Park West Place Sign Program
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I. **Shop Building Occupants**: any occupant or Tenant using space from 1 square foot to 10,000 square feet.

The Shop Building Occupants shall identify their Premises by signage at their own expense, obtain all necessary permits and approvals for such signage and install and maintain all signage subject to the following criteria.

All signage proposed shall be required to conform to the standards set forth below.

A. **General Requirements**:

1. All signs are required to comply with the provisions of the Operation and Easement Agreement which was recorded on January 16, 2003, in the official records of San Joaquin County, California, as instrument no. 2003-010703, including, but not limited to, Section 2.4.

2. One sign is allowed at each exterior elevation.

3. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of any elevation or bulkhead, except as specifically approved in advance in writing by Landlord.

4. All attachment devices, wiring, clips, transformers, lamps, tubes and other mechanisms required for sign(s) shall be concealed.

5. No logos will be permitted, unless specifically approved by Landlord in writing.

6. All lettering and logos shall be individually internally lit, channel letter signs.

7. No window signage or graphics are permitted unless specifically approved in Tenant's Lease.

B. **Colors and Materials**:

1. Color subject to Landlord's prior written approval.

2. Neon tubing within letters to be #6500 White, or to match the Plexiglas letter face.

3. No exposed, neon-tube lighting shall be used on exterior signage.

C. **Size and Placement**:

1. Signs on elevations are allowed 1-1/2 square feet for each lineal foot of building width.

2. All occupants will be permitted their pro-rata share of the maximum allowable sign area for the designated elevation.

3. Tenant signs are also subject to the following:
(i) Maximum letter size shall be 36". Minimum letter size shall be 10".

(ii) Multiple rows shall not exceed 42" of total height, including space between rows.

(iii) Minimum stroke shall be 2".

(iv) Depth of letters shall be maximum 6".

(v) Total horizontal measurement of sign(s) shall not exceed 80% of the width of the leased premises, or their respective pro-rata share of the sign band available, whichever is more stringent.

(vi) Centered horizontally and vertically within the sign band area determined and provided by the Landlord.

(vii) All signage heights and lengths must fit within the provided sign band area.

D. Mounting:

1. Mount letters directly onto fascia-band surface provided, with no exposed connections. No visible raceways will be permitted. Final electrical hook-up to be performed by a licensed electrical contractor. If required, access to interior of canopy-access doors provided by Landlord. No exposed cable or wiring shall be permitted. Tenant to repair and seal any holes made during installation.

E. Service Door Vinyl Signs:

1. Copy: Limited to Tenant's trade name and suite number.
2. Size: Letter size to be minimum 4" and maximum 8".

F. Temporary Signs:

1. Subject to OEA Section 2.4F(vi), Tenant is permitted to display a “Grand Opening” sign upon approval from Landlord, A. G. Spanos Companies, and the City of Stockton. Size, copy, and color to be submitted by Tenant to Landlord, A. G. Spanos Companies, and the City of Stockton for approval.

Subject to OEA Section 2.4, no other temporary signs are permitted.
II. **Single Pad Occupants:** any occupant or Tenant's using single pad space, size may vary.

The Single Pad Occupants shall identify their Premises by signage at their own expense, obtain all necessary permits and approvals for such signage and install and maintain all signage subject to the following criteria.

All signage proposed shall be required to conform to the standards set forth below.

A. **General Requirements:**

1. All signs are required to comply with the provisions of the Operation and Easement Agreement which was recorded on January 16, 2003, in the official records of San Joaquin County, California, as instrument no. 2003-010703, including, but not limited to, Section 2.4.

2. One sign is allowed at each exterior elevation.

3. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of any elevation or bulkhead, except as specifically approved in advance in writing by Landlord.

4. All attachment devices, wiring, clips, transformers, lamps, tubes and other mechanisms required for sign(s) shall be concealed.

5. No logos will be permitted, unless specifically approved by Landlord in writing.

6. All lettering and logos shall be individually internally lit, channel letter signs.

7. No window signage or graphics are permitted unless specifically approved in Tenant's Lease.

B. **Colors and Materials:**

1. Color subject to Landlord's prior written approval.

2. Neon tubing within letters to be #6500 White, or to match the Plexiglas letter face.

3. No exposed, neon-tube lighting shall be used on exterior signage.

C. **Size and Placement:**

1. Signs on elevations are allowed 1-1/2 square feet for each lineal foot of building width.

2. All occupants will be permitted their pro-rata share of the maximum allowable sign area for the designated elevation.

3. Tenant signs are also subject to the following:

   (I) Maximum letter size shall be 48".
Minimum letter size shall be 10".

(ii) Multiple rows shall not exceed 72" of total height, including space between rows.

(iii) Minimum stroke shall be 2".

(iv) Depth of letters shall be maximum 6".

(v) Total horizontal measurement of sign(s) shall not exceed 80% of the width of the leased premises, or their respective pro-rata share of the sign band available, whichever is more stringent.

(vi) Centered horizontally and vertically within the sign band area determined and provided by the Landlord.

(vii) All signage heights and lengths must fit within the provided sign band area.

D. Mounting:

1. Mount letters directly onto fascia-band surface provided, with no exposed connections. No visible raceways will be permitted. Final electrical hook-up to be performed by a licensed electrical contractor. If required, access to interior of canopy-access doors provided by Landlord. No exposed cable or wiring shall be permitted. Tenant to repair and seal any holes made during installation.

E. Service Door Vinyl Signs:

1. Copy: Limited to Tenant's trade name and suite number.
2. Size: Letter size to be minimum 4" and maximum 8".

F. Temporary Signs:

1. Subject to OEA Section 2.4F(vi), Tenant is permitted to display a "Grand Opening" sign upon approval from Landlord, A. G. Spanos Companies, and the City of Stockton. Size, copy, and color to be submitted by Tenant to Landlord, A. G. Spanos Companies, and the City of Stockton for approval.

Subject to OEA Section 2.4, no other temporary signs are permitted.
III. **Major Retailer I**: any occupant over 10,001 square feet and less than 30,000 square feet.

The Major Retailer I occupants shall identify their Premises by signage at their own expense, obtain all necessary permits and approvals for such signage and install and maintain all signage subject to the following criteria.

All signage proposed shall be required to conform to the standards set forth below.

A. **General Requirements**:

1. All signs are required to comply with the provisions of the Operation and Easement Agreement which was recorded on January 16, 2003, in the official records of San Joaquin County, California, as instrument no. 2003-010703, including, but not limited to, Section 2.4.

2. One sign is allowed at each exterior elevation.

3. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of any elevation or bulkhead, except as specifically approved in advance in writing by Landlord.

4. All attachment devices, wiring, clips, transformers, lamps, tubes and other mechanisms required for sign(s) shall be concealed.

5. No logos will be permitted, unless specifically approved by Landlord in writing.

6. All lettering and logos shall be individually internally lit, channel letter signs.

7. No window signage or graphics are permitted unless specifically approved in Tenant's Lease.

B. **Colors and Materials**:

1. Color subject to Landlord's prior written approval.

2. Neon tubing within letters to be #6500 White, or to match the Plexiglas letter face.

3. No exposed, neon-tube lighting shall be used on exterior signage.

C. **Size and Placement**:

1. Signs on elevations are allowed 1-1/2 square feet for each lineal foot of building width.

2. All occupants will be permitted their pro-rata share of the maximum allowable sign area for the designated elevation.
3. Tenant signs are also subject to the following:
   
   (i) Maximum letter size shall be 60". Minimum letter size shall be 12".
   
   (ii) Multiple rows shall not exceed 84" of total height, including space between rows.
   
   (iii) Minimum stroke shall be 2".
   
   (iv) Depth of letters shall be maximum 6".
   
   (v) Total horizontal measurement of sign(s) shall not exceed 80% of the width of the leased premises, or their respective pro-rata share of the sign band available, whichever is more stringent.
   
   (vi) Centered horizontally and vertically within the sign band area determined and provided by the Landlord.
   
   (vii) All signage heights and lengths must fit within the provided sign band area.

D. Mounting:

   1. Mount letters directly onto fascia-band surface provided, with no exposed connections. No visible raceways will be permitted. Final electrical hook-up to be performed by a licensed electrical contractor. If required, access to interior of canopy-access doors provided by Landlord. No exposed cable or wiring shall be permitted. Tenant to repair and seal any holes made during installation.

E. Service Door Vinyl Signs:

   1. Copy: Limited to Tenant's trade name and suite number.
   2. Size: Letter size to be minimum 4" and maximum 8".

F. Temporary Signs:

   1. Subject to OEA Section 2.4F(vi), Tenant is permitted to display a "Grand Opening" sign upon approval from Landlord, A. G. Spanos Companies, and the City of Stockton. Size, copy, and color to be submitted by Tenant to Landlord, A. G. Spanos Companies, and the City of Stockton for approval.

   Subject to OEA Section 2.4, no other temporary signs are permitted.
IV. Major Retailer II: any occupant over 30,001 square feet and less than 100,000 square feet.

The Major Retailer II occupants shall identify their Premises by signage at their own expense, obtain all necessary permits and approvals for such signage and install and maintain all signage subject to the following criteria.

All signage proposed shall be required to conform to the standards set forth below.

A. General Requirements:

1. All signs are required to comply with the provisions of the Operation and Easement Agreement which was recorded on January 16, 2003, in the official records of San Joaquin County, California, as instrument no. 2003-010703, including, but not limited to, Section 2.4.

2. Subject to OEA Section 2.4G, a maximum of three signs at each exterior elevation is allowed.

   No Tenant of less than sixty thousand (60,000) square feet of Floor Area shall have an exterior sign which identifies leased departments and/or concessionaires operating under such Tenant’s business or trade name, nor shall such sign identify specific brands or products for sale or services offered within a business establishment, unless such identification is used as part of the Tenant’s trade name.

3. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of any elevation or bulkhead, except as specifically approved in advance in writing by Landlord.

4. All attachment devices, wiring, clips, transformers, lamps, tubes and other mechanisms required for sign(s) shall be concealed.

5. No logos will be permitted, unless specifically approved by Landlord in writing.

6. All lettering and logos shall be individually internally lit, channel letter signs.

7. No window signage or graphics are permitted unless specifically approved in Tenant’s Lease.

B. Colors and Materials:

1. Color subject to Landlord’s prior written approval.

2. Neon tubing within letters to be #6500 White, or to match the Plexiglas letter face.

3. No exposed, neon-tube lighting shall be used on exterior signage.

C. Size and Placement:

1. Signs on elevations are allowed 1-1/2 square feet for each lineal foot of
building width.

2. All occupants will be permitted their pro-rata share of the maximum allowable sign area for the designated elevation.

3. Tenant signs are also subject to the following:
   (i) Maximum letter size shall be 72".
       Minimum letter size shall be 12".
   (ii) Multiple rows shall not exceed 84" of total height, including space between rows.
   (iii) Minimum stroke shall be 2".
   (iv) Depth of letters shall be maximum 6".
   (v) Total horizontal measurement of sign(s) shall not exceed 80% of the width of the leased premises, or their respective pro-rata share of the sign band available, whichever is more stringent.
   (vi) Centered horizontally and vertically within the sign band area determined and provided by the Landlord.
   (vii) All signage heights and lengths must fit within the provided sign band area.

D. Mounting:
   1. Mount letters directly onto fascia-band surface provided, with no exposed connections. No visible raceways will be permitted. Final electrical hook-up to be performed by a licensed electrical contractor. If required, access to interior of canopy-access doors provided by Landlord. No exposed cable or wiring shall be permitted. Tenant to repair and seal any holes made during installation.

E. Service Door Vinyl Signs:
   1. Copy: Limited to Tenant's trade name and suite number.
   2. Size: Letter size to be minimum 4" and maximum 8".

F. Temporary Signs:
   1. Subject to OEA Section 2.4F(vi), Tenant is permitted to display a "Grand Opening" sign upon approval from Landlord, A. G. Spanos Companies, and the City of Stockton. Size, copy, and color to be submitted by Tenant to Landlord, A. G. Spanos Companies, and the City of Stockton for approval.

Subject to OEA Section 2.4, no other temporary signs are permitted.
V. **Major Retailer III:** any occupant over 100,000 square feet.

The Major Retailer III occupants shall identify their Premises by signage at their own expense, obtain all necessary permits and approvals for such signage and install and maintain all signage subject to the following criteria.

All signage proposed shall be required to conform to the standards set forth below.

A. **General Requirements:**

1. All signs are required to comply with the provisions of the Operation and Easement Agreement which was recorded on January 16, 2003, in the official records of San Joaquin County, California, as instrument no. 2003-010703, including, but not limited to, Section 2.4.

2. A maximum of three signs at each exterior elevation is allowed.

3. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of any elevation or bulkhead, except as specifically approved in advance in writing by Landlord.

4. All attachment devices, wiring, clips, transformers, lamps, tubes and other mechanisms required for sign(s) shall be concealed.

5. Major Retailer III Occupants shall be allowed their typical trade name and logo.

6. All lettering and logos shall be individually internally lit, channel letter signs.

7. No window signage or graphics are permitted unless specifically approved in Tenant's Lease.

B. **Colors and Materials:**

1. Color subject to Landlord's prior written approval.

2. Neon tubing within letters to be #6500 White, or to match the Plexiglas letter face.

3. No exposed, neon-tube lighting shall be used on exterior signage.

C. **Size and Placement:**

1. Signs on elevations are allowed 1-1/2 square feet for each lineal foot of building width.

2. All occupants will be permitted their pro-rata share of the maximum allowable sign area for the designated elevation.
3. Tenant signs are also subject to the following:

   (i) Maximum letter size shall be 72". Minimum letter size shall be 12". Logo height may vary not to exceed twice maximum allowable letter height.

   (ii) Multiple rows shall not exceed 84" of total height, including space between rows.

   (iii) Minimum stroke shall be 2".

   (iv) Depth of letters shall be maximum 6".

   (v) Total horizontal measurement of sign(s) shall not exceed 80% of the width of the leased premises, or their respective pro-rata share of the sign band available, whichever is more stringent.

   (vii) Centered horizontally and vertically within the sign band area determined and provided by the Landlord.

   (viii) All signage heights and lengths must fit within the provided sign band area.

D. Mounting:

   1. Mount letters directly onto fascia-band surface provided, with no exposed connections. No visible raceways will be permitted. Final electrical hook-up to be performed by a licensed electrical contractor. If required, access to interior of canopy-access doors provided by Landlord. No exposed cable or wiring shall be permitted. Tenant to repair and seal any holes made during installation.

E. Service Door Vinyl Signs:

   1. Copy: Limited to Tenant's trade name and suite number.
   2. Size: Letter size to be minimum 4" and maximum 8".

F. Temporary Signs:

   1. Subject to OEA Section 2.4F(vi), Tenant is permitted to display a "Grand Opening" sign upon approval from Landlord, A. G. Spanos Companies, and the City of Stockton. Size, copy, and color to be submitted by Tenant to Landlord, A. G. Spanos Companies, and the City of Stockton for approval.

Subject to OEA Section 2.4, no other temporary signs are permitted.
VI. Directional Signs:

The Directional Signs are designed to incorporate the architectural theme and materials of the shopping center. Directional Signs may be revised to more fully complement the architecture of the center. Please refer to the attached drawings for locations, dimensions and specifications.

VII. Single Monument Signs:

The Single Monument Signs are designed to incorporate the architectural theme and materials of the shopping center. Tenant panel colors, materials, and sizes may vary significantly from the colors shown in the attached. All Tenant approvals have not been received for these signs and such approval may require revisions to materials and/or colors. Please refer to the attached drawings for locations, dimensions and specifications.

VIII. Gas Monument Signs:

The Gas Monument Signs are designed to incorporate the architectural theme and materials of the shopping center. Tenant panel colors, materials, and sizes may vary significantly from the colors shown in the attached. All Tenant approvals have not been received for these signs and such approval may require revisions to materials and/or colors. Please refer to the attached drawings for locations, dimensions and specifications.

IX. Monument Signs:

The Monument Signs are designed to incorporate the architectural theme and materials of the shopping center. Tenant panel colors, materials, and sizes may vary significantly from the colors shown in the attached. All Tenant approvals have not been received for these signs and such approval may require revisions to materials and/or colors. Please refer to the attached drawings for locations, dimensions and specifications.

X. Pylon Signs:

The Pylon Signs are designed to incorporate the architectural theme and materials of the shopping center. Tenant panel colors, materials, and sizes may vary significantly from the colors shown in the attached. All Tenant approvals have not been received for these signs and such approval may require revisions to materials and/or colors. Please refer to the attached drawings for locations, dimensions and specifications.
EXHIBIT FP2- NEWWAY Pylon Sign (South Elevation)

Kohl's

Tenants

Borders

BOOKS - MUSIC - CAFE

PARK WEST PLACE
15 @ 8 Mile Road, Stockton, CA

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PARK WEST PLACE
15 @ 8 Mile Road, Stockton, CA

DESIGN NOTES

- All dimensions on the plan may vary. Existing dimensions at facilities shown at their current location will be provided for reference.
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**SIDE VIEW**

- Access doors to be heavy gauge flat aluminum with counter-sunk screws.

**TYPICAL GRID**

- Concrete base.
- Light fixture.
- Tenant face.

**EXHIBIT MS-14 SINGLE FACED MONUMENT SIGN**

- Scale 1/8" = 1' - 0".
- Tenant faces.

**CONCRETE BASE**

- Street side.

**EXHIBIT MS-ENDVIEW**

- Scale 1/8" = 1' - 0".
- Access for tenant faces.

**DESIGN NOTES**

6.17.03 Preliminary

Integrate AECI bid drawings, PHC bid specifications, estimating notes, with PNC preliminary design submittals. Please correct design to reflect actual building. Establish dimensions continuity between signs with uniform consistent design elements.

7.1.103 Revision

Review color specifications on second map of base from "Grey Digrip" to "Wild Cat" to maintain continuity between light types. Correct dimensions elevation orientation of sign on site.

8.4.03 Revision

Per approved and 5.2.1 size dimensional updates and center lattice detail. Provide additional detail to seeing new dimensions.

9.4.03 Revision

Provide color texture for concrete detail of grid from light textured surface to satin finish.

**SCALE 1/2" = 1'-0"**

**ALUM. FABRICATED ROUT OUT CABINET**

- Paint frame #8144 "WILD CAT" light textured surface.

**ALUM. FABRICATED CORPSENNCE PAINT**

- Frame #8144 "WILD CAT" light textured surface.

**ALUM. STRUCTURE PAINT**

- Frame #8144 "WILD CAT" light textured surface.

**ALUM. CONSTRUCTION PAINT**

- Frame #8144 "WILD CAT" light textured surface.

**ALUM. FABRICATED ROUT OUT CABINET**

- Frame #8144 "WILD CAT" light textured surface.

**ALL GRAPHICS / BACKGROUND COLORS PERTAINING TO TENANT APPROVED SPECIFICATIONS.**

**M5 / PHASE I**

**PARK WEST PLACE**

1-5 @ 8 Mile Road, Stockton, CA

Present No.: 00-7940

Date: 6.17.03

[Signature]

Client Approval: [Signature]

Revision: 7.1.03

[Signature] 8.4.03

[Signature] 9.4.03

[Signature]

Date: 6.17.03

[Signature] 8.4.03

[Signature] 9.4.03

[Signature]

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**PARK WEST PLACE**  
1-5 @ 8 Mile Road, Stockton, CA

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**DESIGN NOTES**

6.17.03 Revision
Integrate AOS bid drawings, PNC bid specifications (estimating notes) with post bid drawings to develop PNC preliminary design submittal. Reveal cornice design to reflect actual building detail. Ensure dimensional continuity between sign types with uniform consistent design elements.

7.11.03 Revision
Increase rectangular tube dimensions from 2" x 3" to 3" x 6".

9.4.03 Revision
Revise color texture for cornice detail of grid from light textured surface to satin finish.