

EXHIBIT D

PLANNED SIGN PROGRAM

FOR

RALEY'S MARKETPLACE  
FAIRFIELD, CALIFORNIA

July 27, 1998

DONAHUE SCHRIBER  
3501 Jamboree Road  
South Tower, Suite 300  
Newport Beach, California 92660  
714/854-2100

**SIGN PROGRAM  
FOR  
RALEY'S MARKETPLACE  
FAIRFIELD, CALIFORNIA**

**A. PURPOSE AND INTENT**

The following criteria has been established for the purpose of assuring a consistent sign design program for the mutual benefit of all occupants of the Raley's Marketplace Fairfield. Flexibility of design is encouraged and this criteria will be enforced by the Landlord and the City of Fairfield. Any sign non-conforming or unapproved will be brought into conformity at the expense of the Tenant.

**B. GENERAL CRITERIA**

1. Prior to manufacture of any sign in the center, the Tenant shall submit to Landlord for approval, four (4) copies of detailed drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. The Landlord's approval must be obtained prior to submittal to the City of Fairfield.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
3. Prior to the installation and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Fairfield.
4. Each Tenant shall pay all costs for its' signs including manufacture, installation, maintenance, and City permits.
5. Each Tenant shall be responsible for and repair any damage to any surface caused by the signage or its' installation.
6. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
7. Tenant's sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or done by any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence. Evidence of this insurance must be provided to Landlord prior to installation, naming Donahue Schriber as additional insured.
8. Upon vacancy, Tenant shall remove sign and restore fascia to original condition at Tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of Tenant's lease.

**C. PROHIBITED SIGNS**

1. Temporary signs, window signs, placards, flags, pennants, and banners of any type shall be prohibited, except as otherwise previously approved by the Landlord and the City of Fairfield prior to installation.
2. No animated, flashing, audible, off-premise, or vehicle signs are allowed.
3. No exposed raceways, cross-overs, conduits, neon tube conductors, transformers are allowed.

**D. SIGN CONSTRUCTION**

1. All signs and their installation shall comply with all applicable City building and electrical codes, and bear U.L. label.
2. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord's approval. Signs are to be connected to the J-box provided by the Landlord, which is connected to Tenant's panel. Landlord will provide a sign control relay to be located in attic in Tenant space. Relay shall be wired to Landlord control at Landlord's house panel for uniform control hours of illumination unless otherwise directed by Landlord.
3. All penetrations of exterior fascia to be sealed watertight, and finish to match adjacent material, subject to Landlord's approval.
4. All signs shall be kept in good condition, be legible, adequately repaired, maintained, and painted by the Tenant thereof at all times. All repairs shall be at least equal in quality and design to the original

signs. The standards for maintenance and repair of all signs shall be that which will assure the highest visual quality.

5. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
6. Plastic surfaces to be Rohm & Haas 3/16" plexiglas as manufactured for outdoor advertising.
7. All exterior signs shall be mounted 1/2" from the building for proper drainage.
8. Internal illumination to be 60-milli-amp neon installation labeled in accordance with the "National Board of Fire Underwriters Specifications". No other labels or identification will be permitted on the exposed surfaces of the sign except those required by local ordinances.
9. All exposed letter sheet metal returns shall be of 24 gauge, painted with one coat of lead primer and two coats bronze enamel to match Dupont 42863 1000 H. All trimcap to be bronze, matching the returns, 3/4" in thickness.

E. SIGN DESIGN

1. Tenant's of Buildings B, C, Pad 1 are required to have a single color internally illuminated sign on their fascia and a non-illuminated sign under the canopy, unless otherwise specified in this criteria or approved by Landlord and City of Fairfield. Location of all signs shall be as directed by Landlord and as approved by the City of Fairfield.
2. Signs shall be designed in a manner that is not only imaginative but also of high graphic quality. In addition, signs should be compatible with and complementary to adjacent facades.
3. Logo and letter heights, where specified, shall be determined by measuring the normal capital letter of type font exclusive of swashes, ascenders and descenders.
4. Notwithstanding the maximum square footages specified for copy area allowances, signs and topography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Signs shall be centered horizontally and vertically over each tenant space unless otherwise directed by Landlord and approved by the City of Fairfield.

F. SIGN TYPES

1. Type 1 - Center Identification Monument Signs

Two (2) Type 1 double faced internally illuminated monument signs in general accordance with Exhibit "A" will be located as shown on the Site Plan. In addition to the identification of the center, the Landlord, at Landlord's sole discretion, will determine which Tenant/Tenants will have signage on the monument sign.

2. Type 2 - Center Identification Tower Sign

One (1) Type 2 combination plaque and internally illuminated individual channel letter sign shall be provided on the tower location indicated on Exhibit "B". Sign design shall be as approved by the Landlord, sign area shall not exceed 25 SF in area.

3. Type 3 - Major Tenant Sign (Raley's Market)

Major Tenant shall install internally illuminated individual channel letter sign in general accordance with Exhibit "C". Sign shall be approximately 7'-3" x 21'-0" (153 SF), and consist of fabricated metal letters with red plexiglass faces with matching trim cap and returns.

4. Type 4 - Major Tenant Secondary Signage

Major Tenant shall install certain secondary identification signage and financial sub-tenant signage, in general conformance with Exhibit "D". Secondary signage to include, but not be limited to, internally illuminated individual channel letter signage as follows: "Raley's" secondary identification sign, 3'-0" maximum, "Supermarket" 2'-0" x 20'-6" (41 SF), "Drug Center" 2'-0" x 19'-6" (39 SF), and "Wells Fargo" internally illuminated box sign 2'-3" x 13' 10½" (32 SF).

5. Type 5 - Business Identification Signs - Shop Tenants

Each shop Tenant (less than 5,000 SF leased space) shall install one set of internally illuminated, individual channel letters on the fascia space as directed by Landlord. Returns to be 5" deep with a bronze acrylic enamel finish (Dupont 42863) and 3/4" bronze trimcap to match. All sign copy shall be one uniform color throughout and one font/letter style. Tenants may choose from one of the following three colors: 1) Red #2793 Rohm & Haas; 2) White #W-7328 Rohm & Haas; 3) Blue #2324 Rohm & Haas. Except in cases where Tenant is part of a national or regional chain (4 or more stores) whose graphics are part of a registered trademark, in which case, said tenant would be allowed

a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance with their corporate specifications. All other Tenants will be required to choose one of the two approved letter styles as specified in Exhibit "I". Landlord, at Landlord's discretion, will review signs with the intention of varying the sign colors of adjacent Tenant signs so that adjacent signs are not the same plexiglas color. No can signs shall be allowed except logos not to exceed 10% of allowed area. Maximum vertical sign height for sign Type 5 is 24" for caps\*. Sign length shall not exceed 60% of the leased linear frontage. Maximum sign area is the smaller of 10% of the Building elevation, 40% of signage area or 200 square feet per the City of Fairfield sign ordinance. All specifications and locations per Exhibit "E".

*\* A descending stem may drop 6" below baseline provided stem is attached to fascia. No part of any sign will be allowed to extend from the fascia.*

6. Type 6 - Business Identification - Mid-Size Tenants

Each mid-size Tenant of 5,000 SF or more of leased space or occupant of Single User Pads 2, 3, 4 and 5 shall provide one (1) set individual internally illuminated channel letters, in accordance with Exhibit "F". Signage shall conform to the requirements for sign Type 5 signs, with the exception of an allowable maximum letter height of 24" and a length that shall not exceed 60% of the leased linear frontage. Maximum sign area is to be the smaller of 10% of the building elevation, 40% of signage area or 300 square feet per City of Fairfield sign ordinance. Single Tenant of Pads 2, 3, 4 and 5 may install matching sets of letters on each building elevation (maximum of four (4) signs total), subject to City of Fairfield's approval.

7. Type 7 - Business Identification - Second Elevation

In-line Tenants with a second or third elevation facing onto a street frontage or parking area may have one additional sign at Landlord's and City of Fairfield's discretion duplicating the primary sign up to a maximum of 50 SF. Sign length shall not exceed 60% of the leased linear frontage. Maximum sign area is the smaller of 5% of Building elevation, 20% of signage area or 50 square feet per City of Fairfield's sign ordinance. All specifications and locations per Exhibit "G".

8. Type 8 - Under Canopy Signage

Tenant's in Shop Buildings B, C and Pad 1 shall install one double-faced under canopy sign 12" x 45'-0", where designated by the Landlord. All signs shall be purchased from Landlord's designated sign company. Background color as designated by Landlord, with copy color to be white. Signs to be mounted so that 8'-0" is clear from bottom of sign to sidewalk in all cases and centered so as not to interfere with fire sprinklers or light fixtures. See Exhibit "H".

9. Type 9 - Typical Storefront Vinyl Lettering (Optional)

Each Tenant shall be permitted to place upon or adjacent to their entrance, no more than 144 square inches of vinyl Scotchal #3680-20 White Lettering, in Helvetica letter style. Application shall not exceed 2" in height, indicating hours of business, emergency telephone numbers, etc.

10. Type 10 - Service Door Signage

Tenant shall install service door signage. The purpose of this signage is to identify service door for delivery and emergency purposes only. Sign shall be a 12" high by 12" long sheet metal plaque affixed to the rear door with a minimum of 4 (four) self-tapping sheet metal screws. Plaque shall be painted to match door color. Letters may be maximum 4" high. Sign is to be centered on the door with bottom edge located 4'-6" from floor.

G. MISCELLANEOUS

1. Drive-Through Restaurant Menu Boards

Pads 3 and 5, if occupied by restaurant tenants with drive-through facilities, shall be allowed one menu-board per drive through entrance. Menu-board shall have a maximum of fifty (50) square feet of copy area, internally illuminated, and shall not exceed 7' in height. Speakers, if provided, shall face away from residential property.

2. Gas Station Tenant Signage

Tenant shall be allowed fuel rate signage as required by law. In addition, tenant may provide up to four (4) directional signs, each not exceeding four (4) square feet in area and a height of four (4) feet. Said directional sign shall contain only that information necessary for on-site circulation, parking and site information without any electrical requirements shall be at the sole cost of the Tenant.

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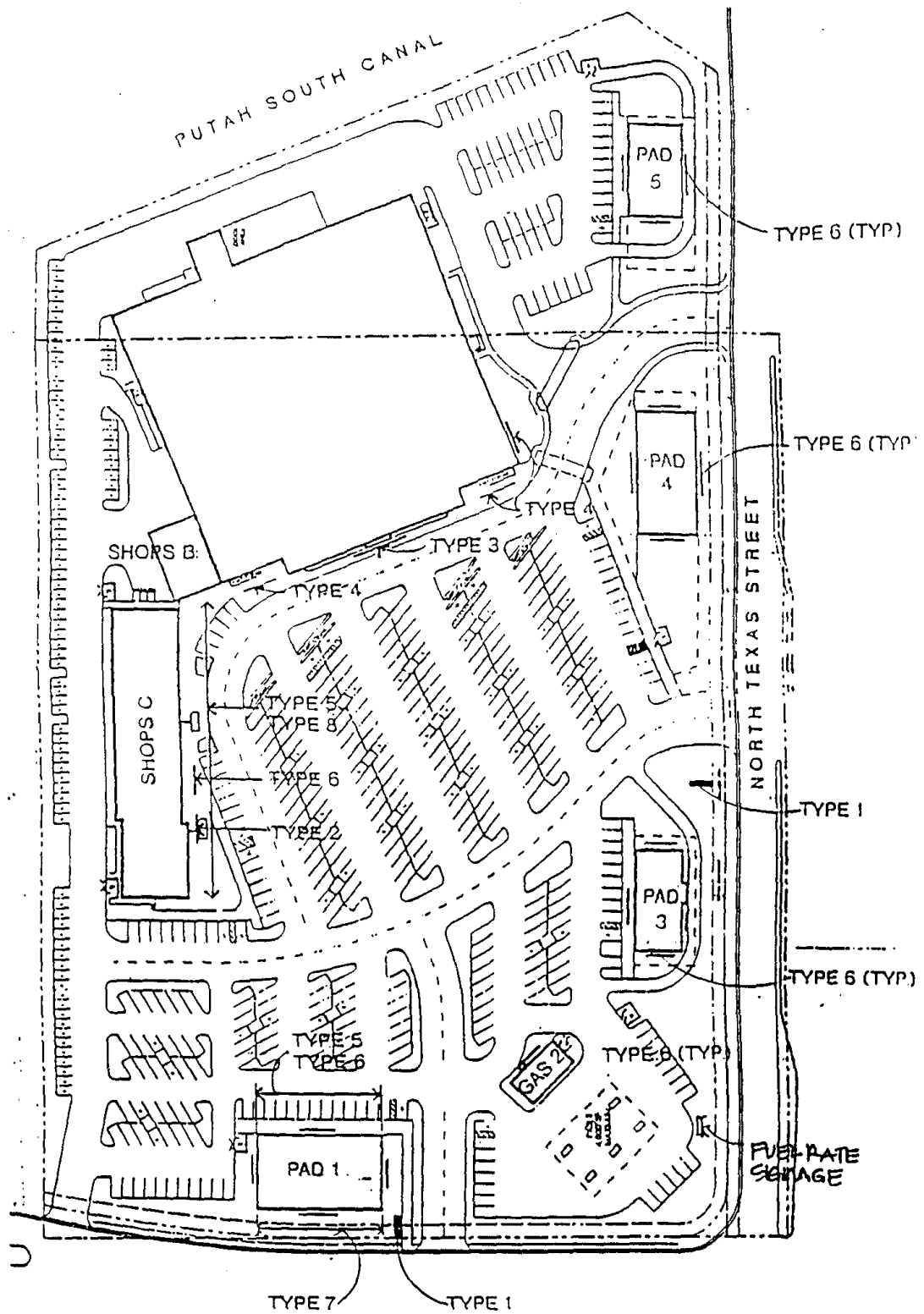
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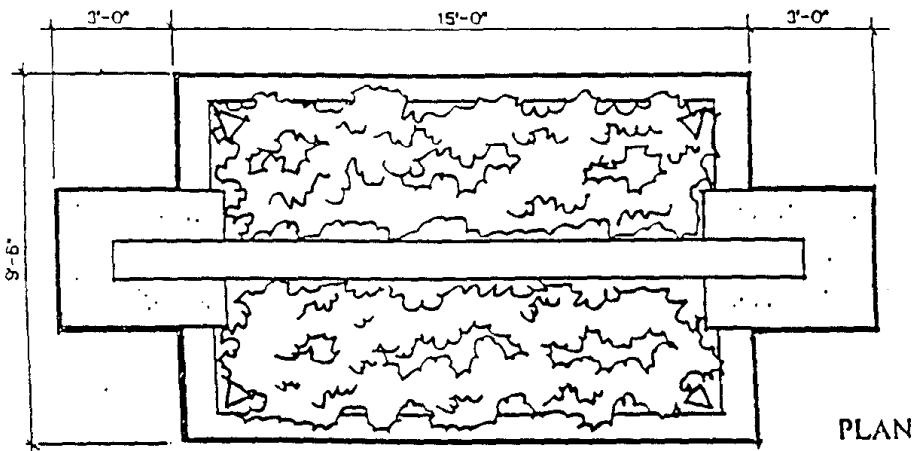
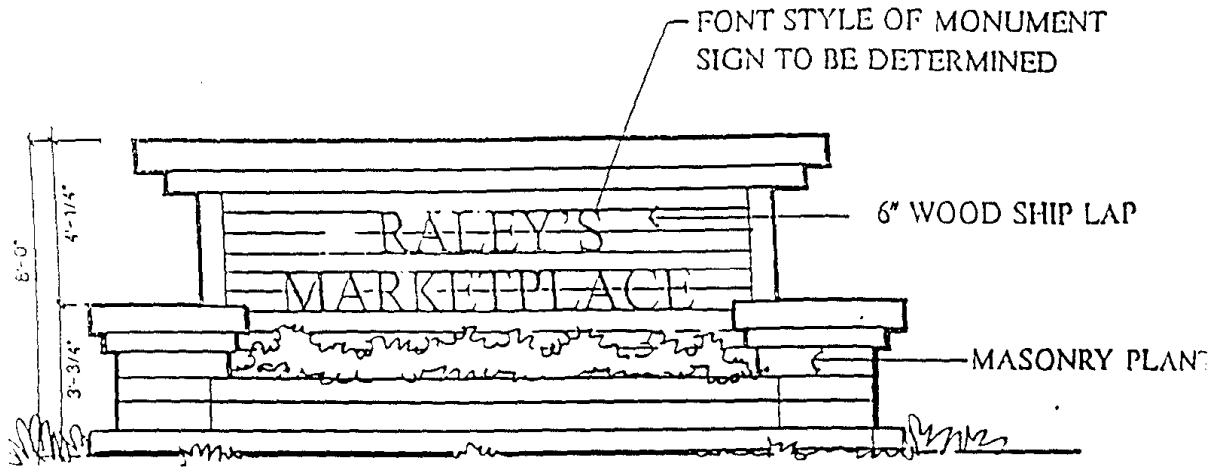
H. APPROVALS

To obtain Landlord approval, submit four (4) copies as outlined in Section B of this criteria, to the Landlord at the following address: DONAHUE SCHRIBER REALTY GROUP, L.P., Janet L. Petersen, 3501 Jamboree Road, South Tower, Suite 300, Newport Beach, CA 92660.

Please allow approximately two (2) weeks for the approval process. Upon approval, a letter shall be provided to the Tenant by the Landlord. This letter must be presented to the City of Fairfield to obtain the Tenant's sign permit. Prior to the manufacture of any sign, the Tenant shall obtain a sign permit from the City of Fairfield.



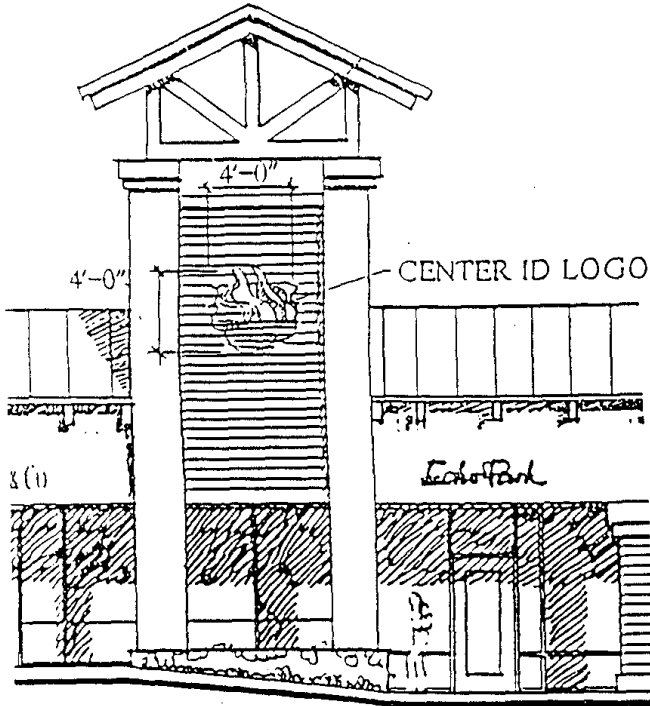
# SITE PLAN - SIGN LOCATIONS



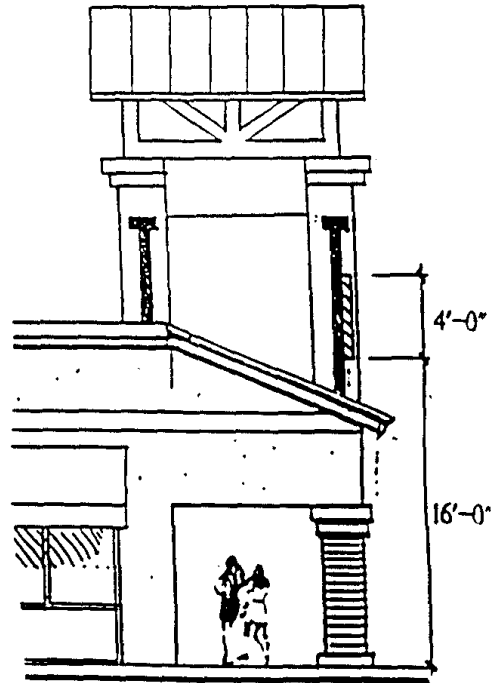
MONUMENT SIGN TYPE 1

SCALE: 1/4"=1'

SIGN TYPE 1



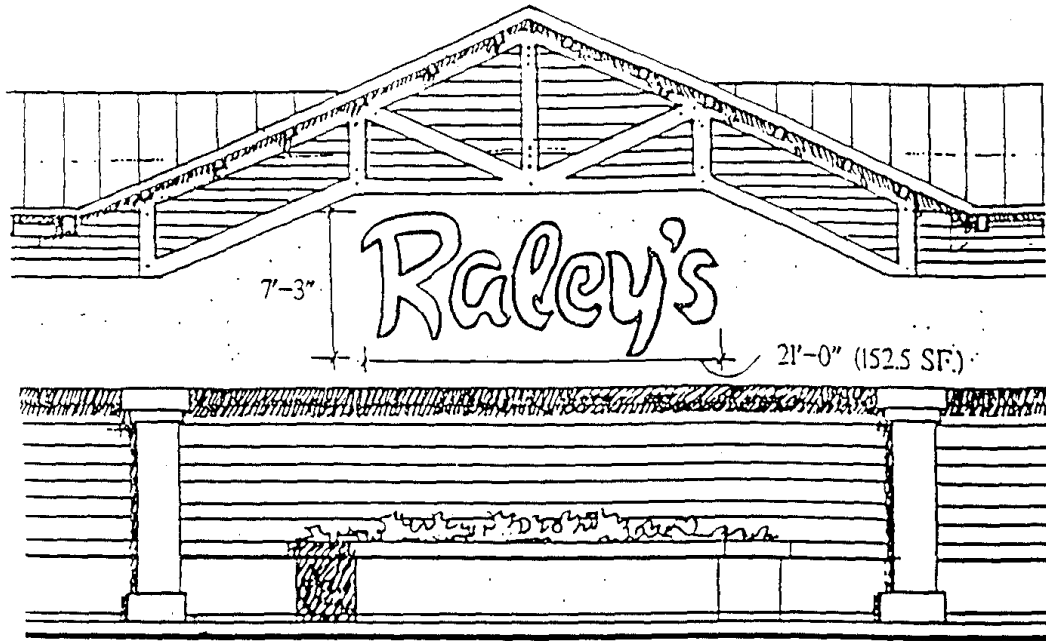
ELEVATION



SECTION

CENTER TOWER LOGO

SIGN TYPE 2

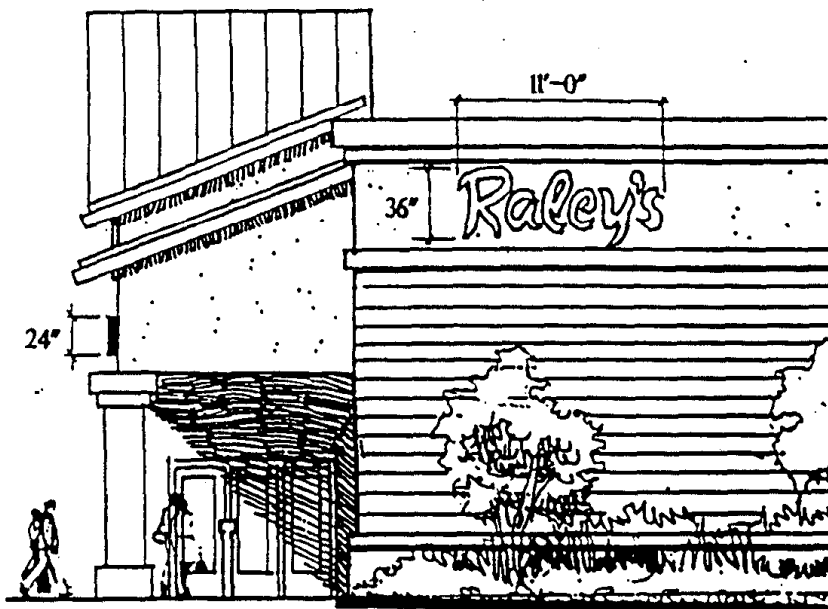
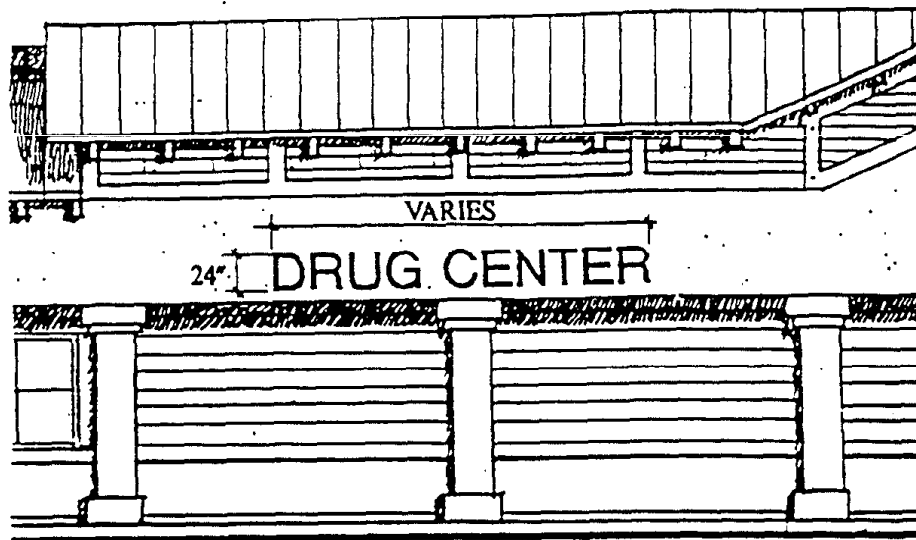


MAJOR TENANT SIGN TYPE 2

SIGN TYPE 3

EXHIBIT D

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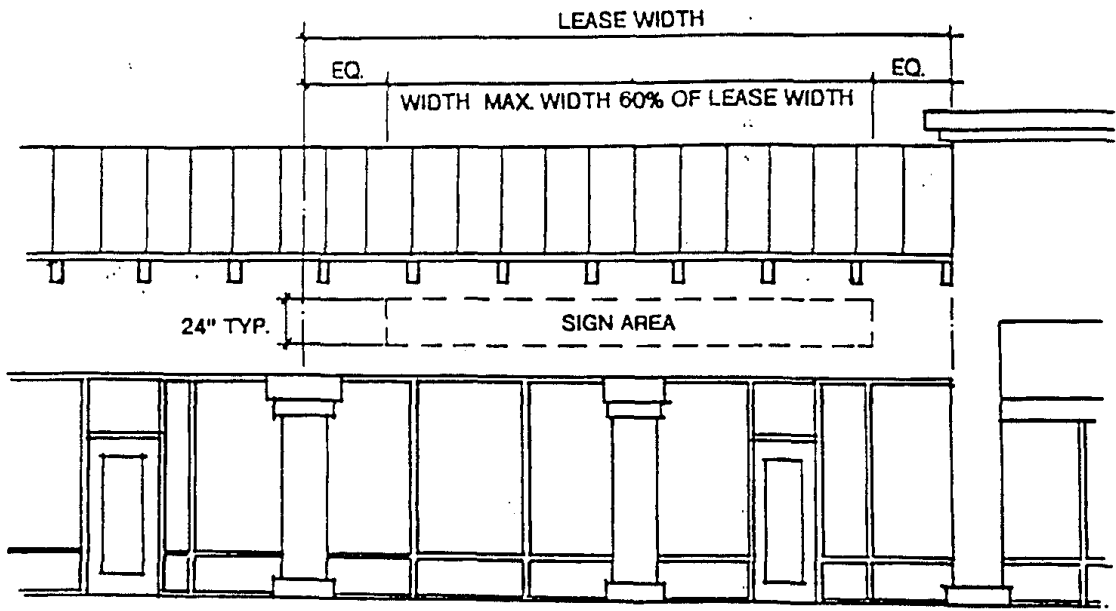


MAJOR TENANT  
SECONDARY SIGNS

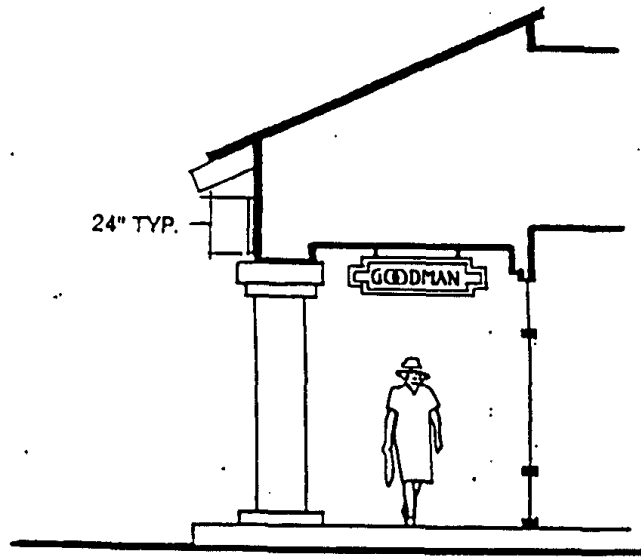
- SIGN TYPE 4

EXHIBIT D

Page 5-A



ELEVATION



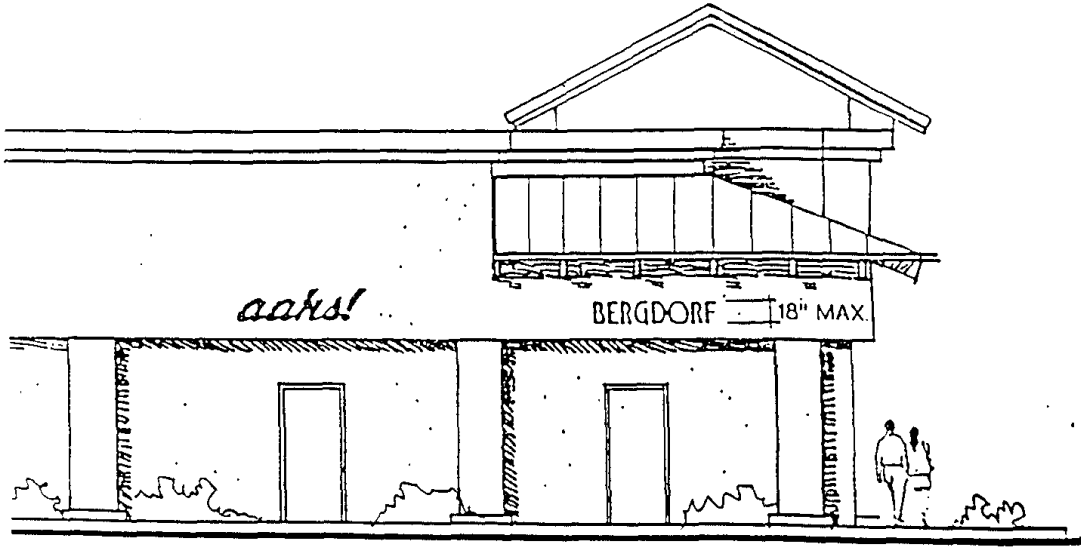
SECTION

**TYPICAL SHOPS SIGN**

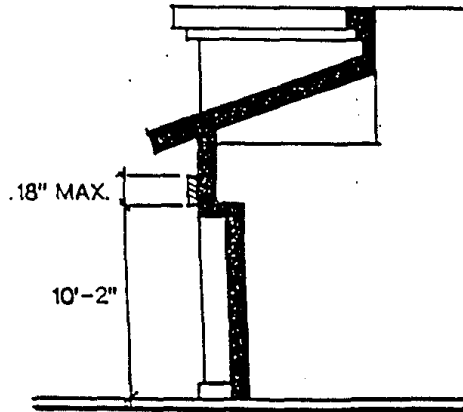
**SIGN TYPE 5**

EXHIBIT D

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ELEVATION



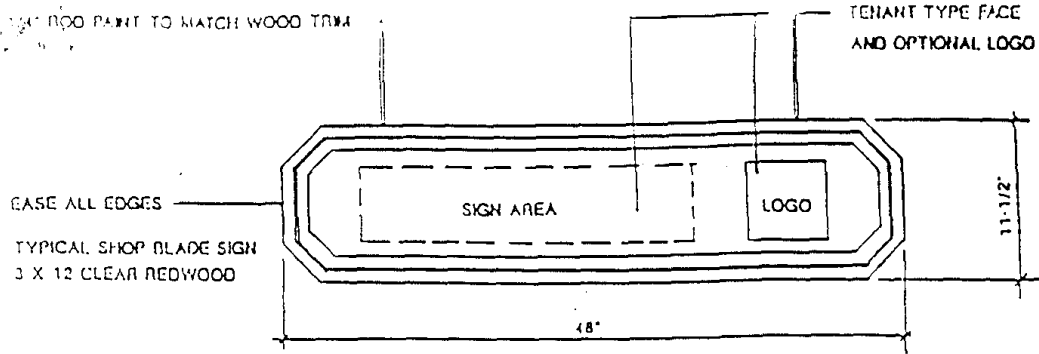
SECTION

PAD SECONDARY SIGN

SIGN TYPE 7

EXHIBIT D

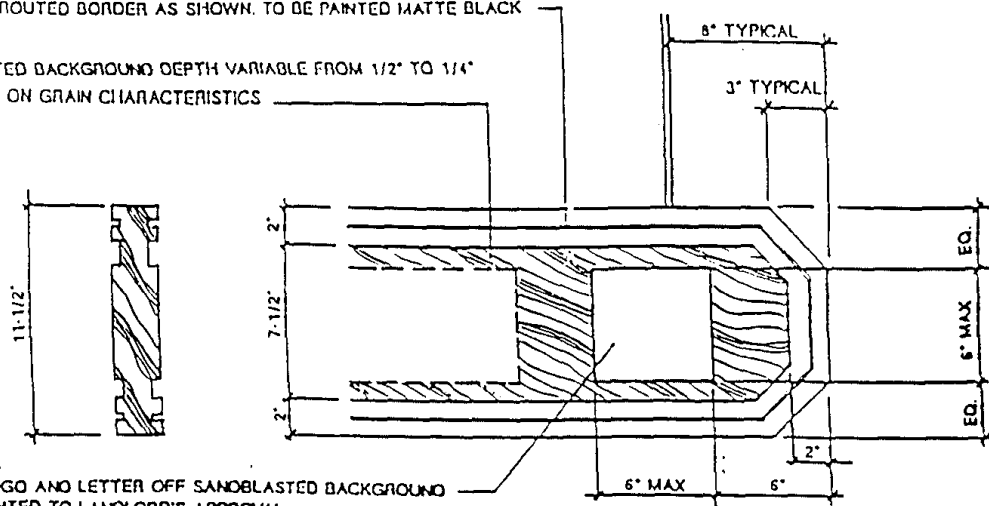
Page 7-A



ELEVATION

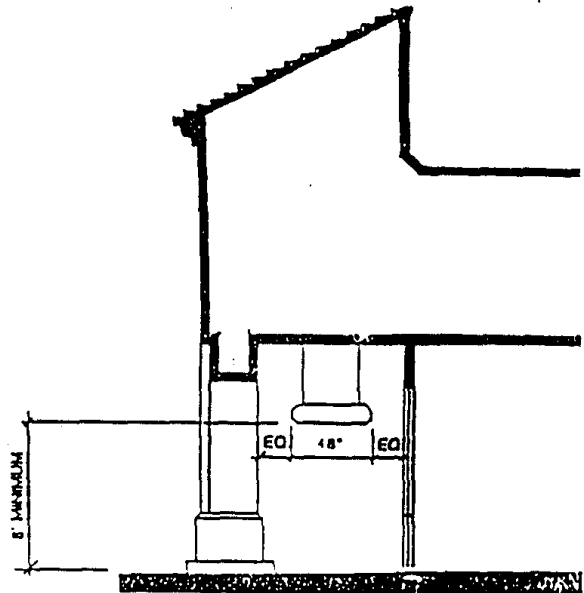
1/4" X 1/4" ROUTED BORDER AS SHOWN. TO BE PAINTED MATTE BLACK

SANDBLASTED BACKGROUND DEPTH VARIABLE FROM 1/2" TO 1/4"  
DEPENDING ON GRAIN CHARACTERISTICS



RAISED LOGO AND LETTER OFF SANDBLASTED BACKGROUND  
TO BE PAINTED TO LANDLORD'S APPROVAL

DETAIL



SECTION

SIGN TYPE 8

EXHIBIT D

TENANT  
SIGN

Helvetica

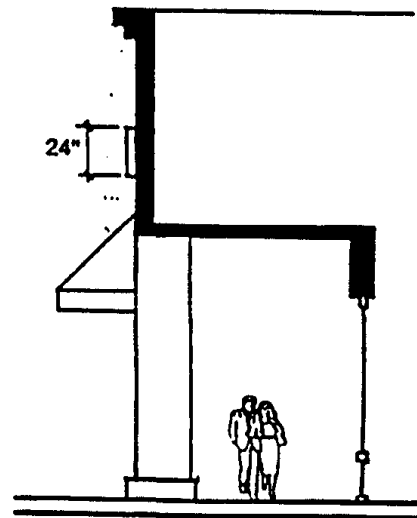
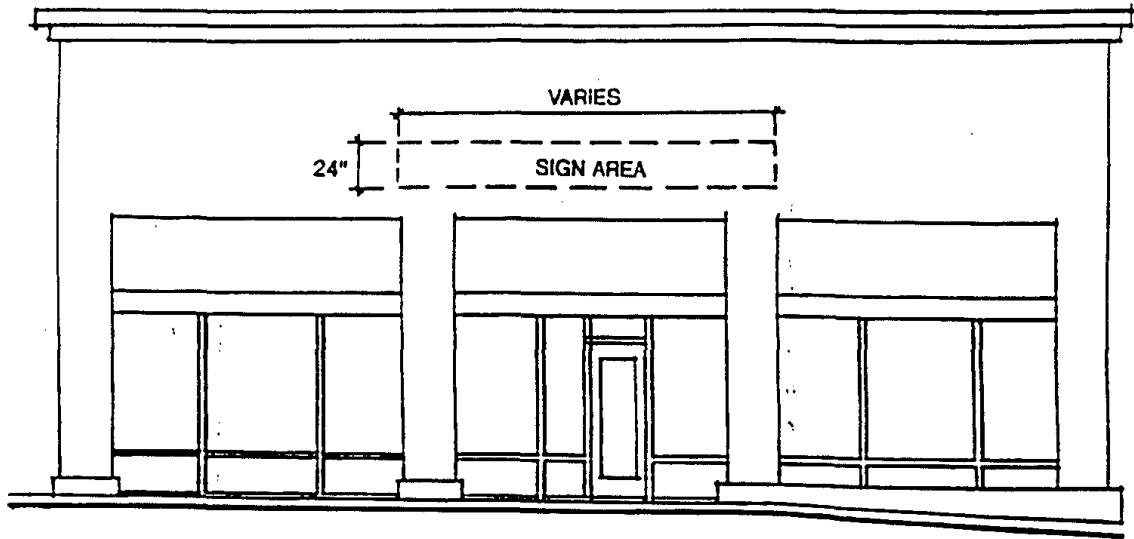
TENANT  
SIGN

Times New Roman

TYPE STYLES

EXHIBIT D

Page 9-A



LARGE SHOP SIGN

SIGN TYPE 6

EXHIBIT D  
Page 10-A