GATEWAY SHOPPING CENTER: MASTER SIGN PROGRAM

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I. Introduction

A. Narrative

This program is divided into two major sections; pylon/ monument/directional signs and tenant sign criteria. The first section describes the common signs. The common signs serve to identify the project and selected tenants within the project. The common signs consist of one (1) new pylon display, five (5) entry monument signs, one (1) directional sign. The second section of this document is the tenant sign criteria. This section will define the project tenants by type and specify the individual tenant signs allowed. The tenant signs will consist of internally illuminated channel letters and incidental signs. Selected tenants, designated by the landlord, will be allowed to display their name on the common signs. Exhibits are included for the reader's reference.

This document will ensure that the signage for the Gateway Shopping Center clearly identifies each of the tenants and provides a sustainable sign criteria for use by the City of Pinole, the tenants and the property owner. Standards have been set to regulate signage details including size, location, materials, colors, methods of illumination and installation, maintenance, durability, etc. Any deviations may be considered only if the overall purpose is to exceed the quality standards set forth by this document and have received landlord and City approval. The standard and requirements of the Gateway Shopping Center Master Sign Program shall apply to all signs located in the shopping center. No sign shall be constructed or installed without: (1) Landlord approval, (2) a permit from the City of Pinole building division; and (3) a valid insurance certificate on file with the landlord. Sign permit applications and submittal requirements are available from the building division.

B. Executive Summary

This Master Sign Program should be seen as a method of describing the desired result and not as an inflexible set of standards. The Master Sign Program establishes

minimum standards that are reasonable and provide sufficient flexibility to: (1) accommodate the need for making businesses recognizable and marketable; (2) establish individual identifies; (3) reflect individual preferences; and (4) encourage tasteful innovation. Retail commercial uses and restaurants ("tenants") require signage that reflects individual themes which must be tastefully designed in order to attract attention and be competitive. For these reasons, the use of professional graphic designers to determine exact design detailing and sign placement is highly encouraged.

The "tenant sign criteria" portion of this document describes the major types of signs permitted for retail uses at the Shopping Center, in terms of function and criteria for execution. Standards have been set to regulate signage details including size, location, materials, colors, methods of illumination and installation, maintenance, durability, etc. It is the responsibility of each individual tenant to submit design drawings to the landlord and the City of Pinole ("City") for approval prior to the installation of any signage. Design drawings should include sign location plan, sign elevation drawings, color and construction specifications. It is the landlord's judgment that conformity to this Master Sign Program will meet current City Signage requirements. However, it is the responsibility of the tenant to verify that all signage conforms to City and State of California regulations. This master sign program is intended to serve as a valuable aid to retail tenant by attempting to maintain a quality environment for the Shopping Center. Any deviations may be considered only if the overall purpose is to exceed the quality standards set forth by this document and have received landlord and city approval.

II. Common Signs

A. Freeway Pylon Sign

1. Purpose-

To identify the project and selected tenants within the project.

2. Description-

This display is to be 75' tall, visible from the freeway, double-sided and designed in the craftsman tradition. The body, tenant panels, and retainers are to be fabricated aluminum and finished as per the color schedule found in the exhibits section of this document. The structure and support will be fabricated steel truss. The height of the pylon is to be measured from the grade of the pylons finished pad as determined by Developer's civil engineer.

The project identification reading, "Gateway Shopping Center", will be face-lit channel letters making a distinction between the project identity and the tenant display area. The active tenant sign area will feature route-out and show-through copy/graphics on an opaque background. This method of construction will result with copy and/or graphic illumination only with the background panels remaining dark.

3. Quantity

One (1)

4. Tenant Panels

Nine (9) eligible tenants are to be selected by the landlord.

The maximum extent of the tenant letters and/or logo (decoration) shall not exceed that as shown in the exhibits section of this document. Each tenant is required to submit scaled artwork showing a proposed tenant panel layout for approval by the City of Pinole and the landlord. A maximum of two rows of copy is allowed.

5. Exhibits

Please see Exhibit A-1 at the end of this section of the document.

<u>B. Monument Signs</u>

1. Purpose

To identify the key entries into the project and to identify selected tenants.

2. Description

These displays are to be 9' tall, double-sided display. The display body, faces, and retainers are to be fabricated aluminum and finished as per the color schedule found in the exhibits section of this document. The active tenant sign area will feature route-out and show-through copy/graphic illumination only with the background panels remaining opaque. The project identification reading, "Gateway Shopping Center", will be route-out and push-through making a distinction between the project identity and the commercial tenants.

3. Quantity

Five total (3) : (2) West, (1) East, as shown in the exhibits section of this document.

4. Tenant Panels

Eligible tenants are to be selected by the landlord for each monument. The maximum extent of the tenant letters and/or logo shall not exceed that as shown in the exhibits section of this document. Each tenant is required to submit scaled art showing a proposed tenant panel layout for approval by the City of Pinole and the landlord. A maximum of two rows of copy is allowed.

5. Exhibits

Please see the Exhibit A-1 at the end of this document.

C. Center ID Signs

1. Purpose

To provide center identification, direction/instruction for vehicle traffic entering into, or circulating within, the project.

2. Description

This display is to be 4'-6" tall. The display body is to be stucco construction and finished as per the color seen in the exhibits section of this document.
The active message will feature halo illuminated pan channel letters for "Gateway" and non-illuminated remote lit copy for "Shopping Center West" and "Shopping Center East".

3. Please see the Exhibit A-3 at the end of the document.

D. Directional- Sign

1. Purpose

To provide directions and/or instructions for vehicle traffic entering into, or circulating within, the project.

2. Description

This display is to be 6' tall. The display body, faces, and retainers are to be fabricated aluminum and finished as per the color schedule found in the exhibits section of this

document. The active message area will feature route-out and show-through copy-graphics. This method of construction will result with copy and/or graphic illumination only with the background panels remaining opaque. The project identification reading "Gateway Shopping Center", will be route-out and push-through making a distinction between the project identity and the directional message.

5. Exhibits

Please see the Exhibit A-2 at the end of this document.

III. Tenant Sign Criteria

A. Design/Submittal/Permits

1. It is expected that professional designers will prepare artwork for all tenants and that such artwork will include scaled schematic drawings, specifications, and color drawings. Material and/or paint sample shall be required.

Each tenant will submit to the landlord four (4) copies of detailed drawings indicating the locations, size, copy layout, colors, materials, illumination, construction materials and installation methods. The drawings will be to scale with dimension callouts, and include a site plan indicating the location within the project.

2. The use of corporate logos and trade style shall be permitted (subject to landlord's approval) provided such logos and trade styles are within the allowable sign guidelines. Tenants that cannot demonstrate the existence of an established logo, trademark, or copyrighted font shall submit a sign layout using one of the fonts, in one of the colors, illustrated in the Exhibit section of this document.

3. Each sign will require the processing of a sign permit application. No sign shall be fabricated, altered, installed, or relocated without first obtaining a building permit from the City of Pinole. All permits for signs and their installation required by the City shall be obtained and paid for by the tenant or its representative, prior to installation.

4. All signs shall be constructed and installed at the tenant's expense.

5. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the city and these guidelines, and all applicable codes.

6. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the right of the landlord and the City.

B. Major Tenants

Tenants occupying 9,000 square feet, or more, shall be defined as a "Major Tenant". Major tenants shall be allowed to display signs on each elevation that faces into the project or to a public right-of-way. Major tenants may display ancillary signs on each eligible elevation. Major tenants, selected by the landlord, may display their identities on one or more freestanding signs described in the "Common Signs" section of this document.

All tenants shall be required to have at least one sign as described by this document.

1. The major tenant sign types are to be individual, internally illuminated channel letters and may include the use of a logo box. Major tenants shall be allowed up to three (3) wall displays consisting of one (1) primary sign and three (3) ancillary signs on each eligible elevation. Examples of eligible elevations are; the primary (entry) elevation, end-cap or rear elevations facing either into the project, public street frontages and/or the project parking areas. The ancillary signs shall be individual, internally illuminated channel letters. Examples of the content allowed for ancillary signs are those that identify major departments and/or products for visitors to the center such as "Deli", "Pharmacy", or tag lines such as "Open 24 Hours".

2. The overall sign width for each major tenant shall not exceed 80% of the width of the tenant's elevation to which the sign is to be displayed and shall be centered horizontally and vertically either on the front, side or rear of the building. A six inch (6") space must be maintained between the sign area and any significant architectural element such as fascia columns or the roof parapet or change of finish materials unless otherwise approved by the landlord.

The maximum display height shall be 60" for either one-line or two-line layouts. The maximum height of logo boxes shall be 60". The maximum height for ancillary signs is 24". The maximum sign area for any one display shall not exceed 200 sq. ft., per eligible elevation. The maximum aggregate for any one major tenant shall not exceed 450 sq. ft.

3. The use of corporate logos and trade shall be permitted (subject to landlord's approval) provided such logos or trade styles are within the allowable criteria. The landlord reserves the right to reject such requests.

The sign colors of each tenant shall be considered on a case by case basis and be monochromatic within each display, except in the case of logo boxes. Landlord reserves the right to refuse the use of repeating colors adjoining tenants (i.e.: red letters next to red letters).

3. Miscellaneous Signs per Sprouts' and Medical Building's Exhibits

Please see Exhibit B-1, B-2, B-3, C-1 & E-1 for example layouts.

C. Single Tenant with Drive-Through

Tenants occupying 9,000 square feet, or less with a drive-through shall be defined as a "Single Tenant with Drive-Through". Tenant shall be allowed to display signs on each elevation that faces into the project or to a public right-of-way.

Tenant shall be required to have at least one sign as described by this document.

1. The single tenant sign types are to be individual, internally illuminated channel letters and may include the use of a logo box. Single tenants shall be allowed up to three (3) wall displays consisting of one (1) primary sign and three (3) ancillary signs on each eligible elevation. Examples of eligible elevations are; the primary (entry) elevation, end-cap or rear elevations facing either into the project, public street frontages, building towers and/or the project parking areas. The ancillary signs shall be individual, internally illuminated channel letters. Examples of the content allowed for ancillary signs are those that identify the drive-through such as "Drive-through", "Enter", "Exit", or tag lines such as "Thank You".

2. The overall sign width for a single tenant shall not exceed 80% of the width of the tenant's elevation to which the sign is to be displayed and shall be centered horizontally and vertically either on the front, side or rear of the building. A six inch (6") space must be maintained between the sign area and any significant architectural element such as fascia columns or the roof parapet or change of finish materials unless otherwise approved by the landlord.

The maximum display height shall be 60" for either one-line or two-line layouts. The maximum height of logo boxes shall be 60". The maximum height for ancillary signs is 24". The maximum sign area for any one display shall not exceed 200 sq. ft., per eligible elevation. The maximum aggregate for any one single tenant shall not exceed 450 sq. ft.

3. The use of corporate logos and trade shall be permitted (subject to landlord's approval) provided such logos or trade styles are within the allowable criteria. The landlord reserves the right to reject such requests.

The sign colors of each tenant shall be considered on a case by case basis and be monochromatic within each display, except in the case of logo boxes. Landlord reserves the right to refuse the use of repeating colors adjoining tenants (i.e.: red letters next to red letters).

4. Drive-Through Restaurant Menu Signs

The intent of these signs is to allow supplemental menu signage for drive-through food service establishments and other drive-through facility uses. Up to nine (9) signs are permitted for drive-through menu signs or instructional signs. Total maximum per sign area shall not exceed seventy five (75) square feet with a maximum height of twelve (12) feet.

General design requirements for drive-through restaurant menu signs and other drive-through signs:

-May be internally illuminated;

-May use changeable copy

-May use digital screens

-May have side panels for specials; and

Tenant may display a menu panel, pre-menu freestanding sign, speaker boxes, directional entry sign with logo, directional exit sign, and clearance bar as seen in Exhibit

5. Exhibits

Please see Exhibit C-1, F-1, F-2, F-3 & F-4 section for example layouts and details.

D. In-Line Tenants

Tenants occupying less than 9,000 square feet or less shall be defined as an "In-Line Tenant". In-Line Tenants shall be allowed to display a building sign on each elevation and building towers that face into the project or to a public right-of-way, including end caps. In-Line tenants, selected by the landlord, may display their identities on one or more of the freestanding signs described in the "Common Signs" section of this document.

1. The in-line tenant sign types are to be individual, internally illuminated channel letters and may include the use of a logo box. In-line tenants shall be allowed one (1) sign only on each eligible elevation. Examples of eligible elevations are; the primary (entry)

elevation, end-cap or rear elevations facing each other into the project, public street frontages, the project parking areas, and building towers. In-line tenants may not display ancillary signs.

2. The overall sign width for each in-line tenant sign shall not exceed 80% of the width of the tenant's elevation to which the sign is to be displayed and shall be centered horizontally and vertically either on the front, side, or rear of building. A six inch (6") space must be maintained between the sign area and any significant architectural element such as fascia columns or the roof parapet or change of finish materials unless otherwise approved by the landlord.

The maximum height shall be 30" for one-line layouts or 36" for two-line layouts.
The maximum height for a logo box shall be 36".
The maximum sign area for any one sign shall not exceed 50 sq. ft. per eligible elevation. The maximum aggregate of signage for in-line tenants shall not exceed 150 sq. ft.

3. In-line tenants may only include their tenant name and/or logo. The use of corporate logos and trade style shall be permitted (subject to landlord's approval) provided such logos or trade styles are within the allowable criteria. The landlord reserves the right to reject such requests.
The sign colors of each tenant shall be considered on a case by case basis and be monochromatic within each display, except in the case of logo boxes. Landlord reserves the right to refuse the use of repeating colors by adjoining tenants (i.e.: gold letters next to gold letters).

4. Exhibits
Please see Exhibit C-1 & D-1 section for example layouts and details.

E. Incidental Signage

1. Window Signage/Promotional- In-Line and Single Tenants with Drive-Through less than 9,000 SF

Promotional window signs shall not exceed (i) for major tenants, 25 square feet; and (ii) for all other tenants, 12 square feet of sign area and shall be centered on the interior glass of an individual tenant space and not exceed one sign per window panel and a maximum of two promotional window signs, per space. The landlord reserves the right to approve window signs of any type including those described in this document and may, at its own discretion, deny the use of any window display by any tenant for any reason.

2. Window Signage/Permanent Display-Major Tenants Only

Window signs intended for permanent display shall not exceed 75% of the glass surfaces, windows and door area and, in the case of illuminated window signs and window graphics. The landlord reserves the right to deny approval of window signs of any type including those described above for any tenant and for any reason. A maximum one permanent window sign is allowed, per major tenant.

3. Address Numerals

Tenant address numerals are to be fabricated and installed on the entrance door using 3" high medium Arial Black numerals. The material shall be Scotchcal, matte white, 220/225-20.

4. Entry Door Decals

Entry door signs shall be limited to the display of the tenant hours of operation (not including address numerals described above) and no more than three (3) credit card decals.

5. Rear/Service Entry Doors

Rear entry signs shall be uppercase medium Arial Black numerals and letters. The copy shall be limited to the tenant name and address numerals only. Copy height shall be 3" inches, and centered horizontally from top of each door with 2" space between address numbers and tenant name and located 5' from grade. The material shall be Scotchcal, matte white, 220/225-20.

6. Umbrella Signage for Food Uses

Food tenants shall be permitted additional signage on umbrellas in permitted outdoor patio dining areas adjacent to the tenant's indoor space. The signage may include the name and logo of the tenant. Each umbrella may include up to 4 signs and logos per umbrella, if it is a four-sided umbrella, and up to two signs and logos if it is a round umbrella. The square footage of the signage per umbrella shall not exceed 5 square feet and the maximum number of umbrellas per tenant shall be 6.

F. General Conditions

1. Prohibited Signs

A. No sign shall be installed, relocated or maintained so as to prevent free ingress to or egress from any door. No sign shall create a safety hazard by obstructing clear view of pedestrian and vehicular traffic, or project into the public traffic, or project into the public way. signs which imitate size, color, lettering or design any traffic sign or signal, or which make use of the words "stop", "look", "danger", or any other words, phrases, symbols, or characters in such a manner as to interfere, mislead or confuse traffic are prohibited.

B. Signs consisting of any moving, swinging, rotating, flashing, blinking, fluctuating or otherwise animated, are prohibited.

C. Any sign installed for the purpose of advertising a project, event, person or subject not related to the tenant's business or shopping center upon which said sign is located is prohibited.

D. Signs on or affixed to trucks, automobiles, trailers or other vehicles, which advertise, identify, or provide direction or sales of merchandise or rendering of services from such vehicles are prohibited when such vehicles are located on the shopping center, with the exception to delivery vehicles.

E. Signs which audibly advertise, identify, or provide direction to a use or activity are prohibited.

F. Inflatable advertising devices such as blimps, "hot air" balloons, animals or other caricatures are prohibited, with the exception to shopping center Grand Opening or Re-Grand Opening events and special events not more than once a year.

G. No signs shall be permitted on canopy roofs or building roofs and no sign or any portion thereof may project above the building or top of the sign upon which is mounted.

H. It shall be unlawful for any tenant to exhibit, post or display cause to exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.

I. Painted wall signs and awning signs are prohibited, with the exception to murals as identified in the exhibits section for landlord to meet city's public art requirement.

J. No flags. banners, streamers etc., shall be allowed on the tenant leased space or frontage except as temporary special event advertising in accordance with the City of Pinole sign ordinance and with the prior approval of the city planner and the landlord.

K. Except as provided herein, no advertising placards, banners, insignia, trademarks, or other descriptive material shall be affixed or maintained upon either the interior or exterior of the glass panes and supports of the shop windows and doors or upon the exterior walls of the building, without landlord's prior written consent, which may be withheld by the landlord for any reason, and in accordance with the City of Pinole sign ordinance.

2. Temporary and Special Event Signs/Non-Illuminated

A. Temporary window signs or posters not larger than 40"x30", shall be allowed for a period no greater than ten (10) days per year and provided that the landlord has given its approval.

B. Banners not larger than 2.5'x10" may be displayed for a period not to exceed ten (10) days per year as a means of publicizing special events such as "Grand Opening" or "Inventory Sale". All banners must be approved by landlord prior to display of same.

3. Construction methods, Materials, and Requirements

A. Exposed raceways are not allowed. Use of raceways, if required, shall be permitted only in concealed locations and must be shown on shop drawings indicating location and materials and submitted to the landlord for approval.

B. The face of the individual letters and logo shall be 3/16" acrylic and approved by the landlord in advance. The face material shall be fastened to the individual channel letters with a trim cap in an approved manner.

C. Surfaces which are intended to be flat shall be without bulges, oil canning or other deformities.

D. All permanent signs shall be designed, specified and fabricated to have a life expectancy of at least five (5) years.

E. All signs must meet or exceed all applicable codes; i.e., building, electrical, mechanical, structural, etc.

4. Electrical and Illumination

A. All fabrication and installation shall comply with all Underwriter's Laboratories requirements and specific state and local codes. All signs shall display the U.L label and be installed by licensed contractors only. All conductors, transformers and other equipment shall be concealed.

B. Primary electric service to all tenant building signs shall be placed on the tenant's electric service. Tenants may be required to provide time clocks and photocells for use in conjunction with the electric service.

C. The illumination of all sign components shall be uniform in intensity over all of the illuminated surfaces. No noticeable spots or shadows will be allowed. Illumination and electric specifications must appear on all shop drawings.

D. Landlord reserves the right to hire an independent electrical engineer to inspect the installation of all tenant signs and to require the tenant to have any discrepancies and/or code violations corrected at tenant's expense.

5. Installation/Removals

A. All exterior signs shall be attached with concealed fasteners that are stainless steel, nickel or cadmium plated. All raceways, transformers, electrode boxes, switches, witing, conduit and access hatches shall be concealed.

B. All exterior signs exposed to the weather shall be mounted at least 1/2" from the building to permit proper dirt and water drainage.

C. All penetrations of the building structure required for sign installation shall be neatly sealed and water-tight. Color and finish shall match existing adjacent finish.

D. All identification labels shall be concealed, except where required by code.

E. Tenant's sign contractor shall repair any damage caused by its work. Damage to any structure that is not repaired by the sign contractor shall become tenant's responsibility to correct.

F. Tenant shall be fully responsible for the operations of its sign contractors, and shall indemnify, defend and hold the landlord and its agents and all parties harmless from damages or liabilities on account thereof.

G. All contractors for installation, removal or service must be fully licensed and provide the landlord with certificates of insurance prior to commencing any work.

H. At the expiration, or sooner termination of tenant's lease term, tenant shall be required to remove its signs and cap off the electrical connections. Sign removals shall include the patching and repairing of entire work areas plus repainting of any "ghosted" areas or as directed by the landlord or its agent does removal and/or repair.

I. All signage manufacturers are advised that each sign display will be inspected for conformance by an authorized representative of the landlord. Any signs found not in conformance will be rejected and removed at tenant's sole expense. If removed, any damage to the facade shall be repaired and the facade repainted, to the landlord's satisfaction, at tenant's expense.

J. Any sign company engaged in the construction or erection of signs in the Gateway shopping Center shall carry, at a minimum, statutory worker's compensation and public liability insurance against all damage suffered or done to any and all persons and/or

property in the amount of $1,000,000 per occurrence, $2,000,000 aggregate. Certificates of insurance naming the landlord, the Re-development Agency of the City of Pinole, major tenants and the landlord's lender as "additional insured" shall be delivered to landlord prior to the commencement of installation.

6. Maintenance

Tenant shall be responsible for the installation and maintenance of its signage. If tenant's signage requires maintenance or repair the tenant fails to maintain or make such repair, landlord shall give tenant ten (10) days written notice to effect said maintenance or repair. Should tenant fail to do same undertake the repairs and tenant shall reimburse landlord for these costs plus twenty percent (20%_ overhead within ten (10) days of receipt of invoice.

Maximum Allowable Signage Requirements

Major Tenants: (Tenants occupying more than 9,000 sq. ft. or more)

Building-The maximum sign area for any one display shall not exceed 200 sq. ft., per eligible elevation. The maximum aggregate for any one major tenant shall not exceed 450 sq ft. The maximum allowable building signage does not include incidental building signage.

Pylon- The maximum sign area for any one display shall not exceed 179 sq. ft. Tenants that are permitted on the pylon must be a minimum of 1,750 SF. Tenants less than 1,750 SF shall be permitted if they are a regional or national business.

Monument-

West-The maximum sign area for any one display shall not exceed 3.75 sq. ft.

East- The maximum sign area for any one display shall not exceed 5 sq. ft.

Directional Sign- The maximum sign area for any one display shall not exceed 2 sq. ft. including directional arrow

Outdoor Umbrellas-The square footage of the signage per umbrella shall not exceed 5 sq. ft. and the maximum number of umbrellas per tenant shall be 6.

Single-Tenant with Drive-Through: (Tenants occupying 9,000 sq. ft. or less with a drive-through)

Building-The maximum sign area for any one display shall not exceed 200 sq. ft., per eligible elevation. The maximum aggregate for any one major tenant shall not exceed 450 sq ft. The maximum allowable building signage does not include incidental building signage.

Pylon- The maximum sign area for any one display shall not exceed 134 sq. ft. Tenants that are permitted on the pylon must be a minimum of 1,750 SF. Tenants less than 1,750 SF shall be permitted if they are a regional or national business.

Monument-

West-The maximum sign area for any one display shall not exceed 1.5 sq. ft.

East- The maximum sign area for any one display shall not exceed 5 sq. ft.

Directional Sign- The maximum sign area for any one display shall not exceed 1.5 sq. ft. including directional arrow

Outdoor Umbrellas-The square footage of the signage per umbrella shall not exceed 5 sq. ft. and the maximum number of umbrellas per tenant shall be 6.

In-Line Tenants: (Tenants occupying 9,000 sq. ft. or less)

Building-The maximum sign area for any one display shall not exceed 50 sq. ft., per eligible elevation. The maximum aggregate for any one major tenant shall not exceed 150 sq ft. The maximum allowable building signage does not include incidental building signage.

Pylon- The maximum sign area for any one display shall not exceed 134 sq. ft. Tenants that are permitted on the pylon must be a minimum of 1,750 SF. Tenants less than 1,750 SF shall be permitted if they are a regional or national business.

Monument-

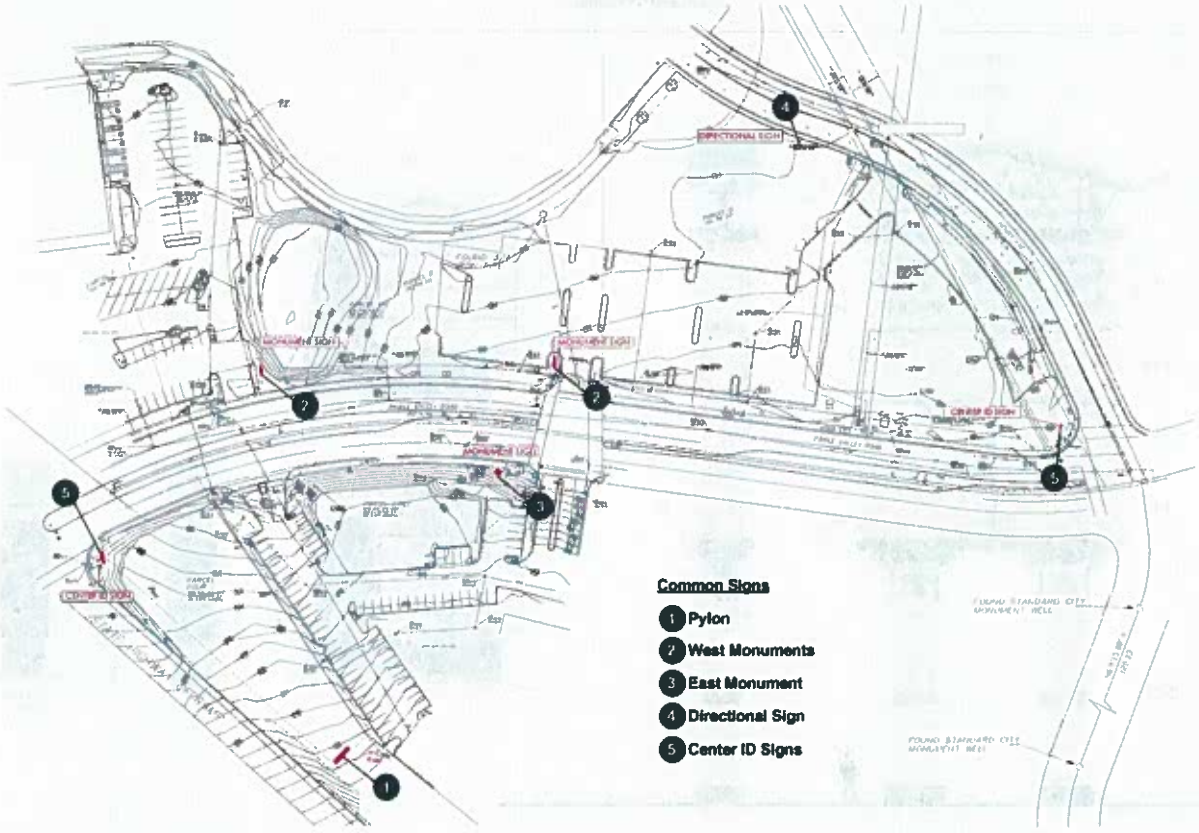
West-The maximum sign area for any one display shall not exceed 1.5 sq. ft.

East- The maximum sign area for any one display shall not exceed 5 sq. ft.

Directional Sign- The maximum sign area for any one display shall not exceed 1.5 sq. ft. including directional arrow

Outdoor Umbrellas-The square footage of the signage per umbrella shall not exceed 5 sq. ft. and the maximum number of umbrellas per tenant shall be 6.

SECTION IV. EXHIBITS



PYLON SIGN LOCATION SITE PLAN

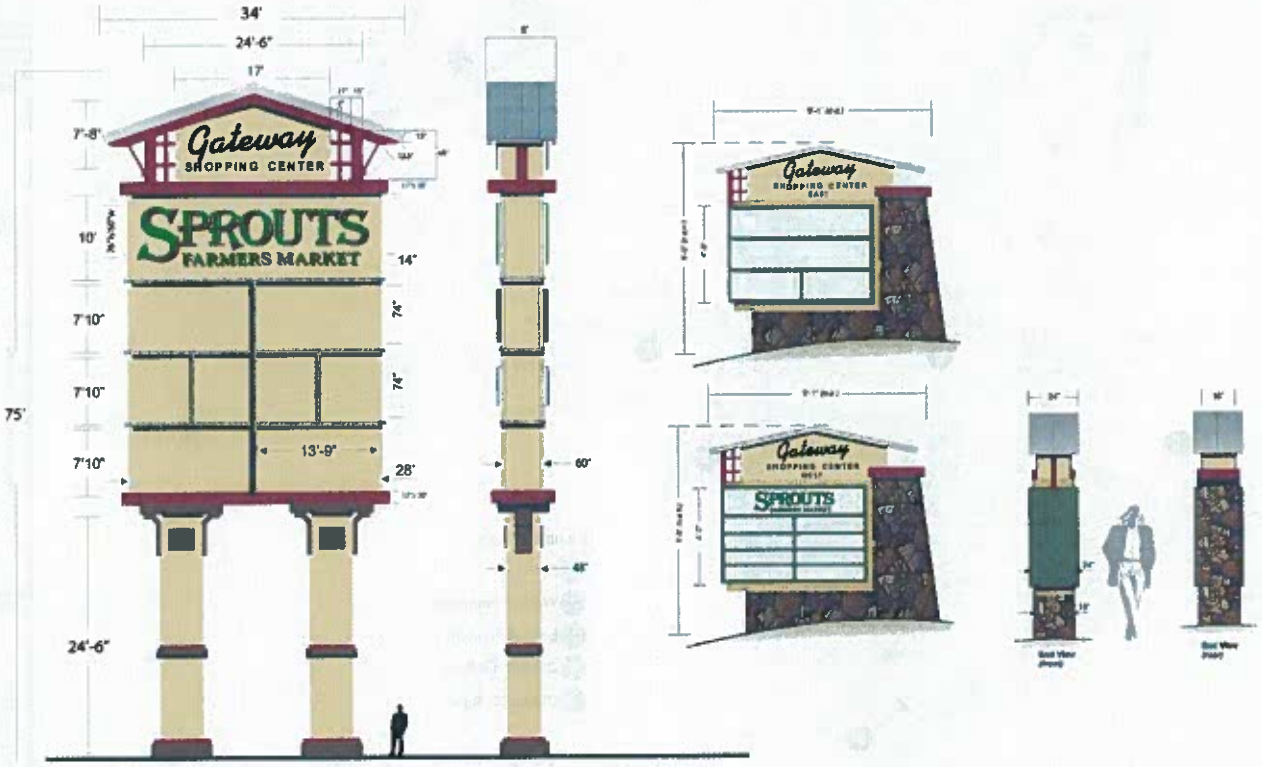
GEORGE MEU ASSOCIATES

PROPOSED COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS PROPERTIES
S.W. CORNER OF PASEO VALLEY ROAD AND HENRY AVENUE
PASO LE, CALIFORNIA

ALTERNATE PYLON SIGN LOCATIONS

AS101

EXHIBIT A-1
Pylon and Monuments



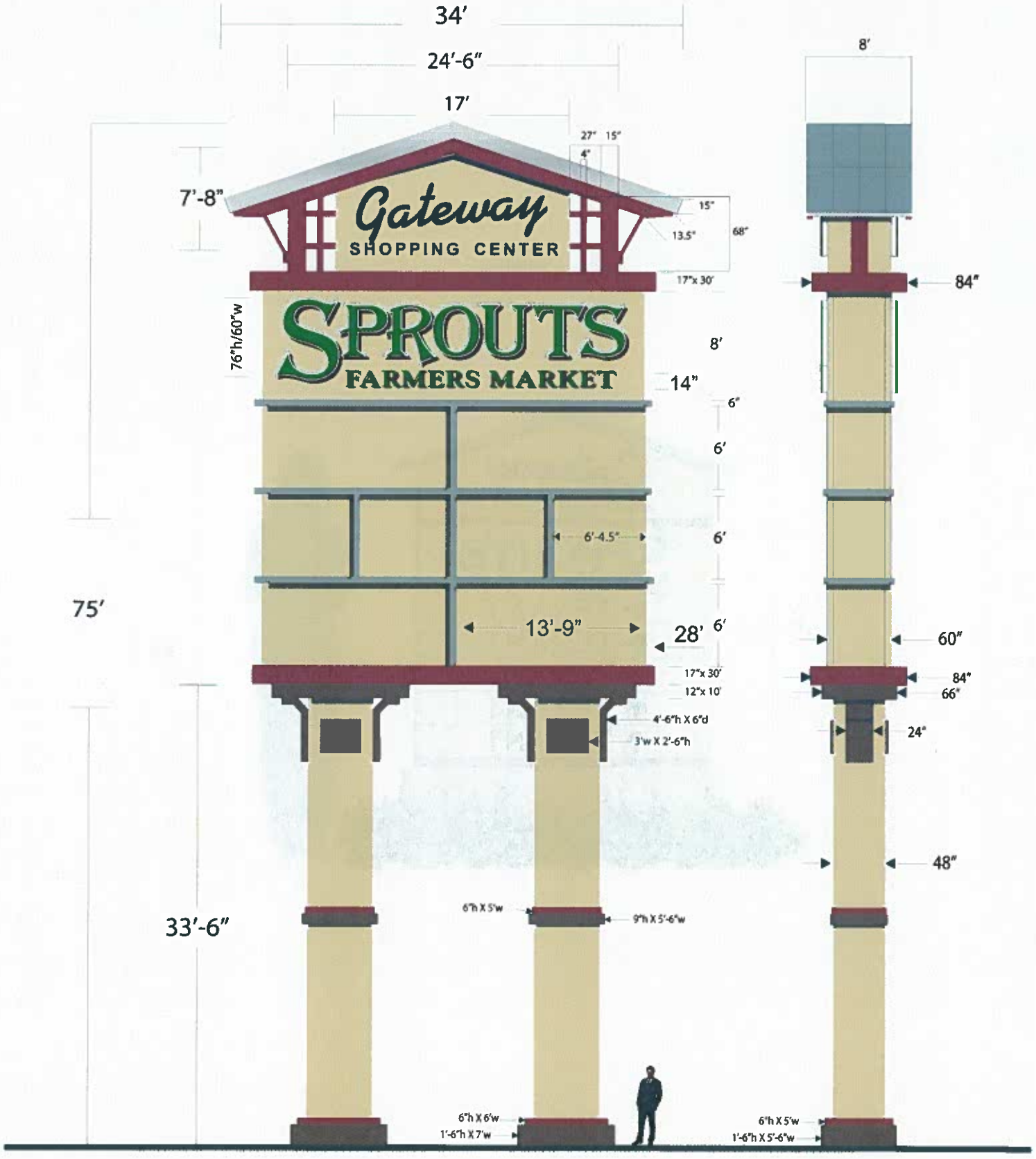

34'
24'-6"
17'
8'
27"
15"
4"
7'-8"
Gateway
SHOPPING CENTER
15"
13.5"
68"
17"x 30"
84"
SPROUTS
FARMERS MARKET
76"h/60"w
8'
14"
6"
6'
6'-4.5"
6'
75'
13'-9"
28'
6'
60"
17"x 30"
84"
12"x 10"
66"
4'-6"h X 6"d
24"
3'w X 2'-6"h
48"
33'-6"
6"h X 5'w
9"h X 5'-6"w
6"h X 6'w
1'-6"h X 7'w
6"h X 5'w
1'-6"h X 5'-6"w

EXHIBIT A-2
Directional Sign

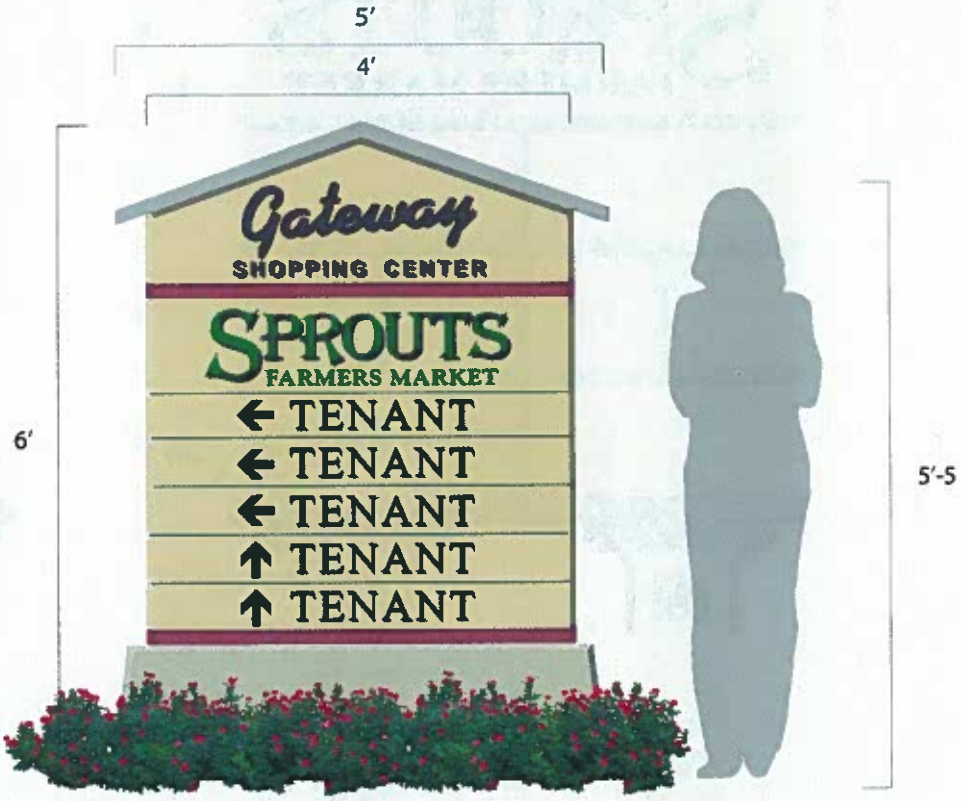
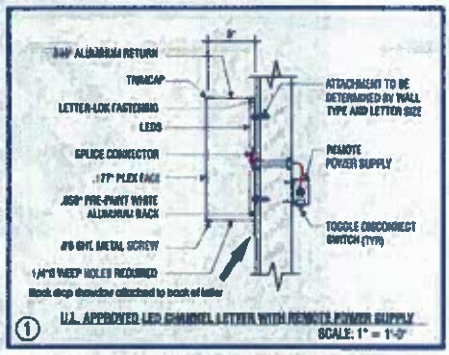


Exhibit A-3

Gateway
SHOPPING CENTER
EAST
12.5'w
4.5'h
4'h
24"h
Gateway
SHOPPING CENTER
4.25""h
WEST
Columns:
1.5'w X 4.5'h X 16"d
Caps:
21"w X 21"d X 2.75"h
Center Wall:
9'w X 4'h X 10"d

EXHIBIT B-2
TENANT'S EXTERIOR BUILDING SIGNAGE
Exhibit B-2, consisting of 3 pages, follows immediately after this page.

A	B	C	D	SQ. FT.
3'-0"	13'-0"	1'-11"	7 1/4"	39.0
3'-6"	15'-1"	2'-3"	8 ½"	52.7
4'-0"	17'-3 ½"	2'-6 ¼"	9 ½"	69.1
4'-6"	19'-5 ¾"	2'-10 ½"	10 ¼"	87.6
5'-0"	21'- 8"	3'-2 ½"	12"	108.3



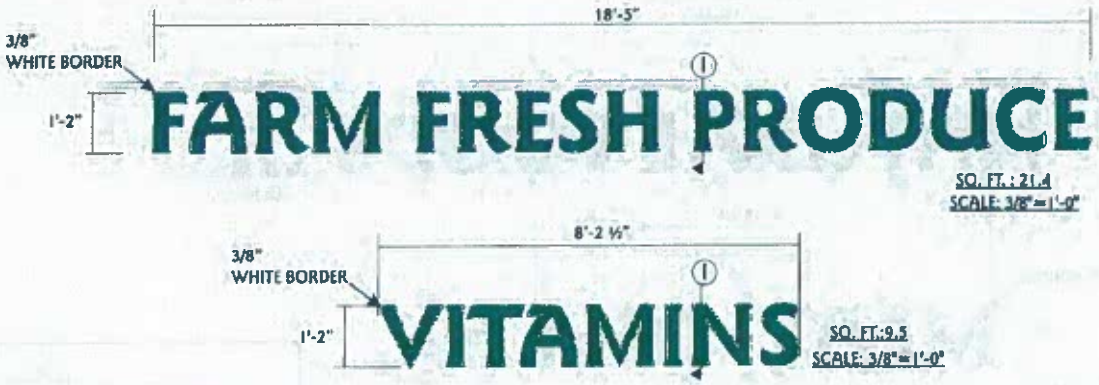
WHERE NEEDED, SELF-CONTAINED CHANNEL LETTERS TO BE FABRICATED AT 6"-8" DEEP

MANUFACTURE AND INSTALL ONE (1) NEW SET OF ILLUMINATED PLEX FACE CHANNEL LETTER
"SPROUTS":
- BACKS : .050" ALUM PRE-PAINT.
- RETURNS : 5" DEEP X .040" ALUM. PRE-PAINT COIL MATTHEWS SATIN BLACK.
- TRIMCAP : BLACK TRIMCAP
- FACES : .177" WHITE PLEX WITH FIRST SURFACE 3M 3630-156 VIVID GREEN VINYL WITH SHOW THRU WHITE BORDER AROUND OUTER PERIMETER OF LETTERS
- ILLUMINATION: SLOAN WHITE LEDS WITH REMOTE POWER SUPPLIES
- BACKDROP SHADOW : .050" ALUM PAINTED MATTHEWS SATIN BLACK

"FARMERS MARKET":
- BACKS : .050" ALUM PRE-PAINT.
- RETURNS : 5" DEEP X .040" ALUM. PRE-PAINT COIL MATTHEWS SATIN BLACK.
- TRIMCAP : BLACK TRIMCAP
- FACES : .177" WHITE PLEX WITH FIRST SURFACE 3M 3630-156 VIVID GREEN VINYL WITH SHOW THRU WHITE BORDER AROUND OUTER PERIMETER OF LETTERS
- ILLUMINATION: SLOAN WHITE LEDS WITH REMOTE POWER SUPPLIES

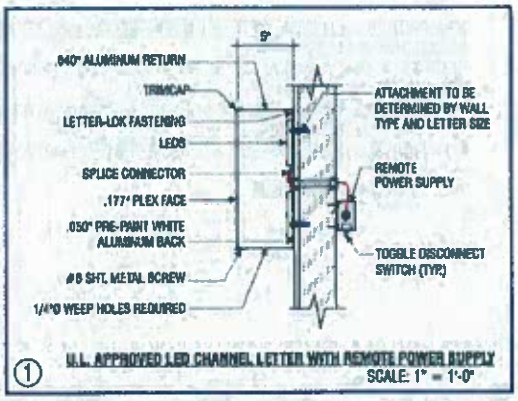
REGISTERED TRADEMARK : .177" WHITE PLEX WITH 3M #3630-156 VIVID GREEN VINYL OVERLAY FOR TRADEMARK. FLUSH MOUNT TO EXISTING FASCIA.

3'-0" - 5'-0" stacked illuminated channel letters for light walls

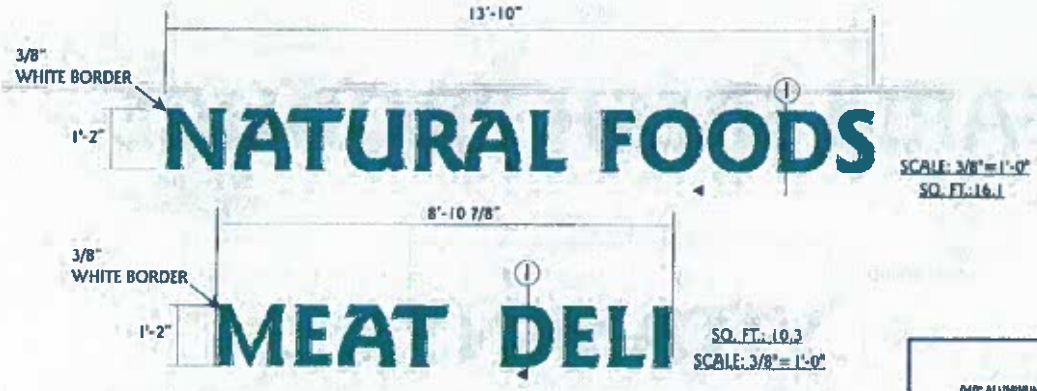


MANUFACTURE AND INSTALL SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE POWER SUPPLIES
BACKS" .050" ALUM PRE-PAINT.
RETURNS:; 5" DEEP X .040" ALUM PRE-PAINT COIL PAINTED MATTHEWS SATIN BLACK
TRIMCAP: 3/4" BLACK TRIMCAP
FACES: .177" THICK #7328 WHITE HIGH IMPACT ACRYLIC WITH FIRST SURFACE 3M #3630-156 VIVID GREEN VINYL LEAVING WHITE BORDER.
ILLUMINATION. SLOAN WHITE LED'S AS REQUIRED WITH REMOTE POWER SUPPLIES

VERIFY IF RACEWAY IS NEEDED

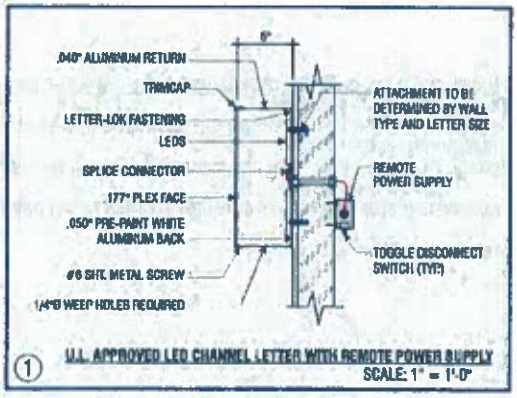


secondary illuminated wall signs



MANUFACTURE AND INSTALL SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE POWER SUPPLIES
BACKS" .050" ALUM PRE-PAINT.
RETURNS:, 5" DEEP X .040" ALUM PRE-PAINT COIL PAINTED MATTHEWS SATIN BLACK
TRIMCAP: 3/4" BLACK TRIMCAP
FACES: .177" THICK #7328 WHITE HIGH IMPACT ACRYLIC WITH FIRST SURFACE 3M #3630-156 VIVID GREEN VINYL LEAVING WHITE BORDER.
ILLUMINATION: SLOAN WHITE LED'S AS REQUIRED WITH REMOTE POWER SUPPLIES

VERIFY IF RACEWAY IS NEEDED



secondary illuminated wall signs

EXHIBIT B-3

PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

June 16th, 2014
FITCH

EXHIBIT B-3-1

SOUTH ELEVATION
PINOLE, CALIFORNIA

PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

June 16th, 2014
FITCH

EXHIBIT B-3-2

PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

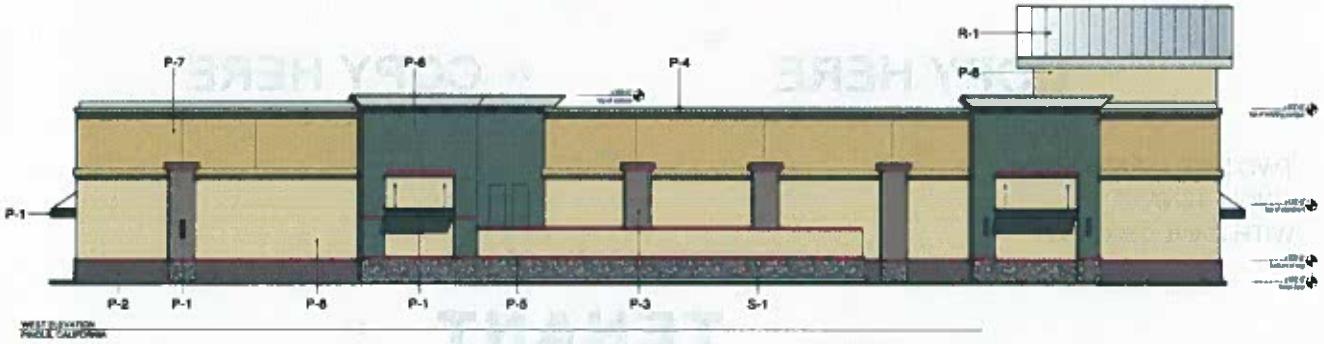
June 16th, 2014
FITCH

EXHIBIT B-3-3

PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

June 16th, 2014
FITCH

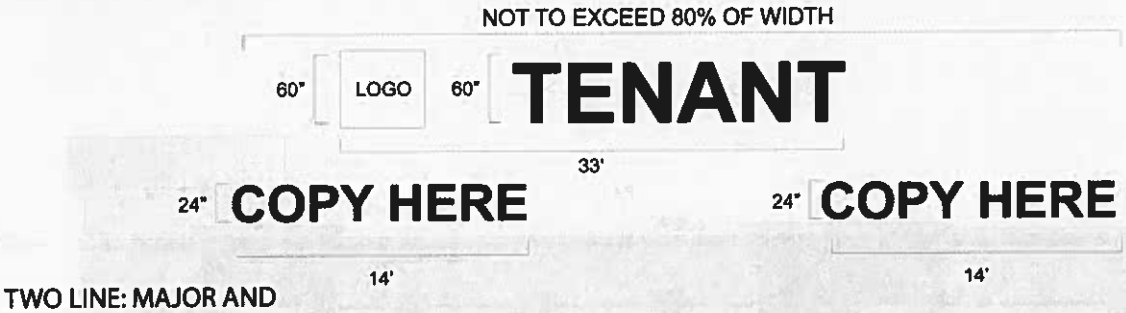
EXHIBIT B-3-4



June 16th, 2014
FITCH

PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

ONE LINE: MAJOR AND
SINGLE TENANT
WITH DRIVE-THROUGH



TWO LINE: MAJOR AND
SINGLE TENANT
WITH DRIVE-THROUGH

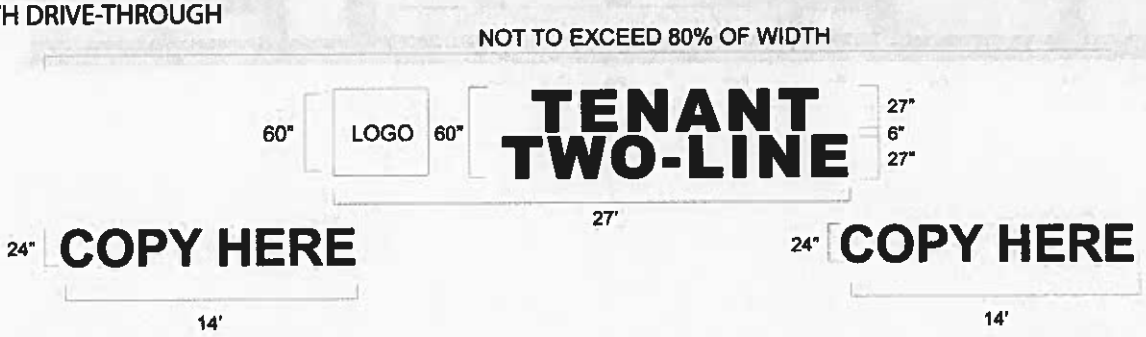


EXHIBIT C-2

LOGO BOX WITH ONE LINE LAYOUT

NOT TO EXCEED 80% OF WIDTH

ONE LINE LAYOUT

NOT TO EXCEED 80% OF WIDTH

LOGO BOX WITH TWO LINE LAYOUT

NOT TO EXCEED 80% OF WIDTH

TWO LINE LAYOUT

NOT TO EXCEED 80% OF WIDTH

EXHIBIT D-1

SIGN
VIEW TO THE SOUTHWEST
VIEW TO THE NORTHWEST FROM PINOLE VALLEY ROAD
PERSPECTIVE VIEWS (WITH TYPICAL FINISHES)
PROPOSED NORTH EXTERIOR ELEVATION
PROPOSED SOUTH EXTERIOR ELEVATION
PROPOSED EAST EXTERIOR ELEVATION
PROPOSED WEST EXTERIOR ELEVATION
COLOR AND MATERIAL LEGEND
MATERIALS:
COLORS:
GEORGE MEU ASSOCIATES
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
SHOPS EXTERIOR ELEVATIONS
A201

EXHIBIT E-1

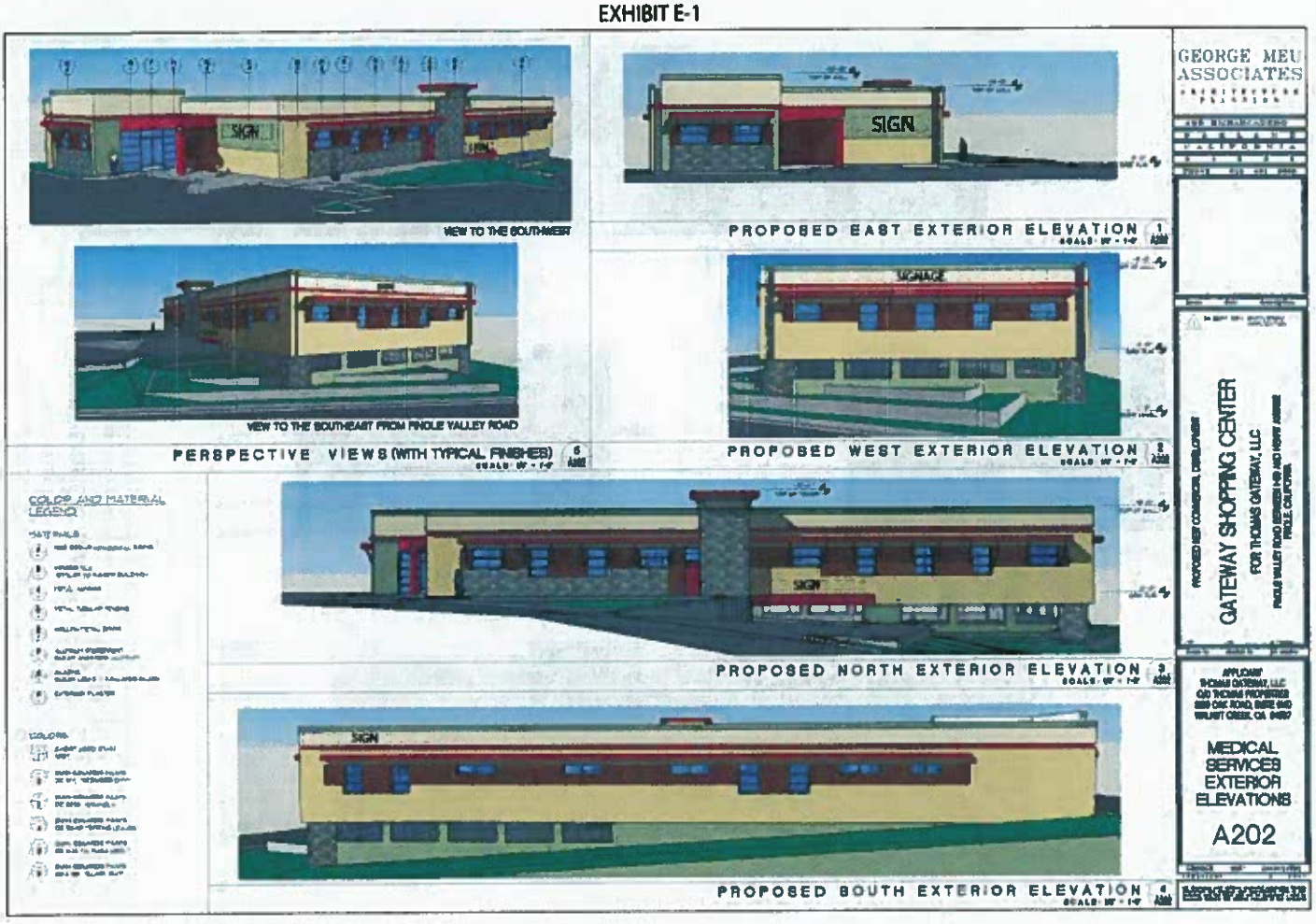

SIGN
VIEW TO THE SOUTHWEST
VIEW TO THE SOUTHEAST FROM RINCON VALLEY ROAD
PERSPECTIVE VIEWS (WITH TYPICAL FINISHES)
SIGN
PROPOSED EAST EXTERIOR ELEVATION
SIGNAGE
PROPOSED WEST EXTERIOR ELEVATION
COLOR AND MATERIAL LEGEND
SIGN
PROPOSED NORTH EXTERIOR ELEVATION
SIGN
PROPOSED SOUTH EXTERIOR ELEVATION
GEORGE MEU ASSOCIATES
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
MEDICAL SERVICES EXTERIOR ELEVATIONS
A202

EXHIBIT F-1

3 EAST ELEVATON

2 NORTH ELEVATION

1 SOUTH ELEVATION

4 WEST ELEVATION

GEORGE MEU ASSOCIATES

PROPOSED NEW COMMERCIAL DEVELOPMENT

GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY, LLC

PIKOLE VALLEY ROAD BETWEEN I-680 AND HENRY AVENUE
PIKOLE, CALIFORNIA

APPLICANT
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE #140
WALNUT CREEK, CA 94597

EXTERIOR ELEVATIONS

SD-3

EXHIBIT F-2

New Signage Component Overview

directional
on building

pylon

monument

height
restriction bar

directional signs
(on footings)

EXHIBIT F-3

New Order Zone Components: New Store Scope Only

Preferred Components

Pre Menu Board 14120

Canopy for Digital Order Screen 14163

5 Panel Menu Board 14119

Trade Down Components

Digital Order Screen post mount bracket 14030

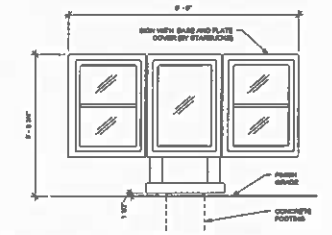
Digital Order Screen wall mount bracket 14087

Speaker Post 14148

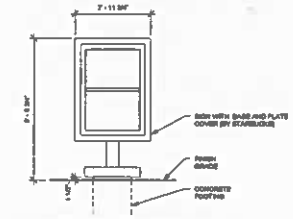
Light Box (static image) DID 14239

3 Panel Menu Board 14118

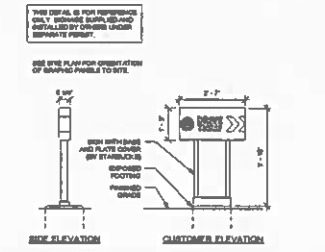
EXHIBIT F-4



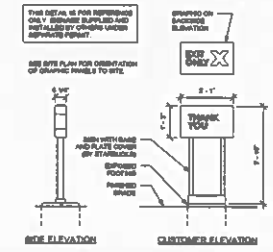
1 DTE - MENU 5 PANEL FREESTANDING



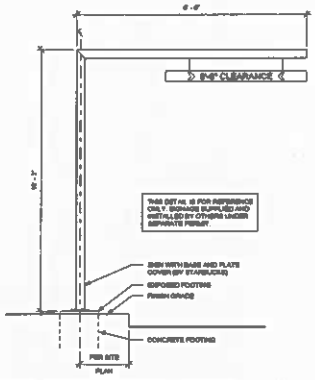
2 DTE - PRE-MENU FREESTANDING



3 DTE - DIRECTIONAL SIGN WITH LOGO - ENTRY



4 DTE - DIRECTIONAL SIGN - EXIT



5 DTE - CLEARANCE BAR ELEVATION