

SIERRA  
LAKES

Marketplace

APPROVED w/ CORRECTIONS

# SIGN CRITERIA

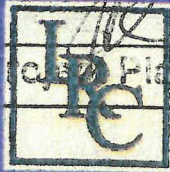
## SIERRA LAKES MARKETPLACE SHOPPING CENTER

FONTANA, CALIFORNIA

CITY OF FONTANA

Community Development Department  
Planning Division

APPROVED



LEWIS RETAIL CENTERS  
A MEMBER OF THE LEWIS GROUP OF COMPANIES  
1156 N. MOUNTAIN AVENUE  
UPLAND, CALIFORNIA 91785

City Re-submittal

# SIERRA LAKES MARKETPLACE SIGN CRITERIA

## 1. GENERAL INFORMATION:

The intent of this sign criteria is to provide the guidelines to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

The sign regulations herein have been established for the purpose of achieving the best possible effect for store identification, while allowing each Tenant creativity within the limit of their leasehold.

## 2. APPROVALS

A. It is a mandatory requirement that the design and construction of Tenant's exterior signs receive written approval by Lewis Retail Centers prior to fabrication and installation. For purpose of the document "Lewis Retail Centers" will from hereon be known as "Landlord".

Landlord's approval shall be based on:

1. Conformity to the sign criteria established for the center, including the fabrication and method of installation.
2. Final approval upon viewing of final sign installed, making sure plans submitted and approved were followed.
3. Landlord has the specific right to refuse approval of any sign design which does not conform to this specific criteria.

B. To secure Landlord's approval, Tenant agrees to conform to the following procedures:

1. Three (3) copies of the detailed sign design. One to be in full color of the proposed sign or signs, submitted to Landlord.
2. The detailed sign design shall be submitted on sheets of 11" x 17"
3. Submit copies to:

Lewis Retail Centers  
1156 N. Mountain Avenue  
P.O. Box 670  
Upland, California 91785  
Attn: Manager, Tenant Improvements

## SERRA LAKES MARKETPLACE SIGN CRITERIA

C. All sign designs and specifications are to be prepared by a reputable licensed sign contractor. The sign drawings must indicate the following information:

1. A scaled leasehold/storefront drawing illustrating the proposed sign design and all dimensions, as it relates to the leasehold/storefront elevation including side or rear elevations. The drawings are to include all exterior or window signs being requested for store usage.
2. A plot plan and elevation indicating the exact location of each Tenant's sign as it relates to the building.
3. A detailed letter through cross section of the sign and building fascia to show its construction and method of attachment.
4. All aluminum, Plexiglas colors, paint finish colors with color swatch and material specifications.
5. Neon tubing sizes, color, intensity and transformer size.

D. All drawings marked "Disapproved" or "Revise and Resubmit" must be changed as noted and resubmitted to Landlord as specified in section "II. APPROVALS, "B", "1". Drawings marked with "Approved as Noted"; do not require resubmittal as long as all required revisions are made.

Tenant or tenant's sign contractor will not be permitted to commence installation of any exterior sign, unless the following conditions are met:

1. No sign shall be installed until a design review Sign Application as approved by the City of Fontana Planning Department and permits from the City of Fontana Building and Safety Department have been secured by the sign contractor
2. A "Permitted" stamped set of the final sign drawings are retained on Tenant's premises at all times during the installation of sign or signs, until a City Inspector has signed off on and approved final inspection.

### NO. 3. GENERAL BUILDING SIGN CRITERIA AND RESTRICTIONS

#### A. PRIMARY TENANT: (COSTCO) – EXHIBIT 19 & 20

1. Quantity: Front, rear and side elevations – One (1) sign will be allowed per elevation and one (1) sign on the main entrance canopy
2. Size: ~~Total combined sign area for Tenant shall not exceed 0.7 linear feet per one (1) linear foot of leasehold width for the front elevation and 0.3 linear feet per one (1) linear foot of leasehold width for the side and rear~~

## SIERRA LAKES MARKETPLACE SIGN CRITERIA

~~Building elevations:~~ Wall signs on each elevation shall be 10'-3" high and 37'-3" in length. Entrance canopy sign shall be 5'-11" high and 21'-4" in length.

3. Location: Landlord shall reasonably approve location of Tenant signs which shall be in keeping with the architectural design of the building.
4. Signs shall be externally illuminated with decorative light fixtures.

### B. PRIMARY TENANT: (LOVES)

1. Quantity: Front, Rear and Side Elevation – One (1) sign will be allowed for each entrance, including secondary entrances with identification.
2. Size: Total combined signing area for Primary Tenant shall not exceed 70% of leasehold for frontage and 30% of rear of Tenant's building, if requested.
3. Location: Landlord shall reasonably approve location of Primary Tenant signs which shall be in keeping with the architectural design of the building.
4. Maximum channel letter height for Primary Tenant to be 7'-9". A non-illuminated architectural feature may be added behind the sign to support the signage requested by tenant.

### C. SUB-MAJOR TENANT: 15,000 to 100,000 s.f.

1. Quantity: Front, Rear and Side Elevation – One (1) sign will be allowed for each elevation.
2. Size: Total combined signing area for Tenant shall not exceed 0.7 linear feet per one (1) linear foot of leasehold width for the front elevation and 0.3 linear feet per one (1) linear foot of leasehold width for the side and rear building elevations
3. Location: Landlord shall reasonably approve location of Sub-Major Tenant signs which shall be in keeping with the architectural design of the building.

## SIERRA LAKES MARKETPLACE SIGN CRITERIA

4. Maximum channel letter height for Sub-Major Tenant to be 5'-0". A non-illuminated architectural feature may be added behind the sign to support the signage requested by tenant.
5. Secondary Signage – Tenant shall be allowed a maximum of two secondary signs with a maximum overall height of two feet (2'-0").

### D. SUB-MAJOR TENANT: (BEST BUY) – EXHIBIT 22

1. Quantity: Front, Rear and Side Elevation – One (1) sign will be allowed for each elevation.
2. Size: Tenant shall be allowed to install their prototypical "Best Buy" ticket sign which is 13'-6" in height and 22'-0" in length, for a total of 297 s.f. for each sign.
3. Location: Landlord shall reasonably approve location of Tenant signs which shall be in keeping with the architectural design of the building.
4. Best Buy signs shall consist of halo illuminated channel letters mounted on a yellow background with a halo illuminated border detail

### E. IN-LINE TENANT: Up to 15,000 s.f.

1. Quantity: Front, Rear and Side Elevation – One (1) sign will be allowed for each elevation.
2. Size: Total combined signing area for Tenant shall not exceed 0.7 linear feet per one (1) linear foot of leasehold width for the front elevation and 0.3 linear feet per one (1) linear foot of leasehold width for the side and rear building elevations
3. Location: Landlord shall reasonably approve location of Sub-Major Tenant signs which shall be in keeping with the architectural design of the building.
4. Maximum channel letter height for In-line Tenant to be 3'-0". A non-illuminated architectural feature may be added behind the sign to support the signage requested by tenant.

## SIERRA LAKES MARKETPLACE SIGN CRITERIA

### F. PAD TENANT: Single User

1. Quantity: Each single user pad tenant shall be permitted a maximum of four (4) illuminated channel letter signs, one (1) set on the front and back elevations, one (1) each side or as approved by Landlord. Signs to be located only within the space and surface specifically approved on the building.
2. All channel letter signs mounted on the front, side or rear elevations of Tenant's leasehold premises shall not exceed 70% per elevation.
3. Maximum channel letter height for pad tenant to be twenty-four (24) inches for single line and thirty (30) inches for double line. If a Tenant has a nationally recognized logo or layout that cannot be modified and cannot meet the height restriction, the sign can exceed the height restrictions up to a maximum overall height of five feet (5'-0") but must be approved by the Landlord and the City of Fontana.
4. Directional or menu signs may be allowed, if required by tenant and approved by City and Landlord.

### G. PAD TENANT: Multi-User

1. Quantity: Each multi user pad tenant shall be permitted one (1) illuminated channel letter sign for their front elevation. If a Tenant's leasehold has a wall facing on the street and/or parking lot side, an additional sign shall be allowed or as approved by Landlord. If the Tenant is located in an end space of the building, the Tenant may, subject to City and Landlord's approval, install a third (3) channel letter sign, one (1) on each frontage. Signs to be located only within the space and surface specifically provided for on the building.
2. All channel letter signs mounted on the front, side or rear elevations of Tenant's leasehold premises shall not exceed 70% of building leasehold for each elevation.
3. Maximum height of sign is twenty-four (24) inches for single line and thirty (30) inches for double line. If a Tenant has a nationally recognized logo or layout that cannot be modified and cannot meet the height

## SIERRA LAKES MARKETPLACE SIGN CRITERIA

restriction, the sign can exceed the height restrictions up to a maximum overall height of five feet (5'-0") but must be approved by the Landlord and the City of Fontana.

### H. GAS STATION – EXHIBIT 21

1. Quantity: Gas station tenant shall be allowed four (4) illuminated channel letter signs or non-illuminated vinyl or metal cutout signs on the pump station canopy
2. Size: each sign shall be a maximum of 2'-0" in height
3. Location: Signs shall be located on the pump station canopy, one sign per elevation.

### 4. CENTER IDENTIFICATION SIGNS AND FREEWAY PYLON SIGNS: EXHIBITS 12, 13 & 18

1. Quantity: Project Developer shall erect one (1) water feature center monument identification sign (Exhibit 12), one (1) center identification sign (Exhibit 18) and two (2) freeway pylon signs (Exhibit 13).
2. Size: Monument shall not exceed 6'-0" in overall height. Signage area shall not exceed eighty (80) square feet per side not including structure. Freeway pylon sign heights shall not exceed 40'-0" in overall height from the highest ground elevation. Signage area shall not exceed two hundred (200) square feet per side, not counting structure.
3. Location: Monument sign to be placed on intersection of Sierra Avenue and Sierra Lakes Parkway as per attached plot plan. Freeway Pylon signs shall be located on project property next to the freeway as per attached plot plan.
4. Monument sign to display center name "SIERRA LAKES MARKETPLACE" on center section. The Freeway Pylon sign to display Primary Tenants as the main copy on the freeway pylon signs. Pad Single/Multi-tenants will be allowed a panel in the cabinet section of the sign. Space is limited on the cabinet sign for tenants. Landlord to determine tenant panel availability.

## SIERRA LAKES MARKETPLACE SIGN CRITERIA

### A. PRIMARY TENANT'S MONUMENT SIGNS – EXHIBITS 14 & 15

1. Description: Project Developer may erect two (2) internally illuminated monument signs for Primary Tenants. Each Primary Tenant will be allowed signage area on the Freeway Pylon and signage area on one (1) Primary Tenant Monument Sign.
2. Size: Height shall not exceed 6'-0" overall. Signage area shall not exceed sixty (60) square feet in size per side.
3. Location: Monument signs to be placed on both center entrances as per attached plot plan.

### B. PAD/MULTI-TENANT MONUMENT SIGNS – EXHIBIT 16

1. Description: Project developer may erect six (6) internally illuminated pad and multi-tenant monument signs.
2. Size: Height shall not exceed ~~8~~<sup>6</sup>'-0" overall. Signage area shall not exceed one hundred (100) square feet in size per side.
3. Location: Monument signs to be placed as per attached plot plan. Monument sign cannot impede line of sight of vehicles and must be placed five (5) feet behind the sidewalk and twenty (20) feet away from any point of egress and ingress.
4. Each pad tenant shall be allowed space on a monument sign subject to Landlord approval. Actual tenant panel placement to be determined by Landlord.

### C. DIRECTIONAL SIGNS

1. Description: Pad Tenant may erect illuminated or non-illuminated directional signs.
2. Size: Panel size not to exceed 24" x 30". Post mounted, not to exceed 48" overall height.
3. Location: To be oriented to oncoming traffic in parking landscape island if required by Pad Tenant.



## SIERRA LAKES MARKETPLACE SIGN CRITERIA

### D. SERVICE STATION AND PRICING MONUMENT SIGN – EXHIBIT-17

1. Quantity: One (1) internally illuminated identification sign with pricing.
2. Size: Monument shall not exceed 6'-0" overall height. Signage area shall not exceed eighty (80) square feet per side not including structure.
3. Location: Monument sign to be placed in planter area as per attached site plan.
4. Monument sign to display service station name and pricing.

### V. SIGN SPECIFICATIONS

1. Signs shall be limited to store name, Federal or State registered name or logo. Established trade marks or registered trade mark signage shall be permitted providing the signs conform to the criteria described herein.
2. All letters shall be aluminum channel letters with face colors and type styles subject to Landlord's approval. Costco signage is allowed to be metal cutout signs which are externally illuminated with decorative light fixtures.
3. In the event the Tenant does not have an established exterior sign identity. The Landlord recommends the Tenant establish an acceptable letter style.
4. Logo cabinet plaques used in conjunction with individual letters will be considered a part of the sign area and are subject to Landlord's approval.
5. The Tenant shall pay for all signs, their installation, including final connection, and maintenance. Tenant's sign contractor must file and obtain any licenses, permits and variances as required for sign installation by the City of Fontana. A copy of the sign permit to be supplied to Landlord for their file.

## SIERRA LAKES MARKETPLACE SIGN CRITERIA

6. Tenant or their sign contractor shall be responsible for the repair of any damage to the building caused by the installation of said Tenant's sign. Only State licensed and insured sign contractors shall perform sign manufacturing and installations. The sign contractor to supply Landlord with a copy of their State License and Workmen's Compensation Insurance.
7. Each Tenant shall be responsible for the performance of its sign contractor.
8. Tenant shall be responsible for removal of said sign within thirty (30) days after vacating the site. Removal of the sign shall include the repair and restoration of the wall surface back to the original condition and must undergo final inspection by Landlord.
9. Each Tenant shall be responsible for keeping all their signage or graphics on its premises in good working order. Landlord shall inform Tenant, in writing, of non-acceptable conditions, if lighting is out or if the sign is in poor visual condition. Repairs shall be made by Tenant within thirty (30) days from receipt of such written notice.

### VI. FABRICATION AND INSTALLATION OF ILLUMINATED CHANNEL LETTERS

A. The fabrication and installation of all signs shall be subject to the following restrictions:

1. All channel letters or metal cutouts are to be fabricated from .050 to .125 aluminum. Letters must be fabricated of aluminum with aluminum backs. No stapled letters shall be allowed. Five (5) inch deep letter returns shall be primed and painted with an automotive enamel, a minimum of two (2) coats, semi-gloss dark bronze, unless color is approved by Landlord. Interior of letter to be primed and painted a reflective white to assist with even lighting.
2. Channelume, Channel Classic and Channel letter edge type letters will not be permitted.
3. Letter faces shall be a minimum of 1/8" thick, translucent Plexiglas. Colors are subject to Landlord approval.
4. Retainer trim cap shall be 3/4" dark bronze trim cap edge, unless otherwise approved by Landlord. All tenant colors are subject to Landlord approval

## SIERRA LAKES MARKETPLACE SIGN CRITERIA

5. All channel letters to be illuminated with neon tubing with a 30 ma. Transformer. Neon tube size and color to be determined by channel letter face color. P.K. or Hage housings or other UL approved connectors may be used for all neon tube systems. All channel letters shall be UL labeled.
  6. All channel letters shall be secured by concealed fasteners, stainless steel or nickel cadmium plated.
  7. No exposed neon, incandescent or fluorescent lamps will be permitted. All exposed neon must be approved by Landlord and City Planning Department.
  8. All penetrations of the building structure required for sign installation shall be sealed to a water tight condition.
  9. No sign company labels will be permitted on the exposed surfaces of signs, except what is required by the City of Fontana. UL sticker shall be placed in an inconspicuous location on letters,
  10. All channel letters must have a 3/16" diameter drain hole at the bottom of each channel letter or plaque, if illuminated.
  11. All signs shall be fabricated and installed with UL approval in compliance with all applicable building and electrical codes.
  12. All signs shall conceal all necessary wiring, transformers, ballasts, starters and other necessary equipment within their individual letters or behind wall.
5. No field installation changes are permitted without first notifying Landlord in writing. If in the event any sign is changed as to placement or location, which differs from the plan, the Tenant's sign contractor will be responsible to remove and relocate sign to proper placement at the sign company's expense. The sign company will also repair fascia from where the sign was moved.

## VII. NON-CONFORMANCE

## SERRA LAKES MARKETPLACE SIGN CRITERIA

6. Any sign that is installed by Tenant which is not in conformance of approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into compliance within said fifteen (15) day period, then Landlord shall have the option to correct said sign at Tenant's expense.

### VIII. PROHIBITED SIGNS

1. No box type signs will be permitted except for federally registered logos or as approved by Landlord. No exposed fluorescent lamps will be permitted.
2. No signs will be permitted on any roof tops, awnings or other areas not intended for sign installation.
3. No temporary signs of any nature will be accepted without prior written approval by the Landlord and the City of Fontana, including banners.
4. Signs on doors, windows or fire escapes. No window signs will be permitted except for store name, hours and emergency phone numbers. No sign shall be installed, relocated or maintained so as to prevent free ingress or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs, as required by code or ordinance.
5. No animated, flashing or audible signs will be allowed. Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated lighting are prohibited
6. Vehicle signs. Signs on or affixed to trucks, automobiles, trailers or other vehicles, parked in or on the property to identify, for the specific use of advertising for tenant.
7. Light bulb strings for external displays, other than temporary decorative holiday lighting.
8. No banners, pennants or balloons used for advertising purposes. No flags, or a combination of same, may be permitted except as approved by Landlord and City and with City permit.



FINAL SIZE TO BE DETERMINED

# Sierra Lakes

### Scope of Work

MANUFACTURE AND INSTALL TWO (2) SETS OF 1/2" THICK FCO ALUMINUM LETTERS AND LOGO PAINTED GOLD TO READ "SIERRA LAKES". LOGO ART AS PER CUSTOMER SPECS. LETTERS AND LOGOS TO BE INSTALLED ON EXISTING TWO (2) MONUMENT SIGNS.

## EXHIBIT 12

SIERRA LAKES MARKETPLACE  
SCALE: NTS



CENTER IDENTIFICATION SIGN

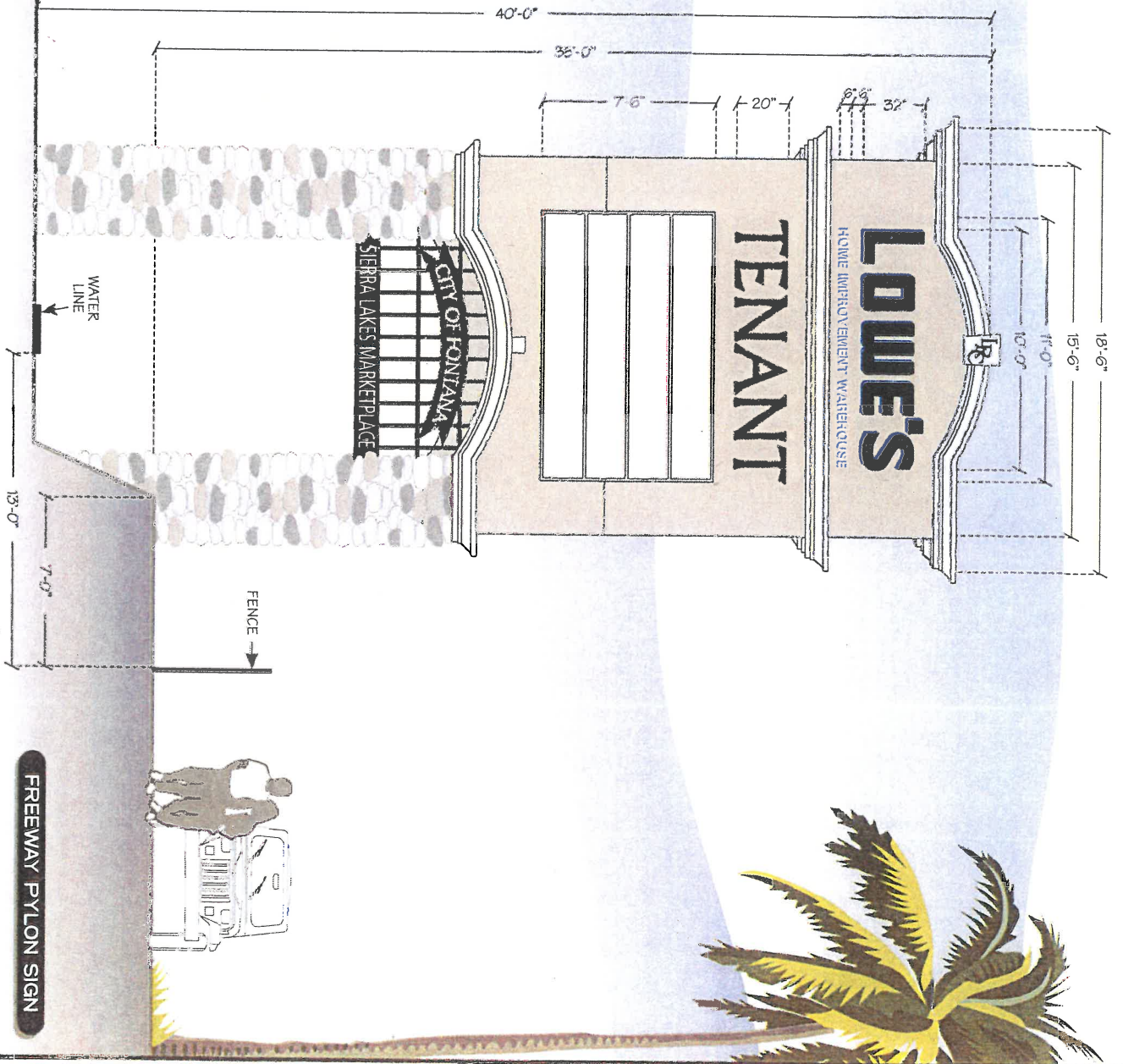
*Scope of Work*

EXHIBIT 13: MANUFACTURE AND INSTALL ONE (1) FREEWAY PYLON SIGN, 45'-0" X 15'-6" AS PER CUSTOMER SPECS. TOP COLUMN TO BE 35'-0" FROM GRADE AND BOTTOM COLUMN TO BE 40'-0" FROM GRADE. COSTS INCLUDE RIVER ROCKS ON COLUMNS AND GRILL WORK. ALUMINUM RIBBON COPY "CITY OF FONTANA" AND ALUMINUM PANEL COPY "SIERRA LAKES MARKETPLACE" TO BE NON-ILLUMINATED 1/2" THICK ALUMINUM LETTERS PAINTED. "LOWE'S" TO BE ILLUMINATED PAN CHANNEL LETTERS AND "HOME IMPROVEMENT WAREHOUSE" TO BE ILLUMINATED ROUTED-OUT AND PUSHED THRU ACRYLIC LETTERS. TRIM & SIGN COLORS TO MATCH BUILDING COLORS.

# EXHIBIT 13

**SIERRA LAKES MARKETPLACE**

SCALE: 3/32" = 1'-0"



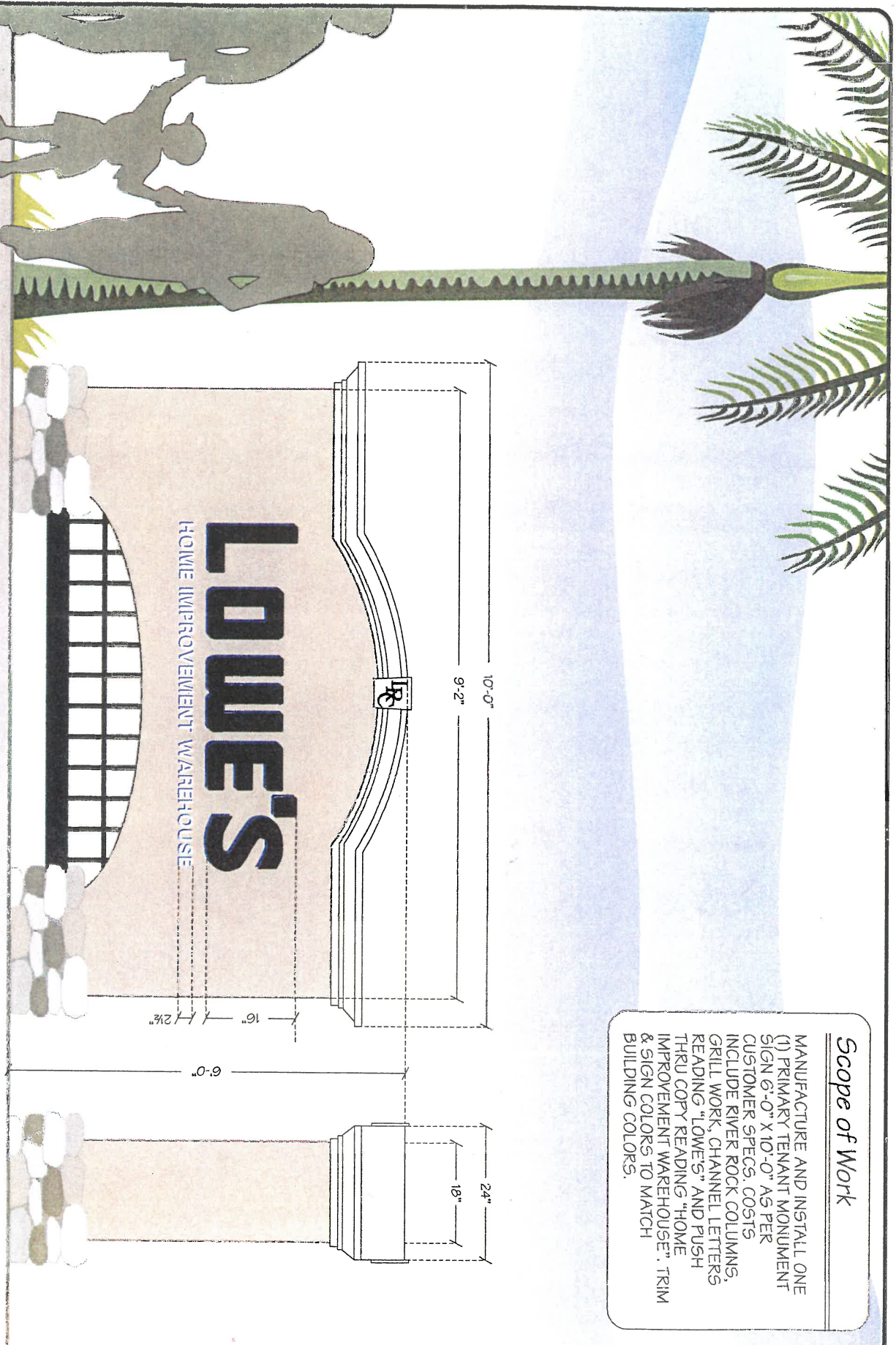
**FREEWAY PYLON SIGN**

SIERRA LAKES MARKETPLACE  
SCALE: 1/2" = 1'-0"

EXHIBIT 14

PRIMARY TENANT MONUMENT SIGN

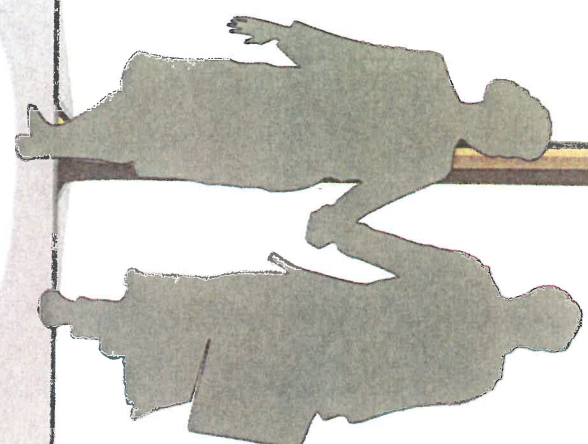
END VIEW



**Scope of Work**

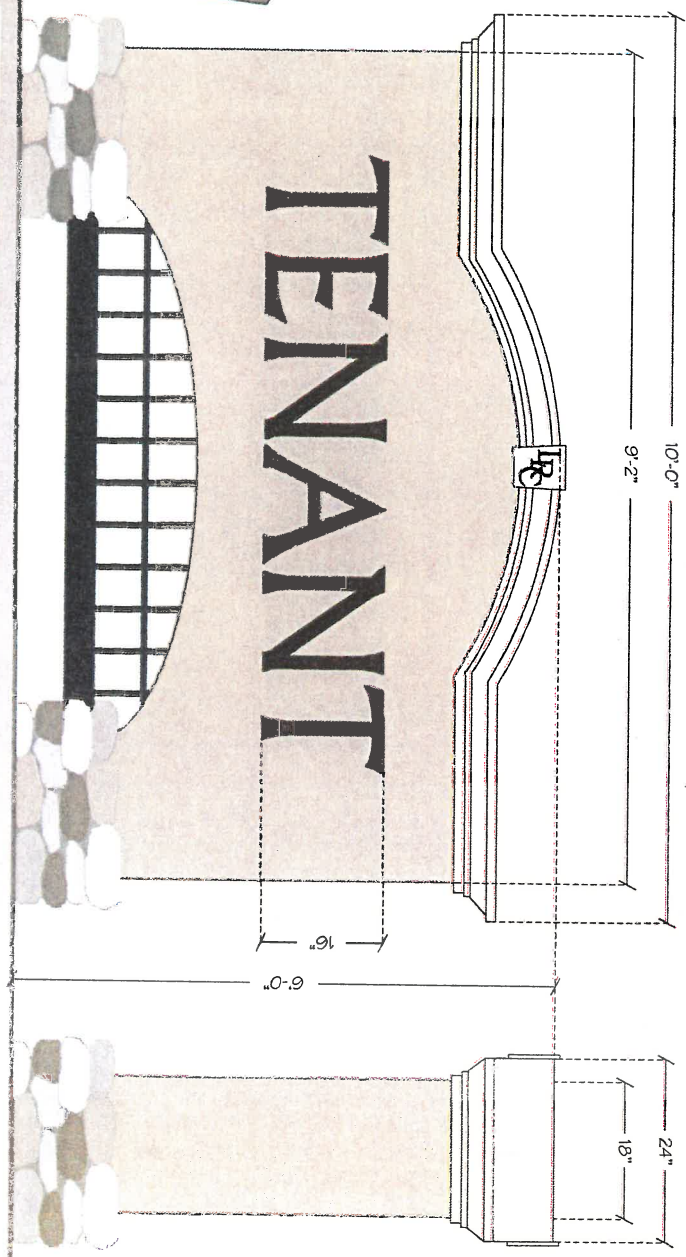
MANUFACTURE AND INSTALL ONE (1) PRIMARY TENANT MONUMENT SIGN 6'-0" X 10'-0" AS PER CUSTOMER SPECS. COSTS INCLUDE RIVER ROCK COLUMNS, GRILL WORK, CHANNEL LETTERS READING "LOWE'S" AND PUSH THRU COPY READING "HOME IMPROVEMENT WAREHOUSE". TRIM & SIGN COLORS TO MATCH BUILDING COLORS.





**SIERRA LAKES MARKETPLACE**  
 SCALE: 1/2" = 1'-0"

**EXHIBIT 15**



*Scope of Work*

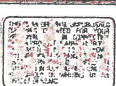
MANUFACTURE AND INSTALL ONE (1) PRIMARY TENANT MONUMENT SIGN 6'-0" X 10'-0" AS PER CUSTOMER SPECS. COSTS INCLUDE RIVER ROCK COLUMNS, GRILL WORK. NO TENANT COPY, TRIM & SIGN COLORS TO MATCH BUILDING COLORS.

**FUTURE PRIMARY TENANT MONUMENT SIGN**

**National Sign & Marketing Corporation**  
 4861 Murrieta Street Chino, CA 91710  
 Tel 909.591.4742 Fax 909.591.5356  
 e-mail sales@nsmc.net

Project: Sierra Lakes Marketplace  
 Address: Folsom, CA  
 Phone: Account Mgr. E. Gardner  
 Designer: Lisa F. Scale: Notes Date: 02/23/05

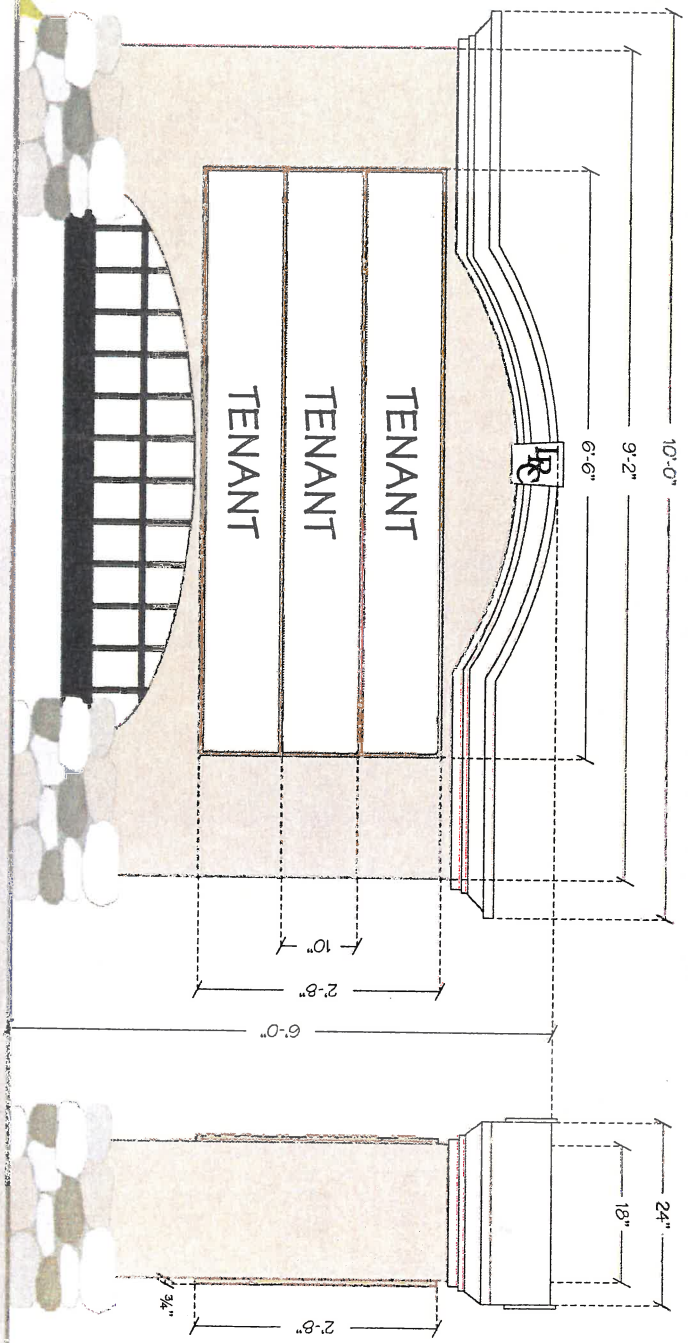
Client Approval: \_\_\_\_\_  
 Date: \_\_\_\_\_



Revisions: \_\_\_\_\_

Drawing Number  
**20963**  
 Sheet 5 of 7





**Scope of Work**

MANUFACTURE AND INSTALL FIVE (5) MULTI-TENANT MONUMENT SIGNS 6'-0" X 10'-0" AS PER CUSTOMER SPECS. COSTS INCLUDE RIVER ROCK COLUMNS, GRILL WORK AND THREE (3) BLANK PANELS WITH NO COPY, TRIM & SIGN COLORS TO MATCH BUILDING COLORS.

**SIERRA LAKES MARKETPLACE**  
SCALE: 1/2" = 1'-0"

**EXHIBIT 16**

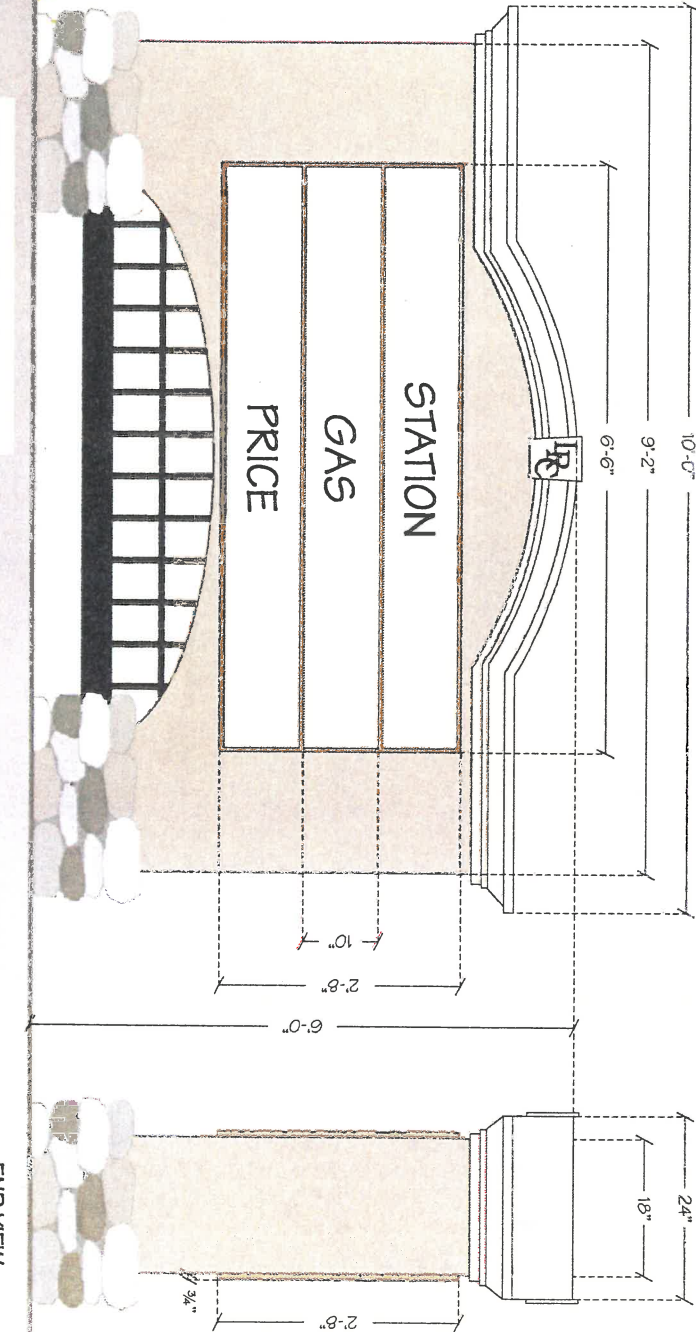
**PAD/MULTI-TENANT MONUMENT SIGN**



SIERRA LAKES MARKETPLACE  
SCALE: 1/2" = 1'-0"

EXHIBIT 17

SERVICE STATION & PRICING MONUMENT SIGN



*Scope of Work*

MANUFACTURE AND INSTALL ONE (1) SERVICE STATION PRICING MONUMENT SIGN 6'-0" X 10'-0" AS PER CUSTOMER SPECS. COSTS INCLUDE RIVER ROCK COLUMNS, GRILL WORK AND THREE (3) BLANK PANELS WITH NO COPY. TRIM & SIGN COLORS TO MATCH BUILDING COLORS.

**National Sign & Marketing Corporation**  
4881 Murrieta Street Chino CA 91710  
Tel 909.591.4742 Fax 909.591.5356  
e-mail sales@nsmc.net

Project: Sierra Lakes Marketplace  
Address: Fontana, CA  
Phone: Account Mgr. E. Gardner  
Designer: Lisa T. Scale: 1/2" = 1'-0" Date: 2/22/2005

Client Approval: \_\_\_\_\_  
Date: \_\_\_\_\_



Revisions: \_\_\_\_\_

Drawing Number  
**20963**  
Sheet 5 of 7



SIERRA LAKES MARKETPLACE  
SCALE: 1/2" = 1'-0"

EXHIBIT 18

CENTER ENTRANCE IDENTIFICATION SIGN



MANUFACTURE AND INSTALL ONE (1) CORNER CENTER IDENTIFICATION SIGN

- TOP VIEW
- SCALE: NTS
- S/15' RADIUS ED ILLUM. MONUMENT SIGN TO BE ALUMINUM FRAMED, TEXCOATED AND PAINTED TO MATCH BUILDINGS. ARCHITECTURAL CAPS AND RIVER ROCK END PILLARS TO MATCH EXISTING SITE SIGNS.
  - "SIERRA LAKES MARKETPLACE" LETTERS TO BE FCO 1/4" ALUMINUM PAINTED GOLD AND PIN MOUNTED TO MONUMENT WALL FACE. ILLUMINATION TO BE VIA UP-LIGHTING

**National Sign & Marketing Corporation**  
4881 Murietta Street, Chino, CA 91710  
Tel 909.591.4742 Fax 909.591.5356  
e-mail sales@nsmc.net

Project: Sierra Lakes Marketplace  
Address: Fontana, CA  
Phone: \_\_\_\_\_ Account Mgr. E. Gardner  
Designer: Lisa L. Scale: Noted Date: 12/20/2005

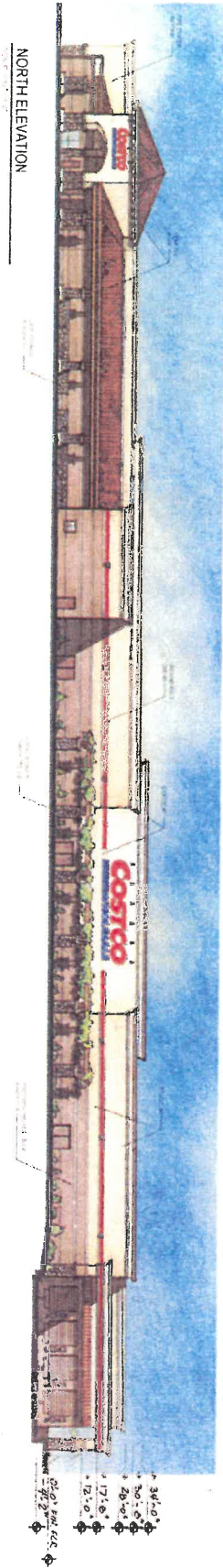
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Date: \_\_\_\_\_

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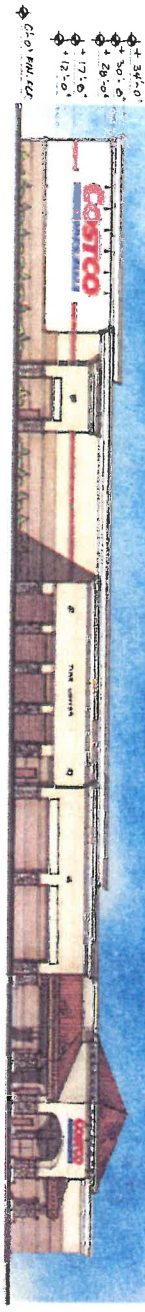
Revisions:
2/2/06 - TREE END PILLARS, RIVER ROCK

Drawing Number  
**21704R1**





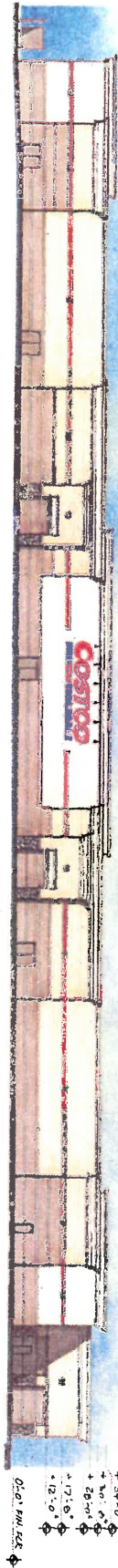
NORTH ELEVATION



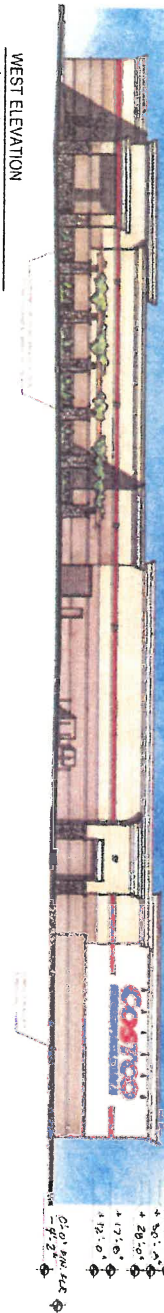
EAST ELEVATION



ENTRANCE ELEVATION



SOUTH ELEVATION



WEST ELEVATION

+ 34'-0"  
+ 30'-0"  
+ 28'-0"  
+ 17'-6"  
+ 12'-0"  
0'-0" PM L&S

+ 34'-0"  
+ 30'-0"  
+ 28'-0"  
+ 17'-6"  
+ 12'-0"  
0'-0" PM L&S

+ 34'-0"  
+ 30'-0"  
+ 28'-0"  
+ 17'-6"  
+ 12'-0"  
0'-0" PM L&S

+ 34'-0"  
+ 30'-0"  
+ 28'-0"  
+ 17'-6"  
+ 12'-0"  
0'-0" PM L&S

COSTCO WHOLESALE

EXHIBIT 19

CONCEPT ELEVATIONS

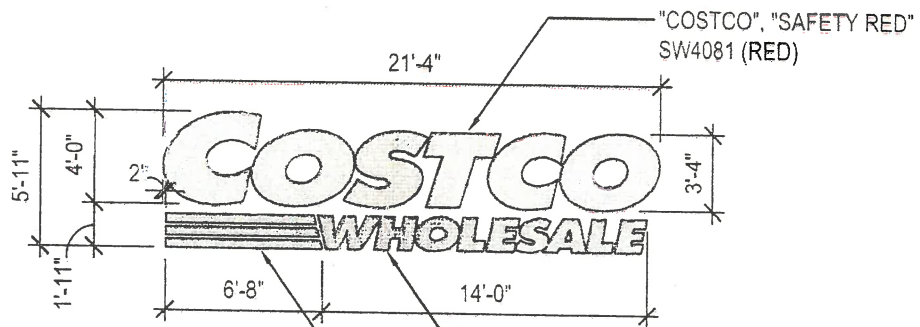
FONTANA, CALIFORNIA

APRIL 21, 2005



04.1288-01  
APRIL 21, 2005  
CONCEPT  
ELEVATIONS

DD3.1-01



SIGN ON:  
 METAL SIDING = PRECUT METAL BY M.B.S.  
 CMU / EIFS = PAINTED ON WALL BY G.C.

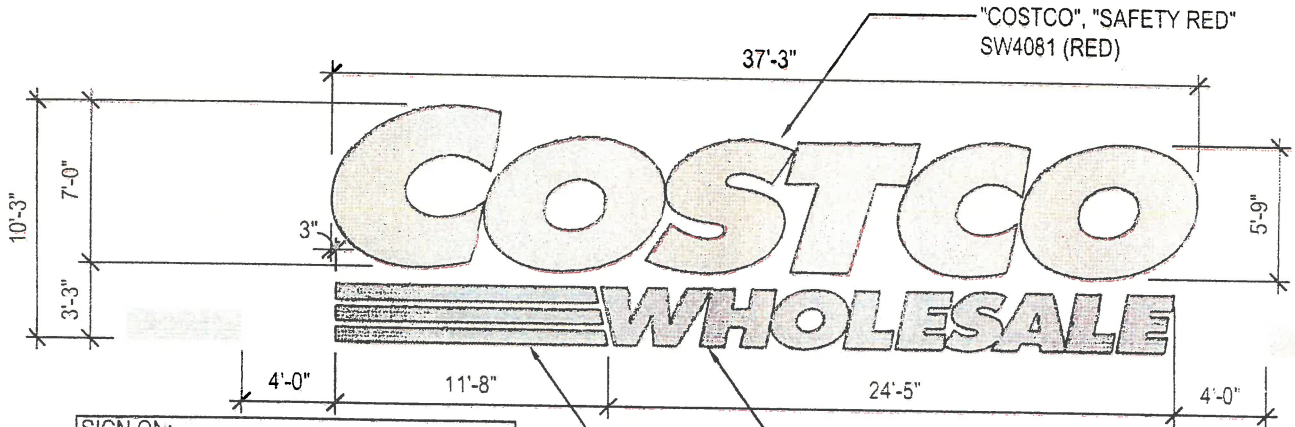
"WHOLESALE" AND THREE STRIPES  
 "LAPIS LAZULI" SW1805 (BLUE)

1

## CANOPY SIGNAGE

SCALE: 1/8"=1'-0"

0304



SIGN ON:  
 METAL SIDING = PRECUT METAL BY M.B.S.  
 CMU · EIFS = PAINTED ON WALL BY G.C.

"WHOLESALE" AND THREE STRIPES  
 "LAPIS LAZULI" SW1805 (BLUE)

2

## BUILDING SIGNAGE

SCALE: 1/8"=1'-0"

0304

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COSTCO WHOLESALE

00-0000-00  
 PM:

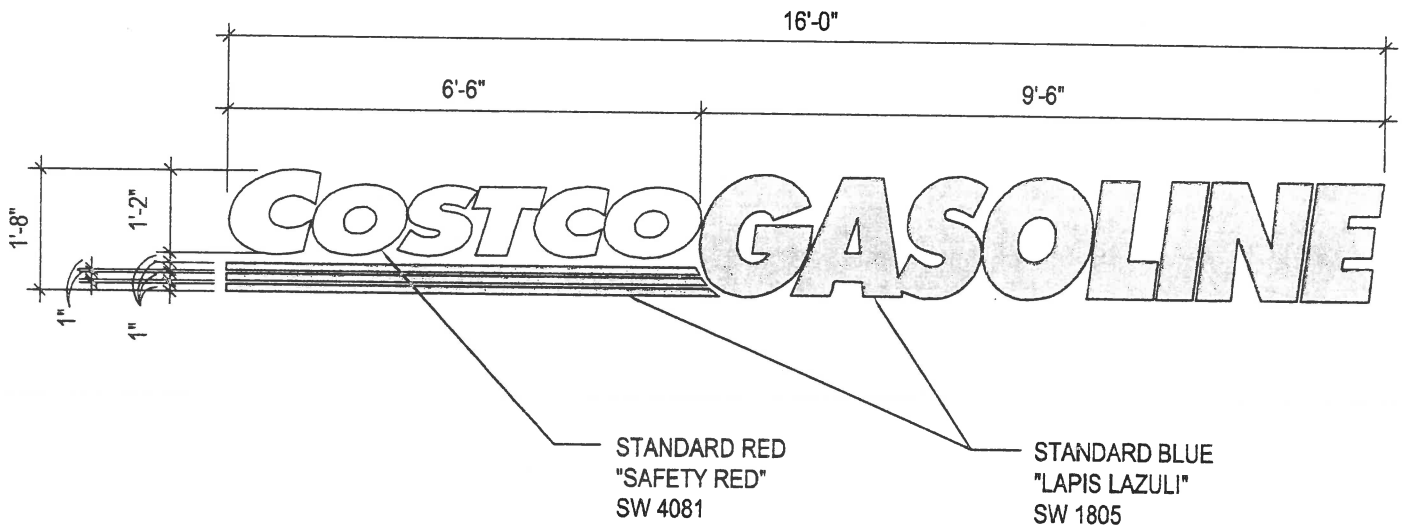
1110 112TH AVE. NE | SUITE 500  
 BELLEVUE, WA | 98004

t 425.463.2000 | f 425.463.2002

EXHIBIT 20

SIGNAGE DETAILS

EXHB L-1



CANOPY SIGNAGE AREA CALCULATIONS:  
 COSTCO CANOPY SIGNAGE (OVERALL WIDTH/DEPTH) - 26.67 SQ.FT.  
 COSTCO CANOPY SIGNAGE (OUTLINED) - 25.25 SQ.FT.  
 COSTCO CANOPY SIGNAGE (LETTERS ONLY) - APPROX. 18.38 SQ.FT.

8

CANOPY SIGN DETAIL

(S.O.I.C.)

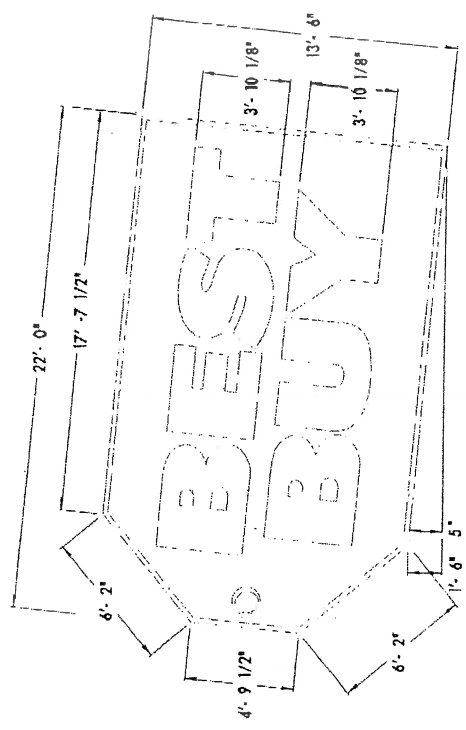
3/8"=1'-0"

1040303P

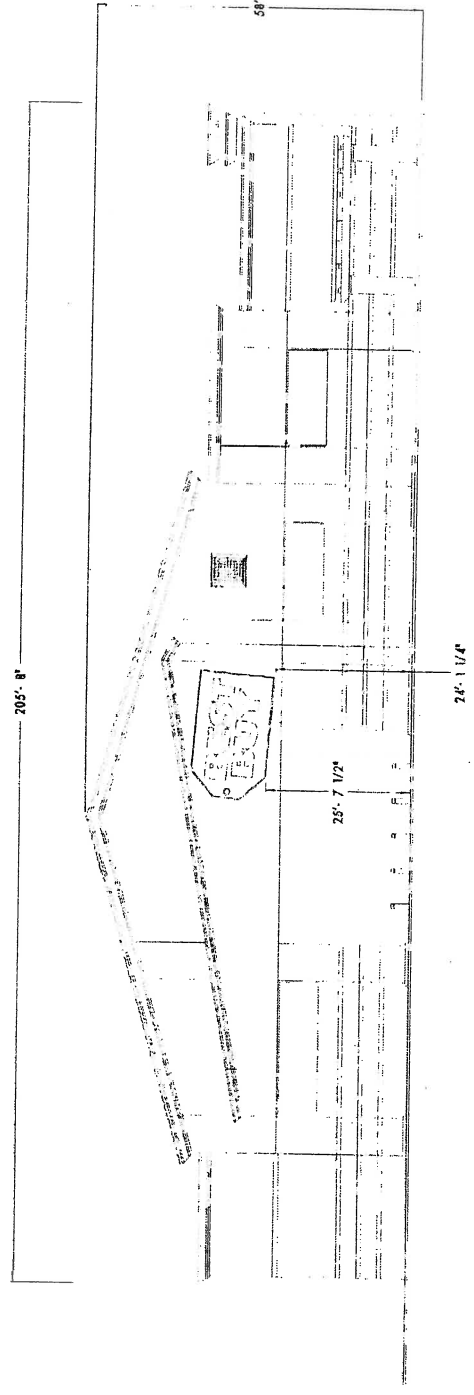
EXHIBIT 21

BEST BUY #

SQ. FT. = 297



S/F WALL SIGN LAYOUT  
3/16" = 1'-0"



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DATE: \_\_\_\_\_

APPROVED AS NOTED: \_\_\_\_\_

REVIS & RESUBMIT: \_\_\_\_\_

CLIENT: BEST BUY #	DATE: 7-23-04
INSTALLATION: X	CITY: RIVERSIDE
SECTION NUMBER: 16899 A	STATE: CA
SHEET 1 OF 1	DATE: _____
SCALE: NOTED	ARTIST: WAD
REVISION 1	REV: DA
REVISION 2	REV: DA

**THOMAS SIGN & AWNING COMPANY**

4590 118TH AVENUE NORTH • CLEARWATER, FL 33762  
800-526-1325 • 727-573-7757 • FAX 727-573-0328

EXHIBIT 22