIGN

CONCRETE BASE
 WITH CAP

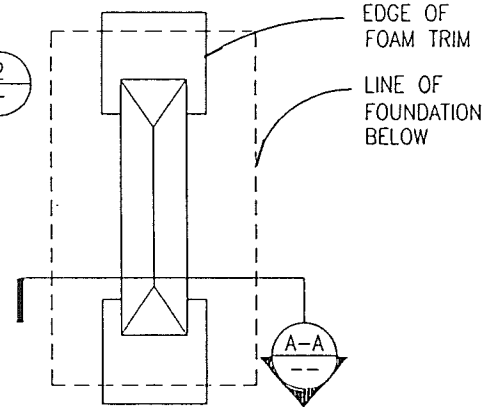
FIN. GRADE

CONC FOOTING
 PER 'S' DWGS



SECTION A-A

- 1 FULLER O'BRIEN
 COLOR B-43 PEACH BEIGE
- 2 FULLER O'BRIEN
 COLOR B-53 REDLANDS
- 4 FULLER O'BRIEN
 COLOR B-72 RUSTY ORANGE
- 5 FULLER O'BRIEN
 COLOR C-120 RED GERANIUM



PLAN VIEW

TENANT PYLON/MONUMENT SIGN

NTS:
 Reduced from
 8 1/2" x 11" sheet

Multifax
 (916)
 885-5845

