

EXHIBIT "A"
CHANNEL LETTERS SIGN CRITERIA
VALLEY VIEW SHOPPING CENTER
TRACY,
CALIFORNIA

These criteria have been established for the purpose of assuring a coordinated sign program for the mutual benefit of all occupants. Conformance will be strictly enforced. Any installed non-conforming or unapproved sign must be brought into conformance at the non-conforming Occupant's expense. The Property Owner reserves the right to change the sign criteria.

A. GENERAL REQUIREMENTS:

1. Tenant shall furnish and install one (1) exterior individually illuminated letter type sign, per frontage. No box type ("can") signs permitted.
2. Each Occupant shall submit or cause to be submitted to the Owner for approval, before fabrication, at least two (2) copies of detail drawing including all lettering and/or graphics. (All face changes shall require approval.)
3. All permits for signs and their installations shall be obtained by the Occupant or his representative at Occupant's expense.
4. Occupant shall be responsible for the fulfillment of all requirements and specifications.

B. DESIGN REQUIREMENTS:

1. Signs shall be permitted only within the areas as designed by the Property Owner or Owner's Representative
2. Height and length of signs shall be as specified in Paragraph F of this Sign Criteria.
3. Wording of sign shall not include the product sold except as part of the Occupant's trade name or insignia.

C. GENERAL SPECIFICATIONS:

1. Flashing, moving, or audible signs will not be permitted.
2. All signs to have interior illumination.
3. No exposed neon lighting shall be used on signs, symbols or decorative elements.
4. Electrical service to all signs shall be on Occupant's meters.
5. All bolts, fastenings, clips, etc. shall be painted out with facia or roof color.
6. No signmaker's label or other identification will be permitted on the exposed surface of sign, except for those required by local ordinance which later shall be placed in an inconspicuous location.
7. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
8. Sign contractor shall repair any damage to any work caused by this work.

DATED: _____ BY: _____

MISCELLANEOUS REQUIREMENTS:

1. Each Occupant who has a non-customer door at the rear of property for receiving merchandise may have uniformly applied on said door, in location as directed by the Property Owner or Owner's Representative, in two inch (2") high block letters, the Occupant's name and address. When more than one Occupant uses the same door, each Occupant's name and address shall be applied. Color of letters will be selected by the Property Owner or Owner's Representative.

E. TEMPORARY SIGNS:

1. "Temporary" shall mean an installation which is not permanent, used for a special event, and shall not remain in place longer than thirty (30) consecutive calendar days. Occupant shall be permitted no more than four (4) "temporary" window signs per year.
2. Occupant may be permitted to have temporary window signs which do not exceed fifteen percent (15%) of its total window area. Window signs shall be mounted on the interior face of the glass.
3. No "A" Frame signs shall be permitted under any circumstances.

F. SIGN REQUIREMENTS:

1. Each Occupant to have one (1) sign with the exception of those Occupants who have frontage on more than one side, upon approval by Property Owner.
2. Each Sign to have one line of copy.
3. Maximum length of sign, including all componets shall not exceed 75% of the s storefront, by twenty-four (24) inches vertical height and a maximum depth of five (5) inches.
5. All letters to be internally illuminated.
6. Letters to have be trim capped in matching color. Raceway to be painted to match building facia.
7. Illumination to be 15MIL/60MA. Tubing color to be consistent with letter facia.

DATED: _____ BY: _____