

THE PLAZA

**Overall Sign Plan Amendment
12-042-OSP AM (23-SB-OSP)
22-0002-OSP & 23-0003-DRB**



**7127 Hollister Avenue
APNS 073-440-001, 073-440-002,
073-440-003, & 073-440-012**

October 10, 2022

**The Plaza Overall Sign Plan
12-042-OSP AM (23-SB-OSP)
22-0002-OSP & 23-0003-DRB
7127 Hollister Avenue;
APNS 073-440-001, 073-440-002, 073-440-003, & 073-440-012**

Introduction

This is an amendment to The Plaza Overall Sign Plan at 7127 Hollister Avenue, Goleta, CA 93117, (APNS 073-440-001, 073-440-002, 073-440-003, & 073-440-012)

The intent of the OSP is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the Plaza in accordance with the City of Goleta's Article I, Chapter 35, Sign Regulations while also incorporating the existing signage. All legally permitted existing signs are exempt from this OSP. Any non-conforming signs not exempted by the OSP shall be removed by the tenant or their sign contractor at their expense, upon adoption of the OSP.

Before any sign would be installed drawings and graphics depicting details of sign construction, materials used, colors, logos, etcetera would be submitted to the Landlord and then the City of Goleta for approval. All exterior signage must first receive approval from the Landlord prior to submittal to the City of Goleta. Signs that do not meet the criteria of this OSP would also require review and approval by the Design Review Board (ORB).

A. General Criteria: The following general criteria apply to all signs within The Plaza:

1. All signs shall be installed; in a location as reflected on the site plan and elevations, and as reflected in Exhibit A. Window signs are not permitted between the interior of the glass face and a distance of 48-inches inward of the building.
2. Signs shall be constructed of solid materials and may not be painted directly onto building facades. Channel lettering shall extend no further than 5-inches measured from the outermost exterior edge of the letters measured from the fascia. Sign color, materials and texture shall be compatible with building architecture.
3. Sign area is established by drawing not more than eight straight lines encompassing the extremities of the sign within the smallest possible area. In the case of a double-faced sign, only one face of the sign shall be included in the sign area measurement. Supporting structures so designed as to perform an advertising function shall be included in the sign area. In the case of wall signs, the background area shall be included in the sign area measurements only if it is of a distinctive color, material, texture, or shape, the primary purpose of which is to enhance the advertising value of the sign, as determined by Planning & Environmental Services.
4. All lettering shall be restricted to the "maximum sign area" (see specific maximum sign area criteria in Section B).

5. The tenant identification sign shall display only the registered business name, e.g. Albertsons, and shall not include other similar identifying objects, e.g. Deli.
 6. No product signs advertising merchandise or services carried by the tenants shall be permitted.
 7. All tenants are allowed a door sign comprised of individual letters to display address and suite number with a letter size of 3-inches on the door frame centered above the door, name of business with a maximum letter size not to exceed 2-inches high, and business hours not to exceed 1½-inches high.
 8. All illuminated signs shall be either externally illuminated, internally illuminated channel lettering or reverse channel letters with halo illumination. Illumination shall be limited to 4,500-lumens. Exposed neon lighting will not be permitted.
 9. Any illuminated sign or lighting device shall employ only clear or white lights emitting a light of constant intensity and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights. The preferred configuration is by lighting from the top downward.
 10. Any sign requests that vary from the Overall Sign Plan shall obtain property owner approval and shall receive Design Review Board Final approval prior to the issuance of a Sign Certificate of Conformance.
 11. A sign permit would be required prior to installing the Informational Signs, Wall Signs, or Temporary Signs (except for Building Address Signs)
 12. Once a tenant vacates a lease space, the tenant's signage shall be removed by the vacating tenant and or property management and all surfaces altered by signage shall be restored to match the appropriate texture and color.
- B. Specific Criteria: The following specific criteria are provided for each of the three (3) types of signs: Informational Signs, Wall Signs, and Temporary Signs.

Informational Signs

This OSP includes four (4) Informational Signs proposed to be located throughout The Plaza as identified below.

1. "The Plaza" Monument Signs
 - a. An existing 50-square foot double-faced internally illuminated 27-foot-tall pole monument sign at the junction of Santa Felecia and Hollister Avenue is proposed to remain. The sign states The PLAZA in two lines of text The being 20-inches tall and PLAZA being 48-inches tall. Existing letters are vinyl on a white Plexiglas background. See Exhibit C for size, material, color, mounting, illumination and landscaping details.
 - b. A Development Plan Amendment is requested to allow this sign to be installed on monument sign within the 20-foot front yard setback and 10-foot side yard setback at the junction of Santa Felecia and Hollister Avenue.
2. Multi-Tenant Sign

- a. A new freestanding single-face monument sign at the junction of Santa Felecia and Hollister Avenue 6ft tall x 22ft long with 82.2 square feet of individual tenant face measuring 49.5-inches by 239-inches overall is proposed to remain replace existing DMV monument. The sign comprises individual tenant panels to accommodate 4 major tenants on 21.5-inch x 57.125-inch panels and 10 minor tenants on 10.5-inch x 45-inch panels. Tenant copy is cut out from aluminum face tenant panels and backed with translucent acrylic and internally illuminated with LED lighting. See Exhibit D for size, material, color, mounting, illumination, and landscaping details.
 - i. A Development Plan Amendment is requested to allow this sign to be installed on the monument sign within the 20-foot front yard setback and 10-foot side yard setback at the junction of Santa Felecia and Hollister Avenue.
 - ii. Signs and devices erected by a governmental entity are exempted by Article I, Chapter 35, Sign Regulations from the OSP.
3. Directory Sign
 - a. A proposed 18-square foot free standing two (2)-sided six (6)-foot tall directory sign at the East entrance to the center courtyard for pedestrian use on the sidewalk. The sign states ... DIRECTORY" in one line of text 3 2-inches tall, and the sign would include a location map that states "The Plaza." See Exhibit E for size, material, color, mounting, illumination and landscaping details.
4. Public Safety Signs
 - a. There are a number of existing signs in place for public safety, Plaza regulations, and directions. Public Safety Signs include, but are not limited to handicap parking signs, no parking signs, Department of Motor Vehicle instructional signs, stop signs, no skateboarding signs, no thru traffic, shopping cart return stand signs, etcetera. Signs will not exceed 2-square feet in sign area, unless government regulations dictate otherwise. See Exhibit F for size, 11'.aterial, color, mounting, illumination and landscaping details.
 - b. All government regulated signs shall be standardized colors. All of The Plaza regulations signs shall be dark teal on white.
 - c. Signs and devices erected by a governmental entity are exempted by Article I, Chapter 35, Sign Regulations from the OSP.

Wall Signs

1. "The Plaza" Wall Signs
 - a. Two existing 45-square foot non-illuminated wall signs, one at the southwest corner fascia of Building A and at the southeast corner fascia of Building C. The wall signs would state "THE PLAZA" in two lines of text each 24-inches tall. The proposed cut out letters would be ¾-inches pin mounted to the wall. See Exhibit G for size, material, color, mounting, illumination and landscaping details.
2. Major Tenant

- a. The maximum letter height shall be 36-inches for existing tenants and 24-inches for future tenants. Wall Signs would not exceed two lines of text.
- b. Tenants would be allowed to display the company logo as it is typically incorporated into the company name within the allocated space. Logos would not exceed 36-inches in height.
- c. Lettering and Logos shall be externally illuminated, internally illuminated channel lettering or reverse channel letters with halo illumination. The preferred configuration is by lighting from the top downward.
- d. Tenant identification signs shall be in the locations as shown on the elevation drawings.
 - i. Suite #27 (Albertsons): One sign on both the South and East elevations.
 - ii. Suite #28 (Rite Aid): One sign on both the North and East elevations.
- e. The maximum sign area shall be 100-square feet per current location per Wall Signs 2.d.
- f. No more than one tenant shall be identified on each Wall Sign.
- g. Signage subject to approval by Landlord and Planning and Environmental Review Department.

23-Minor Tenant

- a. The maximum letter height shall be 12-inches. Wall Signs would not exceed two lines of text.
- b. Tenants would be allowed to display the company logo as it is typically incorporated into the company name within the allocated space. Logos would not exceed 28-inches in height.
- c. Lettering and Logos shall be externally illuminated, internally illuminated channel lettering or reverse channel letters with halo illumination. The preferred configuration is by lighting from the top downward.
- d. Tenant identification signs shall be in the locations as shown on elevation drawings and Exhibit A
 - i. Suite #30: One sign on both the North and East elevations.
 - ii. All other Suites: One sign as shown on the elevation drawings.
- e. The maximum sign area shall not exceed the lesser of 70-square feet or one-eighth of the square footage of the building facade of that portion occupied by the enterprise and upon which facade the wall sign is to be located.
- f. No more than one tenant shall be identified on each Wall Sign.
- g. Signage subject to approval by Landlord and Planning and Environmental Review Department.

24-Building Address Signs

- a. Building Address Signs shall be permitted on each building street frontage, and their location on the building would be at the discretion of the Fire Department.
- b. Building Address Signs shall be clearly visible from the nearest public roadway.
- c. Building Address Sign numerals shall be flush mounted on the exterior building wall. The numerals would be black in color and not exceed 16-inches in height.

Temporary Signs

1. Lease Sign

- a. The Landlord would be allowed to display a non-illuminated 15-square foot single-sided monument sign 4-feet tall outside the setbacks at the junctions of Santa Felicia and Hollister Avenue. The sign would state "SHOPPING CENTER SPACE FOR LEASE" with associated contact information. Maximum letter size shall be 10-inches. See Exhibit H for size, material, color, mounting, illumination and landscaping details. The sign would be allowed only when a tenant space is available and would be removed as soon as a lease is signed. A sign permit would be required prior to installing the sign.
- b. Temporary promotional non-illuminated 10-square foot banner signs that announce "(Registered Business Name) Coming Soon," and "(Registered Business Name) Grand Opening" would be permitted. These banners would be constructed out of white plastic with dark lettering and would be hung from the top of the outside colonnade in those areas which have colonnades and from the roofline downward in those areas that do not have colonnades. Temporary promotional banner signs are permitted one per tenant at the point the signage application has been submitted and will be taken down once the sign is approved. Temporary promotional banner signs are subject to approval by Landlord. A sign permit would be required prior to installing the temporary promotional banner sign.
- c. Temporary "Special Event" non-illuminated 10-square foot banner signs would be allowed four times per year not to exceed 30-days per event. Only one "Special Event" banner sign would be permitted at any given time frame on a first come first serve basis. Such banner signs are to be constructed from a white plastic material with dark lettering and are to be hung on the outside colonnades in those areas which have colonnades and from the roofline downward for those areas that do not have colonnades. Such Temporary "Special Event" signs are subject to approval by Landlord. A sign permit would be required prior to installing the temporary promotional banner sign. This type of signage would be used for instances of, e.g. a car wash event to promote local school sports, for the sale of Mid-State Fair tickets by anchor store, Albertson's for "Moonlight Madness" sales, for nation or statewide promotional events for franchise stores, etcetera.

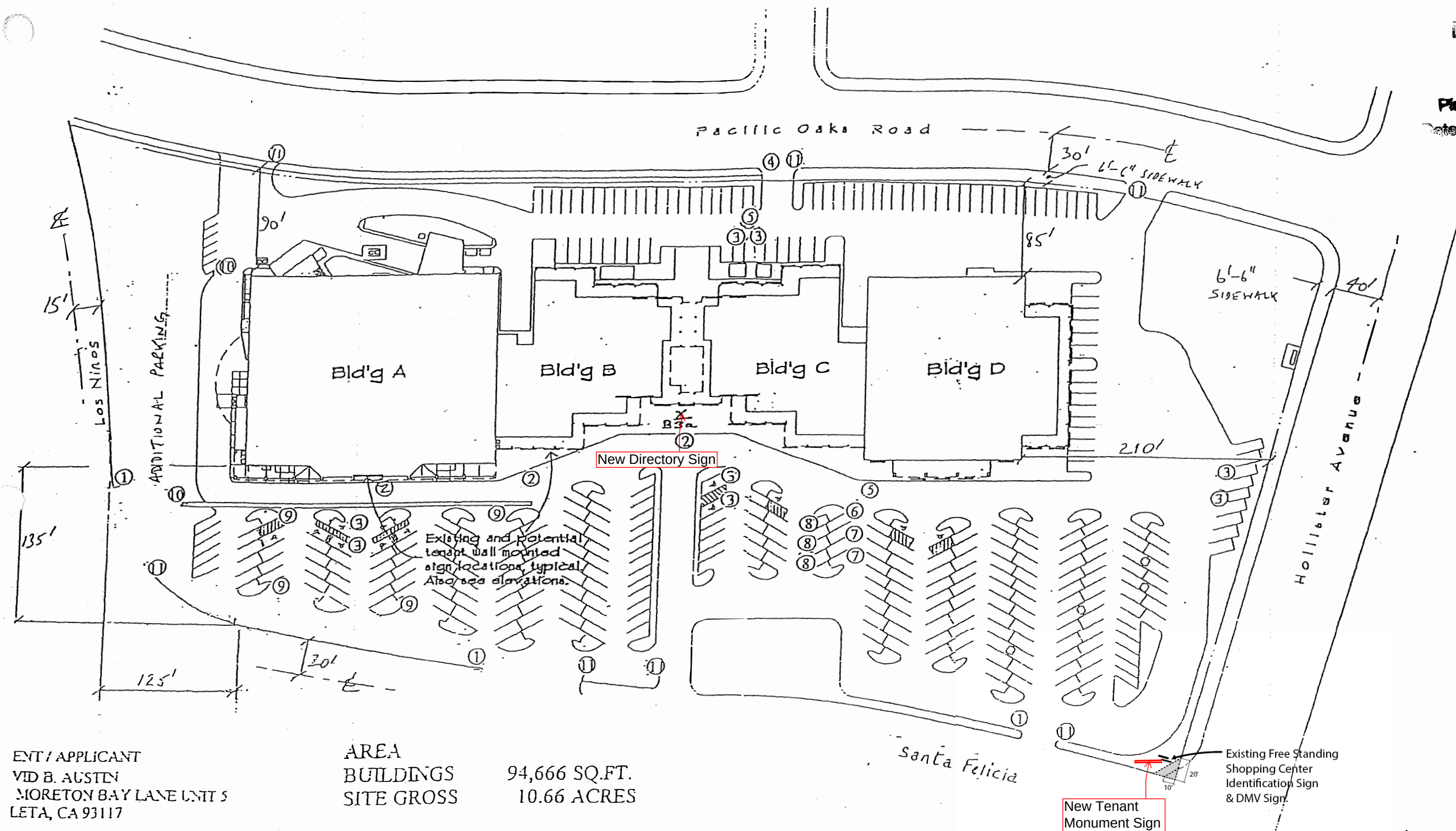
Exempted Signs

1. Signs and devices erected by a governmental entity are exempt from the OSP; however, government entities are encouraged to comply with the OSP.
2. All legally permitted existing signs are exempted from this OSP. All of the current tenants are listed below and noted if the tenant has a permit for the existing sign:
 - a. Ivan Rodriguez Barber Shop (Permitted)
 - b. Jackson Medical Group (Permitted)
 - c. State of California Lands Commission (Exempt)
 - d. Aloe Wellness / Dental Office (Permitted)
 - e. Rigo's Windows (Permitted)
 - f. Vacant
 - g. Santa Barbara Fish Market (Permit in Process)

- h. Lovely Spa & Nails (Permitted)
 - i. Marines (Permitted)
 - j. L&L Hawaiian Barbecue (Permitted)
 - k. Marines Officers Selection Office (Permitted)
 - l. Thomas Burke – Optometrist (Permitted)
 - m. State of California Department of Motor Vehicles (Exempt)
 - n. Phamous Café Vietnamese Cuisine (Permitted)
 - o. The UPS Store (Permitted)
 - p. Albertson's Supermarket (Permitted)
 - q. Planet Fitness (Permitted)
 - r. IHOP (Permitted)
 - s. Team HOA (Permitted)
 - t. Rise Up Fitness (Permitted)
 - u. Vacant
 - v. Benjamin Laudig, DDS Dentistry (Permitted)
3. Any non-conforming signs not exempted by the OSP shall be removed by the tenant or their sign contractor at their expense upon adoption of the OSP.

**DESIGN REVIEW BOARD
FINAL APPROVAL**

City of Goleta
Planning and Environmental Services
Date: 9/24/2013 By: JEL II



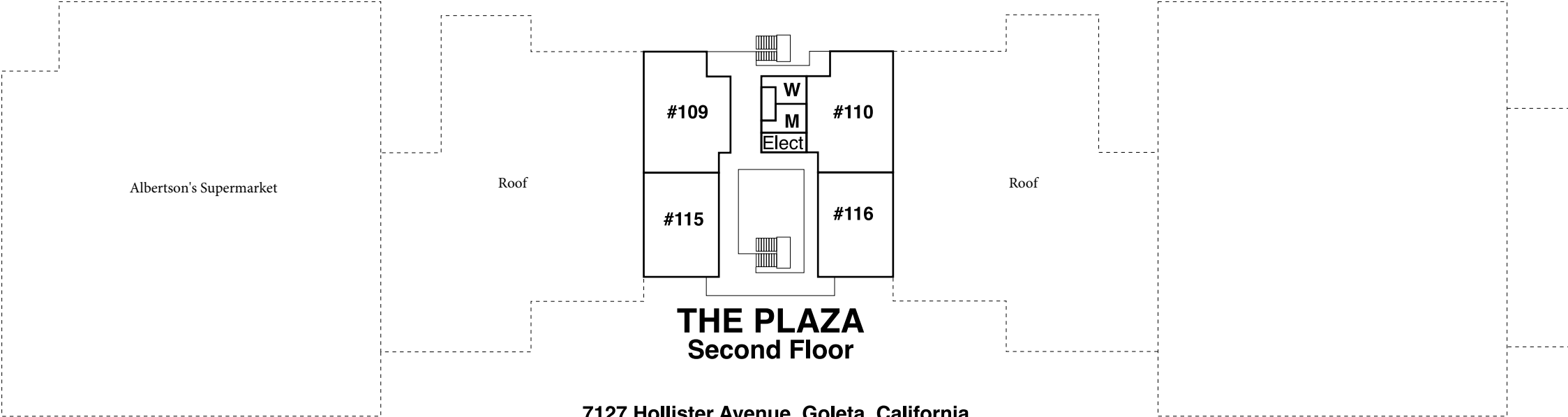
ENT / APPLICANT
VID B. AUSTIN
MORETON BAY LANE UNIT 5
LETA, CA 93117

AREA
BUILDINGS 94,666 SQ.FT.
SITE GROSS 10.66 ACRES

TERS / LANDLORD
V INVESTMENTS
GARDEN STREET

Site Usage Plan

OVERALL SITE PLAN
The Plaza Shopping Center
LETA, CA 93117

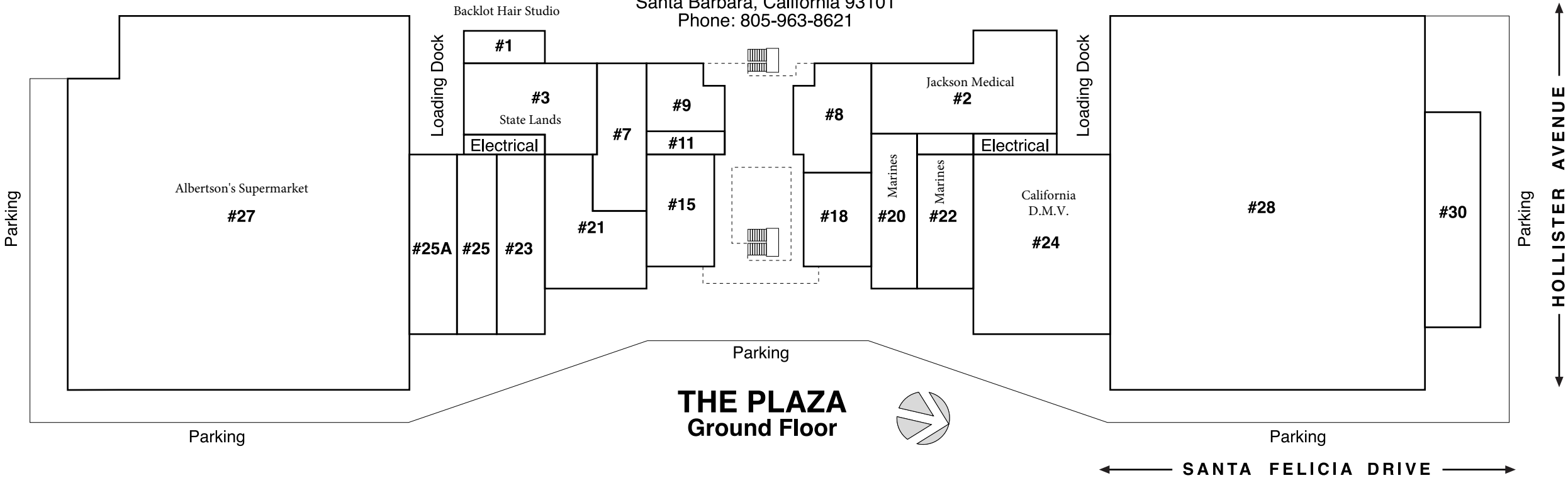


THE PLAZA
Second Floor

7127 Hollister Avenue, Goleta, California
For Leasing Information Please Contact:

Betty L. Jeppesen
Islay Investments
800 Garden Street, Suite K
Santa Barbara, California 93101
Phone: 805-963-8621

← **PACIFIC OAKS ROAD** →



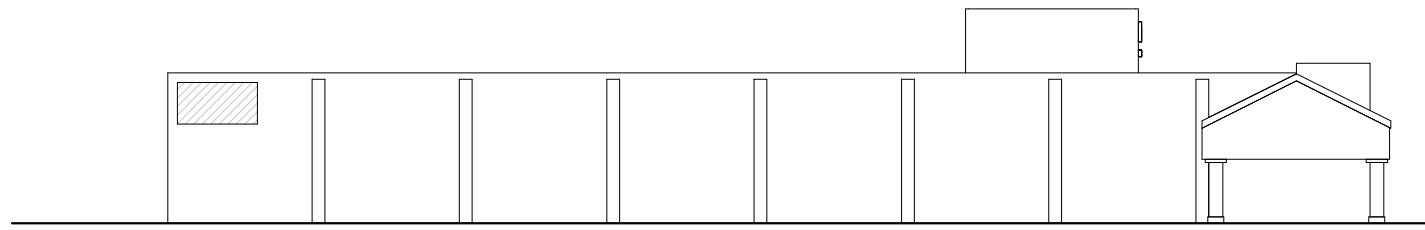
THE PLAZA
Ground Floor

↑ **HOLLISTER AVENUE** ↓

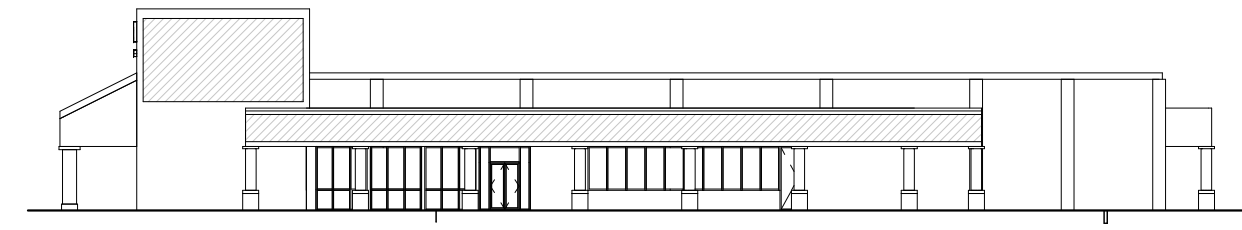
← **SANTA FELICIA DRIVE** →



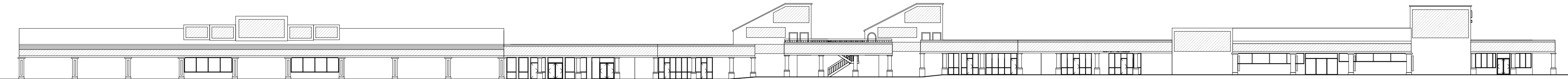
① WEST ELEVATION
1" = 30'-0"



③ SOUTH ELEVATION
1" = 30'-0"



② NORTH ELEVATION
1" = 30'-0"



④ EAST ELEVATION
1" = 30'-0"

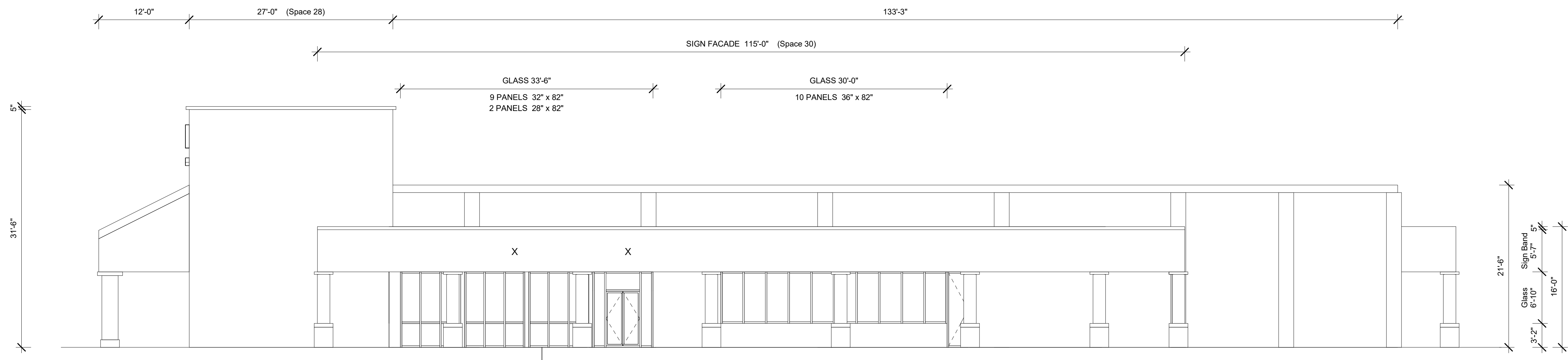


XXXX areas for
existing and
potential signs

OVERALL SIGN PLAN

The Plaza Shopping Center

THE PLAZA
BUILDING D SPACE 30
NORTH ELEVATION



① THE PLAZA - NORTH ELEVATION - BUILDING D Space 30
1/8" = 1'-0"

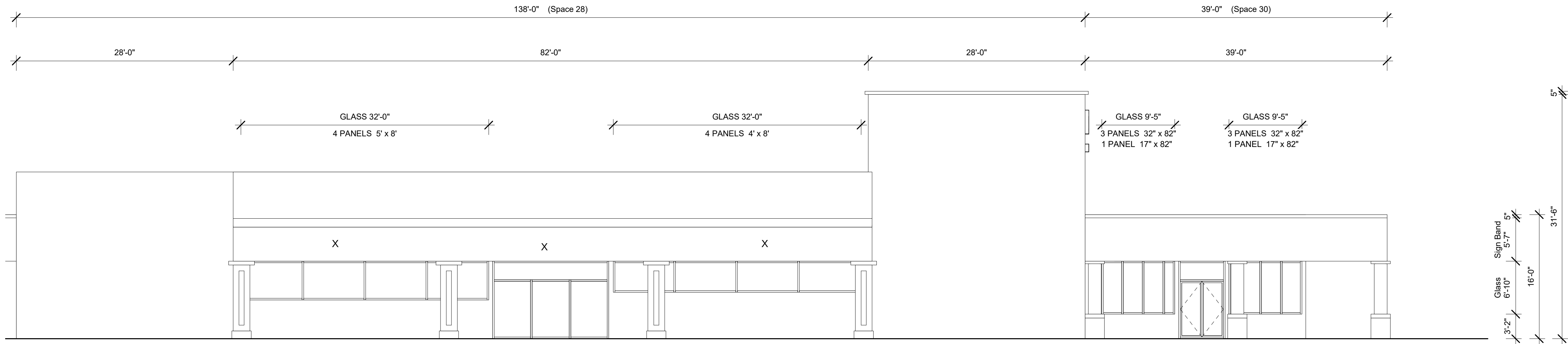
NORTH ELEVATION
BUILDING FACADE AREA 115' x 16' / 8 = 232 sq.ft. Sign Calculation Max.

SIGN BAND AREA	115' x 5'-7"	= 642 sq.ft.
WINDOW AREA		
9 Panels	32" x 82"	= 164 sq.ft.
2 Panels	28" x 82"	= 32 sq.ft.
10 Panels	24" x 82"	= 137 sq.ft.
TOTAL GLASS AREA		333 sq.ft.

(Subject to overall sign allowance)

X = POTENTIAL TEMPORARY SIGN LOCATION

THE PLAZA
BUILDING D SPACE 28, 30
EAST ELEVATION



① THE PLAZA - EAST ELEVATION 1 - BUILDING D Space 28, 30
1/8" = 1'-0"

EAST ELEVATION
SPACE 28
BUILDING FACADE AREA $((138 \times 16) / (TOWER\ 28 \times 32)) / 8 = 388\ sq.ft.$
Sign Calculation Max.

SIGN BAND AREA $82 \times 4 = 328\ sq.ft.$
TOWER (EAST) $28 \times 32 = 892\ sq.ft.$
TOWER (NORTH) $28 \times 32 = 892\ sq.ft.$

TOTAL SIGN AREA $2112\ sq.ft.$

WINDOW AREA
4 Panels $5 \times 3 \times 4 = 150\ sq.ft.$
4 Panels $4 \times 3 \times 4 = 123\ sq.ft.$

TOTAL GLASS AREA $273\ sq.ft.$

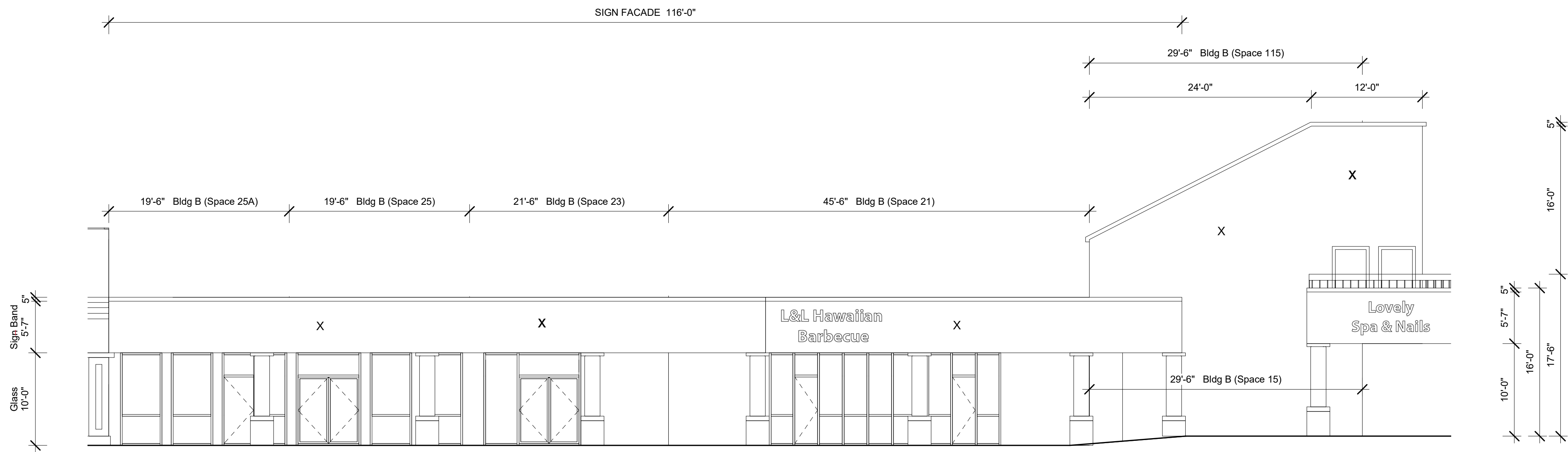
X = POTENTIAL TEMPORARY SIGN LOCATION

EAST ELEVATION
SPACE 30
BUILDING FACADE AREA $(16 \times 39) / 8 = 78\ sq.ft.$
SIGN BAND AREA (Subject to overall sign allowance)
 $5'-7" \times 39' = 218\ sq.ft.$

WINDOW AREA
6 Panels $32" \times 82" \times 6 = 109\ sq.ft.$
2 Panels $17" \times 82" \times 2 = 19\ sq.ft.$

TOTAL GLASS AREA (Subject to overall sign allowance) $128\ sq.ft.$

THE PLAZA
BUILDING B SPACES
25A, 25, 23, 21, 19, 115
EAST ELEVATION



① THE PLAZA - EAST ELEVATION 3 - BUILDING B Space 25A,25,23,21,15
1/8" = 1'-0"

EAST ELEVATION 1 st FLOOR BUILDING FACADE AREA		116' x 16' / 8 = 232 sq.ft. (Subject to overall sign allowance)
SIGN BAND AREA		116' x 5'-7" = 647 sq.ft.
GLASS AREA		10' x 32' = 320 sq.ft. 10' x 34' = 340 sq.ft. 10' x 22' = 220 sq.ft.
TOTAL GLASS AREA		1030 sq.ft.

EAST ELEVATION 2 nd FLOOR	
SIGN AREA (TOWER)	12' x 12' / 16' x 3'- 16' x 7 / 2 = 328 sq.ft.

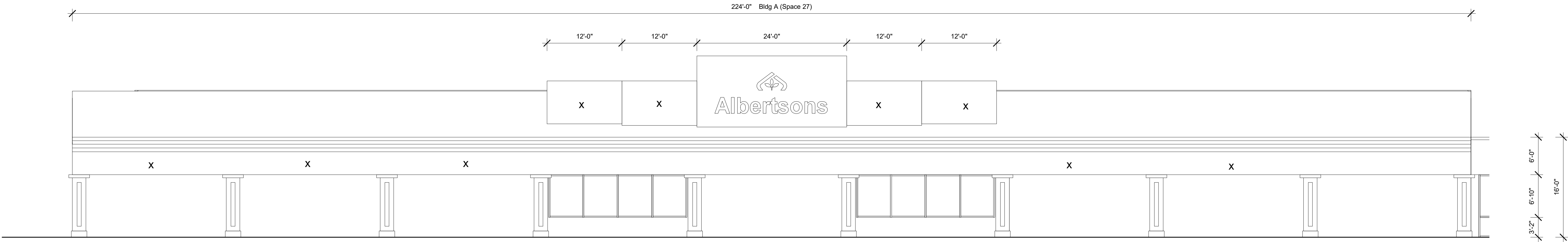
X = POTENTIAL TEMPORARY SIGN LOCATION

(Subject to overall sign allowance)

SIGN BAND AREA 12' x 24' = 288 sq.ft.

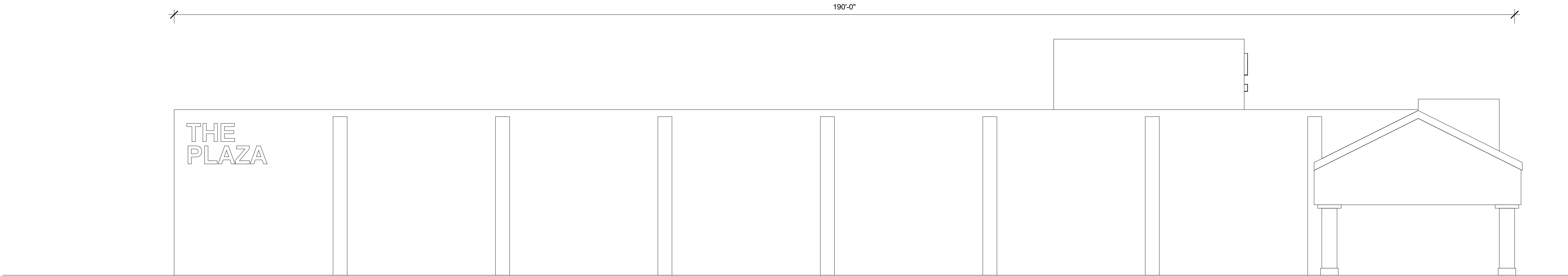
WINDOW AREA restricted to glass doors on angle to front elevation
not very practicable.

THE PLAZA
BUILDING A SPACE 27
EAST ELEVATION



① THE PLAZA - EAST ELEVATION 4 - BUILDING A Space 27
1/8" = 1'-0"

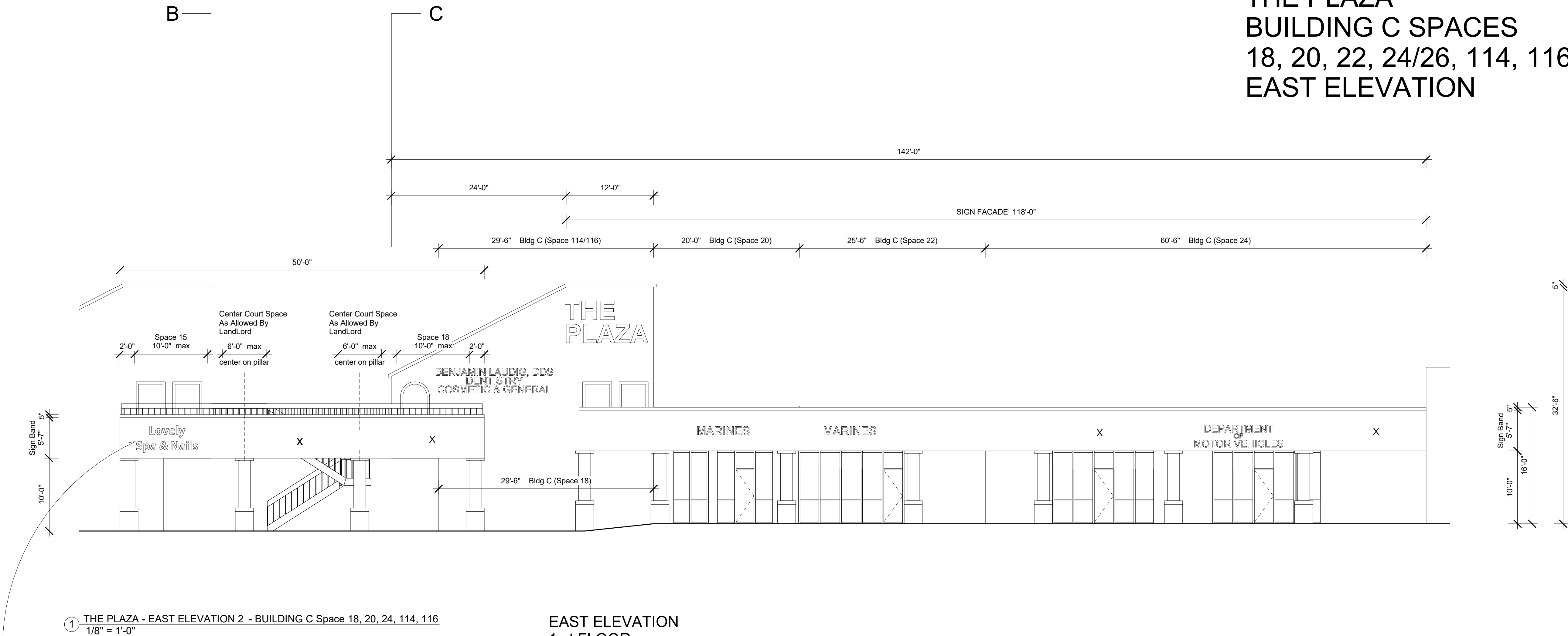
THE PLAZA
BUILDING A SPACE 27
SOUTH ELEVATION



② THE PLAZA - SOUTH ELEVATION - BUILDING A Space 27
1/8" = 1'-0"

X = POTENTIAL TEMPORARY SIGN LOCATION

THE PLAZA
BUILDING C SPACES
18, 20, 22, 24/26, 114, 116
EAST ELEVATION



EAST ELEVATION
SIGN BAND ENTRANCE TO CENTER COURT
50' x 62" = 258 sq.ft.

EAST ELEVATION
1 st FLOOR
BUILDING FACADE AREA

$142' \times 16' / 8 = 284 \text{ sq.ft.}$

SIGN BAND AREA

$118' \times 5'-7" = 658 \text{ sq.ft.}$
(Subject to overall sign allowance)

GLASS AREA

$10' \times 30' = 300 \text{ sq.ft.}$
 $10' \times 13' = 130 \text{ sq.ft.}$
 $10' \times 13' = 130 \text{ sq.ft.}$

TOTAL GLASS 560 sq.ft.

EAST ELEVATION
2 nd FLOOR

SIGN AREA $12' \times 12' / 16' \times 3' - 16' \times 7' / 2 = 328 \text{ sq.ft.}$
(Subject to overall sign allowance)

X = POTENTIAL TEMPORARY SIGN LOCATION

Architectural drawing of the West Elevation of Building 3. The drawing shows a long, low profile with a central entrance and a taller section on the right. The drawing includes dimensions for spaces and overall height, and labels for "Jackson Medical Group" and "Pacific Laboratories".

Dimensions and Labels:

- Overall height: 16'-0"
- Overall width: 124'-0"
- Space 2 = 80'-0"
- Space 8 = 35'-0"
- Space 110 = 35'-0"
- Individual window widths: 23'-6"
- Individual window heights: 12'-8", 12'-8", 28'-6", 6'-4"
- Labels: Jackson Medical Group, Pacific Laboratories
- Other labels: X, C

WEST ELEVATION - BUILDING B
1 st FLOOR
BUILDING FACADE AREA 142' x 16' / 8 = 284 sq.ft.

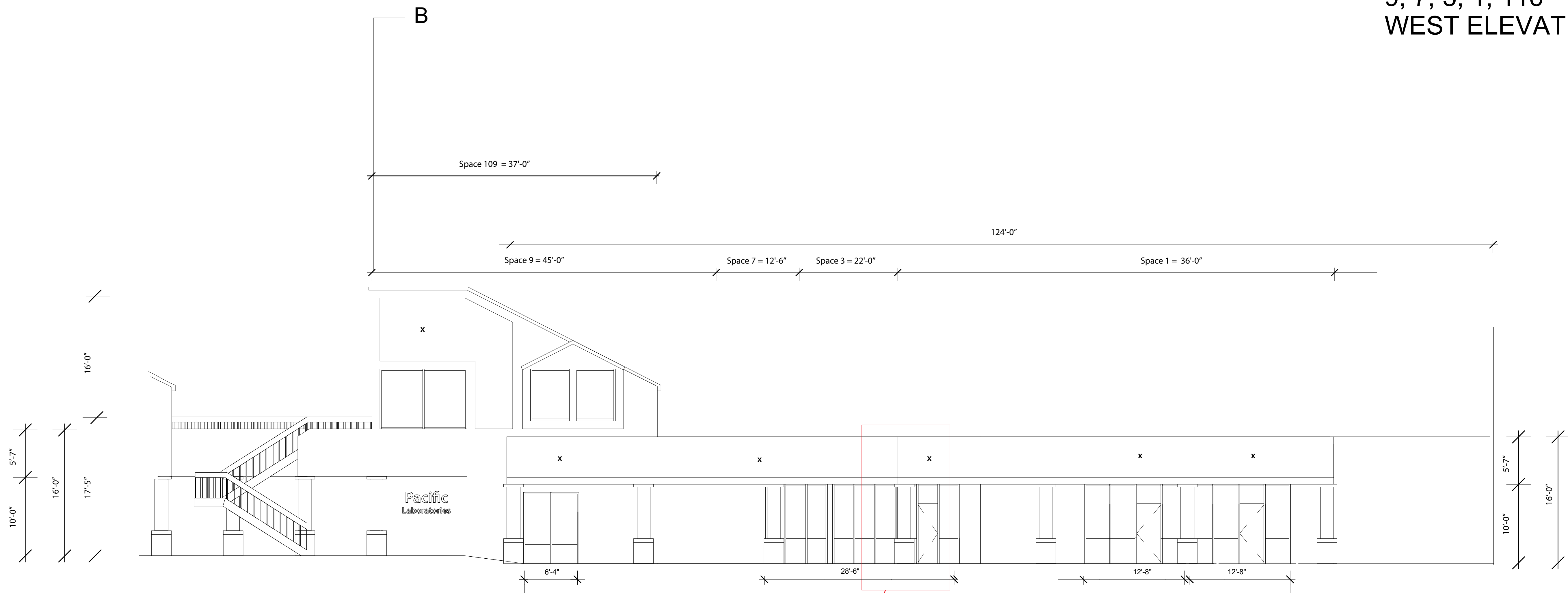
GLASS AREA

	66' x 10' =	660 sq.ft.
	(2' x 3.5') x 4 =	28 sq.ft.
	(2' x 5.16') x 4 =	41.3 q.ft.

SIGN AREA $12' \times 12' / 16' \times 3' - 16' \times 7' / 2 = 328 \text{ sq.ft.}$
(Subject to overall sign allowance)

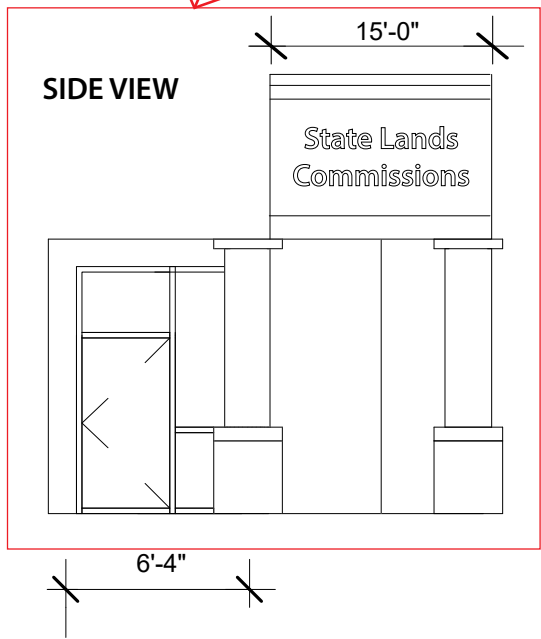
X = POTENTIAL TEMPORARY SIGN LOCATION

THE PLAZA
BUILDING B SPACES
9, 7, 3, 1, 116
WEST ELEVATION



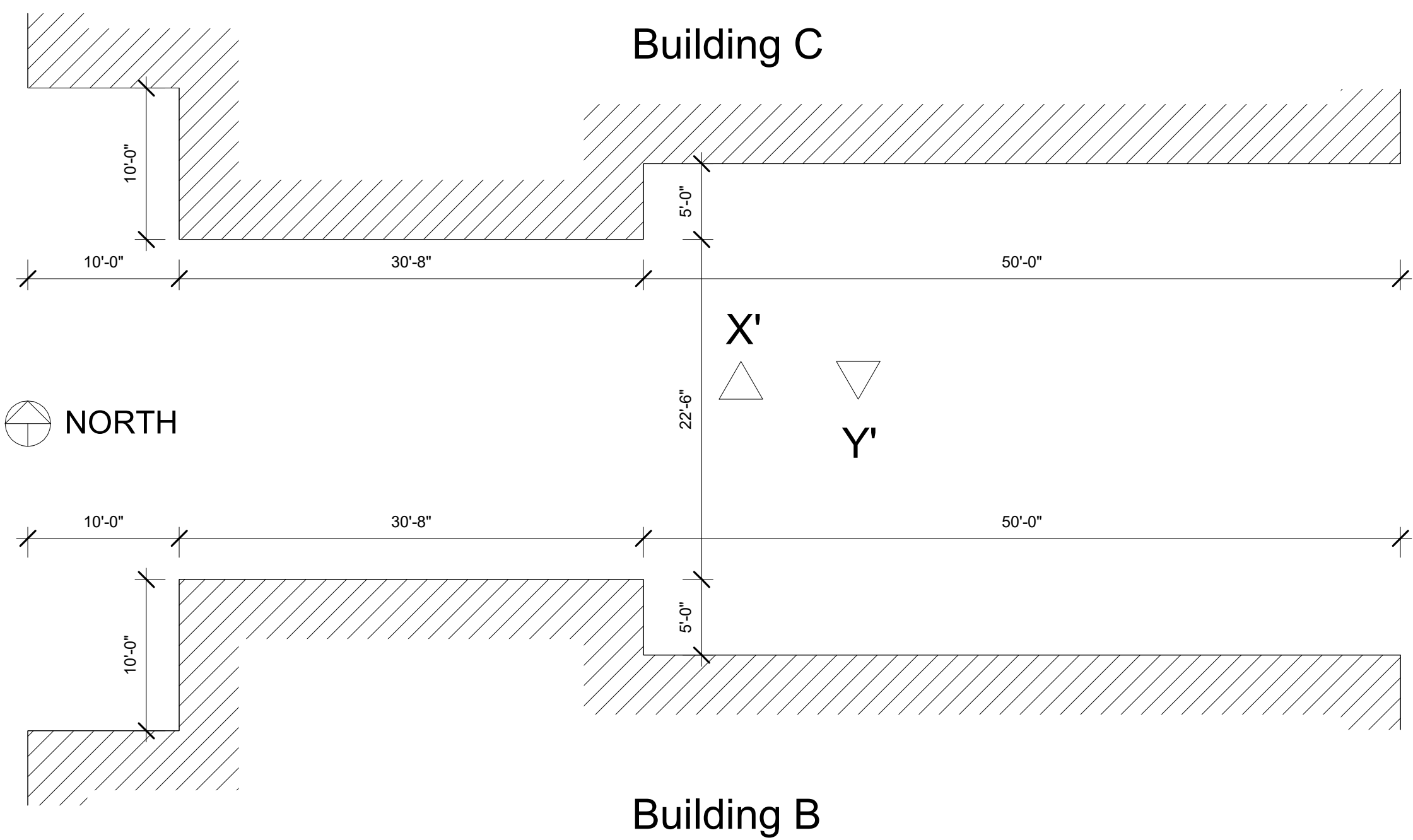
① THE PLAZA - WEST ELEVATION 2 - BUILDING B Space 116, 9, 7, 3, 1
1" = 8'-8"

WEST ELEVATION - BUILDING B	
1 st FLOOR	
BUILDING FACADE AREA	142' x 16' / 8 = 388 sq.ft.
SIGN BAND AREA	118' x 5'-7" = 658 sq.ft. (Subject to overall sign allowance)
GLASS AREA	66'x 10' = 660 sq.ft.
	(4.42'x 5.42') x 2 = 47.9 sq.ft.
	(4.25'x 6') x 2 = 51 sq.ft.
TOTAL GLASS	758.9 sq.ft.

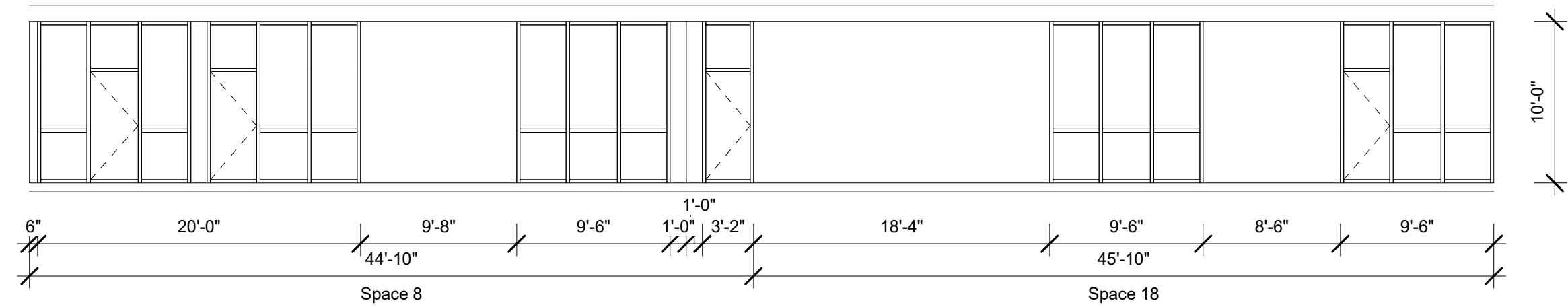


EAST ELEVATION	
2 nd FLOOR	
SIGN AREA	12' x 12' / 16' x 3'- 16' x 7 / 2 = 328 sq.ft. (Subject to overall sign allowance)

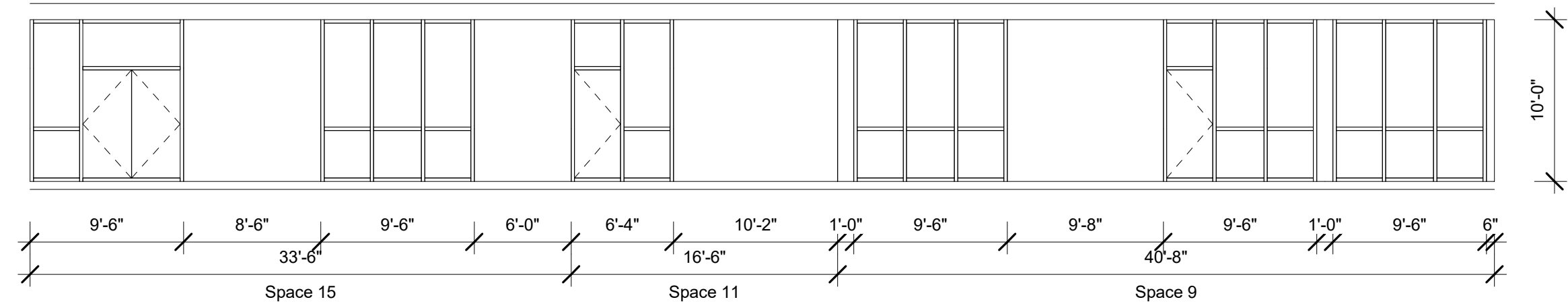
X = POTENTIAL TEMPORARY SIGN LOCATION



1 CENTER COURT LAYOUT - 1st Floor
1/8" = 1'-0"



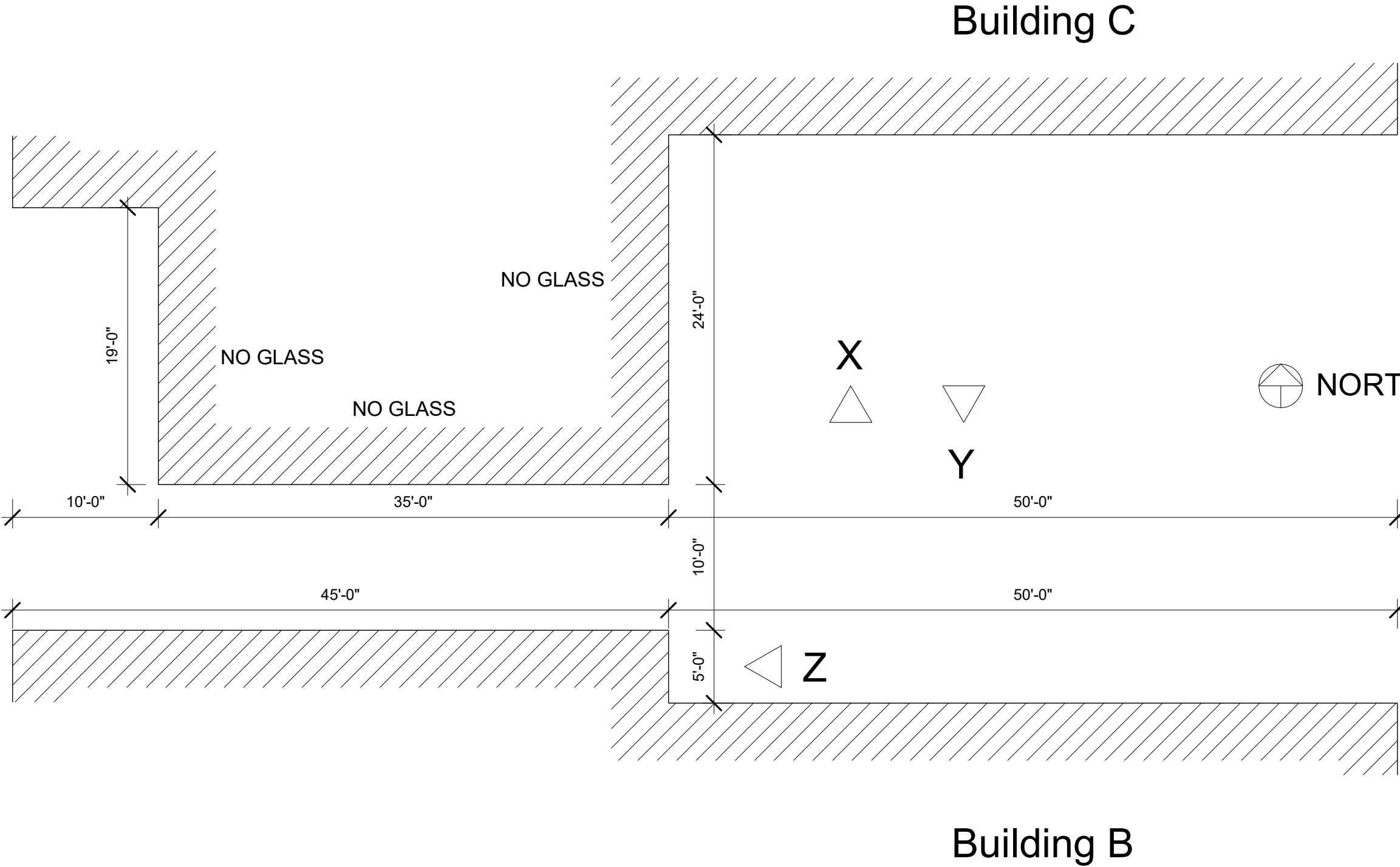
2 VIEW X' ELEVATION
1/8" = 1'-0"



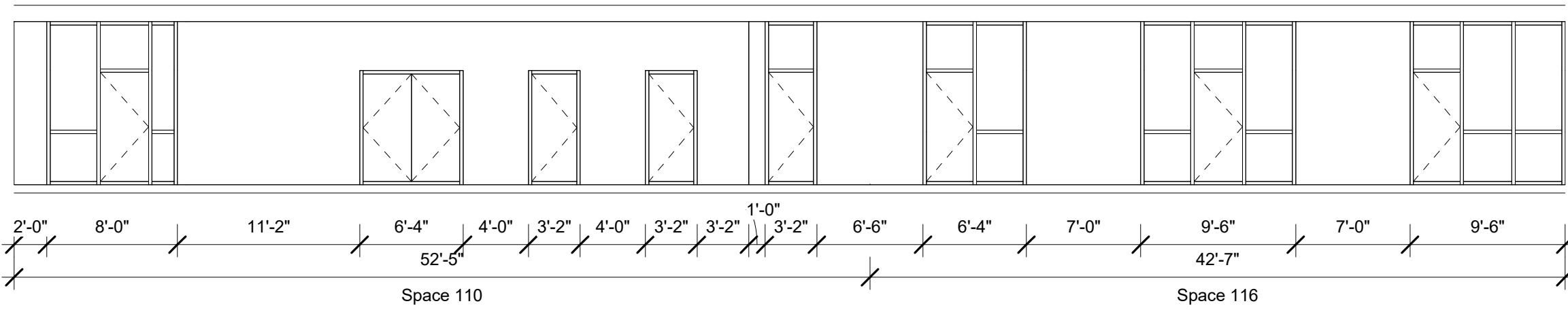
3 VIEW Y' ELEVATION
1/8" = 1'-0"

WALL AREA 90' x 10' / 8' = 112.5 sq.ft.
GLASS AREA 39' x 10' = 390

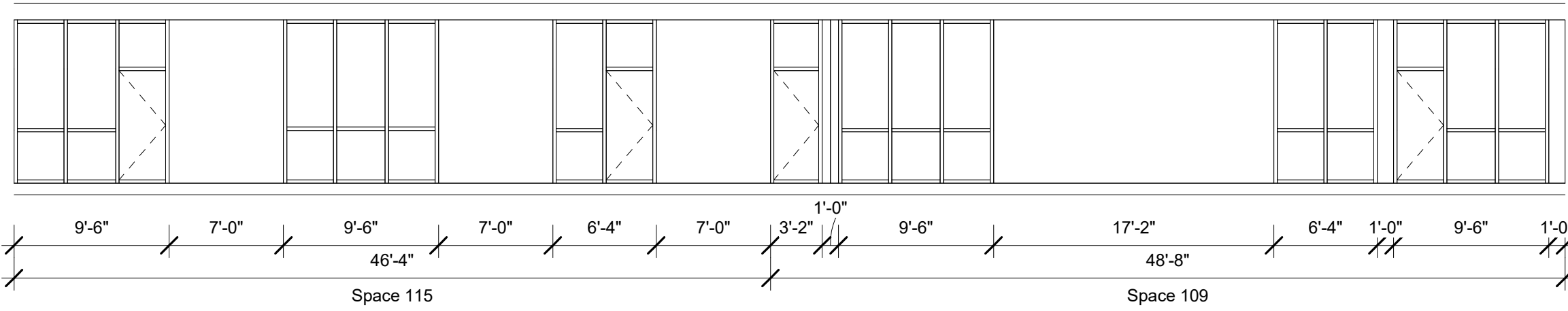
WALL AREA 90' x 10' / 8' = 112.5 sq.ft.
GLASS AREA 39' x 10' = 390



4 CENTER COURT LAYOUT - 2nd Floor
1/8" = 1'-0"



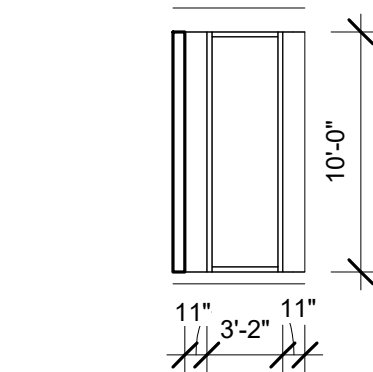
5 VIEW X ELEVATION
1/8" = 1'-0"



6 VIEW Y ELEVATION
1/8" = 1'-0"

WALL AREA 95' x 10' / 8 = 113 sq.ft.
GLASS AREA 19.5' x 10' = 195 sq.ft.

WALL AREA 95' x 10' / 8 = 118 sq.ft.
GLASS AREA 39' x 10' = 390 sq.ft.



7 VIEW Z ELEVATION
1/8" = 1'-0"

THE PLAZA
EXISTING NON ILLUMINATED
DOUBLE SIDED SIGN (TO REMAIN
AS REQUIRED BY THE DMV)
See site plan for location

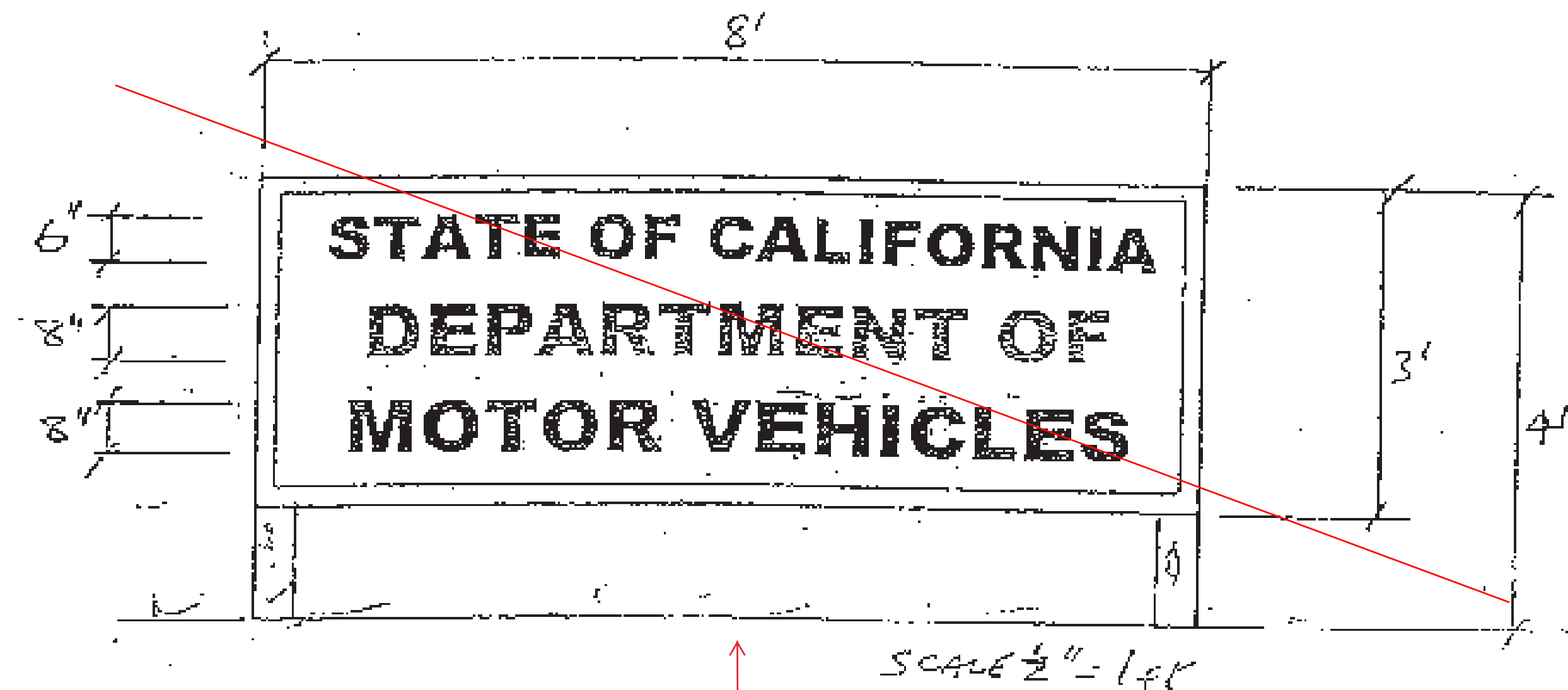
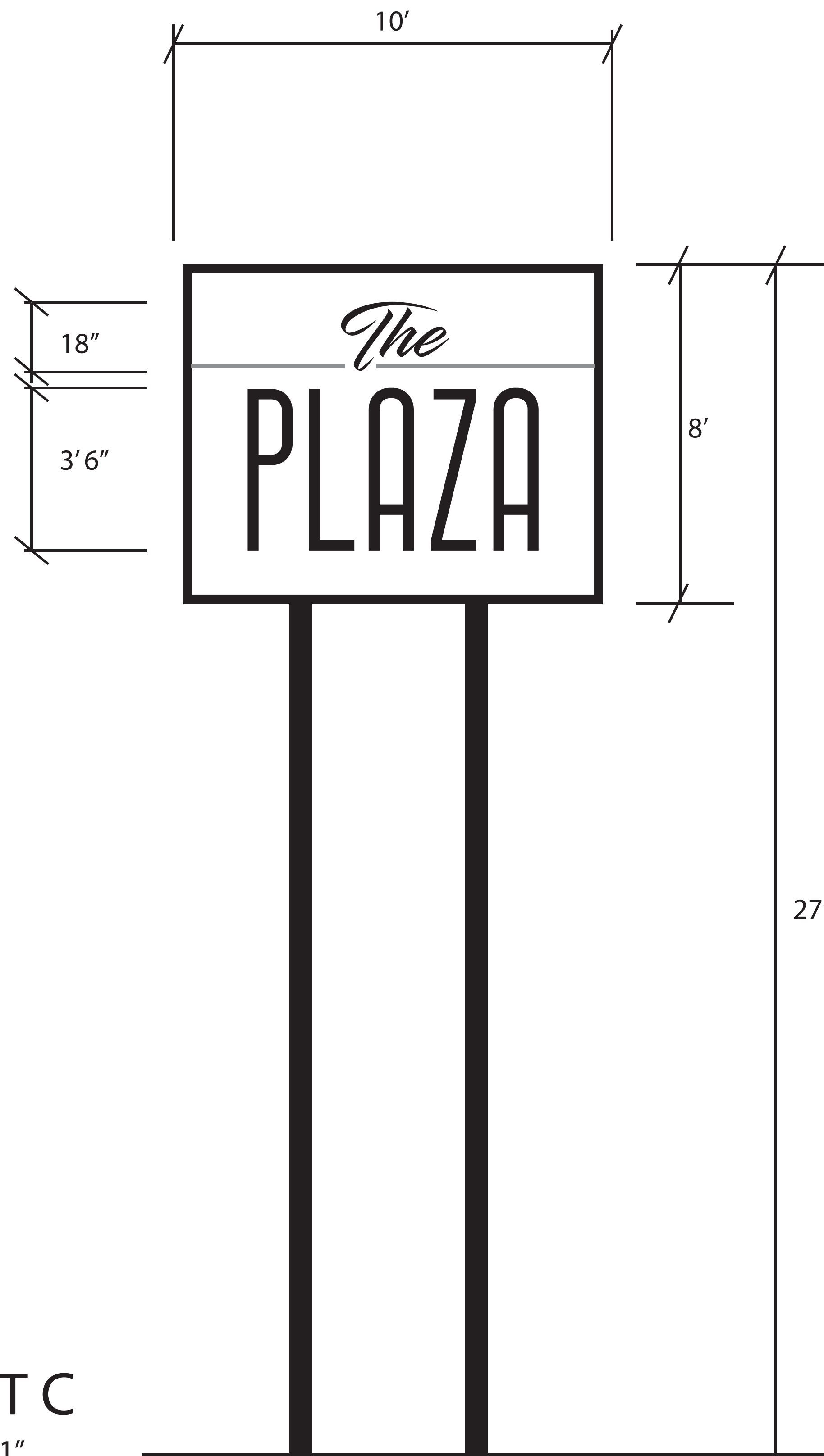


EXHIBIT D

Scale - 5'-0" = 1"

WILL REPLACE EXISTING SIGN

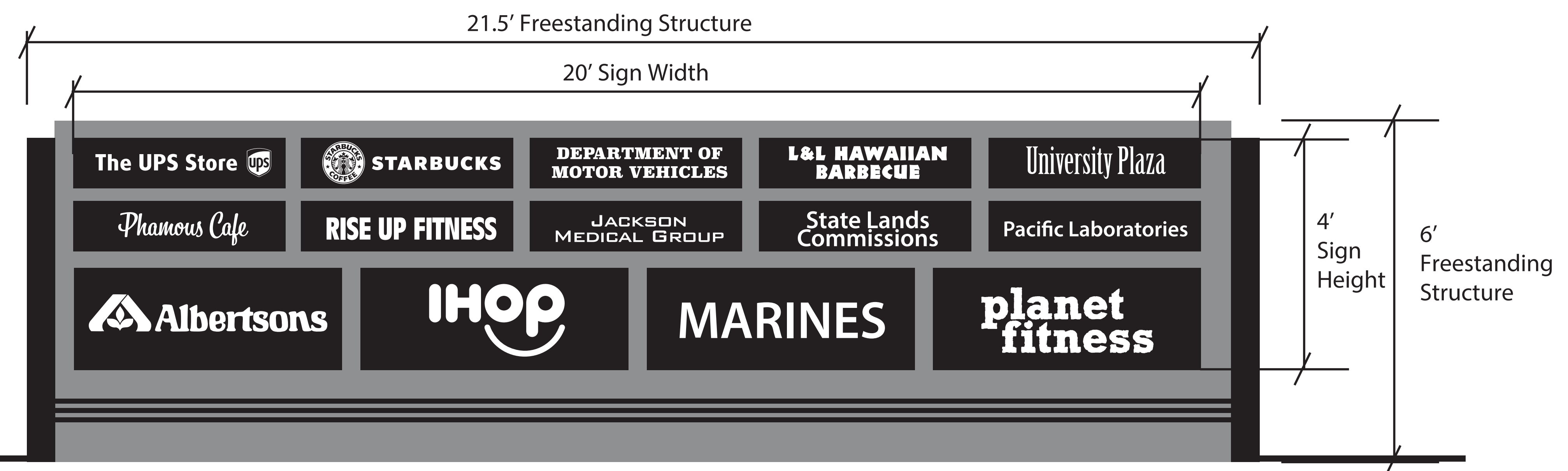
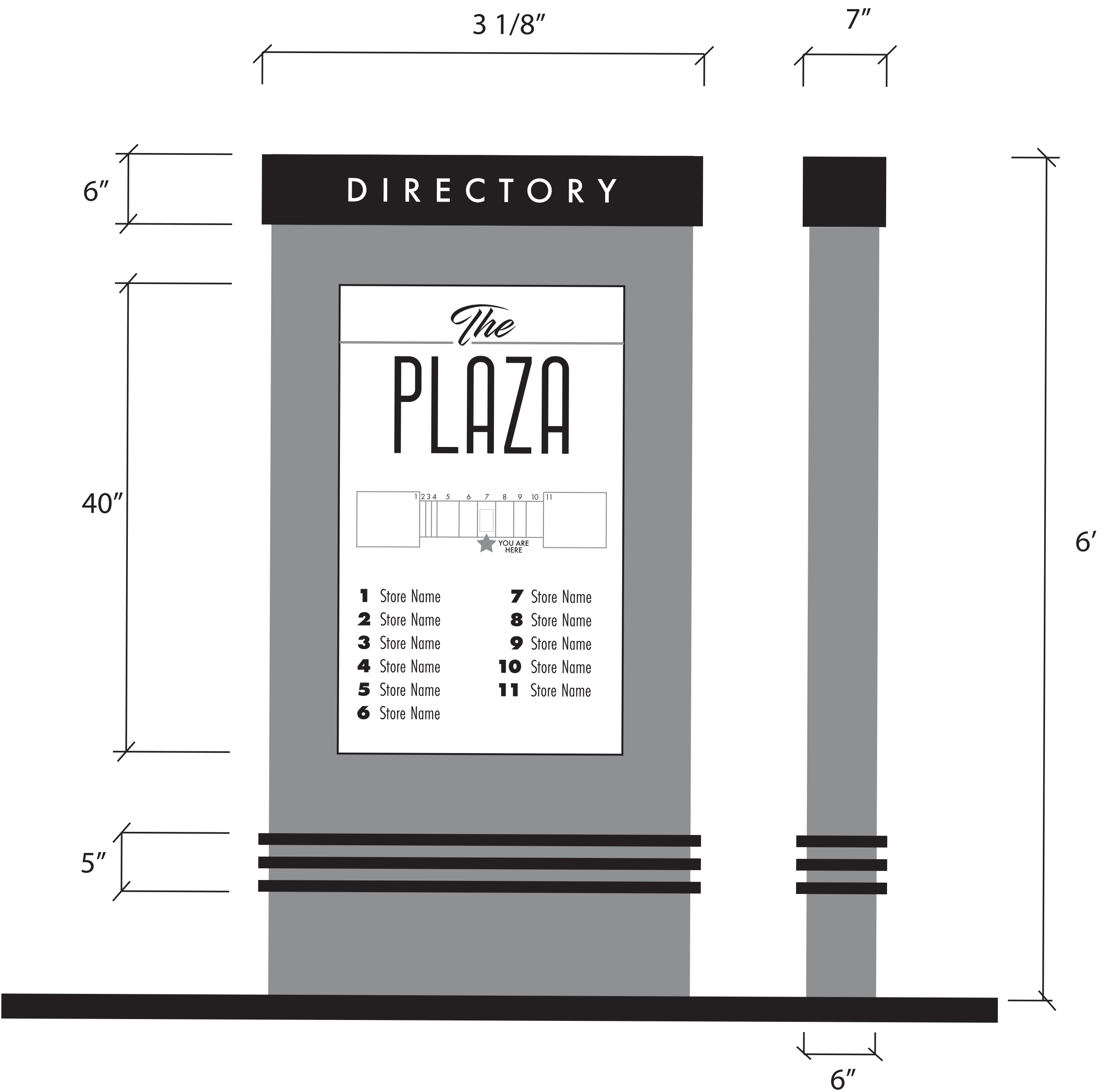


EXHIBIT C

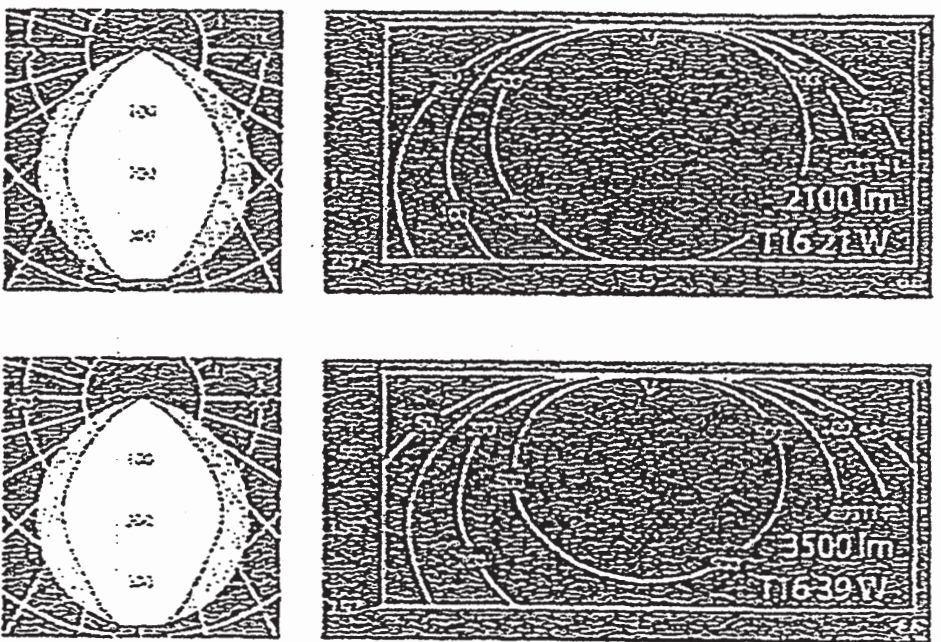
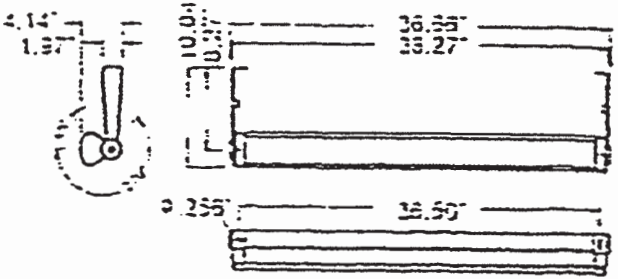
Scale - 30" = 1"

TYPICAL 2 SIDED
DIRECTORY SIGN
FOR INSTALLATION
ON SIDEWALK
ADJACENT TO CENTRAL
COURT ON EAST SIDE
OF COMPLEX



- Nightline L with wall arm
- extruded Aluminum housing
 - low copper alloy die cast ends
 - UL, cUL listed wet label IP65
 - powder polyester finish
 - axially symmetrical specular reflector
 - suitable for T5 or T5HO
 - electronic ballast, cold weather start -5F
 - clear UV stabilized polycarbonate lens

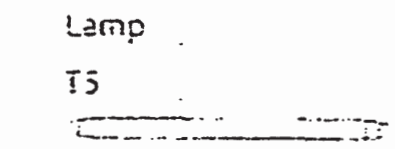
ATTACHMENT E



Nightline L LN2				
Lamp	Lampholder	Weight	Beam angle	Y
28W T5	G5	112lbs	82°	109°

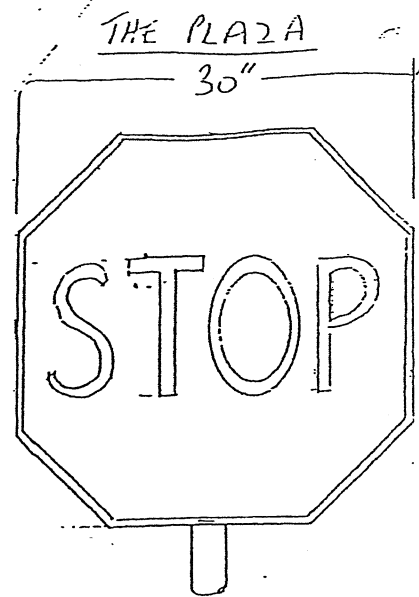
Nightline L LN2				
Lamp	Lampholder	Weight	Beam angle	Y
35W T5	G5	112lbs	82°	109°

For sign illumination the luminaires are supplied with a short arm. The slim profile of the light fixture allows for very discrete installation so that the overall impression of the advertising is not impaired.



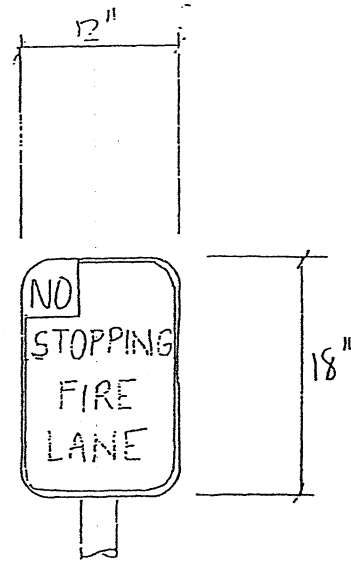
ORDERING CHART

SERIES	PROD. ID	LAMP TYPE	WATTAGE	BODY	FINISH	GRILL	BALLAST	LENS	OPTIONS
NIGHTLINE B	NL2	3- FLUORESCENT	03-21W T5 07-39W T5 HO	1- SURF. MTL. NO CONDUIT ENTRIES	78- TEXT BLACK 8W- EURO WHITE 10- MATTE SILVER 59- CUSTOM	5- NONE	C- 120-277 V ELECT.	C- CLEAR POLYCARBONATE	0- NONE 1- EMERGENCY 4- ONE CIRCUIT FUSING 2- SPEC. SCREWS



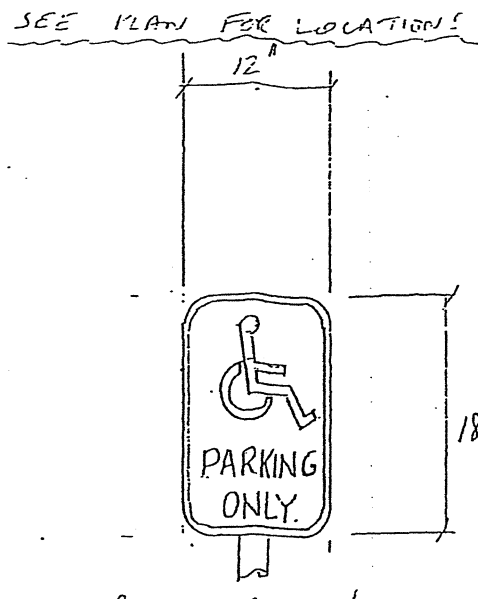
WHITE ON RED BACKGROUND.
 1 SIGN AT EXITS.
 REGULATORY.

①



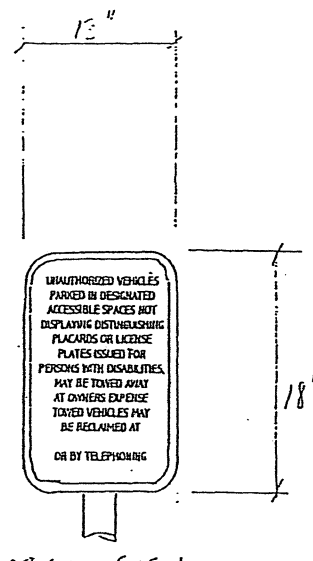
REGULATORY SIGN
 RED ON WHITE NO REVERSED.
 2 DOUBLE SIDED SIGNS

②



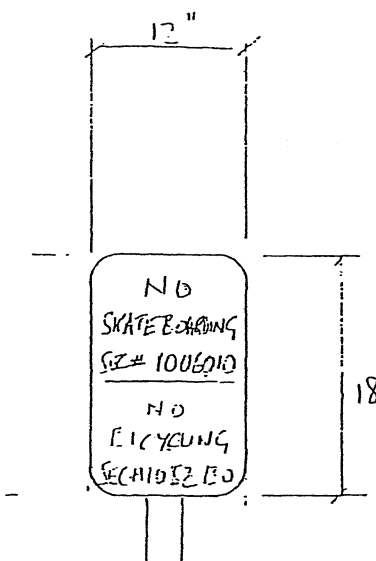
REGULATORY SIGN
 WHITE ON BLUE BACKGROUND

③



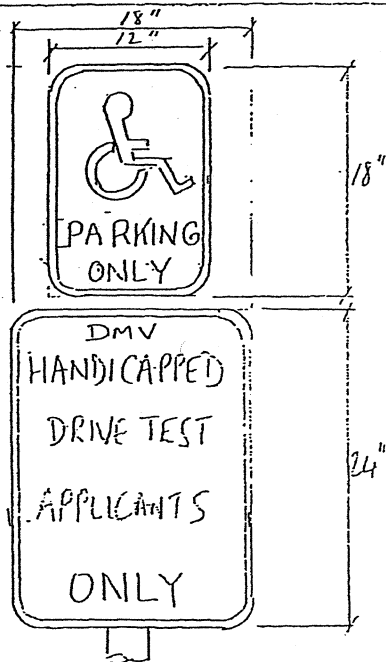
REGULATORY SIGN
 WHITE ON BLUE BACKGROUND
 1 SIGN

④



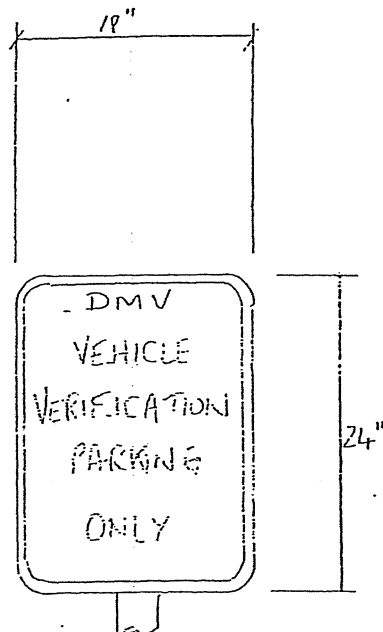
BLUE ON WHITE BACKGROUND
 2 DOUBLE SIDED SIGN.

⑤



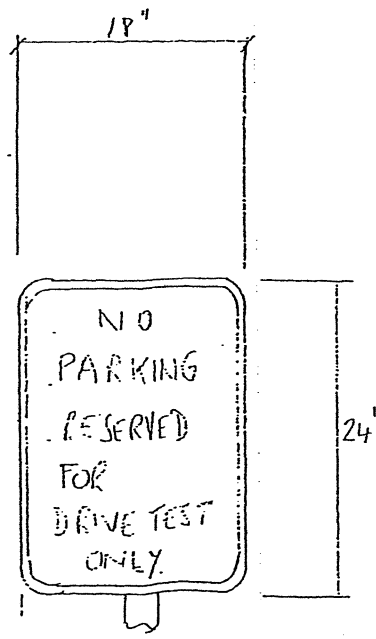
REGULATORY SIGN
 BLUE ON WHITE

⑥



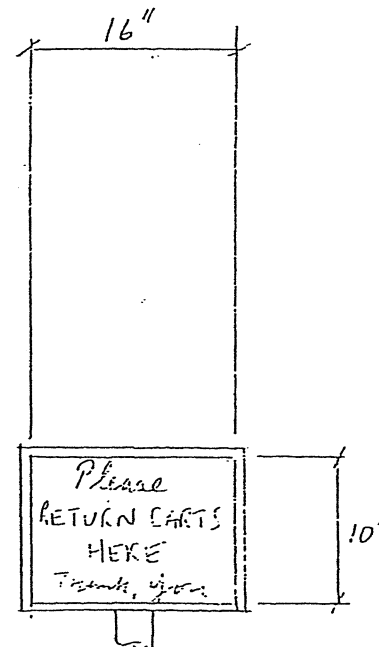
REGULATORY SIGN
 RED ON WHITE

⑦



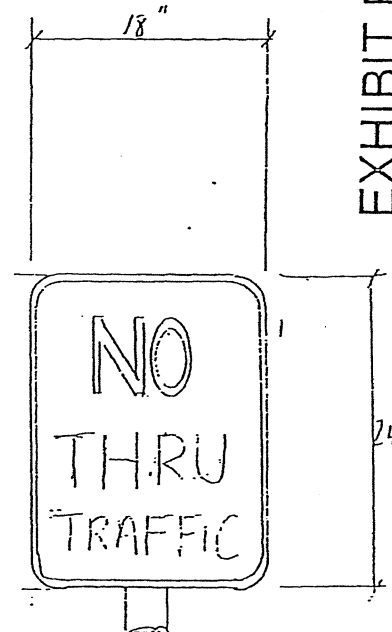
REGULATORY SIGN
 RED ON WHITE

⑧



BLUE ON WHITE
 2 or 3 SIDED SIGN
 1 SIGN

⑨



RED ON WHITE
 2 SIGNS
 REGULATORY

⑩

EXHIBIT F



2 SETS OF CUT OUT LETTERS

3/4" THICK PINE MOUNTED TO WALL

160" HIGH 61" x 105" = 144.47 SQ. FT. AREA

MOUNTED ON SOUTH WEST CORNER

3. TOWER



1. FOR LEASE SIGN ON NORTH CORNER

3' x 5' = 15 SQ. FT. NON ILLUMINATED.

REMOVED WHEN NO VACANCIES.

EXHIBIT H