

City of Tracy

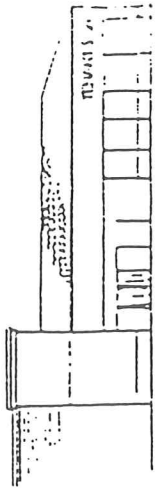
January 24, 2001

Tenant Master Sign Program

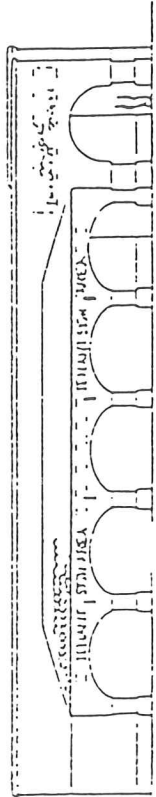
Tracy Corners Shopping Center (formerly Arnaudo)

1. Copy shall be internally illuminated Channel Classic or equivalent construction with bronze, black or red returns and gold or black trim cap.
2. Letter color and style shall be tenant choice with Landlord approval.
3. Multiple lines of copy or letters shall be allowed with Landlord approval.
4. "Food for Less" shall be allowed a six (6) foot "4" with proportionately smaller letters for the balance of this copy.
5. "The \$ Store" shall be allowed four (4) foot maximum copy height on the east elevation to a maximum of 27 square feet of total sign area.
6. Buildings A, C, D and F facing the "interior" of the project shall be allowed a maximum copy height of 24".
7. Building A, facing Tracy Blvd. And building F, facing Clover Rd. are allowed a maximum copy height of 18".
8. No sign area shall be allowable on Building A's south elevation.
9. One (1) square foot of sign area shall be allowed per linear foot of leased tenant frontage.
10. Signs shall be centered, top and bottom, as aesthetically practical in sign band area. Deviations allowed only with prior Landlord approval.
11. Logo modules shall be allowed but shall not exceed a copy height of 30" and cannot comprise more than 30% of the total allowable sign area.
12. All signs shall conform to current Uniform Building Code, National Electric Code and Underwriters Laboratories.
13. All tenants shall be responsible for securing and paying for all City permits and installation of approved signage. At expiration or early termination of lease, tenant shall remove its signage and return the affected area to original condition. Tenants in buildings A, C, D and F acknowledge that their signage shall be controlled via the Landlords electrical panel for hours of operation; tenants agree to pay pro rata share of such utility costs. Tenants agree to install its signage prior to opening for business or commencement of lease, whichever is earlier.
14. All signs shall be consistent with City of Tracy Sign Ordinance.

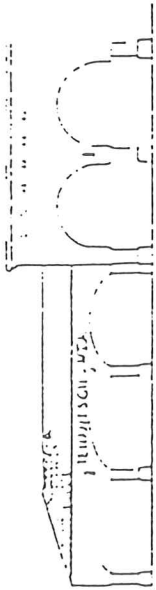
City of Tracy Planning Division	
APPROVED <input checked="" type="checkbox"/>	
DENY <input type="checkbox"/>	
BY <u>[Signature]</u>	DATE <u>1/24/01</u>
COMMENTS/CONDITIONS:	



South Elevation (Bldg. A)



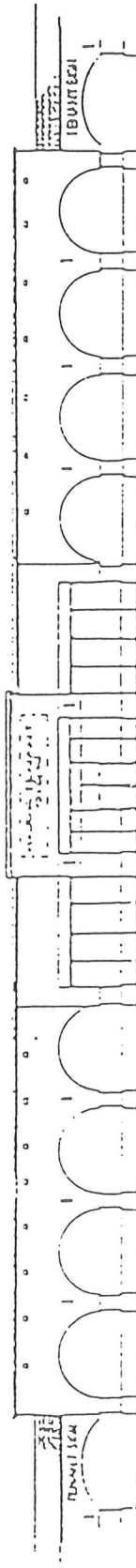
East Elevation (Bldg. A)



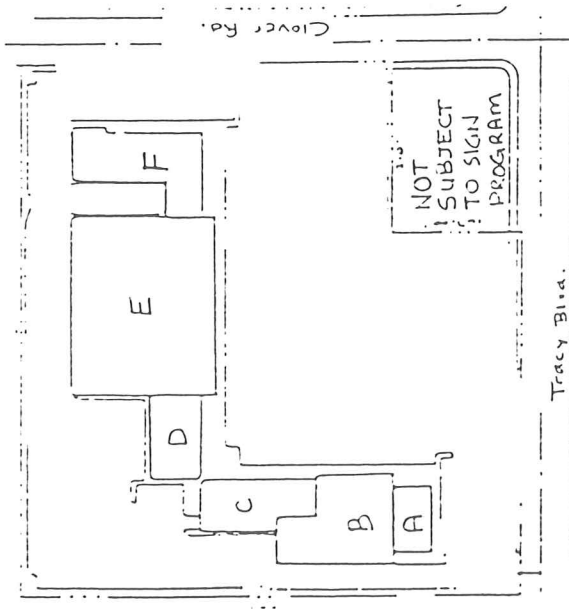
North Elevation (Bldg. A Detail)



Bldg. D



Bldg. E and F



SITE PLAN

1" = 20'0"

RECEIVED
 JAN 24 2001
 CITY OF TRACY
 DEVELOPMENT AND ENGINEERING
 SERVICES

City of Tracy Planning Division
 APPROVED
 DENY
 BY *[Signature]*
 COMMENTS/CONDITIONS:
 DATE *1/24/01*

FORNELL BEHIND
FASCU

SHANIEL LETTER SECTION

1/2" x 1'-0"

CAL NEON SIGN COMPANY

TENANT SIGN PROGRAM

1. Copy shall be Internally Illuminated Channel Classic or equivalent construction with bronze returns and gold trim caps.
2. Letter color and style shall be tenant choice with Landlord approval.
3. Multiple lines of copy or letters shall be allowed with Landlord approval.
4. "Food & Less" shall be allowed a six foot "x" with proportionately smaller letters for the balance of the copy.
5. "Waldgreen's" shall be allowed four foot max copy height on East elevation to a max of 27 square feet of sign area.
6. Buildings A, C, D & F facing the "Interior" of the project shall be allowed a max copy height of 24".
7. Buildings A, facing Tracy Blvd, and building F facing Clover, are allowed a max copy height of 18".
8. No signs area allowed on building A, south elevation.
9. One square foot of sign area shall be allowed per lineal foot of leased tenant frontage.
10. Signs shall be centered, top and bottom, as aesthetically practical in sign band area. Deviations allowed only with prior Landlord approval.
11. Logo modules shall be allowed, but shall not exceed max allowed copy height.
12. All signs shall conform to current Uniform Building Code, National Electric Code, and Underwriters Laboratories Section #44.
13. All tenants shall be responsible for securing and paying for all City permits and installation of approved signage. At expiration or early termination of lease, tenant shall remove it's signage and return the affected area to original condition. Tenants in buildings A, C, D & F acknowledge that their signage shall be controlled via the Landlords electrical panel for hours of operation; tenants agree to pay pro rata share of such utility costs. Tenants agree to install it's signage prior to opening for business or commencement of lease, whichever is earlier.

All signs shall be consistent with City of Tracy Sign Ordinance

EXHIBIT "F"

JOB NAME: TRACY COOPERATIVE

11/19/92 from DAS:

-Black reveal and red reveal also ok.

-Black trim cap is OK

Tracy Corners
or Arvaudo

"Food 4 Less"



CITY OF TRACY

Department of Development and Engineering Services
520 Tracy Boulevard
Tracy, California 95376

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

January 24, 2001

Melody Hadley
AT and T Broadband
3115 N. Tracy Boulevard
Tracy, CA 95326

tracy
C. Howard

Subject: Master Sign Program Amendment for Tracy Corners Shopping Center (formerly Arnaudo); Application No.: 08-01-SGN.

Dear Melody:

Thank you for your submittal of sign permit application number 08-01-SGN for the amendment to the master sign program for the Tracy Corners shopping center, on January 23, 2001. The Development and Engineering Services Director has approved the attached amendment to the master sign program dated January 24, 2001, subject to compliance with the following conditions:

1. All new signs shall be consistent with the requirements of the attached amended master sign program and the City of Tracy Sign Ordinance.
2. Prior to the erection of any sign, a construction permit shall be obtained to the satisfaction of the Chief Building Official and be in conformance with the plans received by the Development and Engineering Services, and with the requirements of Article 35 of the Tracy Municipal Code.
3. Upon removal or installation of any new sign, the site must be rehabilitated to its original condition which shall include, but is not limited to the removal of mounting equipment, patching, plastering and/or painting to conform with the current design and colors of the Tracy Corners shopping center.
4. The enforcement of this amended master sign program shall be the co-responsibility of the Tracy Corners Landlord and the City of Tracy.

In the event you are not satisfied with the decision of the Development and Engineering Services Director, you may file an appeal with the Planning Commission within ten (10) days from the date of this letter. There is a \$230

non-refundable appeal application fee due upon submittal. The appeal must be filed in writing with the Secretary of the Planning Commission.

If you have any other questions or require further assistance, please feel free to call me at (209) 831-4620.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Luchini', written over the word 'Sincerely,'.

Eric Luchini
Municipal Planner

Cc: Dave Griffith, Building Division
Planning Staff

Attachment