

GOLF COURSE PLAZA

DEB APPROVED
STAFF APPROVED
VERSION

Antioch, California



BLAIR SIGN
PROGRAMS

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APPROVED
BY: RA

MAR 24 2005

CITY OF ANTIOCH
PLANNING DEPARTMENT

RECEIVED

MAR 21 2005

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

INTRODUCTION

Golf Course Plaza

I. Introduction

This master sign program has been established to provide a professional sign and graphics program for *Golf Course Plaza* that is mutually beneficial for the City of Antioch, the *Golf Course Plaza* tenants and the public that is served by the center. In support of this objective the following qualities were blended into the design and scope of work presented by this document:

Creation and display of project identification

Designs congruent with project architecture

Construction methods in harmony with design

Quality workmanship and materials

This program is divided into two general sections. The first section pertains to the common signs. The common signs are those that serve to identify the project and selected tenants within. The common signs consist of one corner monument, two entry monuments and one regulatory price-changer display for the gas station.

The second section is the tenant sign criteria that will define tenants by type and specify the individual tenant signs allowed. The tenant signs consist of individual channel letters and/or logo boxes, or wall-mounted cabinet signs. The landlord will select tenants that will be allowed to display their identity on the entry monument displays.

This document will help ensure that the signage for *Golf Course Plaza* clearly identifies each of the tenants and provides a sustainable sign criteria for use by the City of Antioch, the tenants and the property owner. Also, certain standards will be established for quality of workmanship and materials. This document will specify the type, size, location, color, typestyle and illumination of all tenant exterior signs describe in the following pages

Each tenant will be provided with a copy of the tenant sign criteria as their first step toward obtaining permission for signs within the project. A copy of this document is provided for the reader in the "Tenant Sign Criteria" section of this document.

COMMON AREA SIGNS

II. Common Area Signs

A. Corner Monument, Sign type A

1. Purpose

The display of the project's identity to the intersection of Lone Tree Way and Golf Course Road.

2. Description

The corner monument display is a single-sided, non-illuminated display. The copy reading "Golf Course Plaza" will be fabricated with ¼" aluminum letters stud mounted to the landscape wall provided by others. The letters will be painted as per specifications detailed in the "Exhibits" section of this document. Indirect illumination will be provided by others and located in the landscaping.

3. Quantity

One (1) as shown in exhibits of this section.

4. Landscaping/Set-Backs

Landscaping plan by others. Please see site plan in this section for location.

5. Eligible tenants

None.

6. Exhibits

Please see the following exhibits in this section.

B. Entry Monument Displays, Signs type B.1 and B.2

1. Purpose

To provide the project and selected tenants with an identity which is visible to the traffic on the surface street turnings into the project.

2. Description

The entry monuments are to be double-sided displays that feature a wooden trellis surrounding the display. The center identification will be push-through copy on an aluminum panel. The tenant graphics are to be route-out and show-through graphics on aluminum panels. The internal and concealed illumination will be provided by fluorescent lamps. The body and all other construction materials will be aluminum.

3. Quantity

Two (2) as shown in the exhibits of this section.

4. Landscaping

Landscaping plan by others. Please see site plan in this section for location.

5. Eligible tenants

As determined by the landlord.

6. Exhibits

Please see the following exhibits in this section.

C. Gas Station "Price-Changer"

1. Purpose

To satisfy the regulations of the State of California for the requirement of displaying the current cost at the pump of the gasoline products sold on premise.

2. Description

The tenant graphics are to be as submitted by the tenant. The internal and concealed illumination will be provided by fluorescent lamps. The body and all other construction materials will be specified by the tenant.

3. Quantity

One (1) as shown in exhibit section.

4. Landscaping/Set-Backs

Landscaping plan by others. Please see site plan in this section for location.

5. Eligible tenants

One only.

6. Exhibits

Please see the following exhibits in this section.

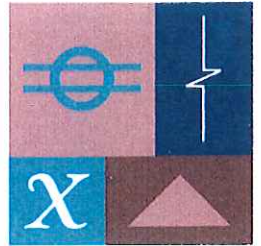
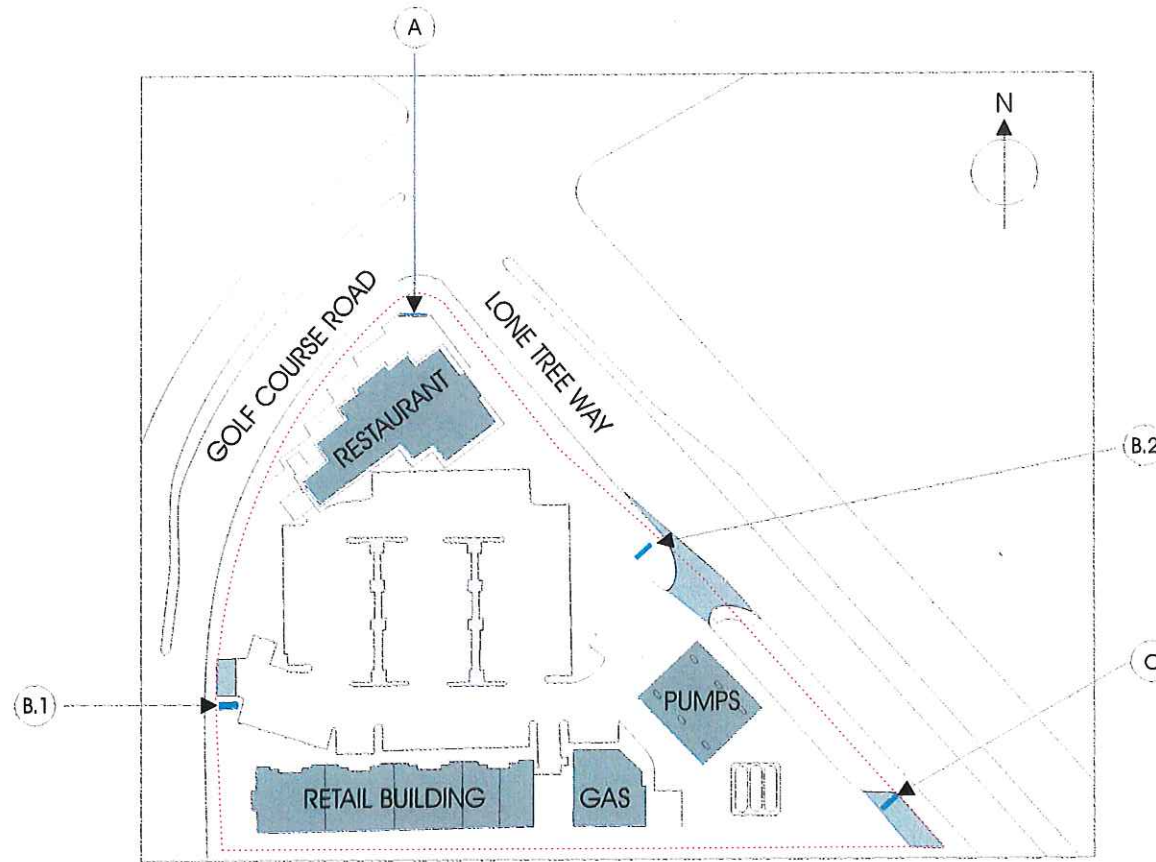
Index

A. Corner Monument Display

B.1-B.2 Entry Monument Displays

C- Gas Station price changer

Note: color schedule and precise site plans follow design pages.



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GOLF COURSE PLAZA

CLIENT
Golf Corse Plaza
PROJECT

ADDRESS
Antioch, California

DATE BY
01-13-04 Oscar Lemus

REVISIONS
A: 01-28-04 10-15-04
B: 01-29-04 01-27-05
C: 02-18-04
D: 02-19-04
E:

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B0113
Site Plan



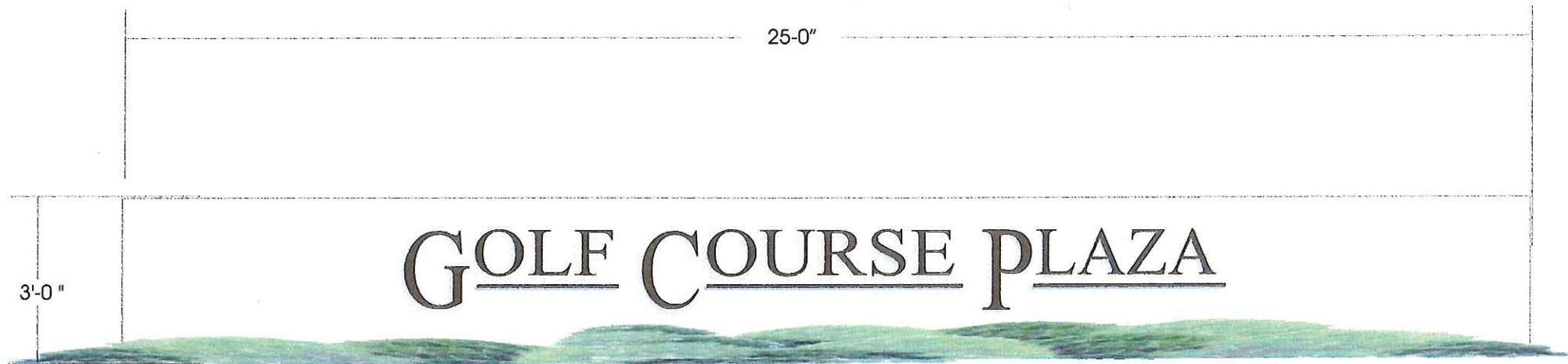
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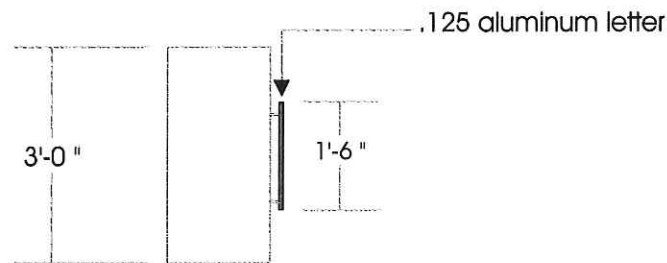
BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

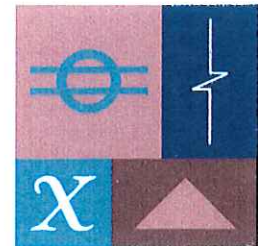
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A. Corner Monument Display $3/8" = 1'$



Side View $3/8" = 1'$



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B0113
Sheet # 1



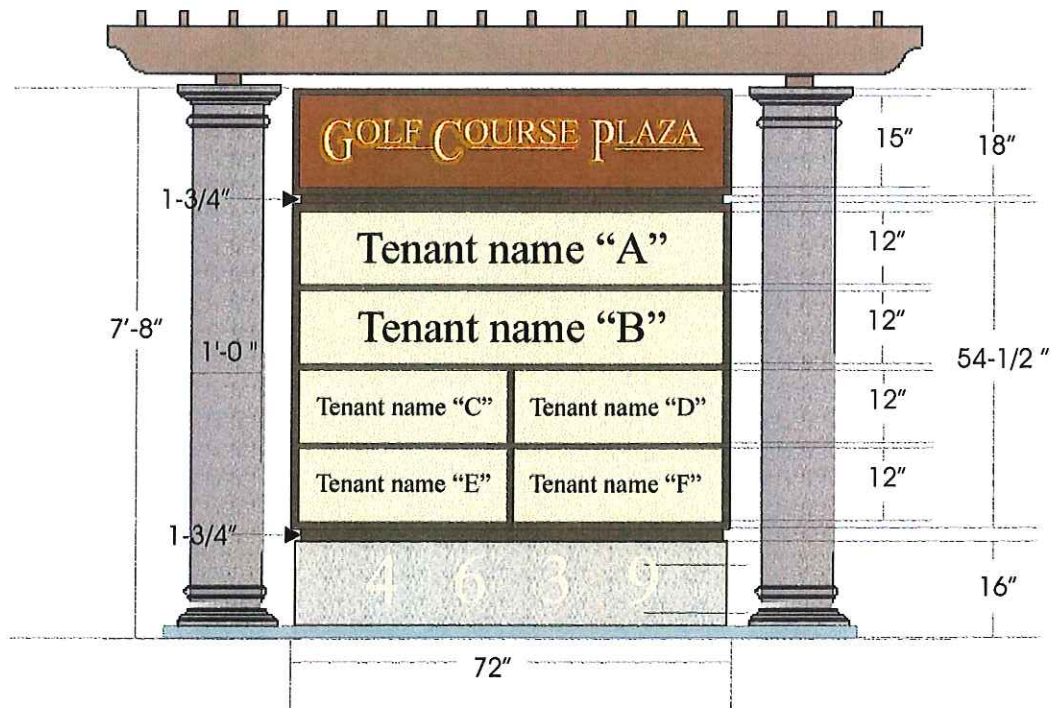
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BY CLIENT: _____ DATE: _____

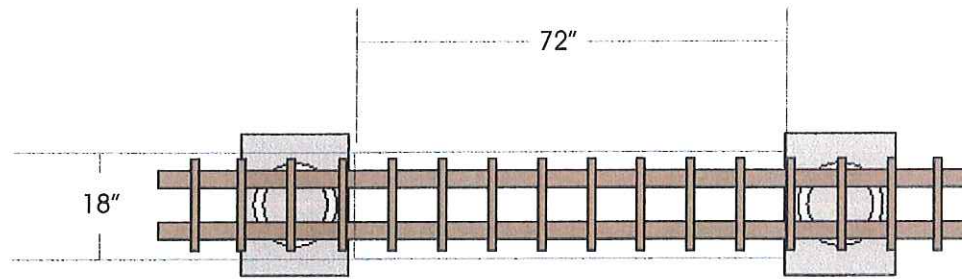
BY LANDLORD: _____ DATE: _____

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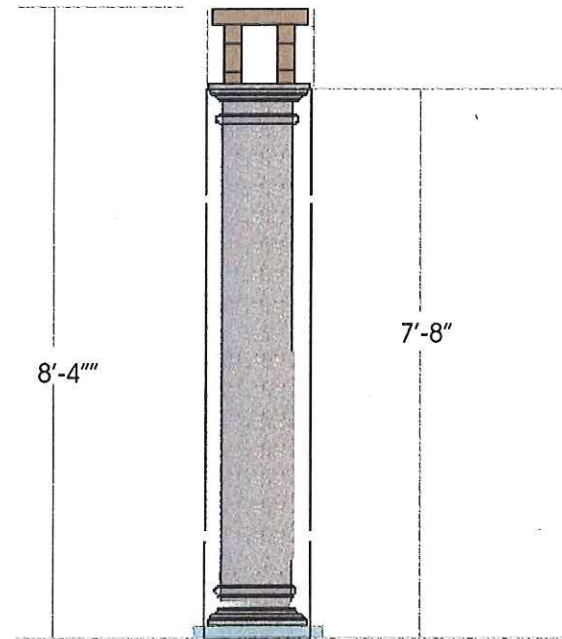


B.1, B.2 Entry Monument Display 3/8" = 1'

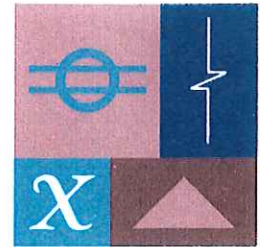
Manufactured and install two (2) double-face internally illuminated monuments signs, body only. Trellis and columns by others.



Top View Entry Monument Display 3/8" = 1'



Side View Entry Monument Display 3/8" = 1'



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Sheet # 2

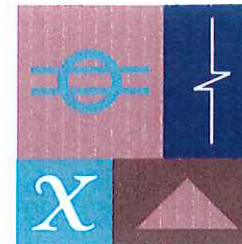
MEMBER



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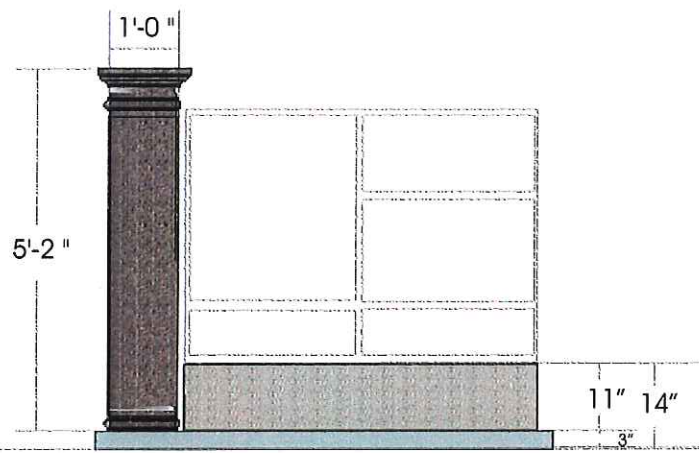
ADDRESS
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DATE BY
 01-13-04 Oscar Lemus

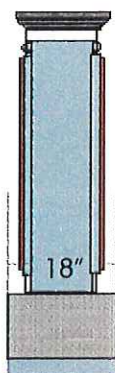
| REVISIONS | |
|-------------|----------|
| A: 01-28-04 | 10-15-04 |
| B: 01-29-04 | 11-22-04 |
| C: 02-18-04 | 11-23-04 |
| D: 02-19-04 | 01-27-05 |
| E: 04-01-04 | |

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 Sheet # 3



Front view



side view



top view

Sign "C" Gas Station Price Changer

3/8" = 1'

Base only, columns and sign by others.

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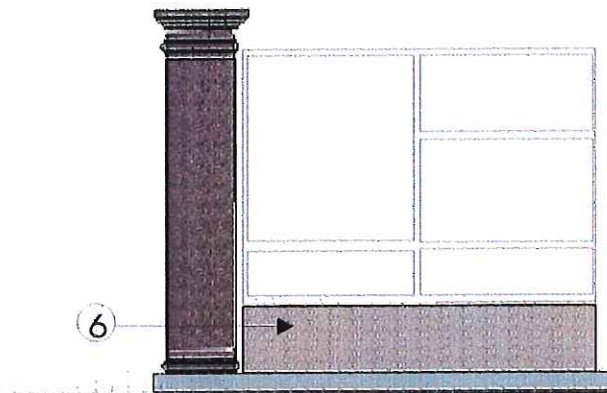
BY CLIENT: _____ DATE: _____

BY LANDLORD: _____ DATE: _____

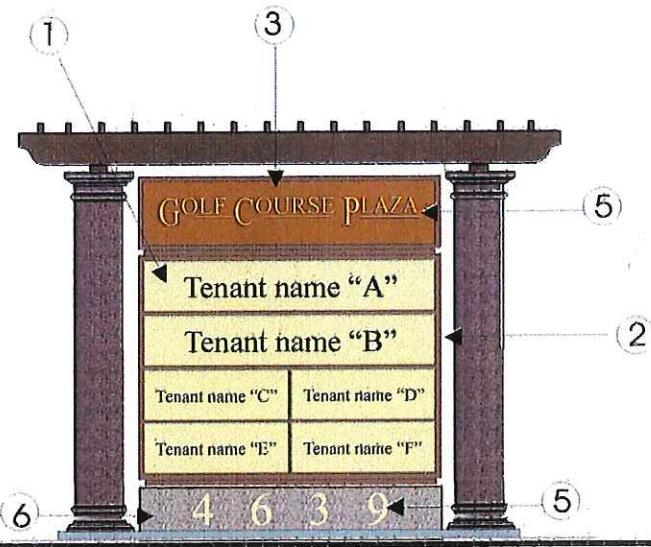
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GOLF COURSE PLAZA

A. Corner Monument Display 3/8" = 1'



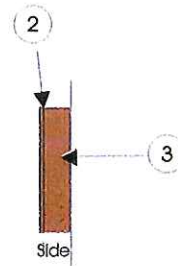
Sign "C" Gas Station Price Changer 3/8" = 1'



B.1, B.2 Entry Monument Display 3/8" = 1'



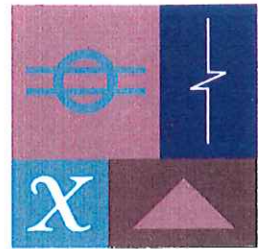
TYPICAL CABINET SIGN / HORIZONTAL LAYOUT NTS



COLOR SCHEDULE

- 1- IC 1 721 gold thread 40yy 69/299 leaf 42 med texture (P-1)
- 2- IC 1 359 light chocolat 90yr 16/129 leaf 138 (P-2)
- 3- IC 1 165 downing Street 30yr 14/365 leaf 175 (P-3)
- 4- BEHR EXTERIOR WOOD STAIN VALISE 531
- 5- 3M ivory230/005 translucent
- 6- Stonewear NS- 45

Note: font name used for logo Georgia Ref.



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Color Schedule

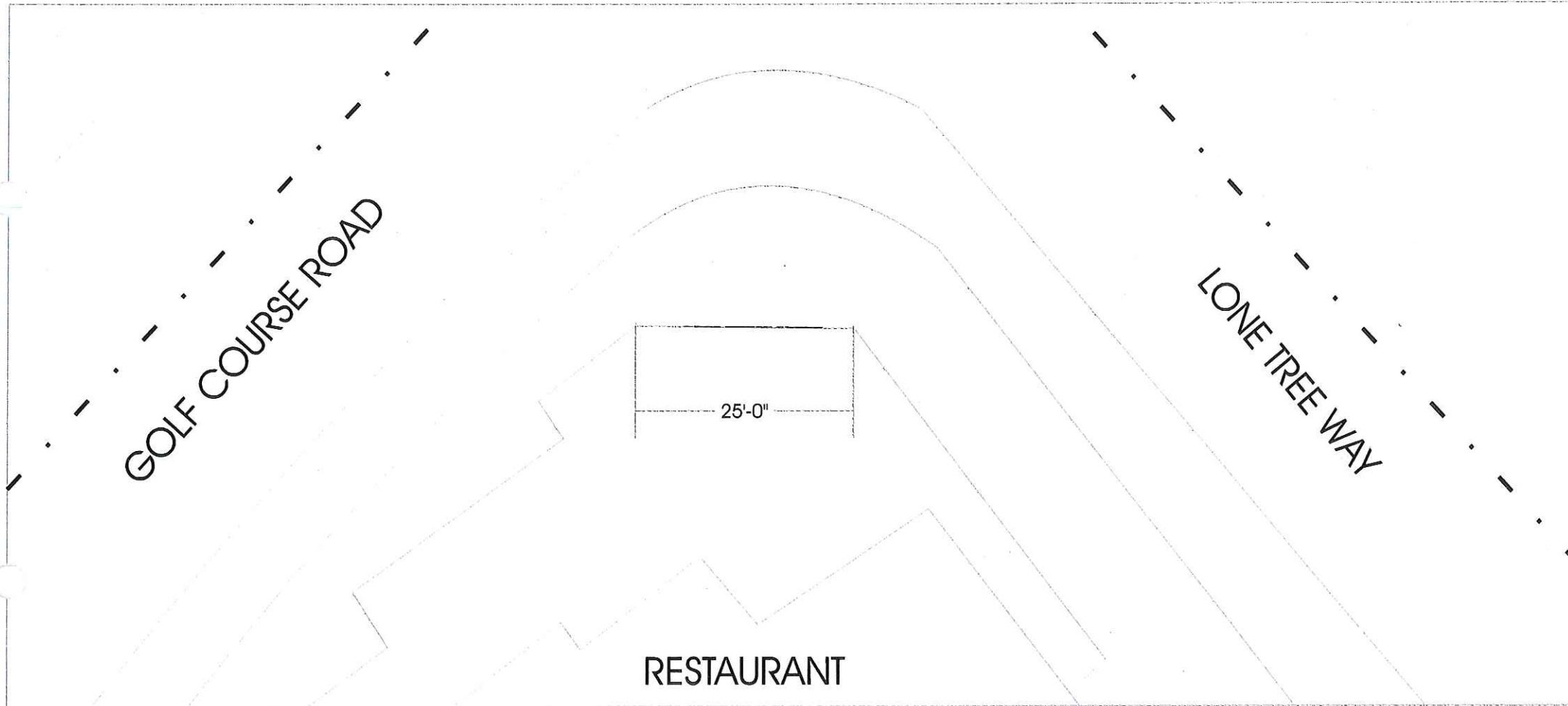


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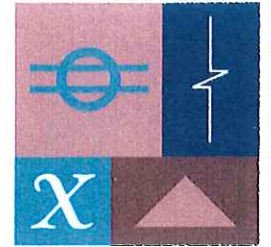


Scale 1/16" = 1'

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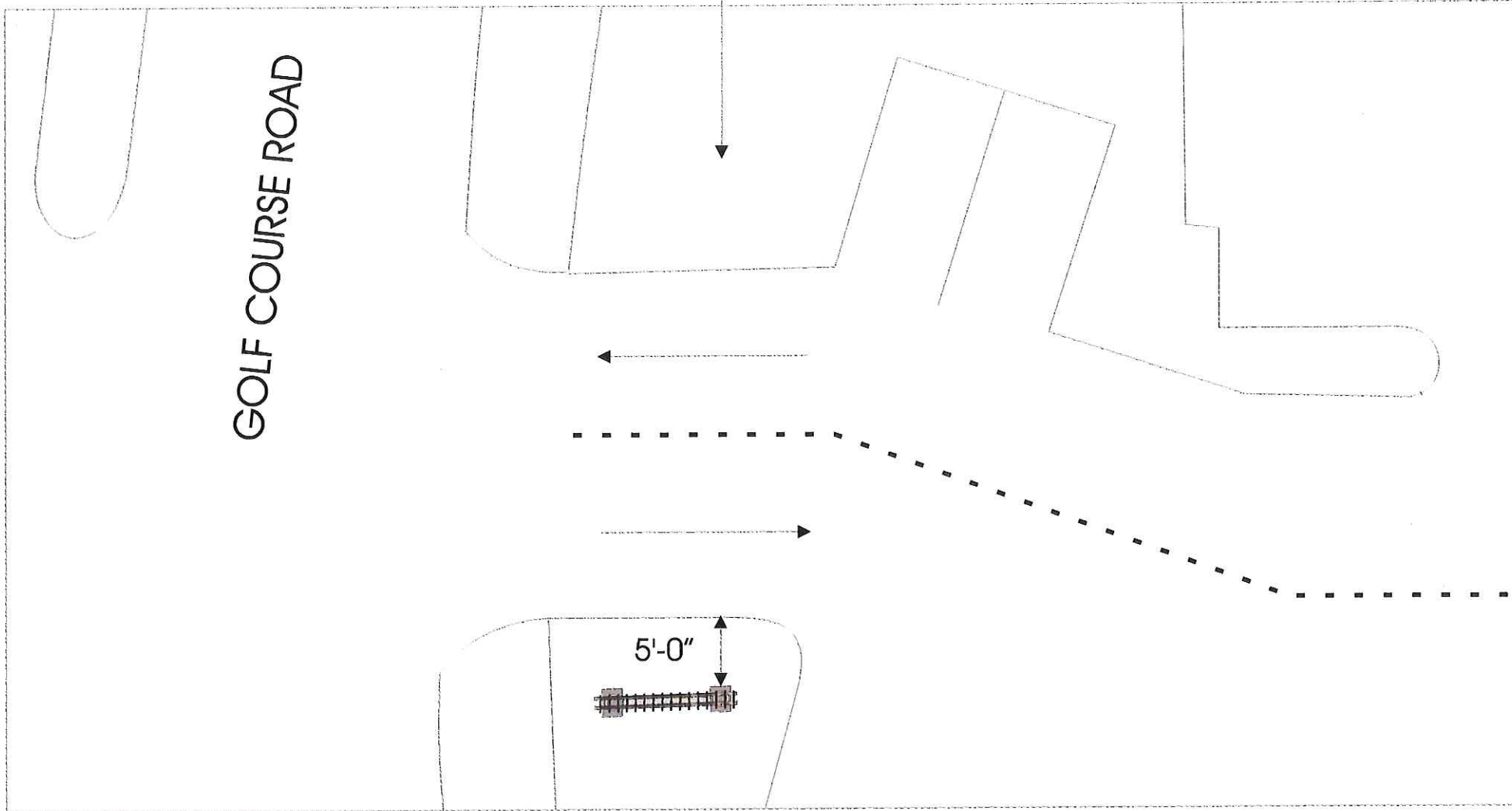
B0113
 Presided Site Plan



B.1 Entry Monument Displays

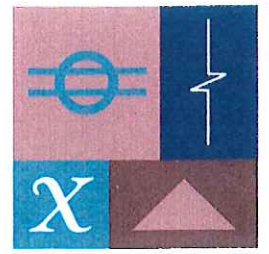


GOLF COURSE ROAD



Note: Final location to be approved
by traffic engineering department

Scale 3/32" = 1'



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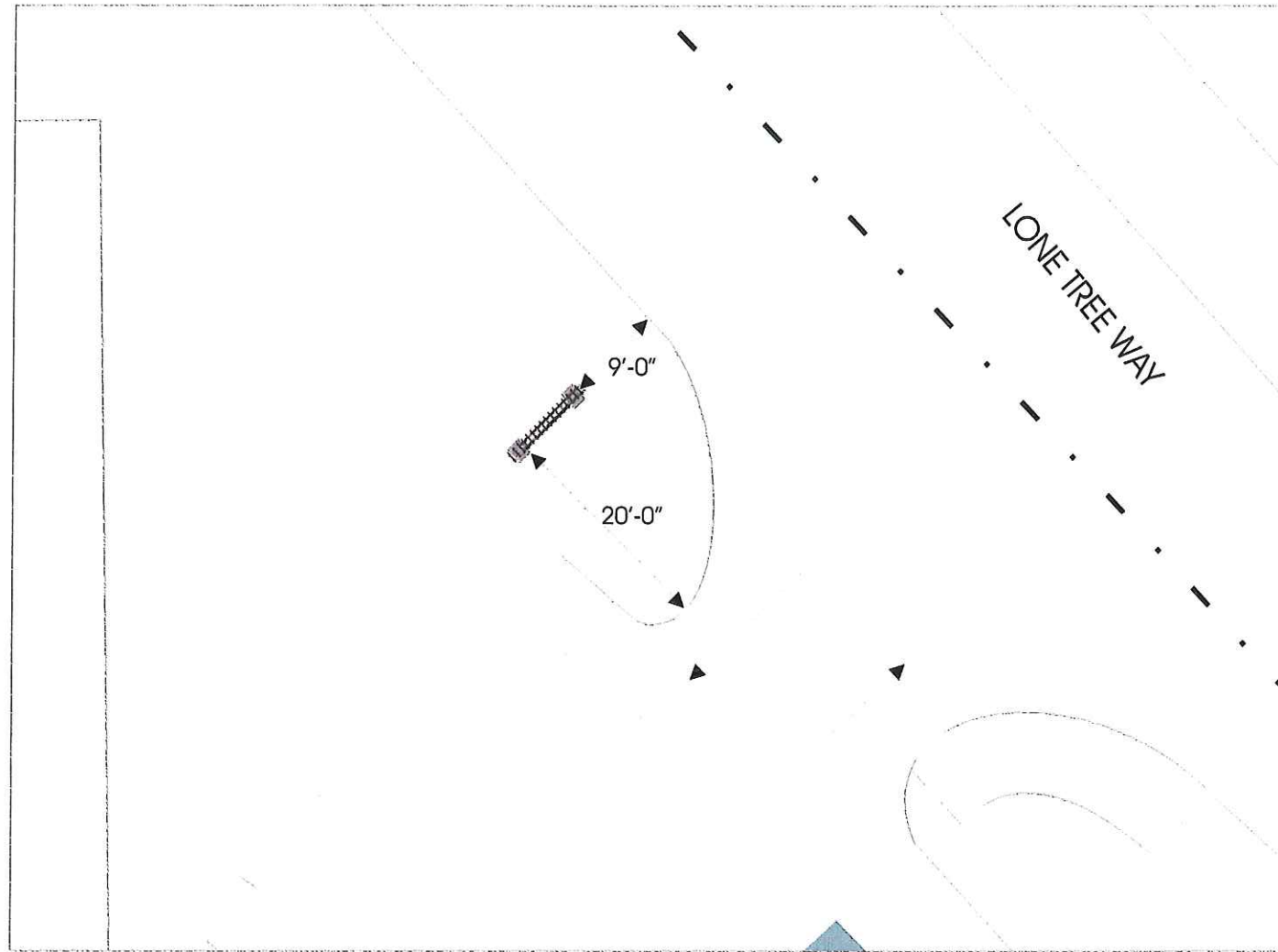


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B.2 Entry Monument Displays



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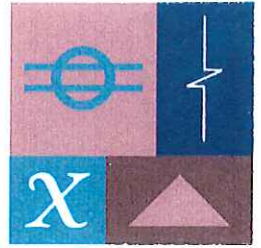
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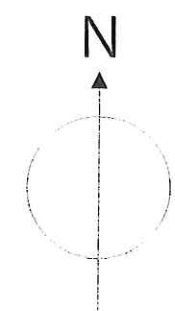
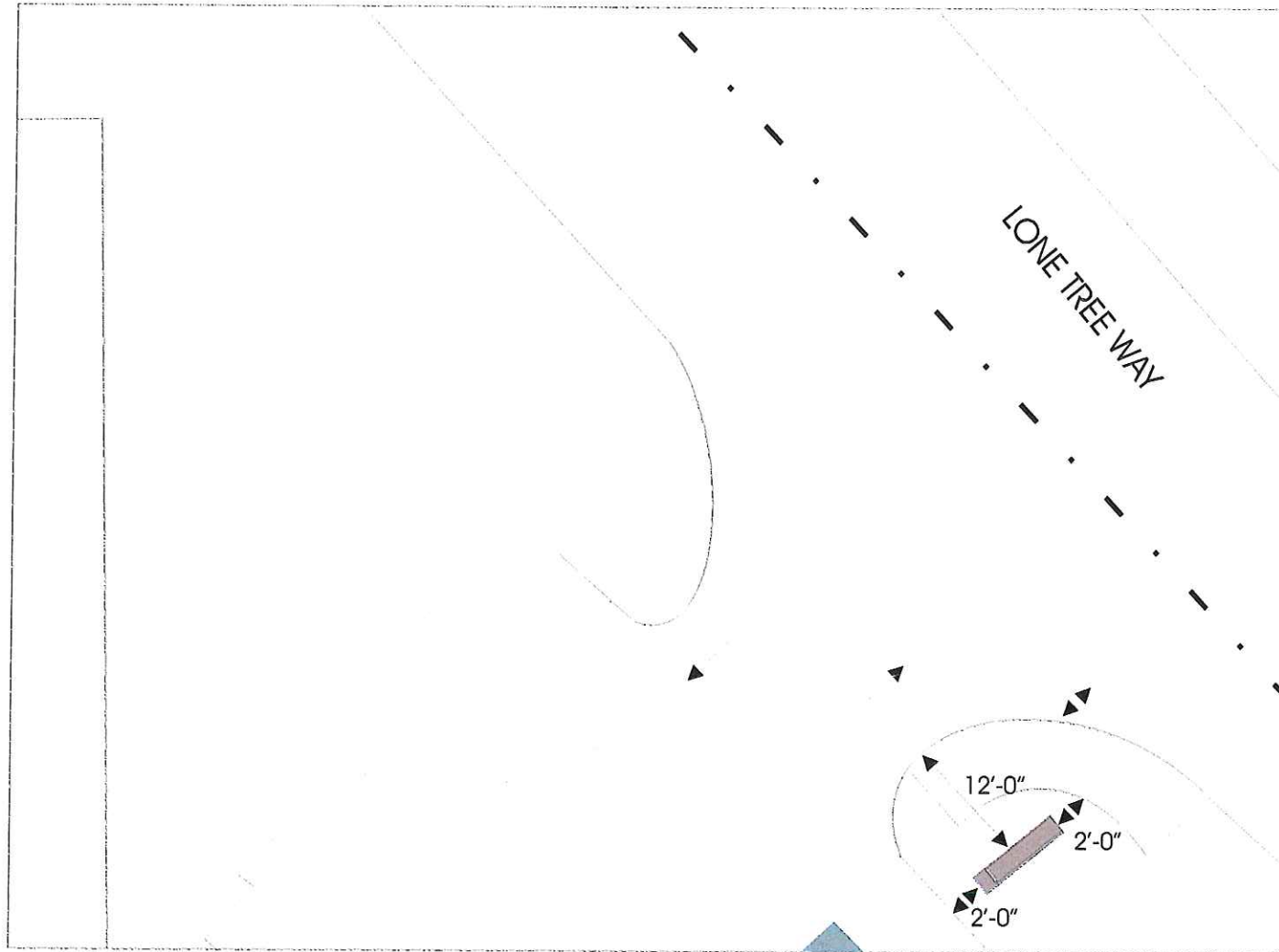
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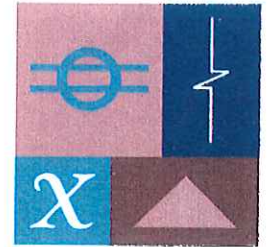
C- Gas Station price changer



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TENANT SIGN CRITERIA

III. Tenant Sign Criteria and Conditions

A. Pad Building Tenants

Pad Building Tenants are defined as the sole occupant of a pad building. For the purpose of this document pad buildings shall be referred to as "Restaurant" and "Food Mart/Gas Station". The restaurant and Food Mart/Gas Station must submit their sign and graphic design to the City of Antioch design review board for approval prior to obtaining building permits.

The allowable sign types for Golf Course Plaza tenants are wall signs and window signs, unless otherwise specified in the incidental signage and temporary banner section of the sign program. The restaurant window signs must be approved by the design review board. All plaque, blade, arcade, transom, awning, banner, and hanging signs require Design Review Board approval.

1. The pad building tenant signs are to be individual, illuminated channel letters and may include the use of a logo box. The wording of the primary sign shall be the tenant name and/or logo only. The pad building tenants shall display signs as shown in the exhibits section only. The use of illuminated corporate logos and trade style shall be permitted, subject to Landlord's approval and the City of Antioch planning department. Logo width may not exceed 1.5 times the letter height.

2. The overall sign width and height shall not exceed that shown in the exhibits section for each pad building tenant sign. The pad building tenant signs may be installed at the locations other than those shown in the pad building tenant sign exhibits with approval by the landlord and the City of Antioch.

3. The colors to be used shall be considered on a case-by-case basis and shall be monochromatic within each work except in the case of logo boxes or use of registered trademark colors.

4. The restaurant pad signs should be horizontally centered within the particular wall section identified in the elevation exhibit. The display area may employ a shape/dimension other than the rectangular area shown on the exhibits although the sign area on each elevation shall not exceed 36 square feet nor shall the aggregate sign area of all restaurant signs exceed 75 sq. ft.

5. All restaurant signs shall be horizontally and vertically centered within the maximum allowable signage area for each elevation. This signage area should be horizontally centered within the particular wall section identified in the elevation exhibits provided by the applicant.

6. Exhibits
Please see "Pad Building Tenants" exhibits at the end of this section.

B. Retail Building/Major tenants

Tenants occupying 1,500 square feet, or more, of the retail building shall be defined as a "Major Tenant".

The allowable sign types for Golf Course Plaza tenants are wall signs and window signs, unless otherwise specified in the incidental signage and temporary banner section of the sign program. Plaque, blade, arcade, transom, awning, banner, and hanging signs require Design Review Board approval.

1. The major tenant signs are to be internally illuminated cabinet displays. The panels shall be aluminum with route-out and show-through copy. The cabinet colors and finishes shall be as shown in the exhibits section of this document. The wording of the primary sign shall be the tenant name and/or logo only. The major tenants shall display signs as shown in the exhibits section only. The use of illuminated corporate logos and trade style shall be permitted, subject to Landlord's approval. Logo width may not exceed 1.5 times the letter height.

2. The overall sign width and height shall not exceed that shown in the exhibits section for each major tenant sign. The major tenant signs must be installed at the locations shown in the tenant sign exhibits.

3. The show-through colors to be used shall be considered on a case-by-case basis and shall be monochromatic within each work except in the case of registered trademark colors.

4. Exhibits
Please see "Major Tenant" exhibits at the end of this section.

C. Retail Building/Standard tenants

Tenants occupying 1,499 square feet, or less, of the retail building shall be defined as a "Standard Tenant". The allowable sign types for Golf Course Plaza tenants are wall signs and window signs, unless otherwise specified in the incidental signage and temporary banner section of the sign program. Plaque, blade, arcade, transom, awning, banner, and hanging signs require Design Review Board approval.

1. The standard tenant signs are to be internally illuminated cabinet displays. The panels shall be aluminum with route-out and show-through copy. The cabinet colors and finishes shall be as shown in the exhibits section of this document. The copy and/or logo shall be as per tenant. The use of illuminated corporate logos and trade style shall be permitted, subject to Landlord's approval. Logo width may not exceed 1.5 times the letter height.

2. The overall sign width and height shall not exceed that shown in the exhibits section for each major tenant sign. The standard tenant signs must be installed at the locations shown in the tenant sign exhibits.

3. The show-through colors to be used shall be considered on a case-by-case basis and shall be monochromatic within each work except in the case of registered trademark colors.

4. Exhibits
Please see "Standard Tenant" exhibits at the end of this section.

D. Incidental and Window Tenant Signage

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

2. Rear entry signs shall be uppercase medium Helvetica style numerals and letters. The copy is 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, number 220/225-20.

3. Window signs shall be limited to 15% of the total window area and are subject to approval by the City of Antioch. This signage shall return to the Design Review Board for review and approval.

4. Entry door signs shall be limited to the display of the tenant hours of operation (not including address numerals describe above) and no more than three (3) credit card decals. See exhibits section for example. These signs may be excluded from the calculations of the total allowable window signage.

5. Window signs should be designed as a permanent graphic and be made out of quality materials. Paper signs and other temporary window graphics are prohibited.

6. The mounting hardware and electrical connections must be concealed wherever possible.

7. Mixed media, decorative picture frames, silkscreen, sandblasting, and laminating may be used for window signs.

8. Lettering and logos may be applied directly onto the glazed areas of the storefront. Permitted techniques for this application are etched or sandblasted metal leaf and individual dimensional letters. Letters are not to exceed 8" in height.

9. Plexiglass, vinyl, or decal letters are not usually acceptable for window signs unless by discretionary approval by the Landlord and City of Antioch. Only die-cut letters with no visible edges will be permitted and an actual decal sample must be submitted for review.

10. Exhibits
The exhibits at the end of this section are for store hours and credit card decals only. Tenants must create a design submittal for approval by the landlord and the City of Antioch for all other incidental and window sign types.

E. GENERAL CONDITIONS-ALL TENANTS

1.
That the City of Antioch Municipal Code be complied with.
2.
That building permits shall be obtained prior to installation of signage.
3.
That City staff inspect the site for compliance with conditions of approval prior to final inspection.
4.
That the proposed signage and finish colors conform to the sign plans approved by the Board.
5.
That signage not in conformance with this sign program will require separate Design Review Board approval.

F. Temporary Banners

It is intended that temporary banner signs will advertise or promote a tenant's "Grand Opening" or a special event within the shopping center. All such signs must be reviewed and approved by the Landlord and the City of Antioch.

1.
Temporary banners only must be professionally designed and fabricated from durable and weatherproof materials. The maximum area for any temporary banner is 18 sq.ft.
2.
The method of attachment for temporary banners must not puncture or damage any building or structure. Temporary banners may not be attached to a tree, roof or fence.
3.
The copy shall announce only the tenant's and/or shopping center's name and the special event.

4.
Each tenant is allowed only one temporary banner that may be displayed as per the applicable ordinance provided by the City of Antioch.

5.
Temporary banners require an administrative use permit and must be located in close proximity to the associated tenant, not obstruct signage or storefront visibility to any other tenant, and should not obstruct sight visibility at project driveways, nor interfere with normal pedestrian or vehicular circulation at the Plaza. The maximum size of the banner may be up to 18 square feet, subject to Landlord and City staff approval.

IV. General Information

A. Designs/Submittals

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 samples may be required.
2.
Submittals will be made to the Landlord for approval, the applicant can submit to city for sign permit in accordance with city standards. Work started without approval will be considered non-conforming and subject to removal.
3.
Each tenant will submit four (4) copies of detailed drawings indicating the locations, size, colors, layouts, design, construction and installation methods.
4.
Upon receipt of landlord approval each tenant must apply for required permits with the City of Antioch and is solely responsible for the costs of same.

B. Prohibited Signs

1.
Conformance to the guidelines for signs at Golf Course Plaza will be strictly enforced. Any non-conforming or unapproved signs are strictly forbidden.
2.
Tenants shall not place, construct, or maintain on the premises any advertisement media, including, without limitation, searchlights, flashing lights, loudspeakers, sound systems, or any other similar visual or audio media without Landlord's and City staff consent. Tenant shall not solicit business in, on, or about the project identity areas, or distribute handbills or other advertising or promotional media in, on, or about the project identity areas.

3.
Tethered balloons and inflatable signs are prohibited.
4.
Any sign or tenant name on a parked vehicle parked for a duration of time that in the Landlord's sole judgment indicates its use for the purpose of advertising a particular Tenant, service or product is prohibited.
5.
Signs that are movable or transportable or placed in vehicular or pedestrian traffic areas are prohibited.
6.
Window signs are limited to the provisions found in the "Tenant Sign" section of this document.
7.
Any additional monument signage at the site is prohibited.
8.
'Can' signs with illuminated translucent background and silhouetted letters.
9.
Vacuum-formed or injection molded signs.
10.
Signs with exposed lamps or tubes, other than neon.
11.
Animated, moving, flashing, or audible signs.
12.
Signs employing luminous painted paper, cardboard signs, stickers, or decals hung around or behind the storefront.
13.
Sandblasted or routed wood signs.
14.
Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduits.

15. Freestanding or pendant type signs.
16. Names, stamps or decals of the sign manufacturer displayed on any portion of the sign.
17. Exposed, non-ornamental hardware used for sign attachment.
18. Internally illuminated awnings with signage.
19. Illuminated or non-illuminated acrylic faced letters with plastic trim-caps.

C. Electrical and Illumination

The following section outlines the acceptable scope of work, quality standards and materials for Golf Course Plaza.

1. All fabrication and installation shall comply with all Underwriter's Laboratories requirements and specific state and local codes. All components shall bare the U.L. label indicating approval and be manufactured and installed by licensed contractors.
2. All conductors, transformers, ballasts and other equipment shall be concealed.
3. Primary electric service to all Tenant signs shall be placed on the Tenant's electric service. Tenants may be required to provide time clocks and photo cells for use in conjunction with the electric service.
4. 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.

5. Illumination and electric specifications must appear on all shop drawings.
6. All glass housing, electrodes, tube supports, glass tubing, high voltage cable and all miscellaneous components shall be of first quality industry standard and U.L. listed.
7. Tenant signs should not produce a significant source of glare.

D. Construction

1. All bolts, fastenings, clips, conduits, etc., shall be hot-dipped galvanized iron or equal. Where externally mounted, all items shall be painted to match the exterior color of the surrounding surface.
2. All manufacturers installers are advised that prior to final acceptance, an authorized representative of the Landlord may inspect each unit for conformance. Any signs, before or after installation, found not to be in conformance will be rejected and removed immediately by the Tenant or Tenant's contractor.
3. The Landlord will accept no substitutes unless so indicated in the specifications and approved by both the Landlord and the City of Antioch.
4. Shop drawings are required prior to start of any work detailing all specifications and methods of construction and must be approved by the Landlord.

E. Installation/Removals

1.
Tenant shall not be allowed to open for business prior to the installation of proper signage. In the event that the Tenant is not able to install said signs prior to the opening of the business, Tenant shall provide the Landlord with a signed contract from the sign contractor evidencing installation of said signage within 30 days of the opening date. In such an event, the Tenant may open for business with the landlord's consent.
2.
All penetrations of any building structure required for sign installation shall be neatly sealed and continuously maintained in watertight condition.
3.
Sign removals shall include the patching and repairing of entire work areas plus the repainting of any "ghosted" areas or as directed by the Landlord. Tenant shall reimburse the Landlord if removal and/or repair is done by the Landlord or it's agent.
4.
All illuminated signs shall be fabricated and installed in compliance with all applicable building codes and shall bear a U.L. label.
5.
The tenant is fully responsible for the actions of its sign contractors, including the repair of any damage caused by the contractors.

F. Maintenance/Operation

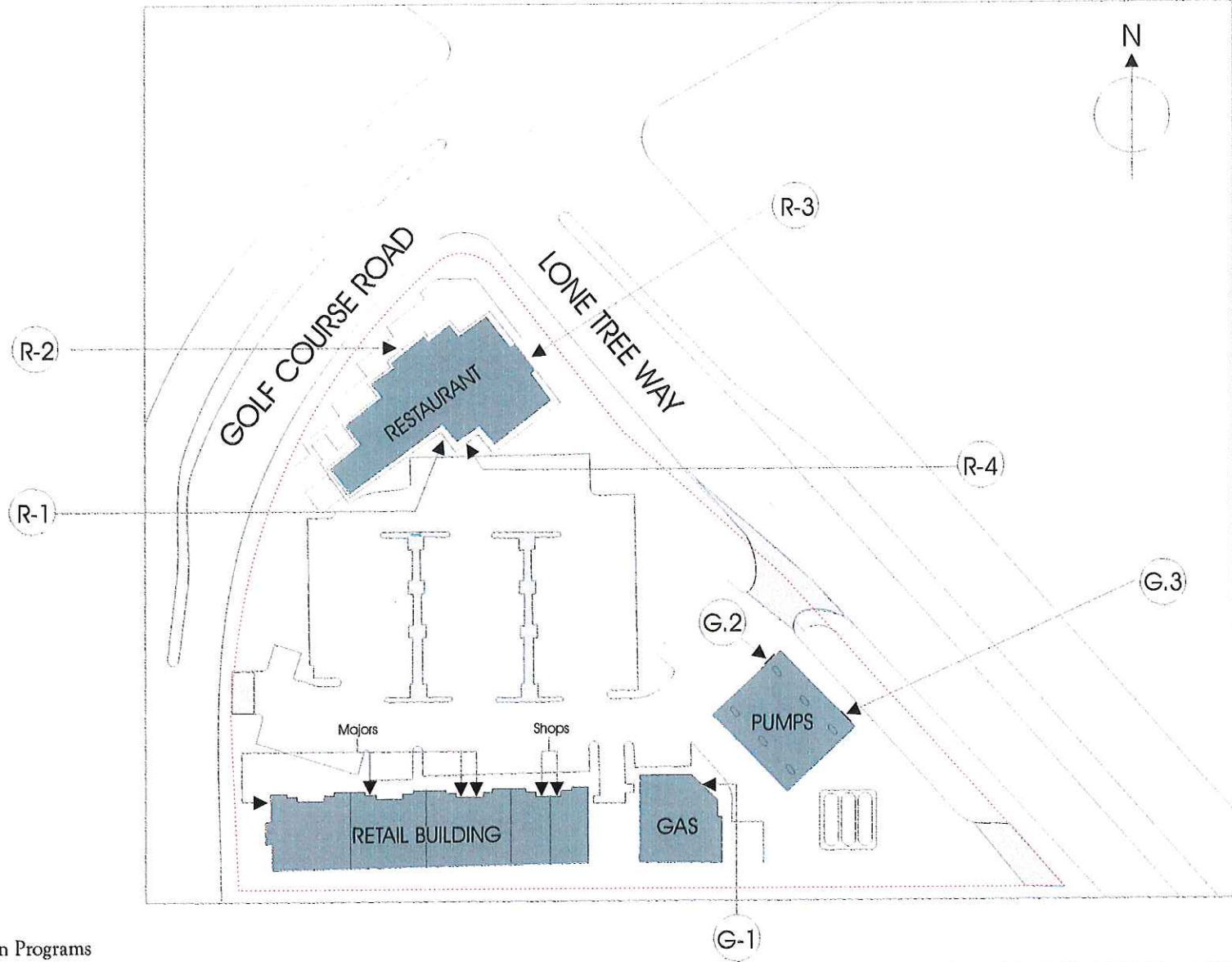
1.
Tenants shall be responsible for the maintenance of tenant signage. Should the tenants' sign or signs require repair or maintenance the tenant is required to perform such action within five (5) days of written notice from the landlord, or the landlord at its option, may bill the tenant for such work as required. Property owner will maintain all common area signs.
2.
All illuminated signs must be on during the business hours of the Plaza and that signs shall be controlled by a time clock on a separate circuit.

3.
Access for service to all signs and their electric components and lighting must be provided for and shown on all design submittals by tenant, or tenant's sign contractor.

G. Exceptions

Exceptions must be submitted to the landlord in advance for consideration. Landlord reserves the right to make specific exceptions that it deems will enhance the quality of Golf Course Plaza Shopping Center and is in keeping with the purpose and intent of this document. Requests for exceptions that are approved by the landlord must then be submitted to the City of Antioch. Specific approval of the Design Review Board shall be required for all exceptions.

TENANT SITE PLAN



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PROGRAMS**

| | | | |
|---------------------------------------|--------------------------------|------------------|-------------------|
| CLIENT Golf Corse Plaza PROJECT | ADDRESS Antioch, California | DATE 01-13-04 | BY Oscar Lemus |
|---------------------------------------|--------------------------------|------------------|-------------------|

APPROVALS:

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|--------------------|-------------|
| BY CLIENT: _____ | DATE: _____ |
| BY LANDLORD: _____ | DATE: _____ |

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| REVISIONS | |
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| B: 01-29-04 | E: 10-15-04 |
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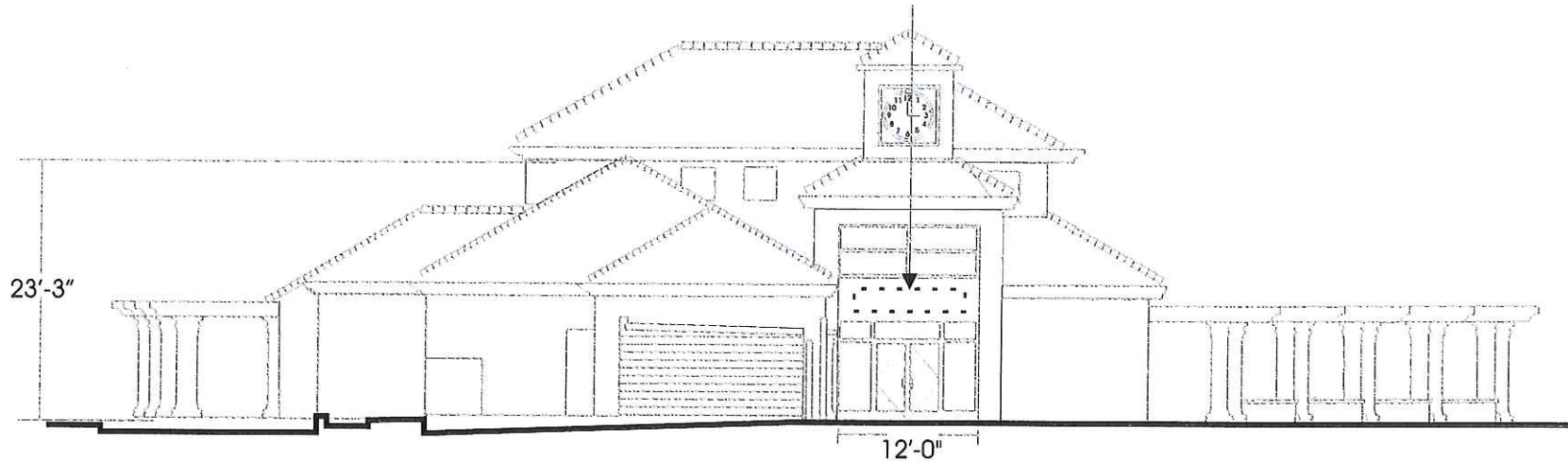
GOLF COURSE PLAZA

B0113
Standard Site Plan



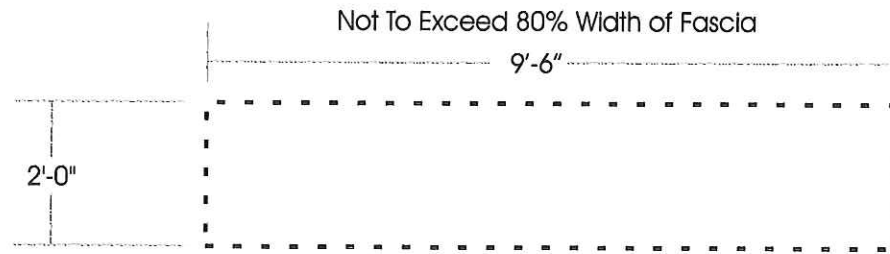
RESTAURANT / SIGN AREA

(Sign Area R,1)



SOUTHWEST ELEVATION - FACING GOLF CORSE RD.

SCALE 1/16" = 1'



Typical Sign Area Display

Scale 3/8" = 1'

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GOLF COURSE PLAZA

B0113
Sheet #T.1

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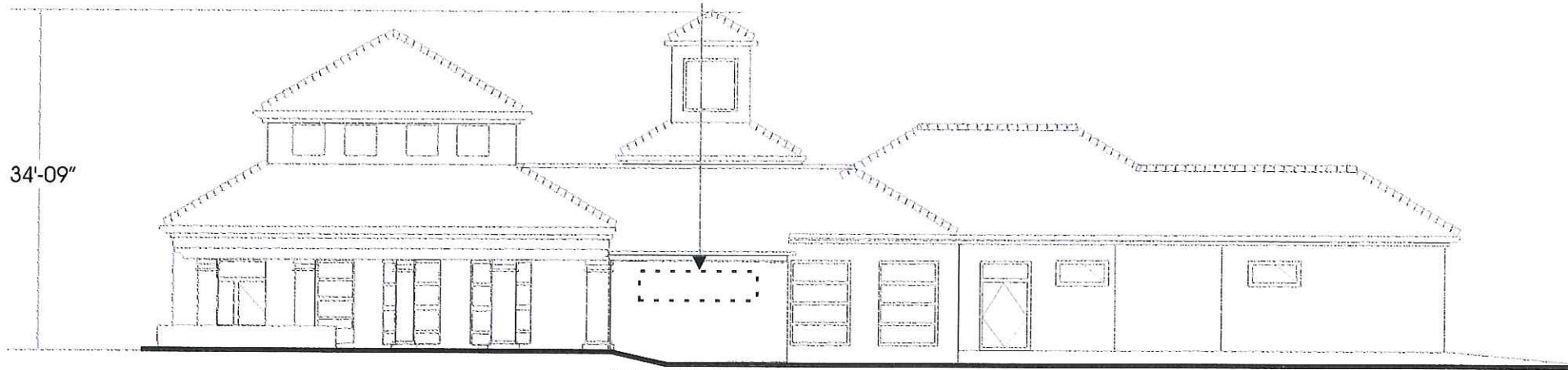
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MEMBER

INTERNATIONAL SIGN ASSOCIATION

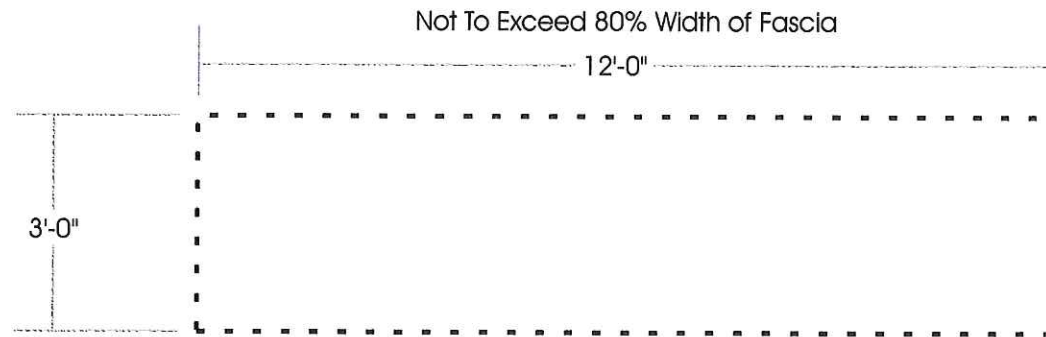
RESTAURANT / SIGN AREA

(Sign Area R,2)



NORTHWEST ELEVATION - FACING GOLF COURSE RD.

Scale 1/16" = 1'



Typical Sign Area Display

Scale 3/8" = 1'

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PROGRAMS**

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| Golf Corse Plaza | Antioch, California | 01-13-04 | Oscar Lemus |
| PROJECT | | | |

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GOLF COURSE PLAZA

B0113
Sheet # T.2

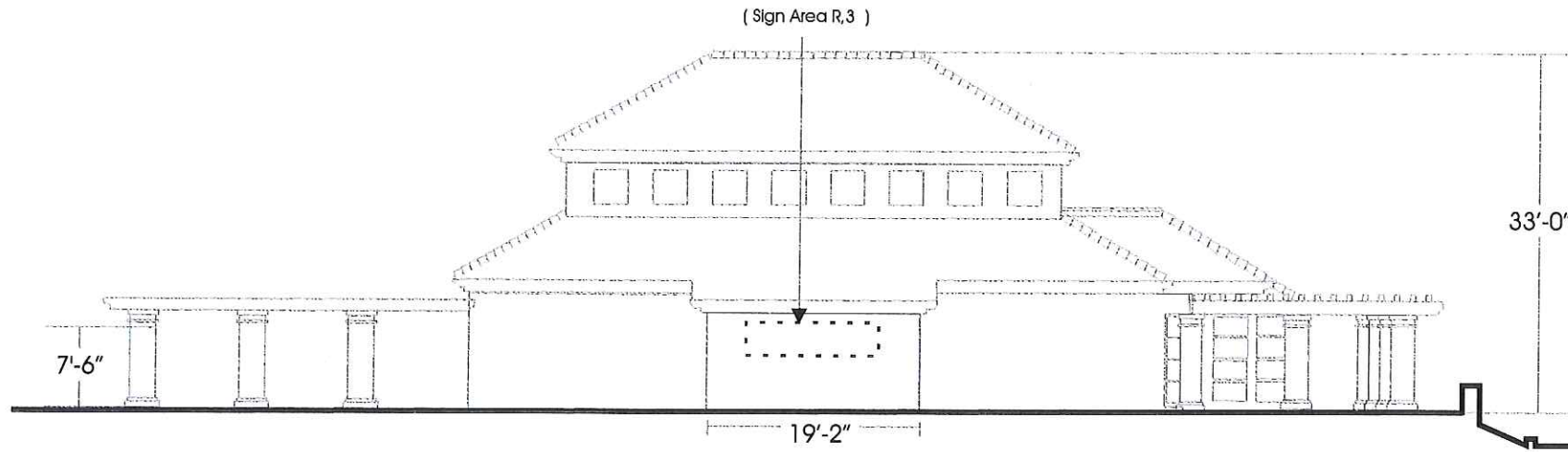
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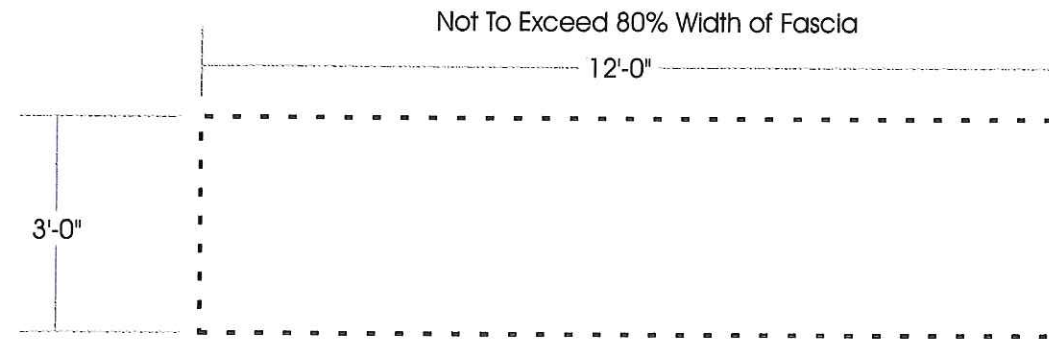


RESTAURANT / SIGN AREA



NORTHWEST ELEVATION- FACING LONE TREE WAY



SCALE 1/16" = 1'



Typical Sign Area Display

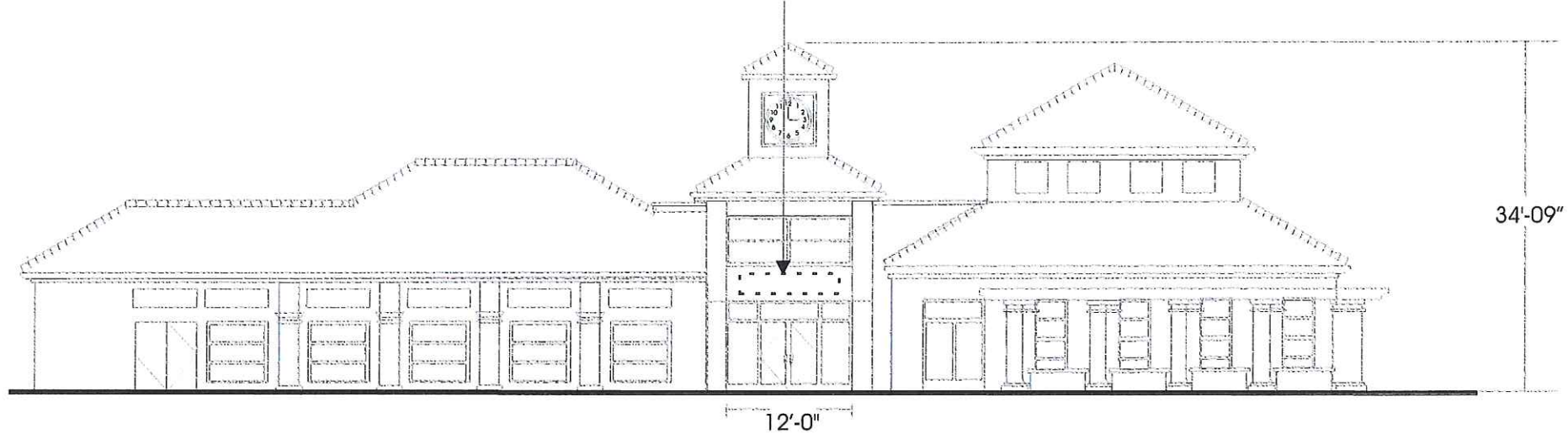
Scale 3/8" = 1'

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|  <p>2735 Via Orange Way Studio 105 Spring Valley, CA. 91978 Phone: 619-660-9166 Fax: 619-660-9866 e-mail: blairsign@earthlink.net Calif. License #677503</p> | <table border="0"> <tr> <td>CLIENT</td> <td>ADDRESS</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td>Golf Course Plaza</td> <td>Antioch, California</td> <td>01-13-04</td> <td>Oscar Lemus</td> </tr> <tr> <td colspan="4">PROJECT</td> </tr> </table> | CLIENT | ADDRESS | DATE | BY | Golf Course Plaza | Antioch, California | 01-13-04 | Oscar Lemus | PROJECT | | | | <p>REVISIONS</p> <table border="0"> <tr> <td>A: 01-28-04</td> <td>D: 02-19-04</td> </tr> <tr> <td>B: 01-29-04</td> <td>E: 10-15-04</td> </tr> <tr> <td>C: 02-18-04</td> <td>F: 01-27-05</td> </tr> </table> | A: 01-28-04 | D: 02-19-04 | B: 01-29-04 | E: 10-15-04 | C: 02-18-04 | F: 01-27-05 | <p>The colors printed on this document may vary from the colors specified. It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project. Exact match is not guaranteed.</p> | <p>GOLF COURSE PLAZA</p> | <p>B0113 Sheet #T.3</p> |
| CLIENT | ADDRESS | DATE | BY | | | | | | | | | | | | | | | | | | | | |
| Golf Course Plaza | Antioch, California | 01-13-04 | Oscar Lemus | | | | | | | | | | | | | | | | | | | | |
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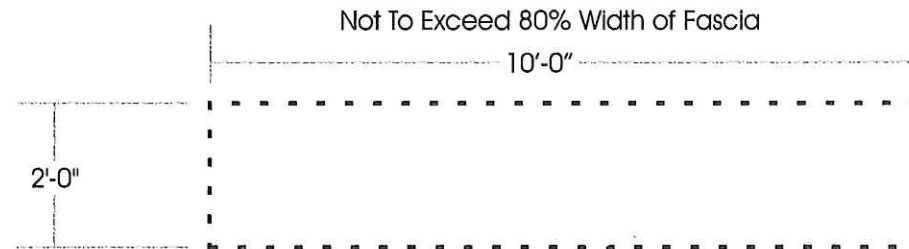
RESTAURANT / SIGN AREA

(Sign Area R,4)



SOUTH ELEVATION - FACING PARKING AREA



Scale 1/16" = 1'



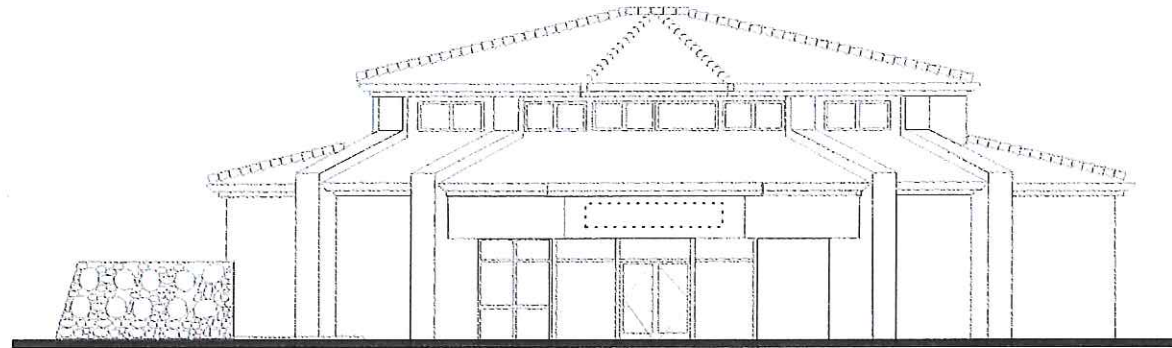
Typical Sign Area Display

Scale 3/8" = 1'

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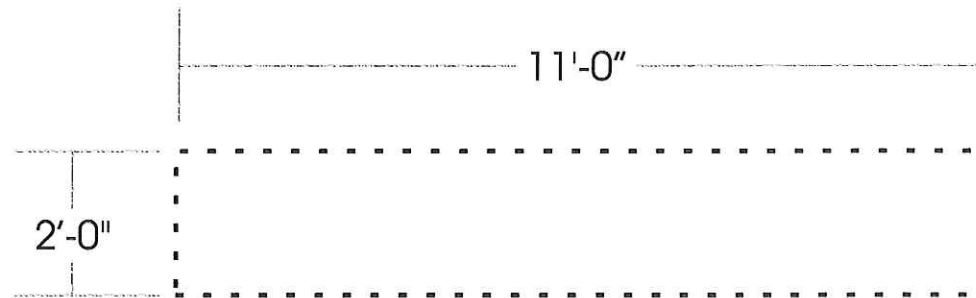
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| CLIENT | ADDRESS | DATE | BY | | | | | | | | | | | | | | | | | | | | |
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FOOD MART / GAS STATION



NORTHWEST ELEVATION



scale 1/16" = 1"



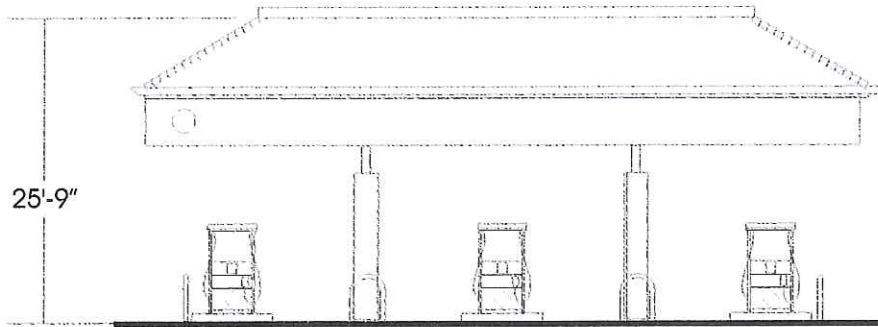
Tenant Sign G, 1
North East Elevation

scale 3/8" = 1"

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| | | | | | |
|--|---|--|--|--------------------------|---|
|  2735 Via Orange Way Studio 105 Spring Valley, CA. 91978 Phone: 619-660-9166 Fax: 619-660-9866 e-mail: blairsign@earthlink.net Calif. License #677503 BLAIR SIGN PROGRAMS | CLIENT: Golf Corse Plaza ADDRESS: Antioch, California DATE: 01-13-04 BY: Oscar Lemus PROJECT: | REVISIONS A: 01-28-04 B: 01-29-04 C: 02-18-04 D: 02-19-04 E: 10-15-04 F: 01-27-05 | The colors printed on this document may vary from the colors specified. It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project. Exact match is not guaranteed. | GOLF COURSE PLAZA | B0113 Sheet # T.5 |
| APPROVALS: BY CLIENT: _____ DATE: _____ BY LANDLORD: _____ DATE: _____ | | These plans are the exclusive property of BLAIR SIGN PROGRAMS and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from BLAIR SIGN PROGRAMS a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct products similar to those embodied herein, is EXPRESSLY FORBIDDEN. In the event that such exhibition occurs, BLAIR SIGN PROGRAMS expects to be fully reimbursed for time and effort entailed in creating these plans. | | | MEMBER  INTERNATIONAL SIGN ASSOCIATION |

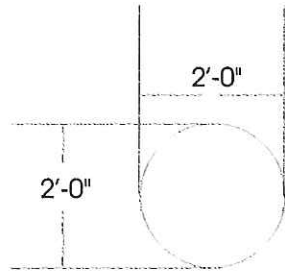
GAS STATION / FOOD-MART



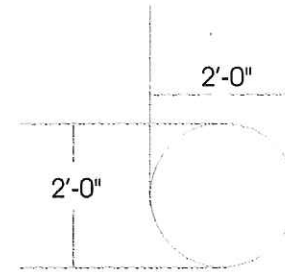
FRONT ELEVATION SCALE 1/16" = 1'



SIDE ELEVATION SCALE 1/16" = 1'

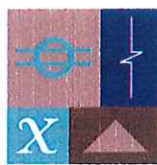



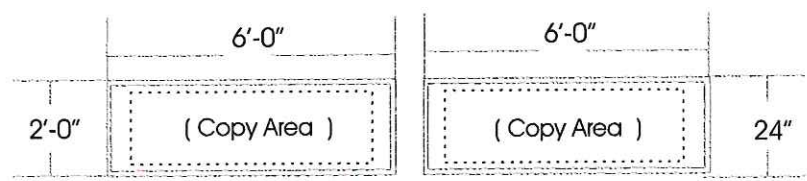
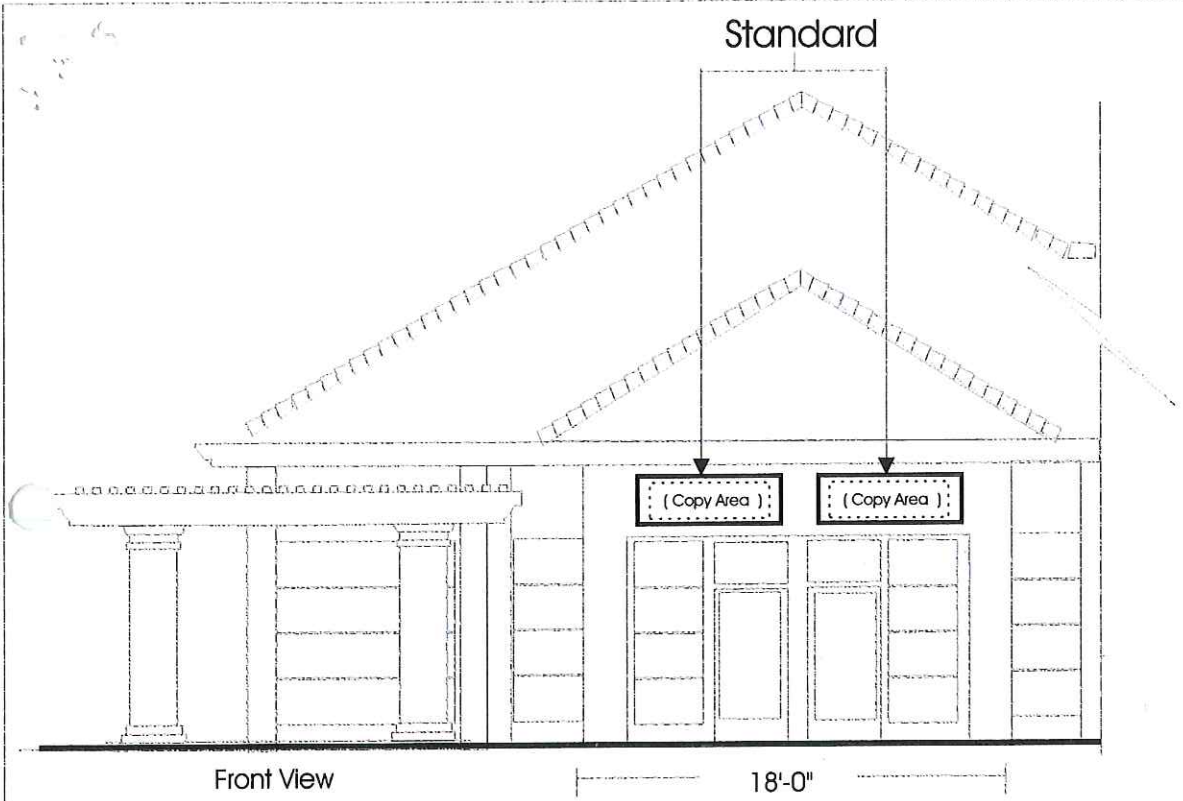
Gas Station G,3 SCALE 3/8" = 1'
North West



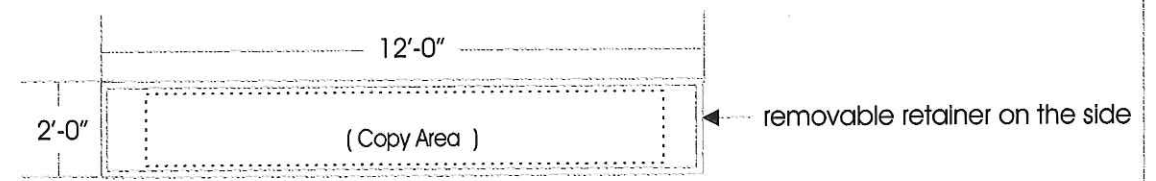
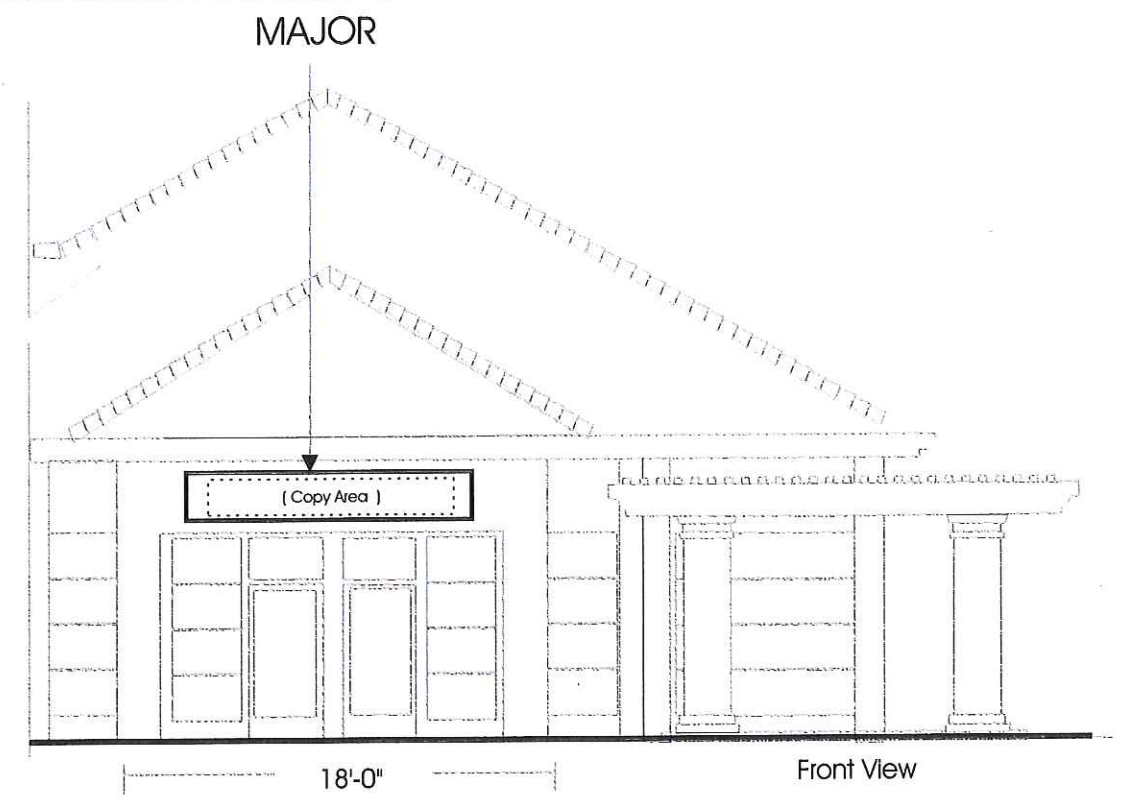
Gas Station G,2 SCALE 3/8" = 1'
North East

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| | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|-------------|------|---|------------------|---------------------|----------|-------------|---------|--|--|--|---|-------------|-------------|-------------|-------------|-------------|-------------|---|--|---|
|  <p>2735 Via Orange Way Studio 105 Spring Valley, CA. 91978 Phone: 619-660-9166 Fax: 619-660-9856 e-mail: blairsign@earthlink.net Calif. License #677503</p> <p>BLAIR SIGN PROGRAMS</p> | <table border="0"> <tr> <td>CLIENT</td> <td>ADDRESS</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td>Golf Corse Plaza</td> <td>Antioch, California</td> <td>01-13-04</td> <td>Oscar Lemus</td> </tr> <tr> <td colspan="4">PROJECT</td> </tr> </table> | CLIENT | ADDRESS | DATE | BY | Golf Corse Plaza | Antioch, California | 01-13-04 | Oscar Lemus | PROJECT | | | | <p>REVISIONS</p> <table border="0"> <tr> <td>A: 01-28-04</td> <td>D: 02-19-04</td> </tr> <tr> <td>B: 01-29-04</td> <td>E: 11-23-04</td> </tr> <tr> <td>C: 02-18-04</td> <td>F: 01-27-05</td> </tr> </table> | A: 01-28-04 | D: 02-19-04 | B: 01-29-04 | E: 11-23-04 | C: 02-18-04 | F: 01-27-05 | <p>The colors printed on this document may vary from the colors specified. It is important to note that the finished colors may vary from the specified colors, color chips and/or paint-outs provided for this project. Exact match is not guaranteed.</p> | <p align="center">GOLF COURSE PLAZA</p> | <p align="center">B0113 Sheet # T.6</p> |
| CLIENT | ADDRESS | DATE | BY | | | | | | | | | | | | | | | | | | | | |
| Golf Corse Plaza | Antioch, California | 01-13-04 | Oscar Lemus | | | | | | | | | | | | | | | | | | | | |
| PROJECT | | | | | | | | | | | | | | | | | | | | | | | |
| A: 01-28-04 | D: 02-19-04 | | | | | | | | | | | | | | | | | | | | | | |
| B: 01-29-04 | E: 11-23-04 | | | | | | | | | | | | | | | | | | | | | | |
| C: 02-18-04 | F: 01-27-05 | | | | | | | | | | | | | | | | | | | | | | |
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SHOP SIGN AREA Scale 1/4"=1'
 Copy not to exceed 18"x60"
 Note: service to be done from the front using removable retainer on the side



MAJOR SIGN AREA Scale 1/4"=1'
 Copy not to exceed 18"x120"
 Note: service to be done from the front using removable retainer on the side

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BLAIR SIGN PROGRAMS

| | | | |
|-----------------------------|--------------------------------|------------------|-------------------|
| CLIENT Golf Course Plaza | ADDRESS Antioch, California | DATE 01-13-04 | BY Oscar Lemus |
| PROJECT | | | |
| APPROVALS: | | | |
| BY CLIENT: | DATE: | | |
| BY LANDLORD: | DATE: | | |

| | |
|-------------|-------------|
| REVISIONS | |
| A: 01-28-04 | D: 02-19-04 |
| B: 01-29-04 | E: 01-03-05 |
| C: 02-18-04 | F: 01-27-05 |

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GOLF COURSE PLAZA

B0113
Sheet # T.7

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MEMBER



INTERNATIONAL SIGN ASSOCIATION

RETAIL BUILDING / SIGN AREA



NORTH ELEVATION - FACINGS PARKING AREA

Scale 1/16" = 1'



WEST ELEVATION SCALE 1/16" = 1'

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BLAIR SIGN
PROGRAMS

CLIENT: Golf Corse Plaza
ADDRESS: Antioch, California
DATE: 01-13-04
BY: Oscar Lemus

APPROVALS:
BY CLIENT: _____ DATE: _____
BY LANDLORD: _____ DATE: _____

REVISIONS
A: 01-28-04 D: 02-19-04
B: 01-29-04 E: 10-15-04
C: 02-18-04 F: 01-27-05

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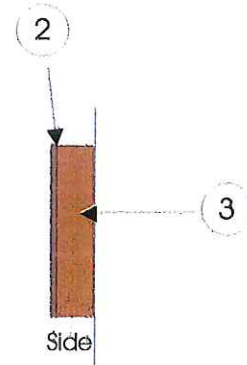
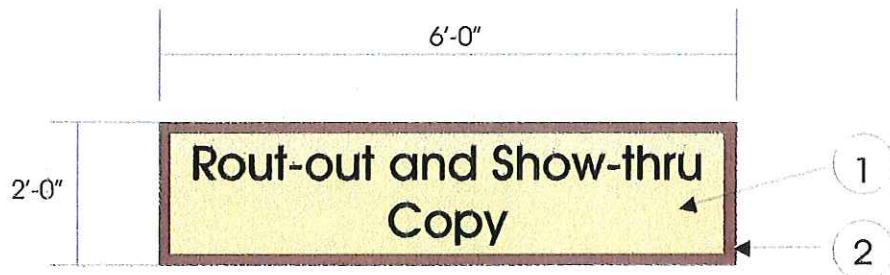
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GOLF COURSE PLAZA

B0113
Sheet # T.8

MEMBER

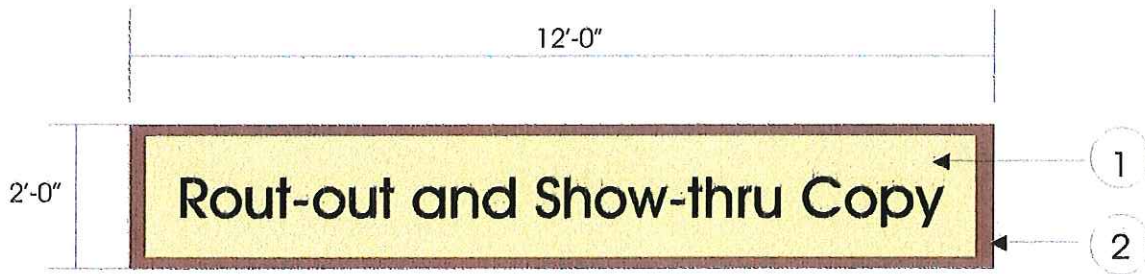
INTERNATIONAL SIGN ASSOCIATION



COLOR SCHEDULE



- 1- ICI 721 gold thread 40yr 69/299 leaf 42 med texture (P-1)
- 2- ICI 359 light chocolat 90yr 16/129 leaf 138 (P-2)
- 3- ICI 165 downing Street 30yr 14/365 leaf 175 (P-3)
- 4- BEHR EXTERIOR WOOD STAIN VALISE 531
- 5- 3M Ivory230/005 translucent
- 6- Stonewear NS- 45

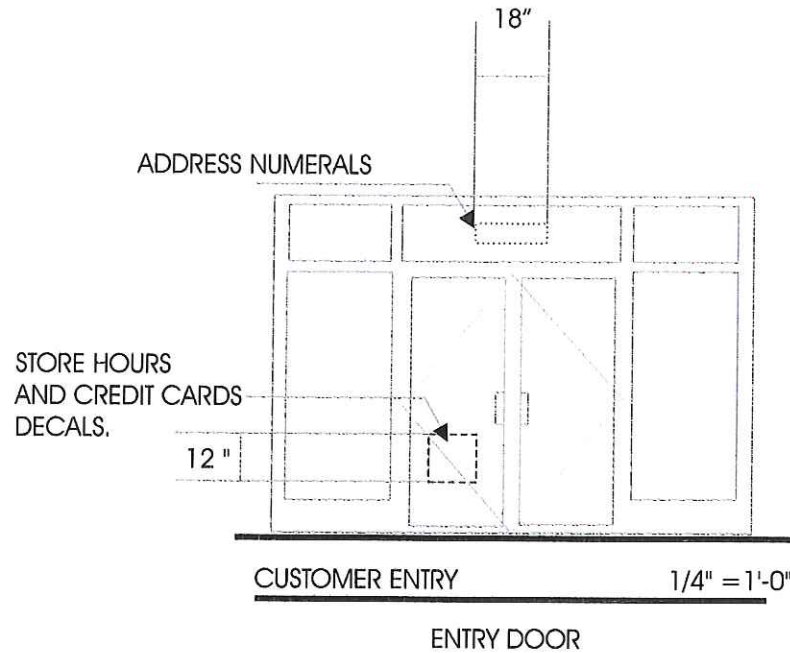
Note: font name used for logo Georgia Ref.



Typical cabinet display 3/8" = 1'
 Font and color of text to be selected by the tenant

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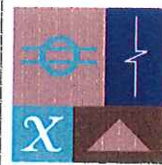

| | | | | | | | | | | | |
|--|---|---|---|-------------|-------------|-------------|-------------|-------------|---|---------------------------------|-------------------------------------|
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| A: 01-28-04 | D: 02-19-04 | | | | | | | | | | |
| B: 01-29-04 | E: 01-03-05 | | | | | | | | | | |
| C: 02-18-04 | F: 01-27-05 | | | | | | | | | | |
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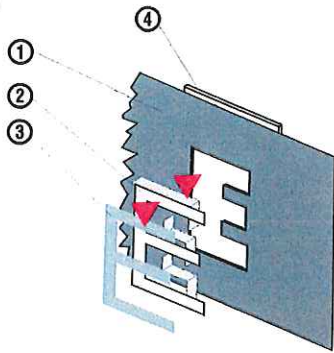


3" 1,2,3,4,5,6,7,8,9,0

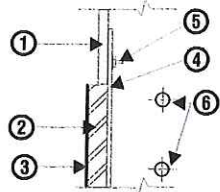
FONT TO BE USED FOR ADDRESS NUMERALS IS HELVETICA MEDIUM

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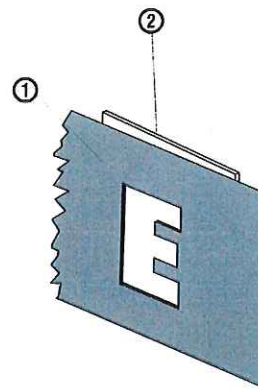
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|--|---|---|-------------|------|---|-------------------|---------------------|----------|-------------|---------|--|--|--|---|-------------|-------------|-------------|-------------|-------------|-------------|---|---------------------------------|-------------------------------|
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| CLIENT | ADDRESS | DATE | BY | | | | | | | | | | | | | | | | | | | | |
| Golf Course Plaza | Antioch, California | 01-13-04 | Oscar Lemus | | | | | | | | | | | | | | | | | | | | |
| PROJECT | | | | | | | | | | | | | | | | | | | | | | | |
| A: 01-28-04 | D: 02-19-04 | | | | | | | | | | | | | | | | | | | | | | |
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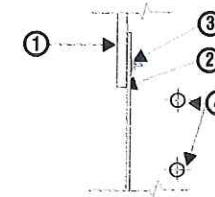
| # | Description |
|---|---------------------------------|
| 1 | Face Panel with routed-out copy |
| 2 | 1/2" Clear Acrylic Push-thru |
| 3 | Overlay (Translucent or opaque) |
| 4 | 3/16" white Acrylic Diffuser |
| 5 | 1/8" Threaded Stud |
| 6 | Fluorescent Lamps |



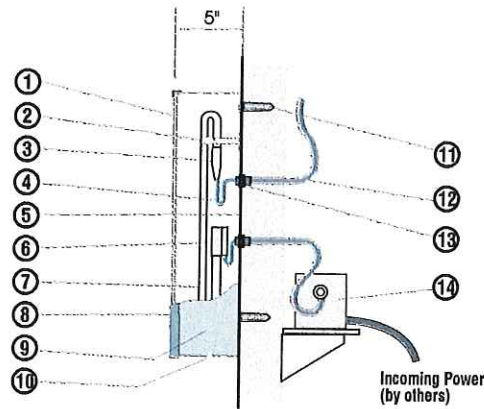
PUSH-THRU LETTERS N.T.S.



| # | Description |
|---|---------------------------------|
| 1 | Face Panel with routed-out copy |
| 2 | 3/16" white Acrylic Diffuser |
| 3 | 1/8" Threaded Stud |
| 4 | Fluorescent Lamps |



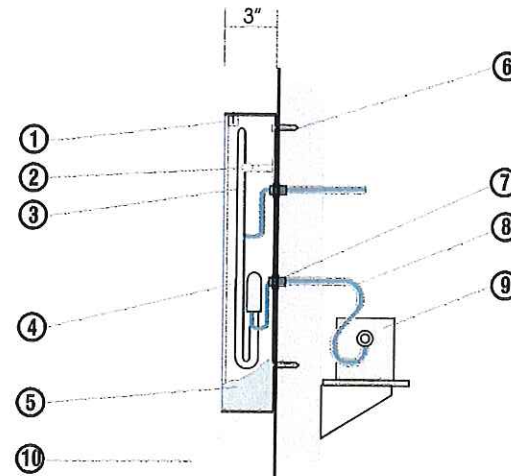
SHOW-THRU LETTERS N.T.S.



| # | Description |
|----|--|
| 1 | 3/16" Acrylic Face (decorated as per art specs) |
| 2 | 1-1/2" Neon Stand-Offs |
| 3 | Short Sleeve Electrobits SS-5 |
| 4 | GTO Sleeving Electrobits 3730 |
| 5 | .040" Alum. Back |
| 6 | End Cap Wide Electrobits ECW5 |
| 7 | 15mm Neon Tubes |
| 8 | 3/4" Trim Caps w/ #8x1/2" Sht ml screws pld to match |
| 9 | .040" Aluminum Returns |
| 10 | 1/4" Dia Weep Hole (2 min. per letter) |
| 11 | #10 x 2 1/2" Screws - Nylon Anchors (4 Mln.)* |
| 12 | GTO in 1/2" Dia Aluminum Flex Conduit |
| 13 | Lock-nut and Flex Connector Assembly** |
| 14 | 2161 Unitrans 30MA Transformer (Capac. NTE 12000V) |

* Note: Fasteners may change as per mounting surfaces (stucco, EIFS, masonry etc.)
 ** Note: All wall penetrations sealed with silicone

PAN-CHANNEL LETTERS (Up to 36") N.T.S.
 UL Approved



| # | Description |
|----|---|
| 1 | 3/16" Sign Grade Clear Acrylic Lens w/ Clear Screw Blocks |
| 2 | 1-1/2" Neon Stand-Offs |
| 3 | 15mm Neon Tubes |
| 4 | Glass Cup and Conduit Plug Assembly |
| 5 | .060" Aluminum Pan |
| 6 | #10 x 2 1/2" Screws - Nylon Anchors (4 Mln.)* |
| 7 | Lock-nut and Flex Connector Assembly** |
| 8 | GTO in 1/2" Dia Aluminum Flex Conduit *** |
| 9 | 2161 Unitrans 30MA Transformer (Capac. NTE 12000V) |
| 10 | 1/4" Weep Hole |

* Note: Fasteners may change as per mounting surfaces (stucco, EIFS, masonry etc.)
 ** Note: All wall penetrations sealed with silicone
 *** Note: Visible GTO and neon tubes block-outs painted to match background

OPEN PAN CHANNEL LETTERS N.T.S.
 UL Approved

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BLAIR SIGN PROGRAMS

| CLIENT | ADDRESS | DATE | BY |
|-------------------|---------------------|----------|-------------|
| Golf Course Plaza | Antioch, California | 01-13-04 | Oscar Lemus |

APPROVALS:
 BY CLIENT: _____ DATE: _____
 BY LANDLORD: _____ DATE: _____

| REVISIONS | |
|-------------|-------------|
| A: 01-28-04 | D: 02-19-04 |
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GOLF COURSE PLAZA

B0113
 Sheet # T.11

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