

Old. Save Mart - via Long's
99¢ Only Store
Eleventh St

UNIFORM SIGN PROGRAM FOR WESTGATE PLAZA SHOPPING CENTER
AMENDED ON NOVEMBER 25, 2002
ORIGINALLY APPROVED ON JUNE 2, 1993

1. PURPOSE

The purpose of a uniform sign program in a multi-tenant shopping center is to insure a quality overall appearance of the total building and controlling the design size, color and location of all signage.

2. SCOPE

Each tenant must first submit plans to the landlord for approval and obtain a permit from the City of Tracy before installing any signage. It is the tenant's responsibility to maintain their sign in good order during their tenancy and comply with all City regulations.

3. TYPE OF SIGNS ALLOWED

• Dimensional letters on "Sign Band" fascia.

- a. Except as provided in F below, signs shall be individually lighted letters with a constant level of illumination.
- b. All letters must have five (5) inch returns that are painted dark bronze.
- c. No lettering may be larger than 18 inches high.
- d. Letter face may be of any color plexiglass.
- e. Letters may be any style subject to landlord approval.
- f. Logos and lettered logos are allowed in the "Sign Band" fascia. Logos are not to exceed four square feet and twenty-four inches in height and length; while lettered logos are not to exceed three square feet and eighteen inches in height and twenty-four inches in length.
- g. Lettering must not span more than 75% of store front space per tenant and must be centered within that space.
- h. Tenants with corner store fronts will be permitted to have two signs, one on either frontage.
- i. Tenants with two lines of copy will not exceed 18 inches in overall height.
- j. Lettering must be the business name only.
- k. Sign cost is tenant responsibility.
- l. All signs will be illuminated and shall be operated on a timer clock that is to be provided and installed by the tenant.
- m. No labels will be permitted on the visible surfaces of signs except those required by local ordinance that shall be applied in an inconspicuous location.
- n. Anchor tenants, which include at the time of this amendment Save Mart, Blockbuster, and the vacant store at the southeast corner of the parcel, shall comply with the requirements of the Tracy Municipal Code.
- o. Unless stated herewith in, all other signs shall comply with Article 35 of the Tracy Municipal Code.

HOURS OF OPERATION

Illuminated signs are to operate on time clocks. Hours of illumination shall be subject to landlord approval.

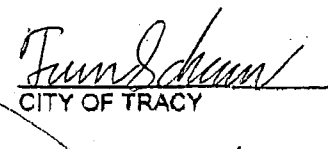
MISCELLANEOUS

- a. Flashing, moving or audible signs will not be permitted.
- b. No exposed conduit, tubing, or raceways will be permitted.
- c. Advertising devices such as attraction boards, "sale" signs, sidewalk signs, and flags shall not be permitted.

ALL NEW TENANTS MUST COMPLY WITH NEW SIGN CRITERIA AS OF 11-25-02.


PROPERTY OWNER

Scott Lissberger
Lissberger Enterprises


CITY OF TRACY

Tarren Schaar
City of Tracy


SIGN COMPANY

Jeff Miller
Sycamore Sign Service

City of Tracy Planning Division
APPROVE <input checked="" type="checkbox"/>
DENY <input type="checkbox"/>
BY <u>TWS</u> DATE <u>2/19/03</u>
COMMENTS/CONDITIONS: