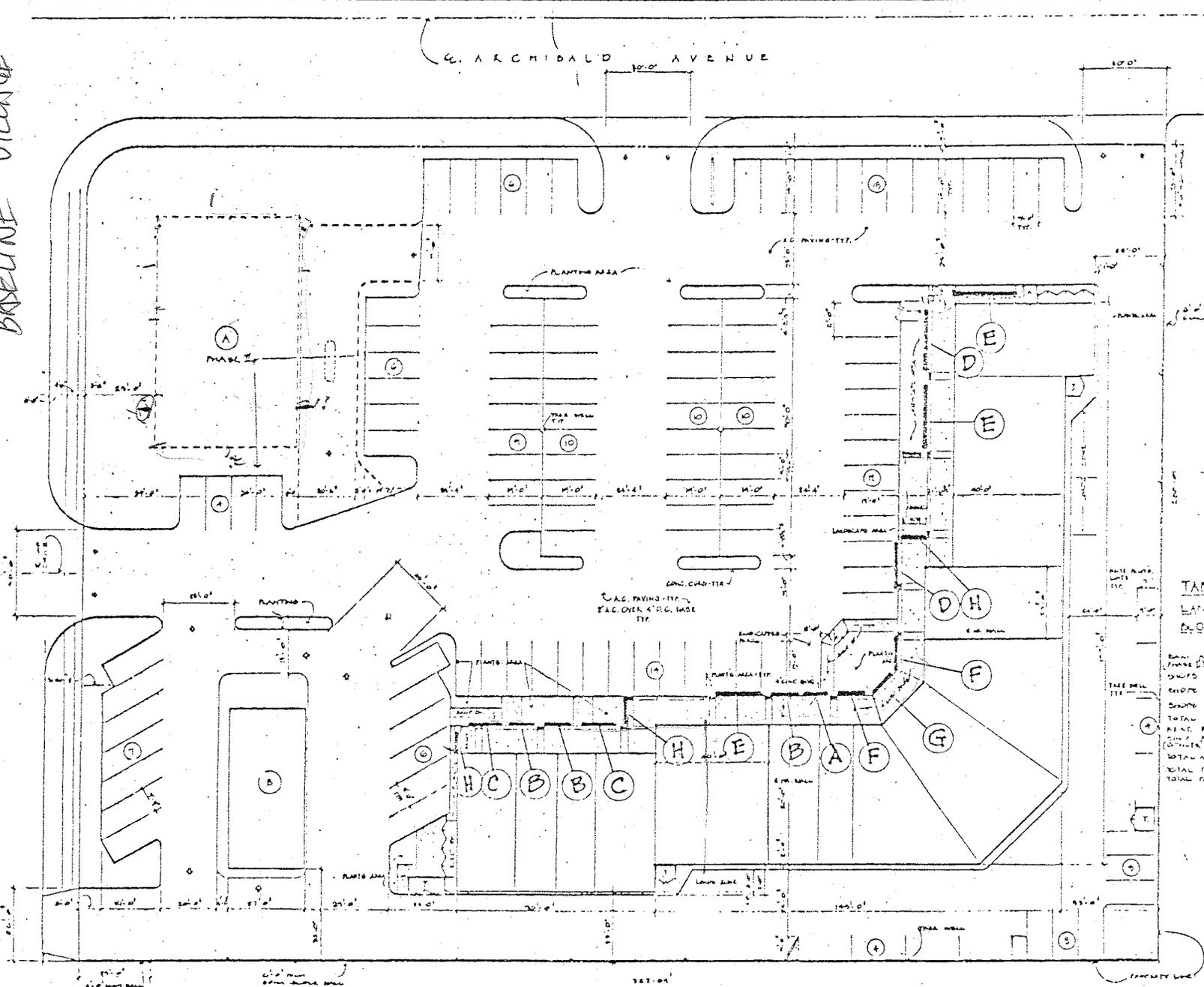


Please refer to detail two on next page for exact specifications of sign identified by circled letter.

NO. 2  
 UNIFORM SIGN PROGRAM  
 BASELINE VILLAGE

USP #5  
 SIGN CRITERIA  
 EXHIBIT "A"



TABULATION

LAND MEAS. 1102079

DEVELOPMENTAL

TRUCK	10000	10000
TRUCKS C	10000	10000
TRUCKS D	10000	10000
TRUCKS E	10000	10000
TOTAL	40000	40000
AREA A	10000	10000
AREA B	10000	10000
AREA C	10000	10000
AREA D	10000	10000
AREA E	10000	10000
TOTAL AREA	40000	40000
TOTAL PARKING	115	115
TOTAL TRUCKS	161	161

PLOT PLAN

TOM AND TRUSKIER  
 ARCHITECTS  
 RICHARD LAYTON JAN W. TRUSKIER

VISION  
 BASELINE VILLAGE  
 SHOPPING CENTER  
 PROJECT NO. 1102079

PLOT PLAN

SHEET NO. 1102079-1

DATE: 11/15/78

SCALE: 1/4" = 1'-0"

1102079-1

# BASELINE VILLAGE

or without simultaneously acquiring a new interest by way of leasehold, life estate, or other possessory interest, then the powers, rights, and interest conferred on such party will be deemed assigned, transferred, or conveyed to such transferee, assignee, or grantee, and the obligations will be deemed assumed by such transferee, assignee, or grantee with the interest so acquired.

(b) In the event the whole of the interest of such party in and to the parcel in which it has a present interest be assigned, transferred, or conveyed, but a new interest is created in such party simultaneously with the assignment, transfer, or conveyance of such interest by way of leasehold or similar possessory arrangement, or in the event such party conveys its interest in the parcel or any part by deed of trust or other security instrument as security for indebtedness, then none of the powers or obligations conferred on such party pursuant to this instrument will be deemed assigned, transferred, or conveyed with the interest assigned, transferred, or conveyed by such party, but all of the powers, rights, interests, and obligations provided for here will remain in such party so long as it retains any possessory interest in and to the parcel other than as a beneficiary under the terms of a deed of trust or mortgage. In the event the interest of such party referred to in this Paragraph (b) ceases and terminates, then on such termination, the powers, rights, interests, and obligations of such party will immediately vest in accordance with Paragraph (a) above, subject, however, to the provisions of Paragraph (c) of this section.

(c) Whenever the rights, powers, and obligations conferred on any of the parties are vested in another or successor party or parties pursuant to the provisions of Paragraph (a) or (b) above, the transferor will be released or discharged from the obligations thereafter accruing under the terms of this Declaration (but will not be released as to any then existing obligation).

1.5

## Persons

The word "person," or "persons," means and includes individuals, partnerships, firms, associations, and corporation, or any other form of business entity.

## ARTICLE 2. SIGNS

# SIGNS

2.1 Lessee shall not install or cause to be installed any exterior signs, exterior lighting, exterior shades or awnings, radio or television antennae, loud speakers, sound amplifiers or similar devices, or make any changes to the store front or exterior of the building without first obtaining lessor's written approval and consent. Lessee shall present to the lessor plans and specifications for such work at the time approval is sought. Use of the roof is reserved to the lessor.

USP # 5

## 2.5 Restrictions

A. Logos or manufacturer's decals, hours of business, telephone numbers, etc. are limited to a total of 144 sq. in. per single door entrance. All "sale" signs, special announcements, etc. are not permitted on exterior or interior glass. Such advertising material must be set back 24" from glass surface.

B. Advertising devices such as attraction boards, posters, banners and flags will not be permitted.

C. Painted, flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.

D. Exposed bulb signs are not permitted.

E. No exposed junction boxes, lamps, tubing, conduits, raceways or neon crossovers of any type are permitted.

## 2.6 Construction Requirements

A. The sign contractor is required to obtain from the County of San Bernardino any and all building and electrical permits.

B. The sign contractor must seal off and touch up all mounting holes and leave premises free of debris after installation. The general contractor is authorized to correct all such work at the expense of the sign contractor.

C. Lessee shall be responsible for the operations of the sign contractor.

D. Signs to be made of 3" thick solid cedar as detailed in Exhibit "B" of this criteria.

- 1) Background stain to be Olympic Stain #913.
- 2) Border stain to be Olympic Stain #716.
- 3) Letter colors to be of Lessee's choosing so long as they do not violate any other section of this criteria.
- 4) Maximum letter height to be 17".
- 5) Project logo to be displayed to left of sign.
- 6) Individual shop logo to be displayed to right of sign.
- 7) Logo may be of Lessee's choosing so long as it does not violate any other section of this criteria.

USP # 5  
~~###~~

2.2 Lessee will not place or suffer to be placed or maintained on any exterior door, wall or window of the leased premises any sign, awning or canopy, or advertising matter or other thing of any kind, and will not place or maintain any decoration, lettering or advertising matter on the glass of any window or door of the leased premises without first obtaining Lessor's written approval and consent. Lessee further agrees to maintain such sign, awning, canopy, decoration, lettering, advertising matter or other thing as may be approved in good condition and repair at all times. Lessee shall not place or suffer to be placed any merchandise, equipment or other items outside the building on the leased premises.

2.3 General Requirements

A. Lessee shall submit before fabrication four (4) copies of the proposed sign to the Lessor for approval. These drawings must include location, size and style of lettering, material, installation details, color selections and logo design. One plan is to be colored and submitted to the Lessor for approval.

B. All permits for signs and their installation shall be obtained and paid for by the Lessee.

C. The sign contractor shall be responsible for the fulfillment of all requirements and specifications.

D. All signs shall conform to specifications as shown on Exhibits A, B, and C, attached hereto and made a part hereof.

E. The size, location, design, color, texture, and materials of these signs shall in no way detract from the design of the shopping center and the surrounding properties.

2.4 Canopy Signs

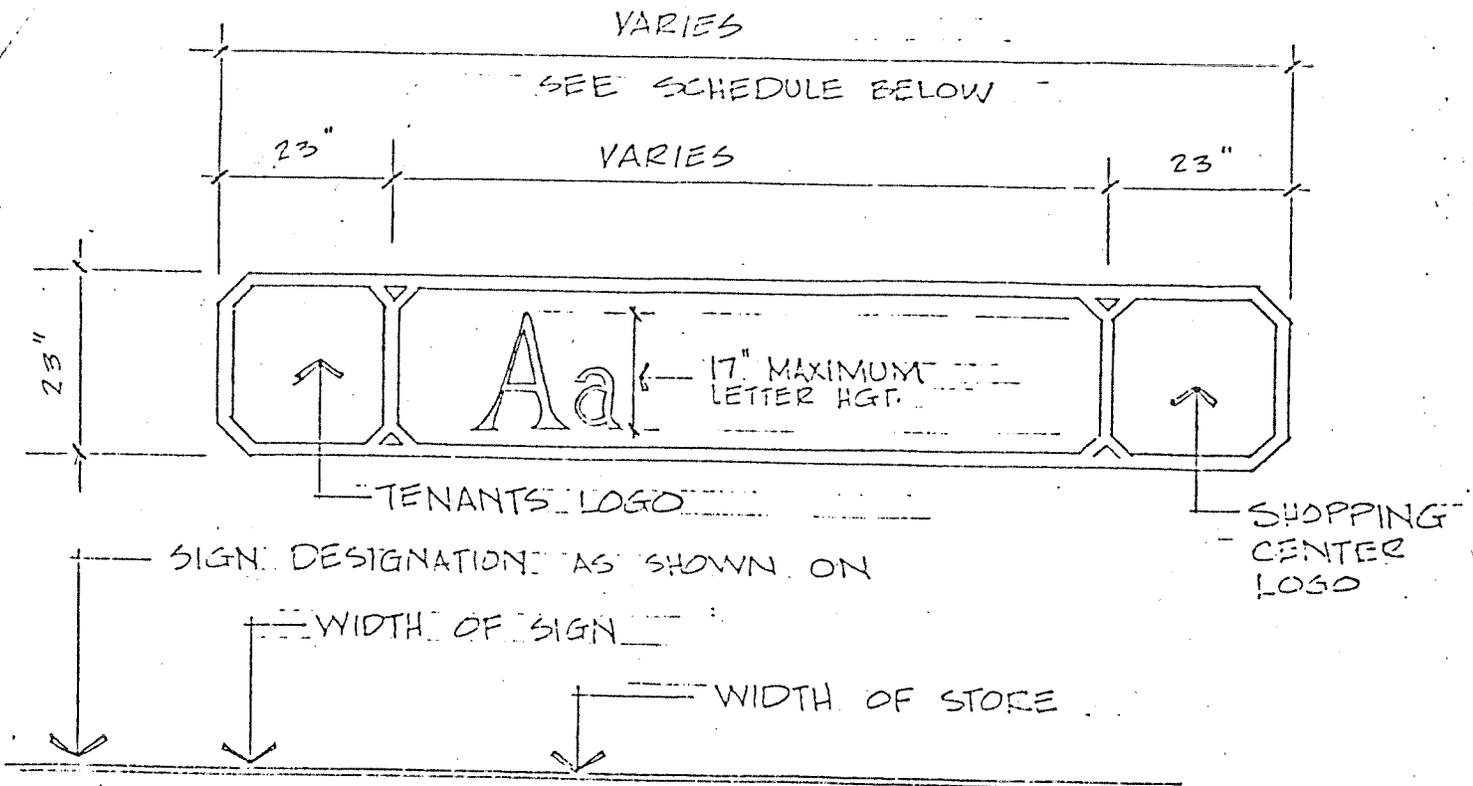
A. Canopy signs shall be made up of a sand blasted wood panel with a maximum height of 23".

B. The length of canopy signs to be determined as follows:

(A)	8' 0"	of sign for 10'	of shop frontage				
(B)	10' 0"	" "	" "	15'	" "	" "	except Shop D-4 and D-6
(C)	12' 0"	" "	" "	20'	" "	" "	except Shop D-5
(D)	15' 0"	" "	" "	25'	" "	" "	
(E)	18' 0"	" "	" "	30'	or more of shop frontage		
(F)	9' 0"	" "	" "	Shop D-4 and D-6			
(G)	11' 0"	" "	" "	Shop D-5			
(H)	6' 0"	" "	" "	second sign on shops D-1 and D-7			
	8' 0"	" "	" "	second sign on shop C-1			

C. The color of the letters may be selected by the Lessee but must be in keeping with the overall color scheme of the adjoining tenants and must be approved by the Lessor.

USP #5  

(A)	8'-0"	FOR	10'-0"	FRONTAGE
(B)	10'-0"	FOR	15'-0"	FRONTAGE
(C)	12'-0"	FOR	20'-0"	FRONTAGE
(D)	15'-0"	FOR	25'-0"	FRONTAGE
(E)	18'-0"	FOR	30'-0"	FRONTAGE & OVER
(F)	9'-0"	FOR	STORE D <sub>4</sub> AND D <sub>6</sub>	
(G)	11'-0"	FOR	STORE D <sub>5</sub>	
(H)	6'-0"	FOR	CORNER STORES ONLY D <sub>1</sub> AND D <sub>7</sub> ; 8'-0" FOR C-1	

OSP #5

SIGN CRITERIA  
EXHIBIT "3"

