



# BALDWIN PARK MARKETPLACE

## SIGNAGE GUIDELINES

AUGUST 21, 2003



20300 S. Vermont Ave. #245  
Torrance, CA 90502  
Phone 310.630.1668  
Fax 310.630.1947  
Lic. #314794  
[www.arrowsigncompany.com](http://www.arrowsigncompany.com)

## TABLE OF CONTENTS

	<u>PAGES</u>
General Landlord/Tenant Guidelines	3-5
Construction Requirements	5-6
Sign Installation	6
Protection of Property	6-7
Prohibited Signage & Restrictions	7-8
Miscellaneous Signs	8
Sign Specifications	8-11
On-Site Banners	11-12
Major Tenant Building Signage-Wal-Mart	12
Pad Tenants (Single, Multi-Use & Restaurant)	13-14
Site Tenant Identification Signage/Service Station Identification Signage	14
<b><u>EXHIBITS</u></b>	
Exhibit 1.0-Channel Letter Sign Diagram	15
Exhibit 2.0-Halo Illumination Sign Diagram	16
Exhibit 3.0-Major Wall Mounted Signs	17 -23
Exhibit 4.0-Pad Tenant Wall Mounted Signs	24-25
Exhibit 5.0-Pylon & Monument Signs (freestanding)	26
Exhibit 5.1-Entrance Pylon (P-3)	27
Exhibit 5.2-Corner Monument Sign (M-1)	28
Exhibit 5.3-Wal-Mart Monument Sign (M2-A)	29

Exhibit 5.3-Tenant Monument (M2-A)	29
Exhibit 5.4-Tenant Monument (M2-B)	30
Exhibit 5.5-Gas Pricing Sign (M-3)	30
Exhibit 5.6-Storefront Elevation Suite ID & Hours	31
Exhibit 5.7-Non-Illuminated Directional Signs	32
Exhibit 5.8-Service Station Identification Signage	33
Exhibit 6.0-Site Plan	34

## I. General Landlord/Tenant Guidelines:

### A. Submittal Guidelines:

1. Each Tenant shall submit to the Landlord for written approval prior to fabrication, not less than three (3) copies of detailed drawings of the Tenant's proposed signs indicating the location, size, layout, design, materials and color graphics. Such drawings shall be submitted concurrently with architectural drawings, sufficient in Landlord's opinion, to show the exact relationship with the store design, Tenant's store location on site and the dimensions of the building frontage.
2. Prior to fabrication, detailed drawings of all signs shall be submitted to the Landlord and stamped as approved by the Landlord. Drawings must then be submitted to the City Planning Division for review and approval prior to fabrication.
3. Tenant shall obtain and pay the entire cost of all permits, approvals, manufacturing, installation and maintenance of its respective signs. No sign shall be installed until all required approvals and permits have been obtained.

### B. General Requirements

1. Tenant shall be responsible for fulfillment of all of the "Sign Criteria Guidelines", to the extent applicable.
2. Location of all signs shall be per the accompanying design criteria as illustrated in attached exhibits.
3. The location of all signs shall be per the accompanying design criteria.
4. Tenant shall verify his sign location and size with Landlord/Developer prior to fabrication.
5. It is the responsibility of the Tenant's sign company to verify all conduit locations and service prior to fabrication.
6. Tenant shall be solely responsible for the installation and maintenance of its own signs.
7. Tenant is required to maintain their sign in good working order and replace defective lights, components, etc., as necessary.

8. Tenant shall be fully responsible for the actions of Tenant's sign contractor.
9. Electrical service to Tenant signs will be connected to Tenant's meter and shall be connected to a time clock supplied by Tenant. Time clock hours shall be subject to Landlord approval.
10. All sign fabrication shall be of excellent quality. All logo images and type styles will not be accepted unless it is a registered trademark. The Landlord/Developer reserves the right to reject any fabrication work deemed substandard.
11. Except as permitted herein, any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights. In no event shall an illuminated sign or light device be placed or directed towards a public street, highway, sidewalk or adjacent premises facing residential areas, so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
12. All illuminated building signs shall be either internally illuminated, individual letters or reverse individual channel letters with halo illumination.
13. All primary identification of Tenant shall be illuminated per the criteria listed in the General Sign specifications sections.
14. Notwithstanding the maximum square footages specified for copy area allowances, sign and typography in all cases shall appear balanced in scale within the context of the sign space and the buildings as a whole. Thickness, height and color of sign lettering shall be visually balanced and in proportion to other signs on the building.
15. No Tenant shall affix or maintain upon any glass or other material on the storefront or within twenty-four inches (24") of any window, any signs unless such signs or materials have received the written approval of the Landlord and comply with this Sign Criteria.
16. Two lines of copy may be used where indicated, provided the total height of the sign does not exceed maximum sign height for the applicable type of signage, and Landlord and City, both approve the design.

17. No projection above or below the "maximum sign letter copy area" will be permitted (unless approved otherwise by Landlord/Developer in writing).
18. All sign lettering, not including the logo portion of the sign, shall be the same style and color. Alternative letter styles are permitted for state or federally registered business logos.
19. No sandblasted or painted wood signs allowed.

### C. Construction Requirements

1. Landlord's project manager or property management shall be given 7 days notice prior to installation of all signs. Failure to notify Landlord may result in removal of sign to inspect penetration in building face.
2. All sign fabrication and installation must comply with all local building and electrical codes and bear a UL label placed in an inconspicuous location. Tenant shall pay for electrical service to the sign.
3. No labels will be permitted on the exposed surface of the signs, except those required by local ordinance, which shall be placed in an inconspicuous location.
4. No exposed crossovers, conduits, conductors, transformers, tubing, junction boxes, neon, lamps, etc. shall be permitted. Junction box shall be installed flush to wall surface with a sealed metal cover.
5. Letter fastening and clips are to be concealed and be of galvanized, stainless, aluminum, brass, or bronze metals.
6. Tenants shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the Shopping Center.
7. Design, layout and materials for Tenant signs shall conform in all respects with the sign design drawings included in this criteria. The maximum height for letters in the body of the sign shall be specified in this criteria.
8. Tenant's sign contractor shall repair any damage to the premises or other property in the Shopping Center caused by the contractor's work. Should Tenant's contractor fail to adequately repair such

damage, Landlord may, but shall not be required to, repair such damage at the tenants expense.

9. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match finish to Landlord's satisfaction.
10. No wood backed letter material will be allowed.

#### D. Sign Installation

1. All work to fabricate, erect, or install signs (including connection to electrical junction box) shall be contracted and paid for by Tenant and subject to Landlord approval.
2. All signs shall be designed, constructed and installed in accordance with local codes and ordinances. Tenant's sign contractor, at Tenants sole expense, shall obtain all necessary permits.
3. Signs not installed in strict accordance with previously approved plans and Tenant's cost, shall immediately correct specifications at Tenant's cost and expense, upon demand by Landlord. If not corrected within 15 days, sign may be removed or corrected by Landlord at Tenants expense.
4. Erection of any sign shall be promptly and safely effected with as little disruption to business and traffic as possible and with minimum inconvenience to the Landlord and to other Tenants.
5. All letters shall have concealed service access to lamps, ballasts and wiring.
6. Upon removing any sign, Tenant shall, at its own expense, repair any damage created by such removal and shall return the area from which the sign was removed back to its original condition. All debris from removal shall be promptly removed from its site.

#### E. Protection of Property

1. Tenant's sign contractor shall design, manufacture, install, or erect Tenants sign in a manner which will not over-stress, deface or damage any portion of the building or grounds.
2. Any sign, temporary or permanent, capable of exerting damaging pressures on the building due to its size, weight or design shall

have its design examined by a structural engineer. Prior to installation of such sign, Tenant shall submit to Landlord such engineers written approval verifying that no unsafe condition will be imposed upon the building or other structure to which the sign will be attached.

3. All exposed parts of any sign or sign support subject to corrosion or other similar damage shall be protected in a manner acceptable to Landlord.
4. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, Tenant shall promptly repair. Landlord may remove and store, at Tenants expense, any signs not maintained properly or not in accordance with this Sign Program.

**F. Prohibited Signage and Signage Component Restrictions:**

All users are subject to the following:

1. Signs Constituting a Traffic Hazard: No person shall install, maintain, or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or any other symbols or characters in such a manner to interfere with, mislead or confuse traffic.
2. Immoral or Unlawful Advertising: It shall be unlawful for any Tenant to exhibit, post, display or cause to be exhibited, posted or displayed upon any sign, anything of obscene, indecent, or immoral nature or unlawful activity.
3. Signs on Doors and Windows: No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign shall be placed on the exterior of the premises except as permitted herein. No sign of any kind shall be attached to a standpipe except those signs as required by code or ordinance.
4. Window signs, except where specifically approved by the Owner/Developer and the city, are prohibited.
5. No animated, revolving, flashing, audible, or odor producing signs will be allowed.
6. No Vehicles Signs: Signs, parking lot fliers on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or

provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of services from such vehicles are prohibited.

7. Any sign located on the roof or extending above the roofline of a building is prohibited.
8. Freestanding Signs except as provided in this document are prohibited.
9. No exposed raceways, crossovers or conduits will be permitted to be visible.
10. Permanent advertising devices such as attraction "sandwich" boards, posters, banners and flags, except where specifically approved by the Owner/Developer and the City, are strictly prohibited.
11. No other types of signs except those specifically mentioned within the criteria will be allowed.

## **II. Miscellaneous Signs:**

- A. Federal, State and City required signs should be installed as required by Governing Agency.

## **III. Sign Specifications**

- A. Signs shall be in accordance with criteria contained within this program, unless in the opinion of the Landlord and the City, the design contributes to a unique benefit of the complex.
- B. The "copy" (letter type), logos and their respective colors shall be submitted to the Landlord/Developer for approval prior to fabrication.
- C. Unless specified herein, wording for Tenant signage is limited to the Tenant's Trade name and logo(s). Each Tenants customary signature or logo, hallmark, insignia or other trademark will be respected.
- D. A registered trademark/logo shall be included within the calculated sign area. Logo sign shall also be sized to be in proportion to the building face to which it is attached. This sign is also subject to approval by the Landlord and the City's Planning Division.

- E. A trademark/logo may be combined with individual letters if said trademark/logo registered and is within the allowable area and size requirements, subject to City and Landlord review and approval.
- F. Signs shall center on the storefront unless prior written approval is obtained from the Landlord and the City.
- G. All illuminated building wall and fascia signs shall be either internally illuminated individual letters or reverse individual channel letters with halo illumination.
- H. Internally illuminated, individual channel letter signs shall be constructed using plastic faces.

**I. Internally Illuminated Sign Specifications:**

- 1. Internally illuminated individual letters shall consist of one (1) channel letters, two (2) neon illumination, and three (3) plastic faces. A trim cap can be installed if required by sign manufacturer.
- 2. Channel letters shall be made of a minimum of .063 aluminum returns. If required, sign backs shall be made of a minimum of .090 aluminum backs.
- 3. Letters shall be internally illuminated with neon or fluorescent lighting. Transformers shall be housed within the individual letters or in a raceway located behind the sign fascia. Exposed raceways are prohibited.
- 4. All signage shall be installed and labeled in accordance with the "National Board of Fire Underwriters Specifications." Where neon illumination is used, 30 milliamp neon lamps are to be installed.
- 5. All metal surfaces shall be primed and painted to match colors specified in design drawings.
- 6. Individual letter styles are encouraged, provided that the Landlord and the City have approved design, color and spacing of letters in writing.
- 7. Halo signs and solid letters shall be illuminated by concealed neon tubes to create a halo effect (see Exhibit 2.0).

**J. Halo Lit Letter Sign Specifications (if applicable):**

1. The reverse channel letter back on halo signs shall be constructed of "Acrylite" acrylic plastic (3/16" minimum) or Lexan and fastened to the metal can in an approved manner.
2. All metal shall receive a minimum of two (2) coats of primer and one (1) coat of finish. Metal sheet seam joints shall be by electric weld only.
3. Halo type signs used in outdoor locations will have clear Lexan backing on the rear of the letters to prevent birds from nesting in the letters.
4. All neon tubing must be fully concealed within or behind the letter to not be visible to the public.
5. Halo signs shall be 30 milliamp neon lamps. All signage shall be installed and labeled in accordance with the "National Board of Fire Underwriters specifications".
6. PK Housings shall be provided to feed the neon to each letter of the sign.

**K. Sign Heights:**

1. **For Major set S.F. Parameter:** The height of each sign shall be of a size that is appropriate to the exterior elevations of the proposed space with color choice open. These signs will be submitted to the Landlord and City for approval. The proportions of the building architecture shall determine the maximum sign letter height.
2. **For Single Pad Tenants and Multi Tenant Pads:** The height of each sign shall be measured from top to bottom and shall not exceed the following guidelines:
  - A. Single line signs in all upper case shall not exceed 24" in height. Upper and lower case signs shall also not exceed 24" including down strokes.
  - B. Two line signs shall not exceed 30" in total height, including space between lines, and no individual line shall be more than 18" in height.
  - C. The space between lines shall not exceed one third of the letter height of the smallest letter.

3. For Freeway (Single or Multiple) Tenants: The height of each sign shall be measured from top to bottom and shall not exceed the following guidelines.
- A. Single line signs in all upper case shall not exceed 36" in height. Upper and lower case signs shall also not exceed 36" including down strokes.
  - B. Two line signs shall not exceed 48" in total height, including space between lines, and no individual line shall be more than 36" in height.
  - C. The space between lines shall not exceed one third of the letter height of the smallest letter.
  - D. Except where required by City regulations, sign manufacturers names are prohibited.
  - E. Luminous vacuum-formed acrylic signs and letters, including pre-manufactured and franchise signs, with the exception of site and directional signage approved by the Landlord/Developer and the City are prohibited.
  - F. Styrofoam, cardboard or paper signs, stickers or decals hung around, on or behind storefronts are prohibited.
  - G. Exposed fastening devices, unless integral to the signs' design intent, are prohibited.
  - H. In addition to the signs described above, each Tenant shall be permitted to place information to the right of the mullion white vinyl lettering (Helvetica Medium letter style) to provide store name and hours at the entry door as specified on the attached Exhibit 5.6. The total area for this sign shall not exceed 2 square feet or 288 square inches.
  - I. Promotional, special event signs, banners or flags shall conform with the City's Sign Ordinance and must be approved by the Landlord prior to submission to the City.

#### IV. On-Site Banners

- A. The Landlord, at is discretion, may periodically install and maintain decorative, directional or informational banners in designated areas per existing city code requirements.

B. These banners may be installed by the Landlord to announce special upcoming shopping center related events, provide additional marketing exposure to less visible tenants and otherwise add color and flare to the center.

1. Walkway oriented banners shall be mounted on existing light standards within the sidewalk or walkway area.
2. Walkway oriented banners shall not exceed 7 sq. ft. of banner area per side of light standard.
3. Drive oriented banners shall not exceed 14 sq. ft. of banner area per side of tree or standard.
4. Tenant names and logos may be displayed on banners in colors and fonts and in a manner selected by business Owner.
5. The banner program may be installed in phases so the owner may evaluate the installation and make any necessary design or attachment adjustments prior to final design installation.

C. The banners shall in all other ways not aforementioned in this section and wherever possible, be in accordance with the criteria contained within this program unless in the opinion of the Landlord and the City, the design contributes to the unique benefit of the complex.

D. Sign permits and building permits (if required) shall be obtained by either the Landlord or sign contractor prior to the installation of any on-site banners at the Center.

#### V. Major Tenant Building Signage-Wal-Mart

- A. Wal-Mart, the major tenant shall be allowed to install one (1) major wall mounted identification sign per entry and additional signs as approved by variance, dated March 26, 2002, and illustrated in Exhibit 3.0.
- B. Major Tenant signs shall be a size that is appropriate to the exterior elevations of the proposed space with color choice open. These signs will be submitted to the Landlord and City for approval. The proportions of the building architecture shall determine the maximum sign letter height.

- C. Signs shall comply with all terms as set forth in the General Sign Guidelines.

**VI. Pad Tenants/Restaurant Tenants**

- A. <sup>Single</sup> ~~Sign~~ User Pad Tenants shall be allowed three (3) wall mounted identification signs, one sign per elevation or building face as illustrated in Exhibit 4.0. Pad tenants may be allowed presence on one (1) monument sign at the discretion of the Landlord and is subject to the landlord and City approval. Each sign area is limited to the maximum area of fifty (50) square feet. Restaurant Tenants, whether they are inline, Single or Multi User Pad, have specific and unique graphic, color and signage style needs. Therefore, colors and styles will be open to these tenants and subject to the approval of the Landlord and the City. Signs will be limited to the restaurant/entertainment user's name and registered trademark in the size defined by the tenant's square footage, regardless of shopping center location. The use of brand names or brand logos, shields crests will not be allowed on the sign unless approved by the Landlord and the City.
- B. Multi User Pad Tenants shall be allowed (2) wall mounted identification signs, one per elevation or building face as illustrated in Exhibit 4.0. (Maximum area of fifty (50) square feet), with the exception of end caps where a third sign will be allowed within the maximum 75 square feet allowance.
1. Wall Mounted Sign area shall be the entire area within a perimeter defined by a continuous line composed of right angles which enclose the extreme limits of lettering, logo, trademark or other graphic representation.
  2. Signs shall comply with all terms as set forth in the General Sign Guidelines.
  3. Ultimate sign height and width must be architecturally compatible with the building frontages that they are on.
  4. Registered trademark or logo shall be included within the calculated sign area. Logo sign shall be sized to be proportionate to the building fascia to which it is attached. This sign is also subject to Landlord and Planning Division approval.

5. A trademark or logo may be combined with individual letters in the particular trademark or logo is registered and is within the allowable square footage and size requirements.
6. Sign copy shall contain legally registered name only. Any other services or product advertising will not be allowed.
7. Single of Multi-Use Pad Tenants shall not be limited to color choice.

**VII. Site Tenant Identification Signage (see Exhibit 6.0)**

**Monument & Pylon Signs**

The shopping center and the major/sub-major users within the Center shall be identified by street oriented signs at major and secondary entrances around the site. Signage shall be in accordance with the criteria established herein. Freestanding pad users may be allowed at Landlord's discretion for all or a portion of one (1) monument sign, designated to fit within the criteria, and placed adjacent to the pad site.

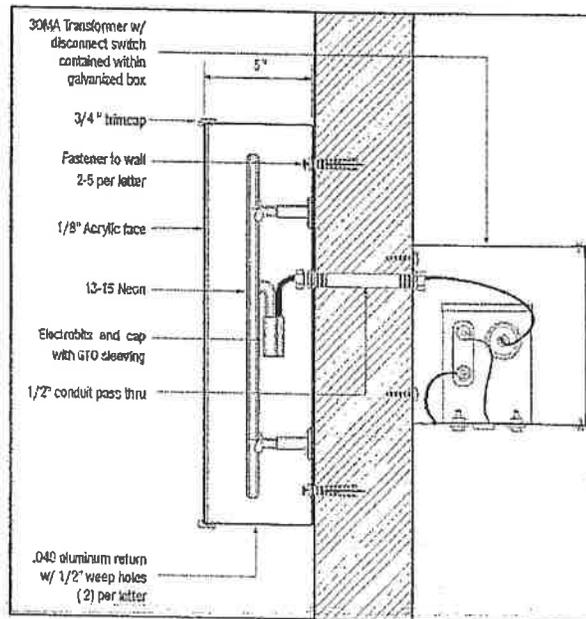
**SIGN TYPES P1-M3 SEE EXHIBITS 5.0-5.5 FOR DETAILED SPECIFICATIONS**

**VIII. Service Station Identification Signage (see Exhibit 5.8)**

Service Station canopy shall be allowed a maximum of two (2) internally illuminated or surface applied decal logo signs, two (2) internally illuminated or surface applied decal branding signs, two (2) internally illuminated price boards and one (1) illuminated kiosk identification sign.

# EXHIBIT 1.0

## CHANNEL LETTER SIGN DIAGRAM

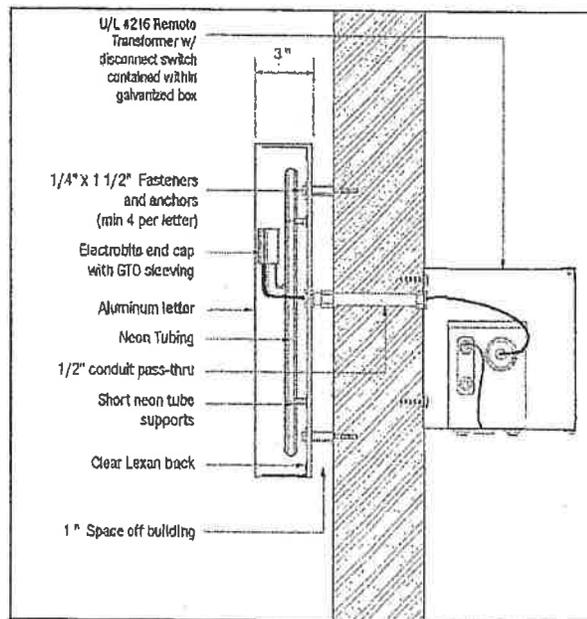


SECTION DETAIL THROUGH NEON ILLUMINATED  
CHANNEL LETTER SIGN

- SIGN MUST BE U.L. LISTED
- SIGN TO BE ON ITS OWN CIRCUIT
- TRANSFORMER(S) MUST BE ACCESSIBLE AND HAVE A WORK SPACE OF AT LEAST 3' x 3'

## EXHIBIT 2.0

### HALO LIT SIGN DIAGRAM



#### TYPICAL REVERSE CHANNEL LETTER INSTALLATION (HALO LIGHTING)

- SIGN MUST BE U.L. LISTED
- SIGN TO BE ON ITS OWN CIRCUIT
- TRANSFORMER(S) MUST BE ACCESSIBLE AND HAVE A WORK SPACE OF AT LEAST 3' x 3'

EXHIBIT 3.0

MAJOR WALL MOUNTED SIGN

# EXHIBIT 3.0

## MAJOR WALL MOUNTED SIGN

### SIGNAGE AREA TABULATIONS

#### PRE-EXPANSION

##### PUENTE AVENUE (SOUTH) ELEVATION

"WALMART" (SIGN TYPE 1)	190.00 SF
"ALWAYS" (SIGN TYPE 10)	59.75 SF
"SATISFACTION GUARANTEED" (SIGN TYPE 15)	100.08 SF
"WE SELL FOR LESS" (SIGN TYPE 3)	68.20 SF
"1-HOUR PHOTO" (SIGN TYPE 11)	16.50 SF
"OPTICAL" (SIGN TYPE 14)	10.25 SF
"PHARMACY" (SIGN TYPE 13)	14.56 SF

(Revised See Note 1)

TOTAL PUENTE AVENUE ELEVATION SIGNAGE 459.34 SF (Revised)

##### MERCED AVENUE (EAST) ELEVATION

"WALMART" (SIGN TYPE 1)	190.00 SF
TOTAL PRE-EXPANSION SIGNAGE	651.92 SF (Revised)
2.25.02 APPROVED PRE-EXPANSION TOTAL	696.56 SF
AMOUNT UNDER PRE-EXPANSION TOTAL	44.64 SF

#### ILLUMINATED WAL\*MART (5')

Flourescent Tube illumination  
Sunguard Weatherable Polycarbonate  
Red - R002109

#### STUD MOUNTED FORM MOLDED LETTERS

We Sell For Less, Pharmacy

Sta-Tuf Plastic  
Red - 120

#### NOTE:

"Optical" sign (10.25 SF) replaces city approved  
"Vision Center" sign (20.10 SF)

Signage approved by variance (Resolution PC 02-10, dated  
March 26, 2002)

#### POST-EXPANSION (SUPERCENTER)

##### PUENTE AVENUE (SOUTH) ELEVATION

"WALMART" (SIGN TYPE 1)	190.00 SF
"ALWAYS" (SIGN TYPE 10)	59.75 SF
"ALWAYS" (SIGN TYPE 10)	59.75 SF
"SUPERCENTER" (SIGN TYPE 2)	40.66 SF
"WE SELL FOR LESS" (SIGN TYPE 3)	68.20 SF
"BAKERY" (SIGN TYPE 4)	10.25 SF
"DELI" (SIGN TYPE 5)	5.30 SF
"MEAT" (SIGN TYPE 6)	6.84 SF
"PRODUCE" (SIGN TYPE 7)	11.88 SF
"FOOD CENTER" (SIGN TYPE 8)	50.44 SF
"LOW PRICES" (SIGN TYPE 9)	40.38 SF
"1-HOUR PHOTO" (SIGN TYPE 11)	16.50 SF
"OPTICAL" (SIGN TYPE 14)	10.25 SF
"PHARMACY" (SIGN TYPE 13)	14.56 SF

(Revised - See Note 1)

TOTAL PUENTE AVENUE ELEVATION SIGNAGE 584.76 SF (Revised)

##### INTERSTATE 10 (WEST) ELEVATION

"WALMART" (SIGN TYPE 1)	190.00 SF
"SUPERCENTER" (SIGN TYPE 2)	44.06 SF
TOTAL INTERSTATE 10 ELEVATION SIGNAGE	234.06 SF

##### MERCED AVENUE (EAST) ELEVATION

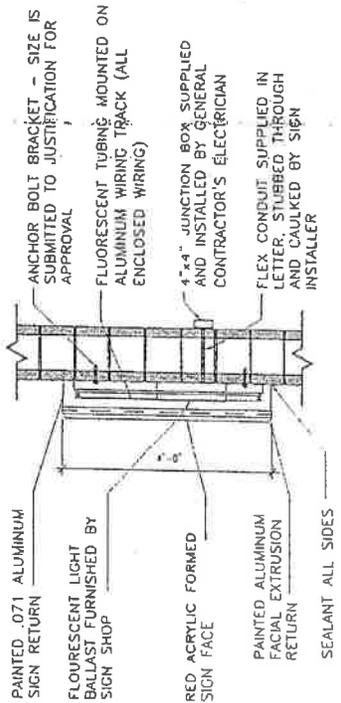
"WALMART" (SIGN TYPE 1)	190.00 SF
"SUPERCENTER" (SIGN TYPE 2)	44.06 SF
TOTAL MERCED AVENUE ELEVATION SIGNAGE	234.06 SF
TOTAL SUPERCENTER SIGNAGE	1,061.44 SF
2.25.02 APPROVED TOTAL SHOWN	1,128.99 SF
AMOUNT UNDER APPROVED TOTAL	67.55 SF

CALCULATIONS ARE BASED ON BOX METHOD

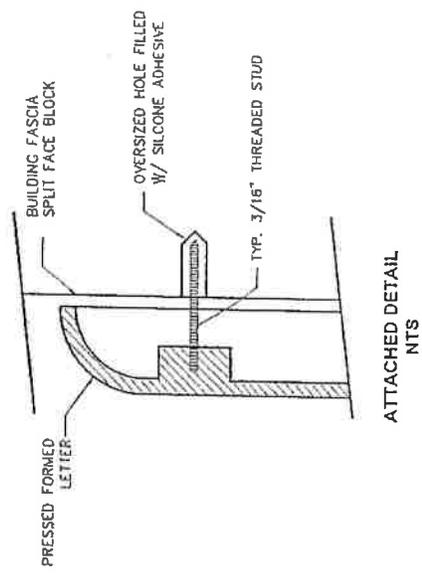
◇ REFER TO ELEVATIONS FOR SIGNAGE LOCATIONS

# EXHIBIT 3.0

## MAJOR WALL MOUNTED SIGN



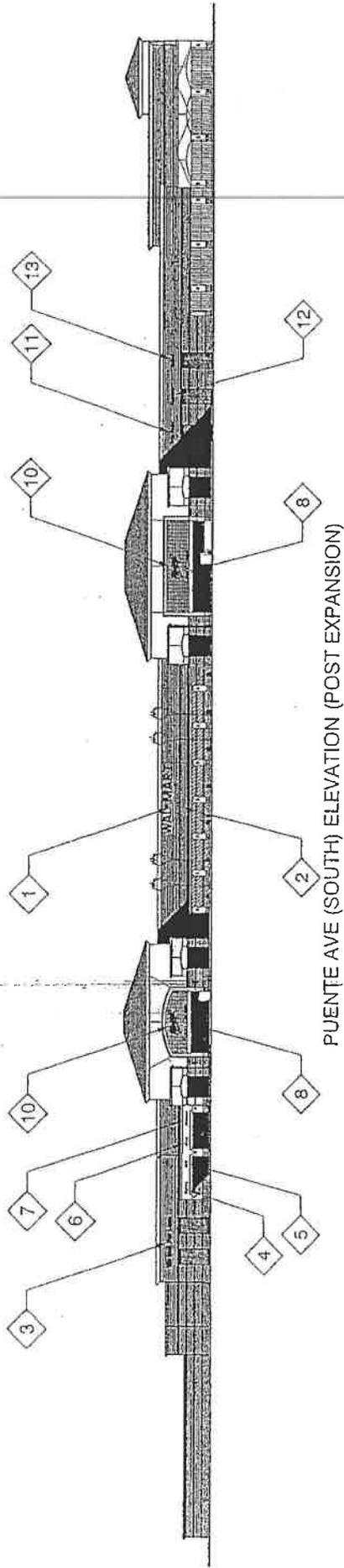
A ILLUMINATED SIGNAGE DETAIL NTS



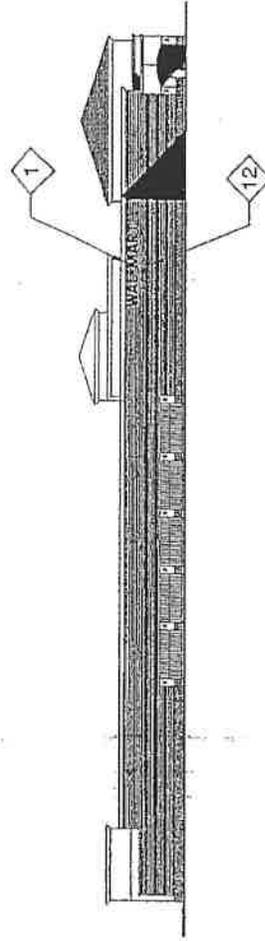
B NON-ILLUMINATED SIGNAGE DETAIL NTS

# EXHIBIT 3.0

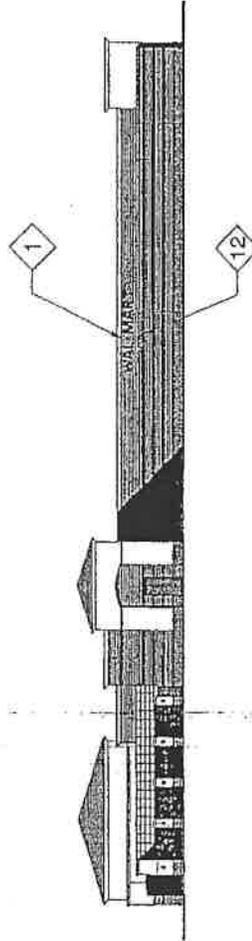
## MAJOR WALL MOUNTED SIGN



PUENTE AVE (SOUTH) ELEVATION (POST EXPANSION)



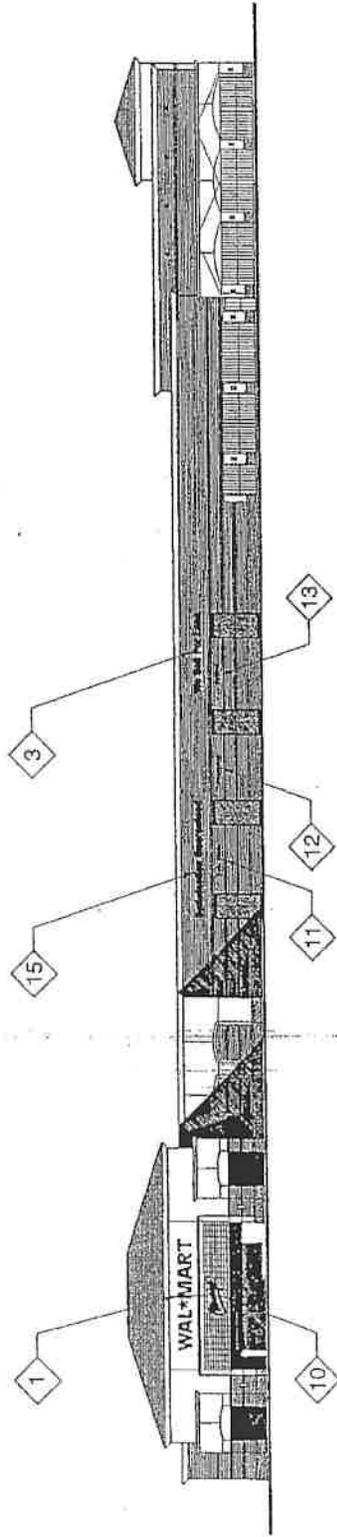
INTERSTATE 10 (WEST) ELEVATION (POST EXPANSION)



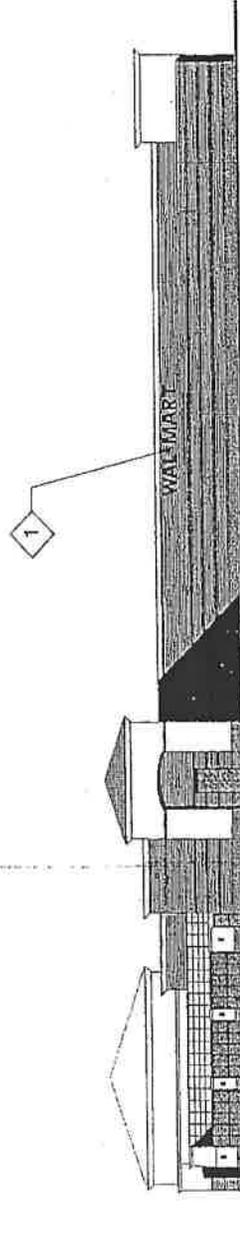
MERCED AVENUE (EAST) ELEVATION (POST EXPANSION)

**EXHIBIT 3.0**

**MAJOR WALL MOUNTED SIGN**



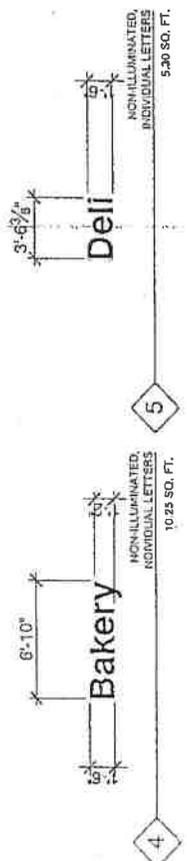
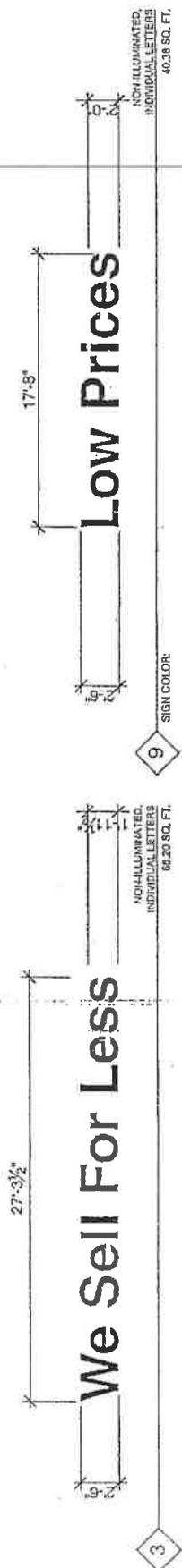
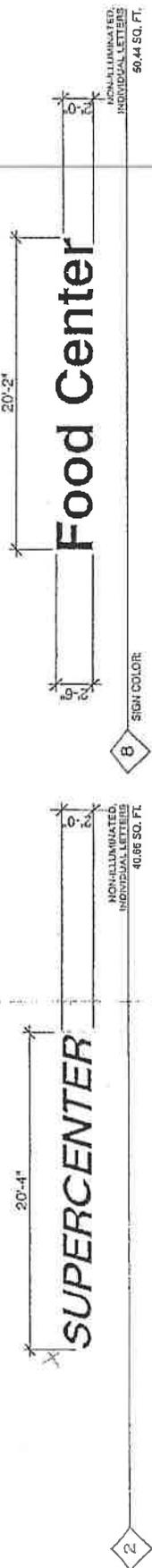
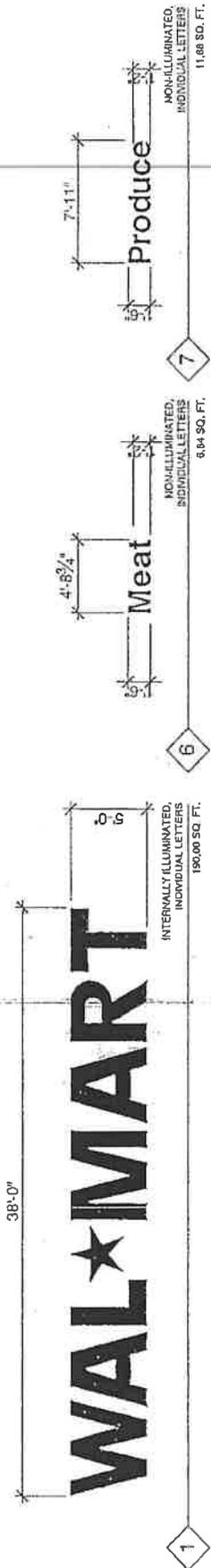
**PUENTE AVENUE (SOUTH) ELEVATION (PRE EXPANSION)**



**MERCED AVENUE (EAST) ELEVATION (PRE EXPANSION)**

# EXHIBIT 3.0

## MAJOR WALL MOUNTED SIGN



# EXHIBIT 3.0

## MAJOR WALL MOUNTED SIGN

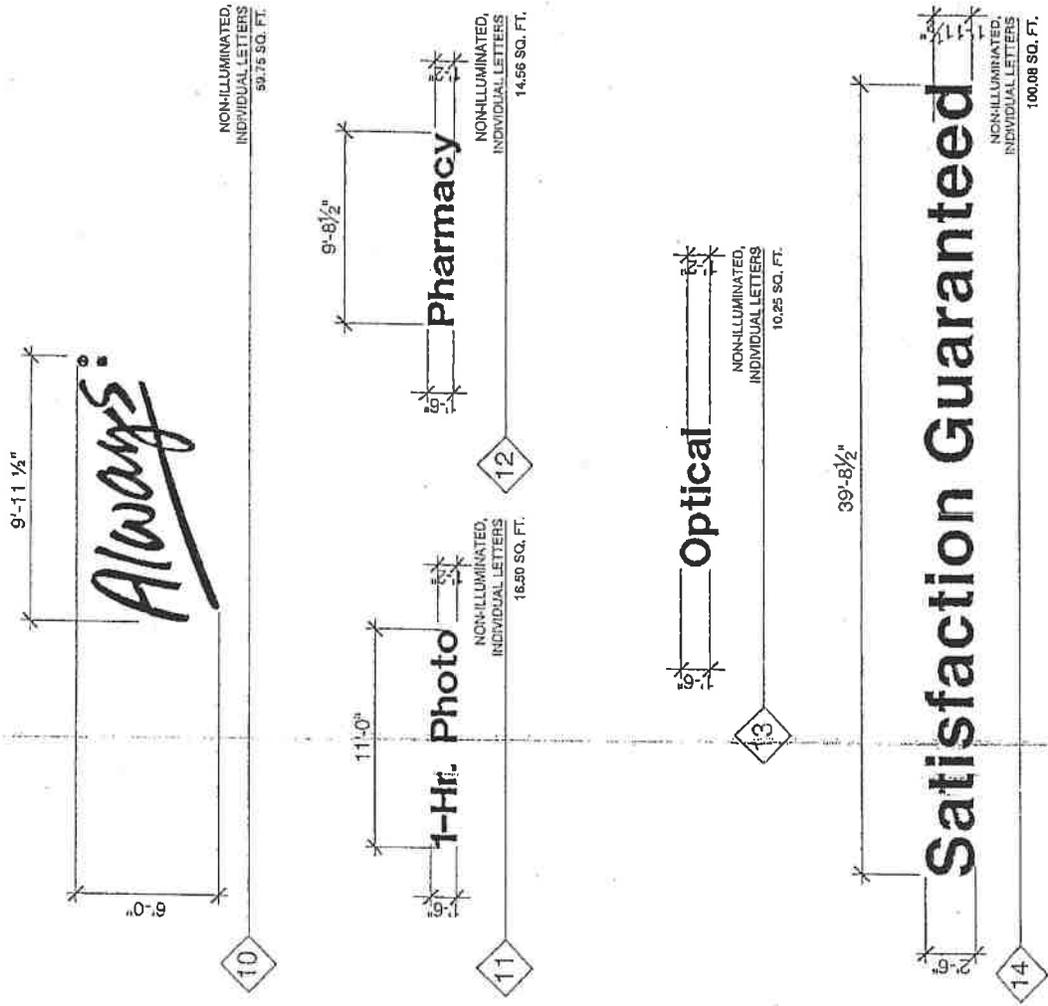
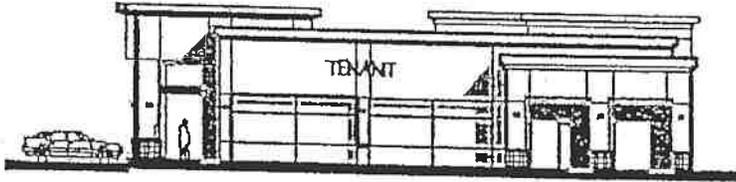


EXHIBIT 4.0

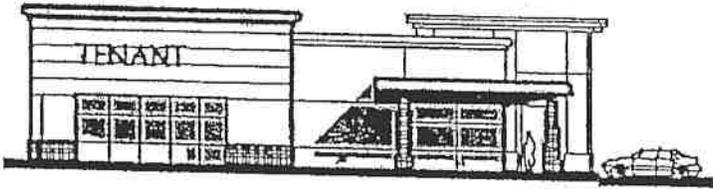
PAD TENANT WALL MOUNTED SIGN

EXHIBIT 4.0

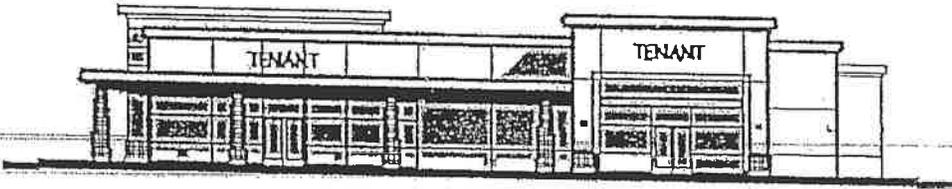
PAD TENANT WALL MOUNTED SIGN



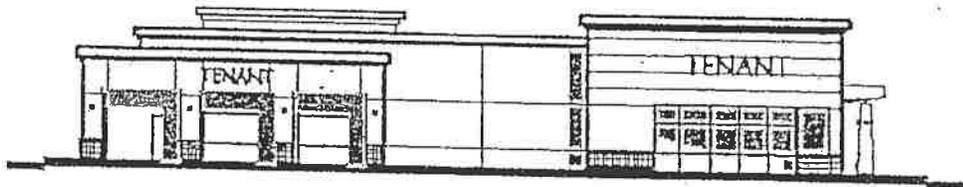
WEST ELEVATION



EAST ELEVATION



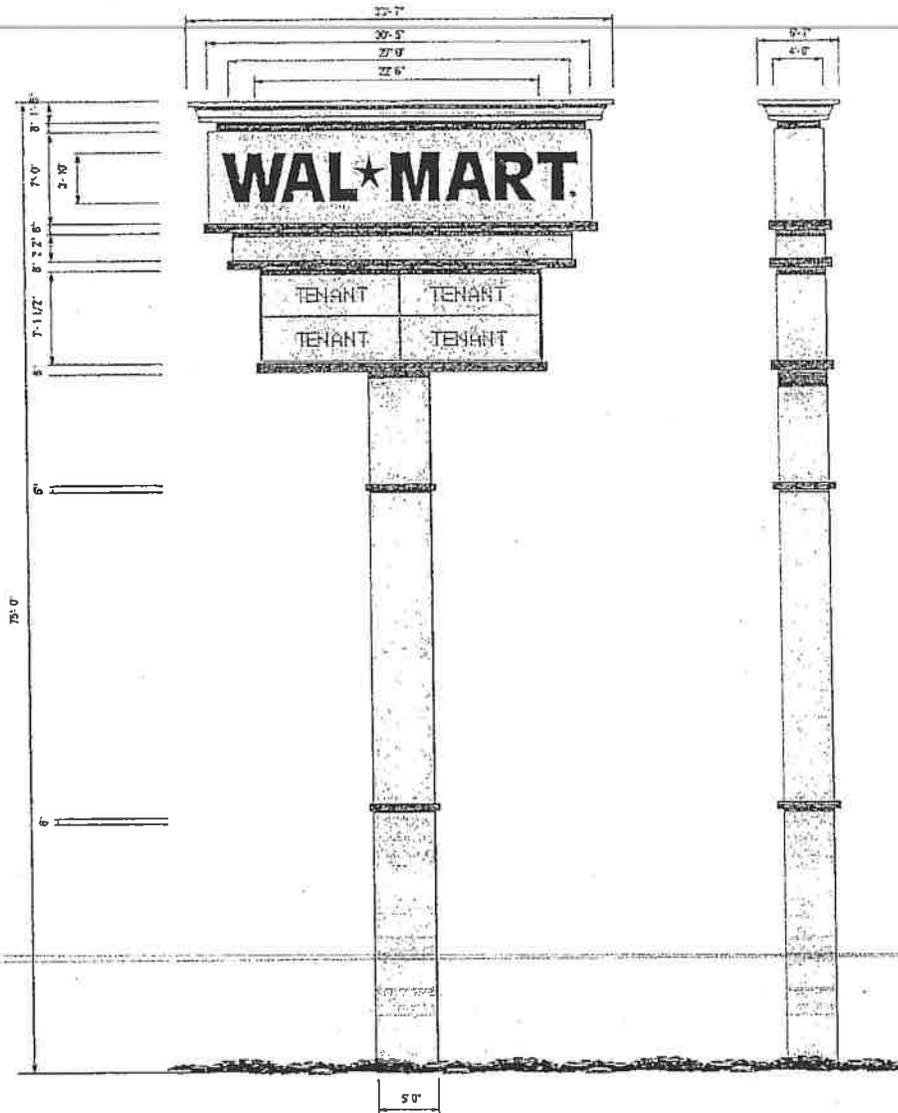
NORTH ELEVATION



SOUTH ELEVATION

# EXHIBIT 5.0

## PYLON SIGN P-1



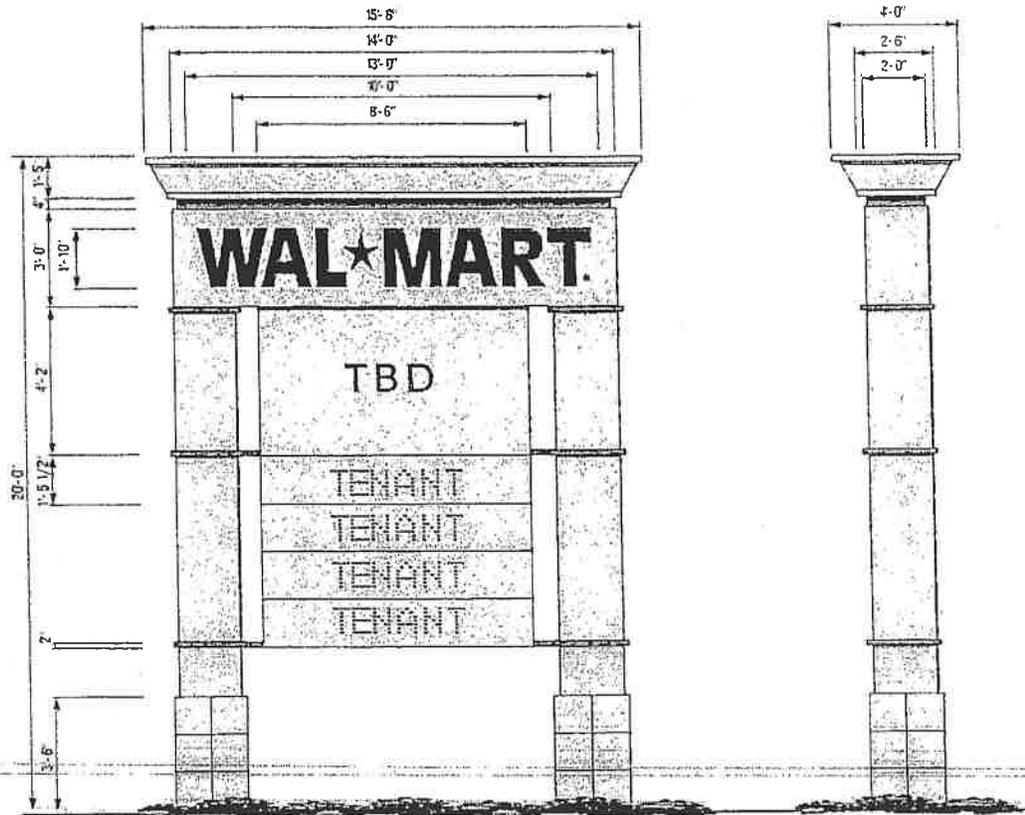
FABRICATE AND INSTALL (1) ONE DOUBLE FACE  
INTERNALLY ILLUMINATED PYLON SIGN

COMPLETE SIGN TO BE CONSTRUCTED OF  
ALUMINUM AND HAVE A TEXTURE FINISH  
TO MATCH CENTERS PRIMARY COLOR

ALL COPY TO BE ROUTED OUT OF ALUMINUM  
BACKGROUND AND BACKED UP W/ ACRYLIC

# EXHIBIT 5.1

## ENTRANCE PYLON SIGN P-3



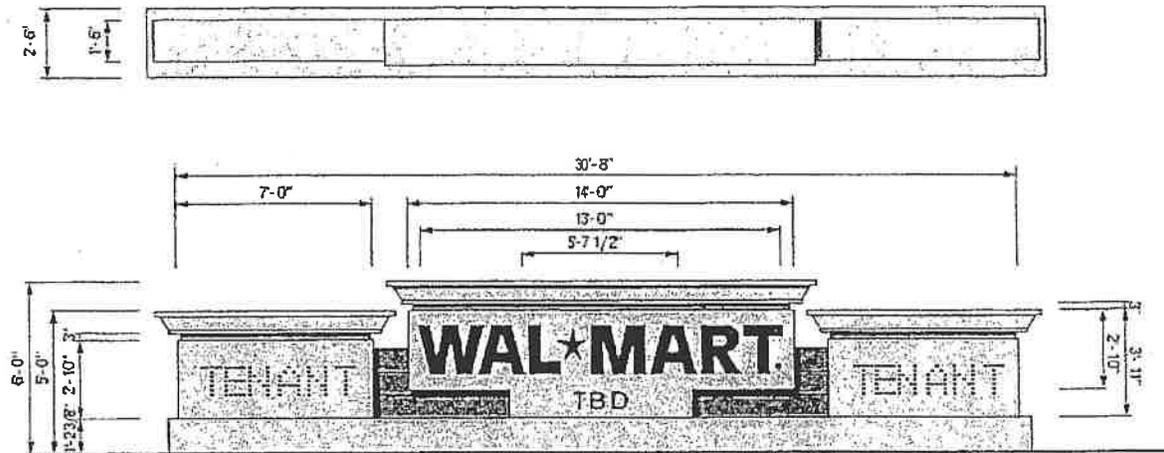
FABRICATE AND INSTALL (1) ONE DOUBLE FACE  
INTERNALLY ILLUMINATED SECONDARY PYLON SIGN

COMPLETE SIGN TO BE CONSTRUCTED OF  
ALUMINUM AND HAVE A TEXTURE FINISH  
TO MATCH CENTERS PRIMARY COLOR

ALL COPY TO BE ROUTED OUT OF ALUMINUM  
BACKGROUND AND BACKED UP W/ ACRYLIC

## EXHIBIT 5.2

### CORNER MONUMENT SIGN M-1 (Corner of Puente and Merced Avenue)



FABRICATE AND INSTALL (1) ONE SINGLE FACE  
INTERNALLY ILLUMINATED MONUMENT SIGN

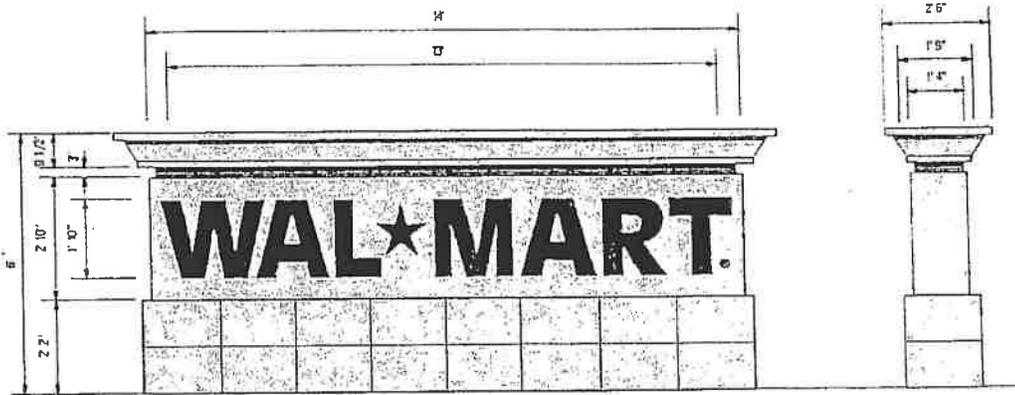
COMPLETE SIGN TO BE CONSTRUCTED OF  
ALUMINUM AND HAVE A TEXTURE FINISH  
TO MATCH CENTERS PRIMARY COLOR

ALL COPY TO BE ROUTED OUT OF ALUMINUM  
BACKGROUND AND BACKED UP W/ ACRYLIC

### EXHIBIT 5.3

#### WALMART MONUMENT SIGN M-2A

Located on Big Dalton and Merced Avenue (future sign)



*FABRICATE AND INSTALL (1) ONE DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN*

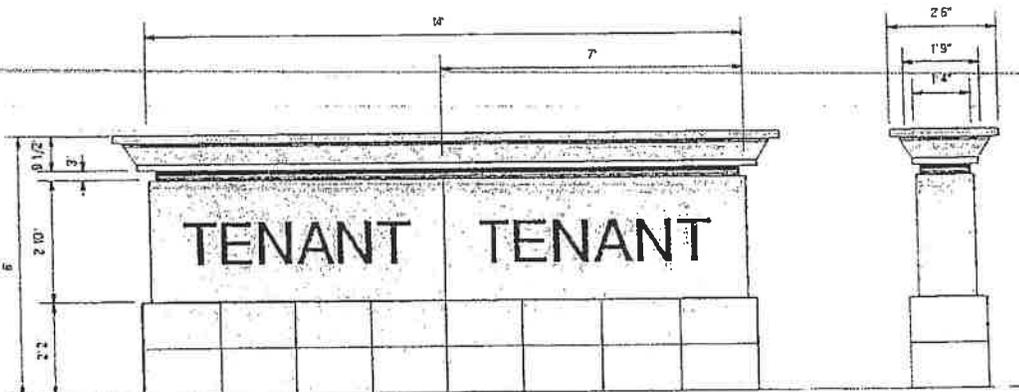
*COMPLETE SIGN TO BE CONSTRUCTED OF ALUMINUM AND HAVE A TEXTURE FINISH TO MATCH CENTERS PRIMARY COLOR*

*ALL COPY TO BE ROUTED OUT OF ALUMINUM BACKGROUND AND BACKED UP W/ ACRYLIC*

### EXHIBIT 5.3

#### TENANT MONUMENT SIGN M-2A

Located on Big Dalton and Merced Avenue (future sign)



*FABRICATE AND INSTALL (1) ONE DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN*

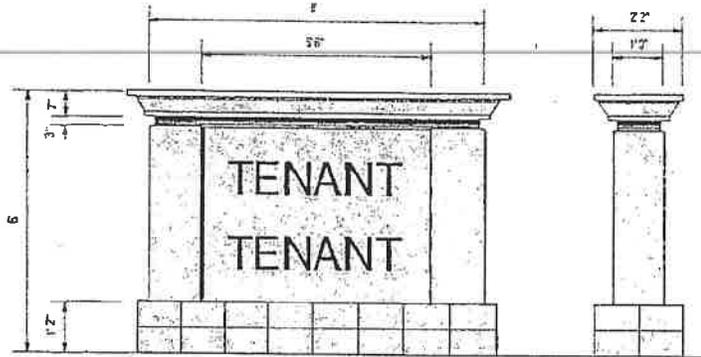
*COMPLETE SIGN TO BE CONSTRUCTED OF ALUMINUM AND HAVE A TEXTURE FINISH TO MATCH CENTERS PRIMARY COLOR*

*ALL COPY TO BE ROUTED OUT OF ALUMINUM BACKGROUND AND BACKED UP W/ ACRYLIC*

## EXHIBIT 5.4

### TENANT MONUMENT SIGN M-2B

Located on Big Dalton and Merced Avenue (future sign)



*FABRICATE AND INSTALL (1) ONE DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN*

*COMPLETE SIGN TO BE CONSTRUCTED OF ALUMINUM AND HAVE A TEXTURE FINISH TO MATCH CENTERS PRIMARY COLOR*

*ALL COPY TO BE ROUTED OUT OF ALUMINUM BACKGROUND AND BACKED UP W/ ACRYLIC*

## EXHIBIT 5.5

### GAS PRICING SIGN M-3

Located on Merced Avenue



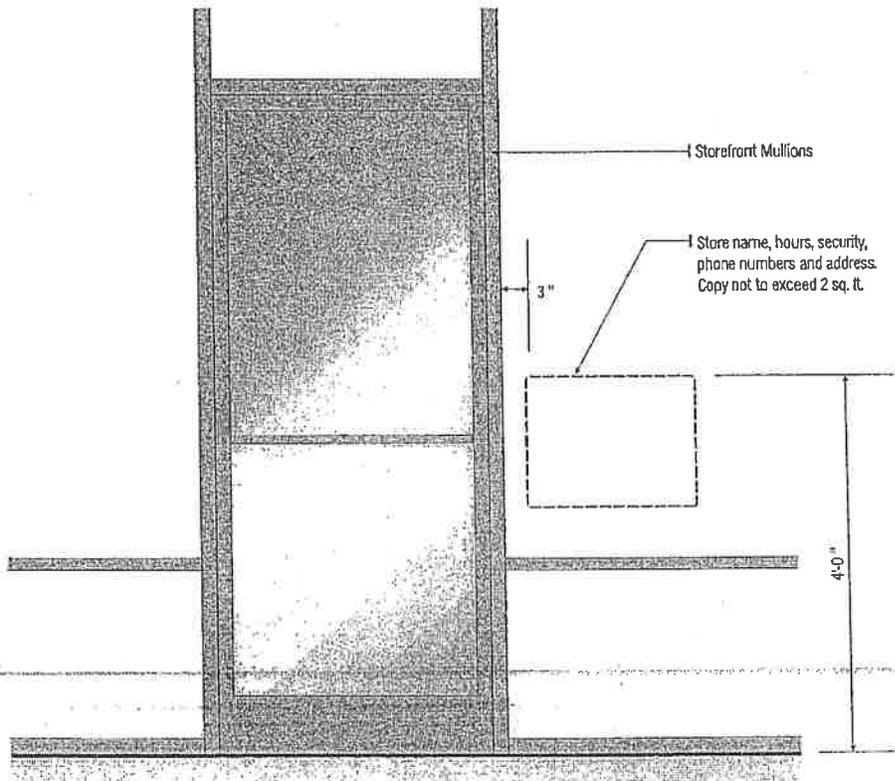
*FABRICATE AND INSTALL (1) ONE DOUBLE FACE INTERNALLY ILLUMINATED SECONDARY PYLON SIGN*

*COMPLETE SIGN TO BE CONSTRUCTED OF ALUMINUM AND HAVE A TEXTURE FINISH TO MATCH CENTERS PRIMARY COLOR*

*COLORS AND MATERIALS TO MATCH CORPORATE SPECIFICATIONS*

# EXHIBIT 5.6

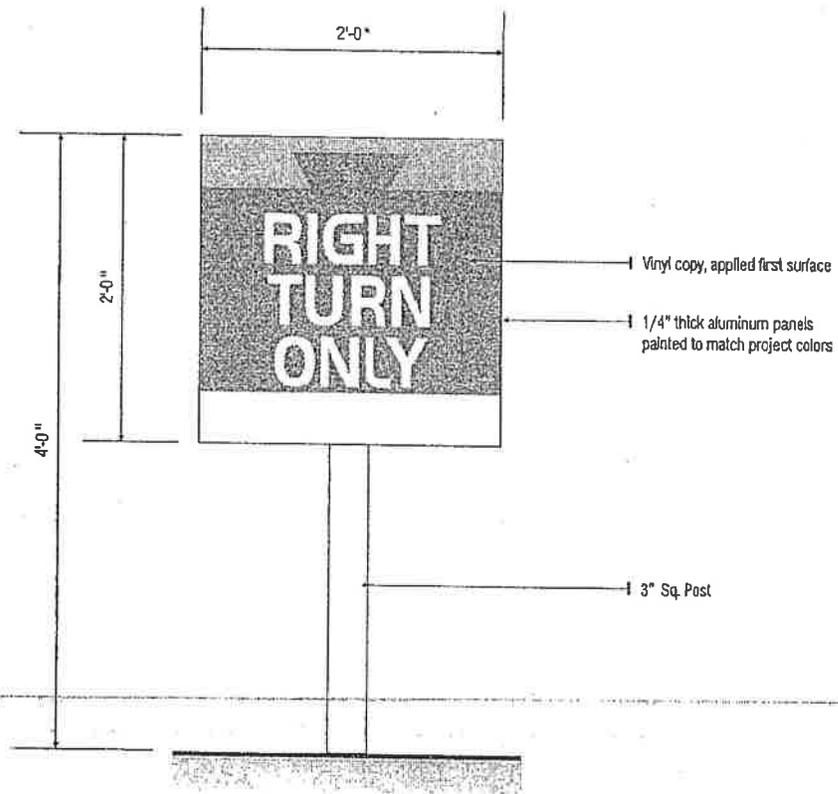
## STOREFRONT ELEVATION SUITE IDENTIFICATION/HOURS



GRAPHICS TO BE FIRST-SURFACE HIGH PERFORMANCE WHITE VINYL  
APPLIED TO STOREFRONT GLASS

# EXHIBIT 5.7

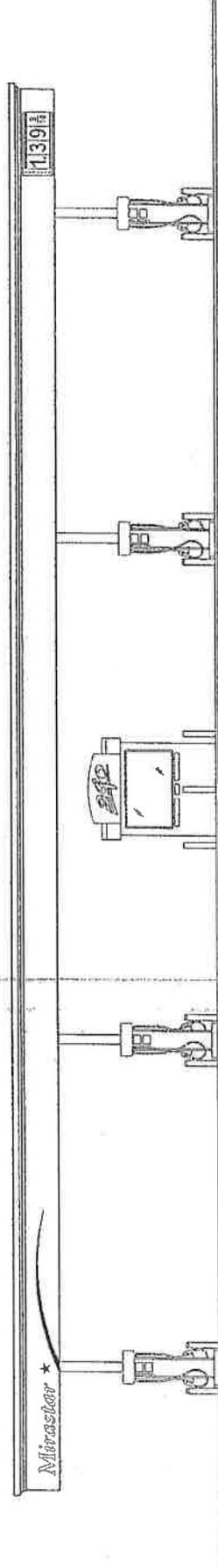
## NON-ILLUMINATED DIRECTIONAL SIGNS



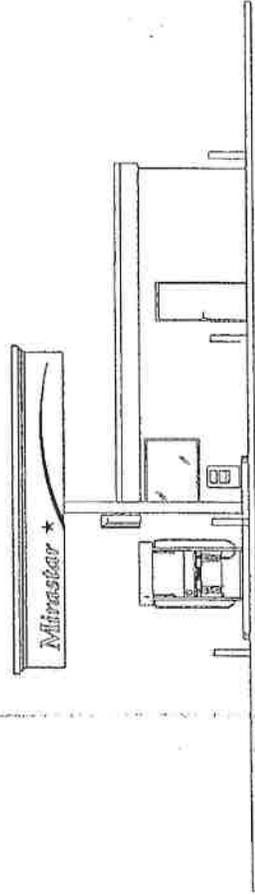
SIGN AREA: FOUR (4) SQUARE FEET MAXIMUM.  
COLOR AND LETTER STYLE PER CENTER

**EXHIBIT 5.8**

**SERVICE STATION IDENTIFICATION SIGNAGE**



GAS ISLAND CANOPY FRONT ELEVATION



GAS ISLAND CANOPY SIDE ELEVATION

# EXHIBIT 6.0

## SITE/LOCATION PLAN

