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SIGNS EXPRESS

Ulferts Center

648-794 Barber Lane, Milpitas, CA 95035





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## PURPOSE

The purpose of this Master Sign Program is to ensure the uniform & professional sign standards necessary and coordinate proportional appearance for the shopping center located at 642-792 Barber Lane, City of Milpitas. This approved sign criteria will assure consistency & quality & will allow for a quick & smooth sign review & approve from the landlord or their authorized agency & to obtain City permits.

## GENERAL REQUIREMENTS

### A. TENANT & SIGN CONTRACTOR RESPONSIBILITIES :

1. Tenants shall be responsible for the costs of all signs, including installation and maintenance. Each tenant shall submit the sign design plans to the Landlord for approval. Tenant or the tenant's sign contractor shall obtain & pay for all necessary City building & electrical permit fees of the approved signage prior to fabrication & installation.
2. At expiration or early termination of lease, tenant shall remove all signs and return the affected areas to the original condition within a ten (10) days period. The Landlord reserve the right to hire contractors to have the required work done at tenant's expense.
3. All signs shall be manufactured and installed by a licensed sign contractor per City's Building Code and National Electrical Code, approved Underwriter Laboratory labels should be placed in an inconspicuous location.
4. After installation, all penetrations of exterior shall be sealed watertight in color and finish to match adjacent material. Final inspection by the City's Building and Safety Department is required in terms of signing off tenant's work after penetration.
5. Cooperative tenant promotion signs will be permitted only upon review and approval by the landlord and the City of Milpitas.
6. Each tenant shall be fully responsible for all the actions of the tenant's contractor with respect to the installation of tenant's sign.
7. All licensed sign contractors shall be responsible for the fulfillment of all requirements and specifications set here forth, completion of the installation in a workmanlike manner, clean up, patching and painting of any surface damage that the tenant's sign contractor may have caused.
8. Tenant's sign contractor shall connect sign display to the Junction Boxes that provided by Licenced electrical contractor.

### B. SUBMITTAL FOR LANDLORD & CITY FOR APPROVAL :

Four (4) sets of color shop drawings, (minimum scale 1/16"=1'-0") must be submitted to the landlord for approval prior submitting to the City of Milpitas for permit.

The shop drawings shall be drawn & submitted by a licensed sign contractor, including the contractor's name, address, contact information, state license number, Underwriter Laboratory number. The application for sign permit shall be made to City of Milpitas Planning Department & shall includes the followings :

- \*\* A scaled and dimensioned color building elevation with proposed sign locations;
- \*\* Proposed sign design details, includes sign area, materials, colors & dimensions;
- \*\* Installation section details;
- \*\* Site plan with north arrow.

### C. INSURANCE

The licensed sign contractor shall carry Workmen's Compensation (Min. \$1,000,000.00) per occurrence and Public Liability Insurance in the amount of Min. \$2,000,000.00 per occurrence against all damages suffered or done to any & all persons and property while engaged in the construction or erection of signs. The additional liability insurance policy naming Ulferts Center USA Inc as an additional insured and shall be submitted to the landlord before the sign is installed.

## SIGN SPECIFICATIONS

### A. GENERAL SIGN GRAPHICS DESIGN

1. All signs shall provide business identification by use of the name, and/or nature of the business as sign copy (text).
2. The use of English-type lettering (Indo-European linguistic symbols: a-z) shall comprise at least 50% of the total square footage of all signs.
3. Tenants may use established type styles, logos and/or images that are registered trademarks for their identification signs are subject to the landlord's approval.

### B. TENANTS' EXTERIOR IDENTIFICATION SIGNS.

1. Sign Type: 4.5" deep Dual-Lit aluminum channel letters.
2. Letter height: All channel letters shall not exceed 24" in height.
3. Sign length: Maximum sign length shall not exceed 80% of leased store frontage.
4. Materials: Letter faces - minimum 1/8" thick translucent acrylic face w/ 3/4" white trim caps.  
Aluminum Letter - Minimum 0.040" thick pre-coated white interior and exterior aluminum with 3/16" clear Lexan backing.
5. Sign face color: Subject to landlord's approval.
6. Illumination: Both front & back halo illuminated by 12 volts L E D light modules.
7. Sign locations: (See Building Elevations - Page 5, 6 & 7)
  - a) Tower (Center) Building  
1st floor #668, #672, #678, #680, all signs shall be installed vertically center of each tenant's designated location and minimum 6" above from the bottom of the building fascia.  
2nd floor #768, all wall signs & logo shall be installed in front of the west elevation elevator wall.
  - b) South & North Building - South & North elevations  
1st floor - signs shall be installed vertically & horizontally center of each tenant's store front and minimum 6" above from the bottom of the building fascia.  
2nd floor - signs shall be installed vertically center of each tenant's space and 12" above from the top-line of the awning.
  - c) South & North Building - East Elevation - #666, #682, #766, #782.  
Signs shall be installed vertically center of each window and with 6" above the windows.
8. All signs shall be installed 1.5" peg-off from the building wall to avoid depositing dirt and create white halo lighting effect.
9. Sign Calculation - Signs area to be calculated base on the tallest letter height multiply by the overall length of the sign. Any portion of the sign or logo has 36" distance from each other will be calculated as a separate sign.

### C. ANCHOR TENANTS' EXTERIOR IDENTIFICATION LOGO

Tenants with leased area over 4,001 sq. ft. space shall be allowed logos up to 6'-0" in height maximum.

### D. TOTAL ALLOWABLE SIGNAGE AREA CALCULATION - Total floor area is: 39,100 sq.ft.

Lot frontage: 359.86 x 2 = 719.72 sq.ft. (Total allowable sign area)

One set of 25'-0" ht. pole sign occupies 99.81 sq.ft. graphics area. (719.72 - 99.81 = 619.91)

These figures give equal a multiplier of 0.0158.

Tenants shall multiply their floor area by the multiplier to calculate their allowable sign area.

(i.e.: A tenant with 1,000 sq.ft of floor area would multiply that number by 0.0158 to come up with 15.80 sq. ft. allowable sign area)

### E. FREE STANDING SIGNS

1. One set of 25'-0" ht. double faced pole sign.  
Total advertising area: 98"(h) x 88"(w) = 59.81 sq. ft, divided into 3 spaces for the qualified tenants.
  - a. Two anchor tenants with leasing area of 4,001 square feet and above, Unit #672 and #768.
  - b. Per the property owner's approval, based on the tenant's popularity.

2. Two sets of 6'-0" ht. double face directional monument sign.  
Total advertising area: 60"(h) x 48"(w) = 20 sq. ft.

### F. PROJECTING SIGNS (For unit #666, #682, #766, #782 only)

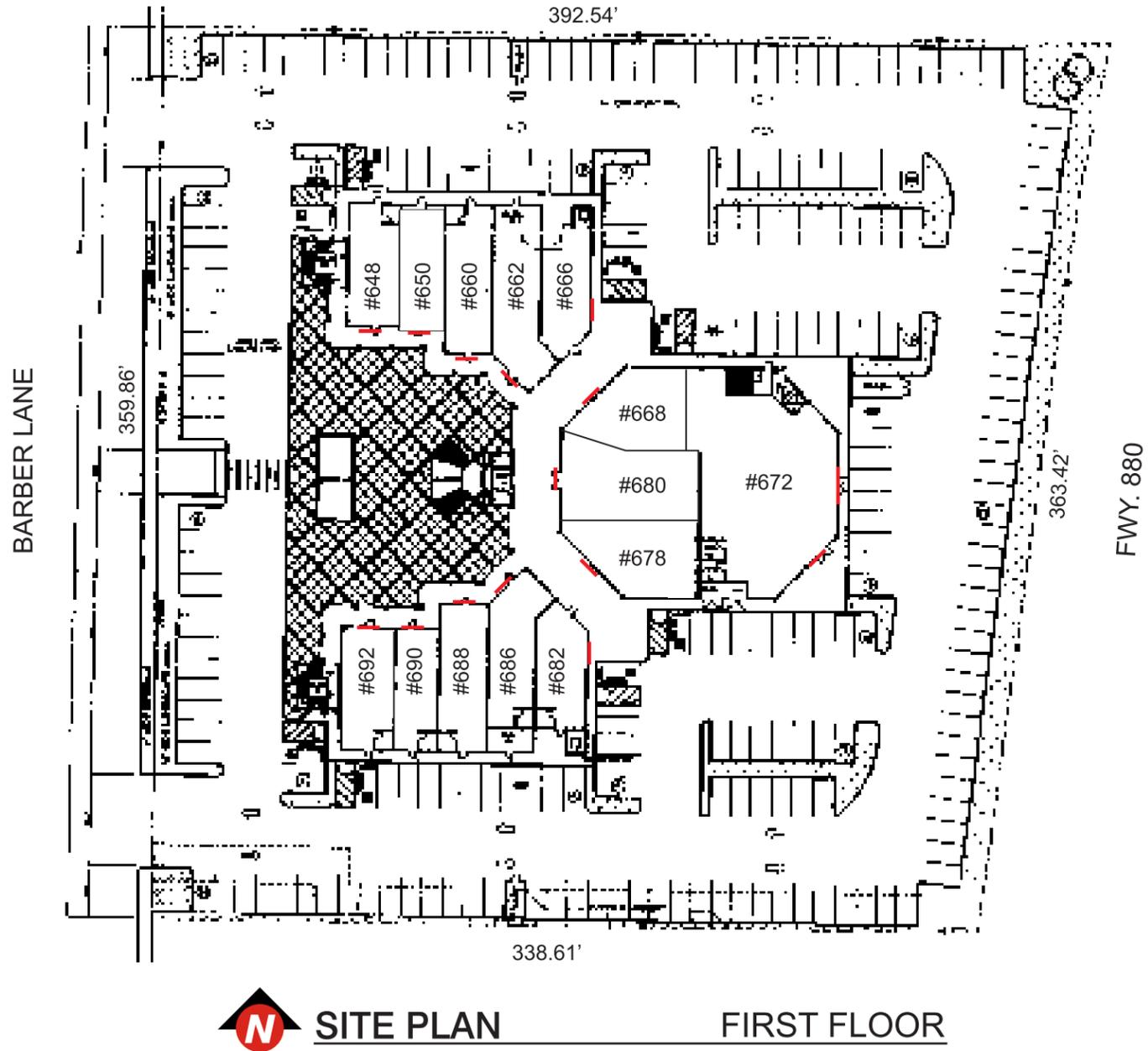
Four sets of 24"(h) x 30"(w) x 3" deep, non-illuminated, double faced projecting sign fabricated by aluminum with automotive paint finished. All sign designs are subject to landlord & City of Milpitas, Planning Division final approval.



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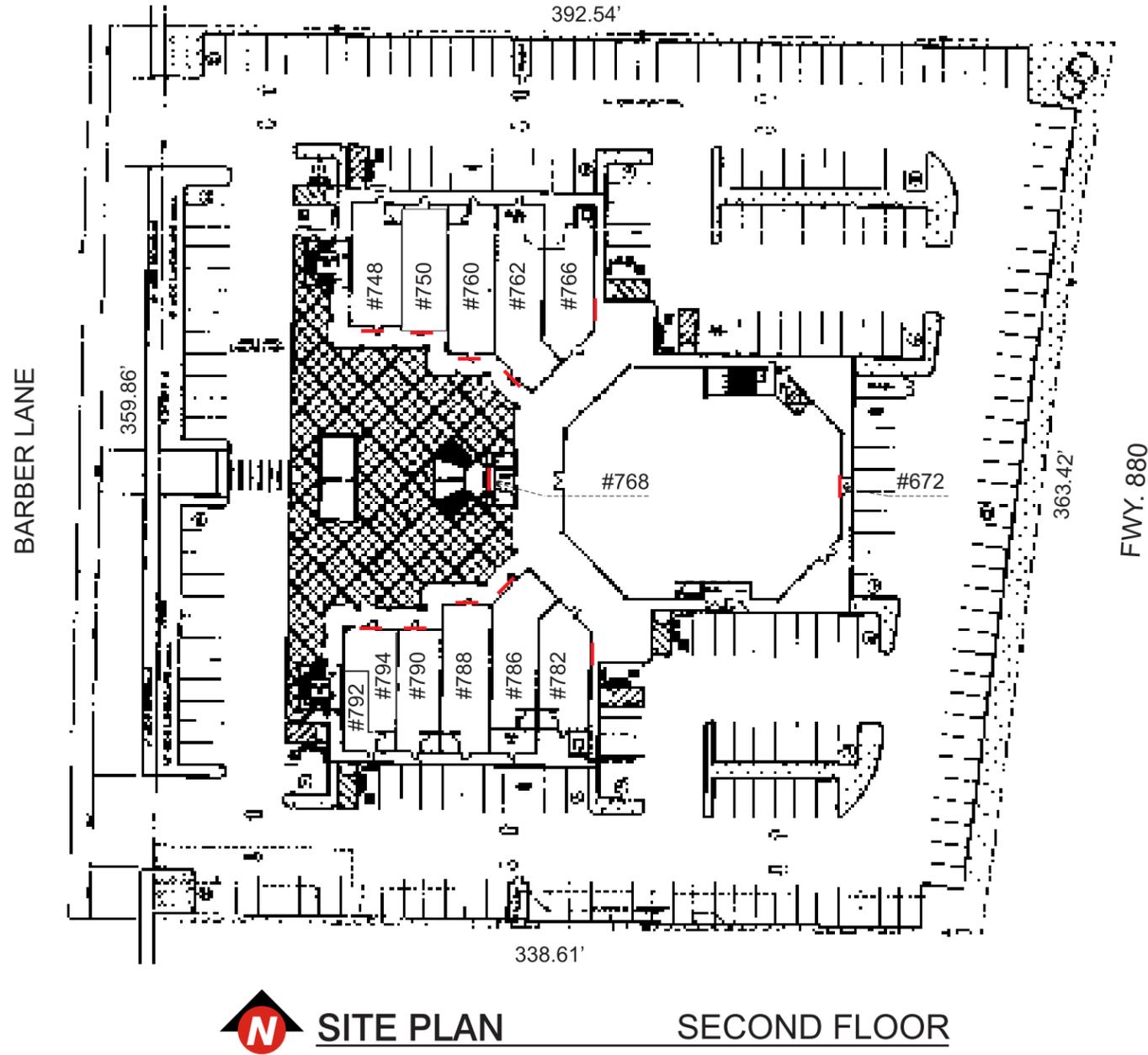
**648-794 Barber Lane, Milpitas, CA 95035**



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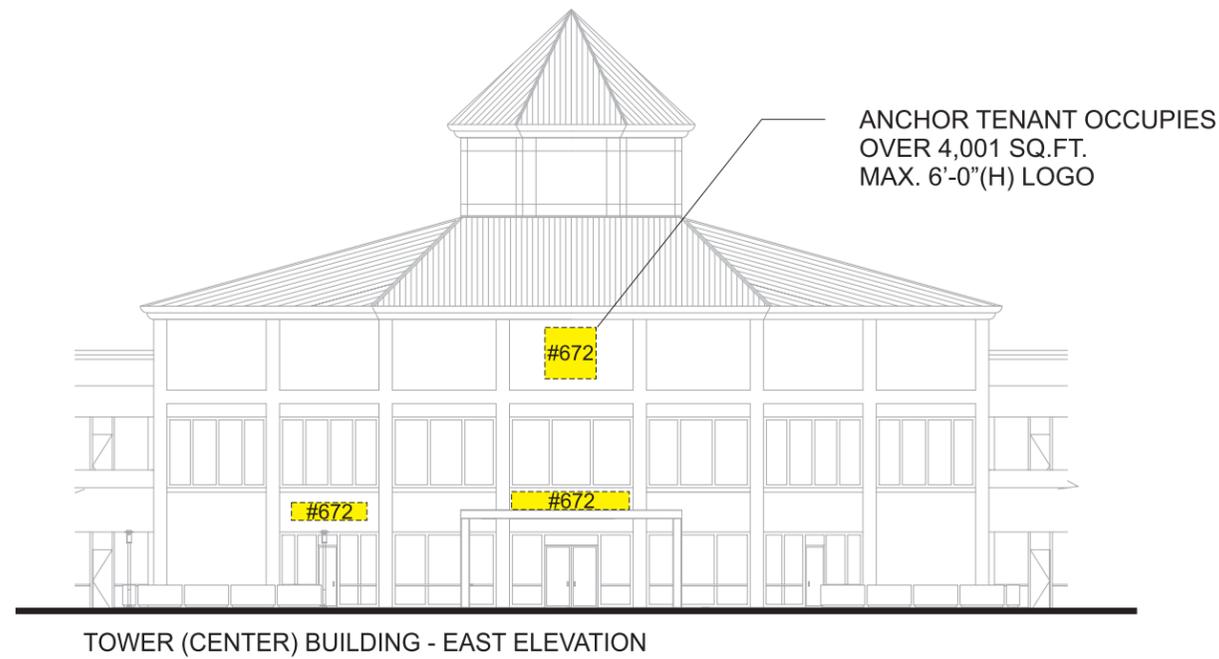
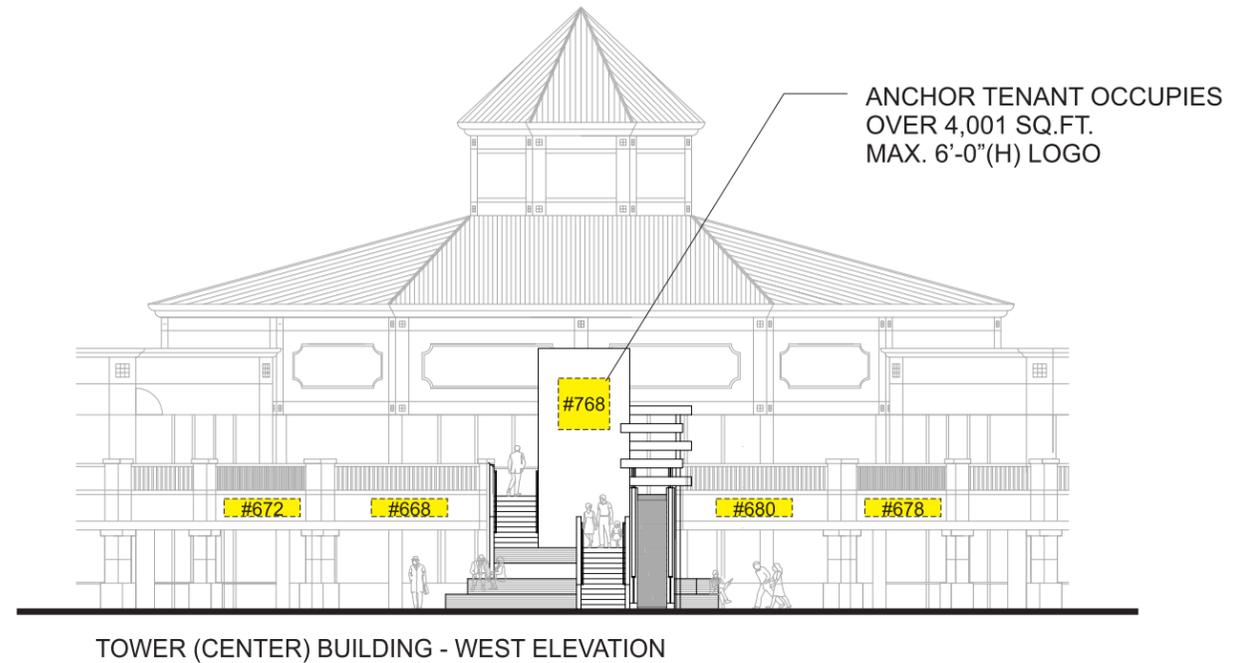


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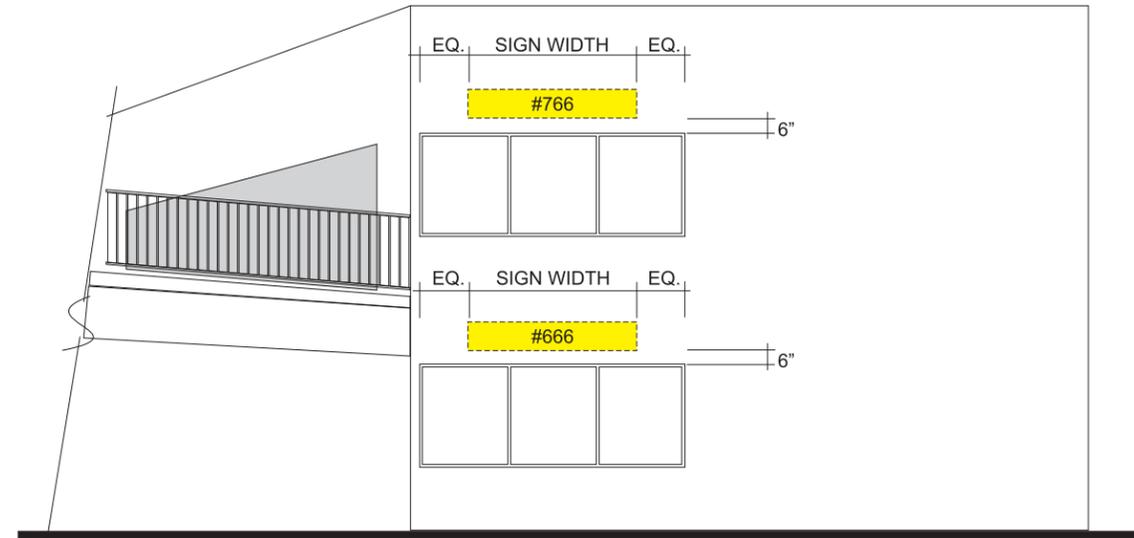
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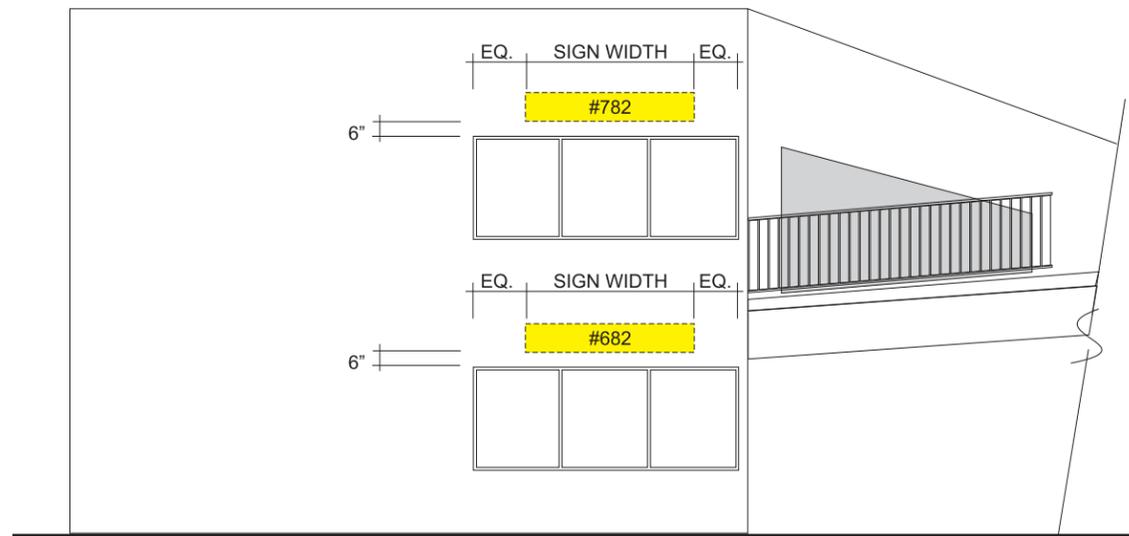
TENANTS' WALL SIGN LOCATIONS



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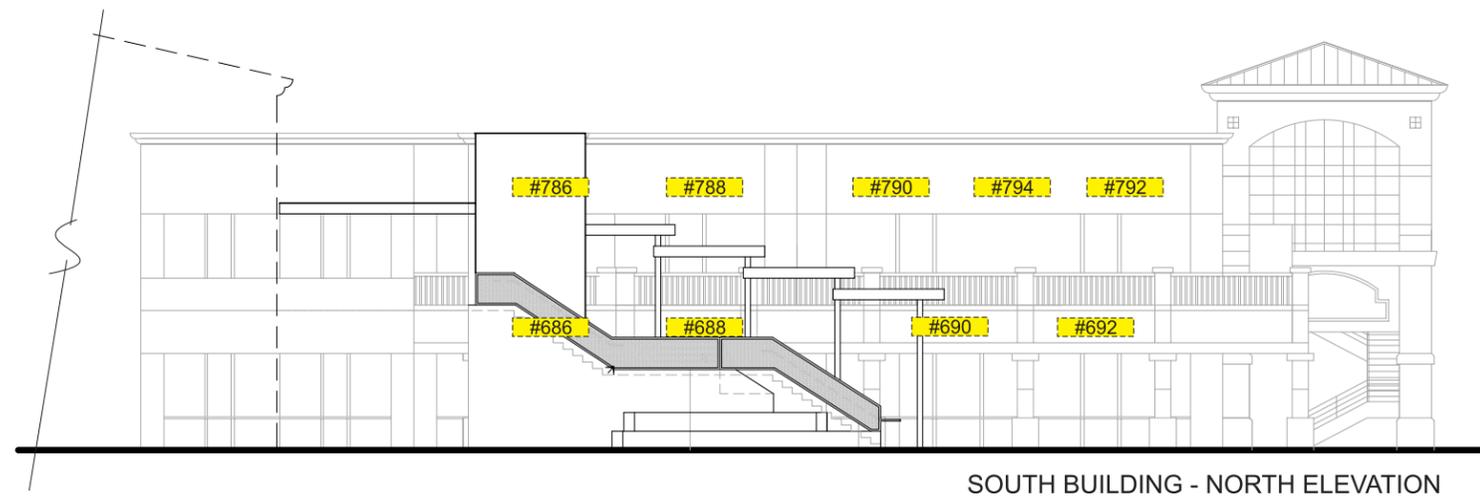
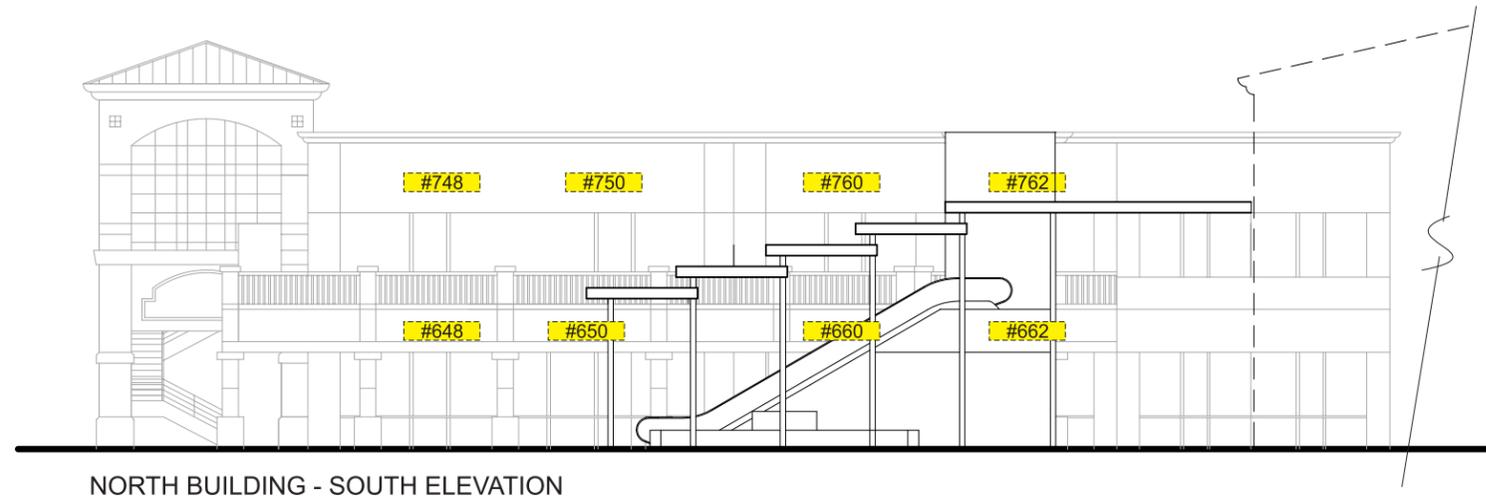
NORTH BUILDING - EAST ELEVATION



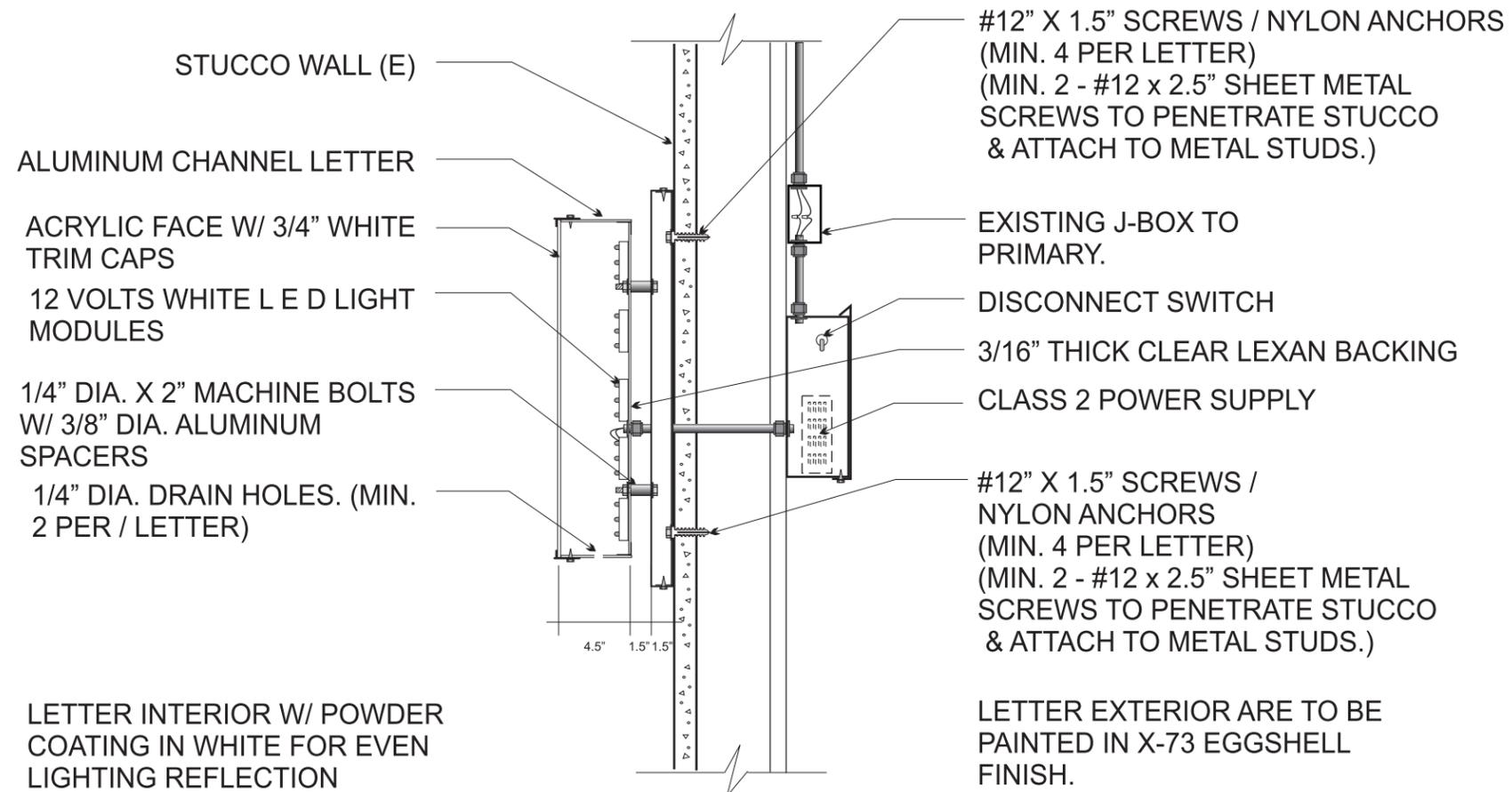
SOUTH BUILDING - EAST ELEVATION



TENANTS' WALL SIGN LOCATIONS



WALL MOUNTED DUAL-LIT CHANNEL LETTER SECTION DETAILS



ALL COMPONENTS & ASSEMBLY ARE TO BE  LISTED

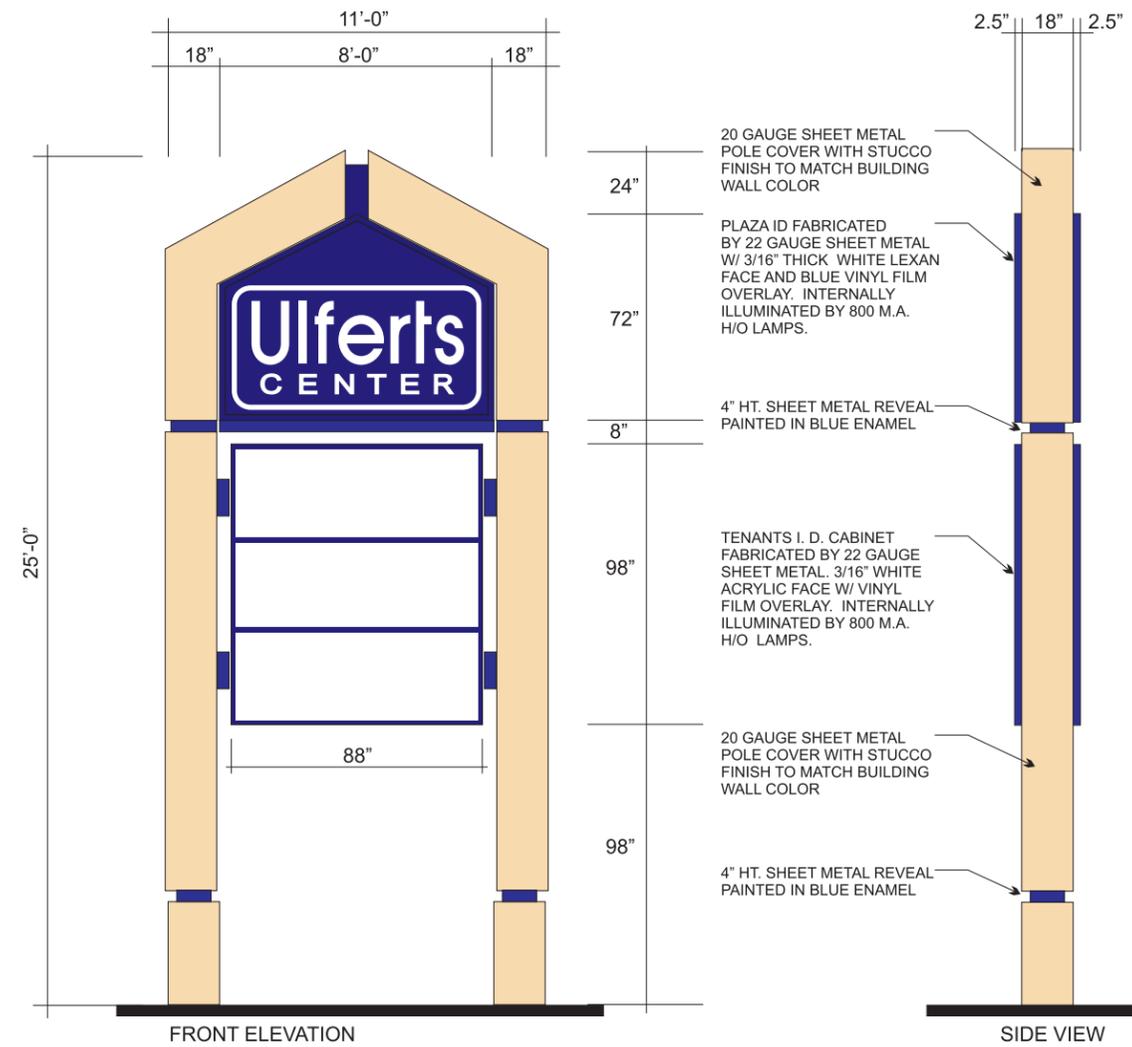


**SIGNS EXPRESS**

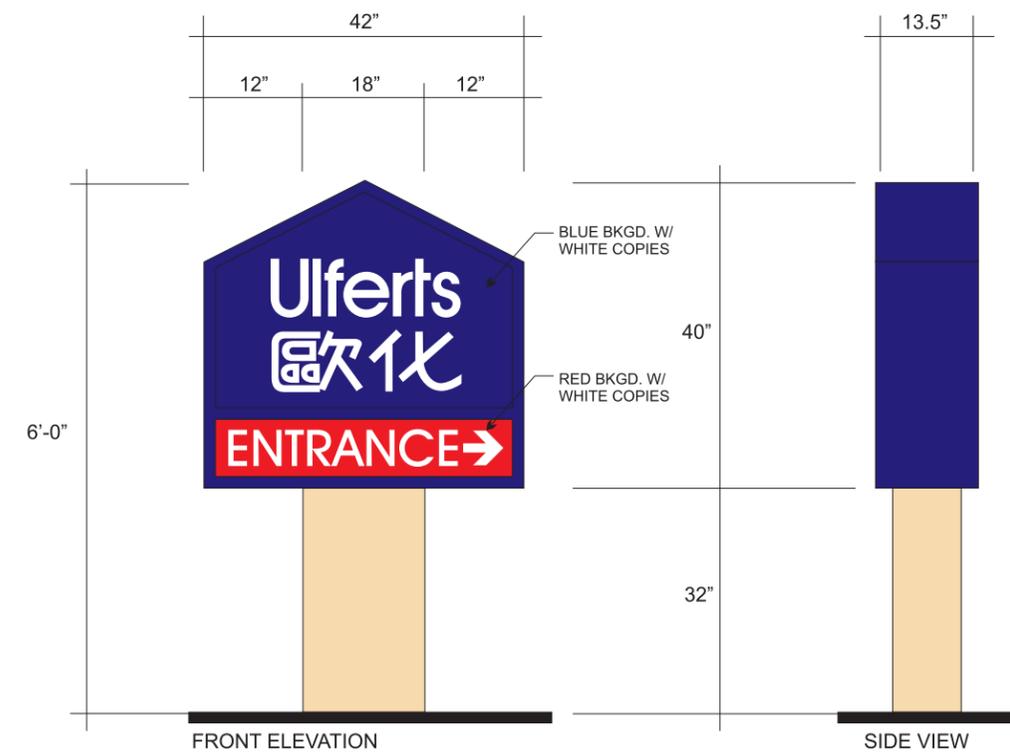
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25'-0" HEIGHT DOUBLE FACE, DOUBLE POLE PYLON SIGN.



6'-0" HEIGHT DOUBLE FACED MONUMENT SIGN



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## Ulferts Center Tenants' Existing Signage

648-794 Barber Lane, Milpitas, CA 95035

Address #	Business Name	(E) Wall Signs Area
648	Chung Chou City	9.00
650	Top Café	9.00
660	F.T BBQ	8.80
662	Foodie Hall	
666	La Gugu Salon	19.30
668	Chef Zhao	
672	85°C Bakery Café	30.68
678	Rose Garden	17.30
680	Truong Thanh Restaurant	10.00
682	Ulferts Management Office	
686	Ulferts Management Office	
688	China Palace	10.30
690	Thai Café	12.60
692	Thai Café	14.00
748	Amy Clinical Skin Care	17.15
750	Sing Tao Daily News	11.10
760	Ruel C. Tsai Dental	19.60
762	Shen Eastern	20.00
766	US College Success	20.40
768	Koi Palace	
782	Koi Palace (Storage)	
786-788	KTV Musicland	20.50
790	Happy 9	12.00
792	World Travel	6.20
794	Vape One	12.25
	<b>Total Existing Tenants Signs Area</b>	<b>270.18 sq. ft</b>



85°C BAKERY CAFÉ (30.68 sf)



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 STATE LIC. #552097 \* U.L. APPROVED #E-119586

Job Name: ULFERTS CENTER			
Address: 648-794 BARBER LANE, MILPITAS, CA 95035			
Date: 022115	Drawing #:	Drawn by:	
Revisions: △	△	△	△

## Ulferts Center Tenants' Existing Signage - PAGE 1

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VAPE ONE (12.25 sf)  
 THAI CAFÉ (12.6 SF)  
 HAPPY 9 BODY SPA (12.0 sf)  
 WORLD TRAVEL (6.0 sf)  
 THAI CAFÉ (692) (14.0 sf)



US COLLEGE SUCCESS (20.4 sf)  
 LA GUGU SALON (19.3 sf)  
 TRUONG THANH (10.0 sf)



CHINA PALACE RESTAURANT 10.3 SF TOTAL  
 KTV MUSIC LAND (20.5 sf)



CHUNG CHOU CITY (9.0 sf)  
 AMY SKIN CARE (17.15 sf)  
 TOP CAFÉ (9 sf)  
 SING TAO DAILY (11.1 sf)



ROSE GARDEN (17.3 sf)



FT BBQ (8.8 sf)  
 RUEL C. TSAI DENTISTRY (19.6 sf)



SHEN EASTERN (20.0 sf)



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Date :	022115	Drawing # :	Drawn by :	
Revisions:	△	△	△	△

**Ulferts Center Tenants' Existing Signage - PAGE 2**

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