



WAL-MART MASTER SIGN PROGRAM

Store No. 1915-04: Yucca Valley, CA
February 26, 2008



TABLE OF CONTENTS

Project Directory	2
Purpose and Intent	3
Restrictions	4
General Provisions & Specifications	5
Construction Specifications & Miscellaneous Requirements	6
Site Plan	7
Pylon Sign	8
Monument Sign	9
WAL-MART Elevations	10 - 13
Detail Elevations	14
Conceptual Outparcel Elevations	15
Wall Signage Details	16
Installation Details	17



PROJECT DIRECTORY

Signage Architect:

WPIIDC, Inc.
Contact: Franklin Spees
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West Covina, CA 91790
Phone: 626.917.6800
Fax: 626.917.6808

Civil Engineer:

Nasland Engineering
Contact: Peter Ritchey
4740 Ruffner Street
San Diego, CA 92111
Phone: 858.292.7770
Fax: 858.571.3241

SUPERSEDED



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www.wpiidc.com

Project Directory

Architect: Perkowitz + Ruth Architects
 Contact: Don Fukumoto
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 Long Beach, CA 90802
 Phone: 562.628.8000
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Civil Engineer: Nasland Engineering
 Contact: Peter Ritchey
 4740 Ruffner Street
 San Diego, CA 92111
 Phone: 858.292.7770
 Fax: 858.571.3241

STONE ISLAND
100% VEGAN / 100% COTTON



PURPOSE AND INTENT

To promote the quality of design desired for this Wal-Mart, this Sign Program establishes criteria for the design, implementation and regulation of Wal-Mart signage, as well as site or thematic graphics for the Wal-Mart located in Yucca Valley, California. Signage of high quality design and materials using appropriate colors is considered an integral part of the image and success of this Wal-Mart.

Wal-Mart may utilize any or all of the sign types described herein. All signage shall comply with applicable provisions of the Zoning Ordinance and land use plans of the Town of Yucca Valley. All building and site signage shall be consistent with this Sign Program to provide a consistent and comprehensive design character.

The intent of this Sign Program is to ensure that signage for Wal-Mart is designed and executed in a manner which will achieve the following objectives while providing desired project identification.

Exterior Signing

The objectives of exterior signage are:

- To provide concise identity and information for shoppers and prospective shoppers while avoiding visual competition with the building's aesthetic or the site landscaping.
- To produce creative signage in good taste that will enhance Wal-Mart's image while complementing the architectural and landscape design theme.
- To provide functional signage to effectively serve the needs of consumers while providing proper identification of Wal-Mart.
- To expedite the review and approval of Wal-Mart's signage by providing guidelines and criteria that explain acceptable standards for the signage.



The following are prohibited, along with restrictions described in Section 87.0780 PROHIBITED SIGNS of the Town of Yucca Valley's Sign Regulations:

- Abandoned signs and supporting structures
- Chalkboards or blackboards
- Permanent sale or come-on signs
- Portable signs (except A-frame)
- Roof signs
- Signs painted on fences or roofs
- Large balloons or other large inflatable devices
- Signs that are affixed to vehicles purposely parked and serve as advertisement device.
- Signs which simulate in color or design a traffic sign or signal, or which make use of words, symbols or characters in such a manner to interfere with, mislead, or confuse pedestrian or vehicular traffic
- Signs which incorporate in any manner any flashing, moving, or intermittent lighting
- Animated or moving signs or signs which contain any moving parts
- Banners and Flags (See Section 87.0130 Temporary Signs for exceptions)

RESTRICTIONS



GENERAL PROVISIONS AND SPECIFICATIONS

The Town of Yucca Valley Planning Department shall administer the project Sign Program. Sign permit applications and instructions concerning required exhibits are available from the Town of Yucca Valley. No sign shall be installed without the approval of the Town of Yucca Valley Planning Department.

- Tenant signs shall be of high graphic quality, but also designed in a creative manner that is compatible with and complementary to the surrounding facades. Sign fabrication work shall be of excellent quality.
- Tenant logos, corporate identities and/or images denoting the type of business and services shall be encouraged. The sign copy, color, size and design shall be in accordance with this document and approved by the Town of Yucca Valley, except in the case of tenants whose design, colors, size and sign criteria are part of a nationally recognized image.
- Wall signs shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are an integral part of the design.
- The tenant's sign contractor shall repair any damage to the building caused by their work. Damage to the structure that is not repaired by the sign contractor shall become the tenant's responsibility to correct. The tenant shall be fully responsible for the work of the tenant's sign contractor and shall indemnify, defend and hold the Owner harmless from damages or liabilities.



CONSTRUCTION SPECIFICATIONS & MISCELLANEOUS REQUIREMENTS

- All tenant identification signs shall consist of face-illuminated individual dimensional letter forms and/or symbols (or an assembly of dimensional letter forms if the tenant's logotype is script-style letters). All letter/symbol faces shall be translucent acrylic with integral color. Secondary identification signs shall consist of non-illuminated individual dimensional letter forms and/or symbols.
- The cabinet and/or channel letters shall be constructed of 0.060 - 0.090 aluminum, with 1/8" plastic face and fastened to the wall or fascia in an approved manner. All metal shall receive a minimum of two (2) coats of primer and two (2) coats of finish paint. Metal sheet seam joints shall be joined by pop rivets. Halo lighting and or neon need secondary ground fault consistent with UL2161. All letters shall have service access to lamps, ballasts and wiring.
- For each outparcel tenant, a total of four (4) building signs per building frontage oriented towards a street, driveway, or parking area, based on a maximum of one (1) square foot of sign area per one (1) lineal foot of use or occupancy.
- All fascia signs shall be centered left to right on the fascia or tenant frontage, and generally centered top and bottom between fascia reveals (the vertical position will vary depending on the configuration of the sign and the locations of the reveals on the sign fascia). Proposed sign locations for tenant logotypes and/or symbols with unusual configurations shall be submitted to the Town of Yucca Valley and Developer/Owner for review prior to filing an application with the municipality.
- Power will be provided from the house electrical panel to a junction box at all sign locations. Power connection is the tenant's responsibility. A time clock shall be provided by the tenant to turn off power to the signs. All electrical signs shall bear the UL Label (not visible to the public view) and their installation shall comply with all local building and electrical codes. The tenant shall pay for electrical service for the sign. All conductors, transformers and other equipment shall be concealed.
- All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition. All bolts, fastenings, clips, etc., shall be painted to match the adjacent surface.
- All lettering shall be restrictive to the "net sign area." No projection above or below the "net sign area" will be permitted (except as otherwise noted and / or approved in writing).
- When a sign is removed, either for replacement or on termination of the lease, the tenant shall leave the building exterior in good condition, normal wear and tear excepted. Any holes caused by the removal of the tenant's signs) shall be repaired and painted to match the adjacent surface. It is the responsibility of the tenant to ensure that all signs are removed from a tenant space within ten (10) days of vacating the space.
- The tenant is required to maintain their signs in a first class condition and replace defective lights and/or components as necessary.
- Contractors installing signs shall be registered by the State of California, and must have a current Town of Yucca Valley business license. All work shall be done in accordance with the Town of Yucca Valley minimum standards. Each contractor must have valid and current Workman's Compensation Insurance.



SITE PLAN
WAL*MART

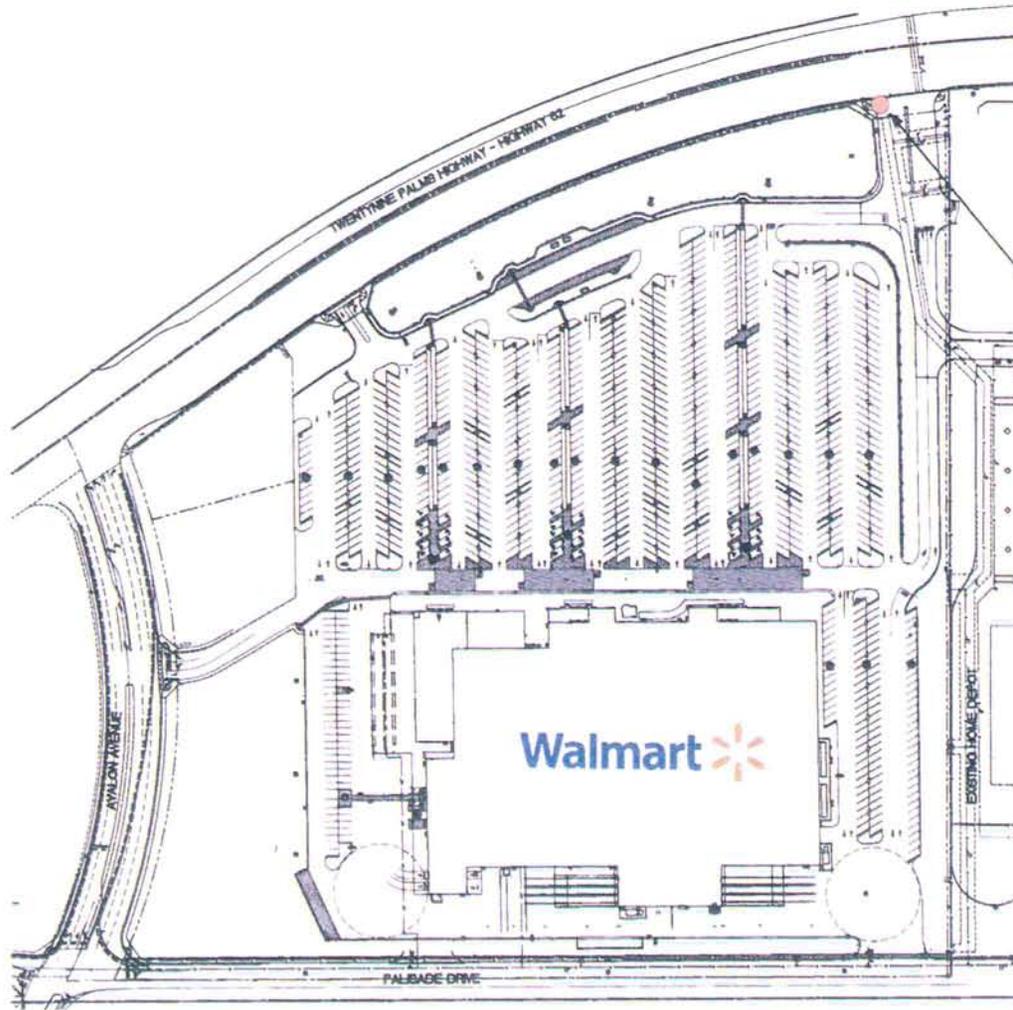


SUPERSEDED



1000 Lakes Drive, Suite 405
 West Covina, CA 91790
 P. 626.917.4000
 F. 626.917.4000
 www.wp20.com

Site Plan Indicating Signage



P1 Proposed Pylon Sign

Site Plan

SITE SIGNAGE
Pylon Sign
WAL★MART

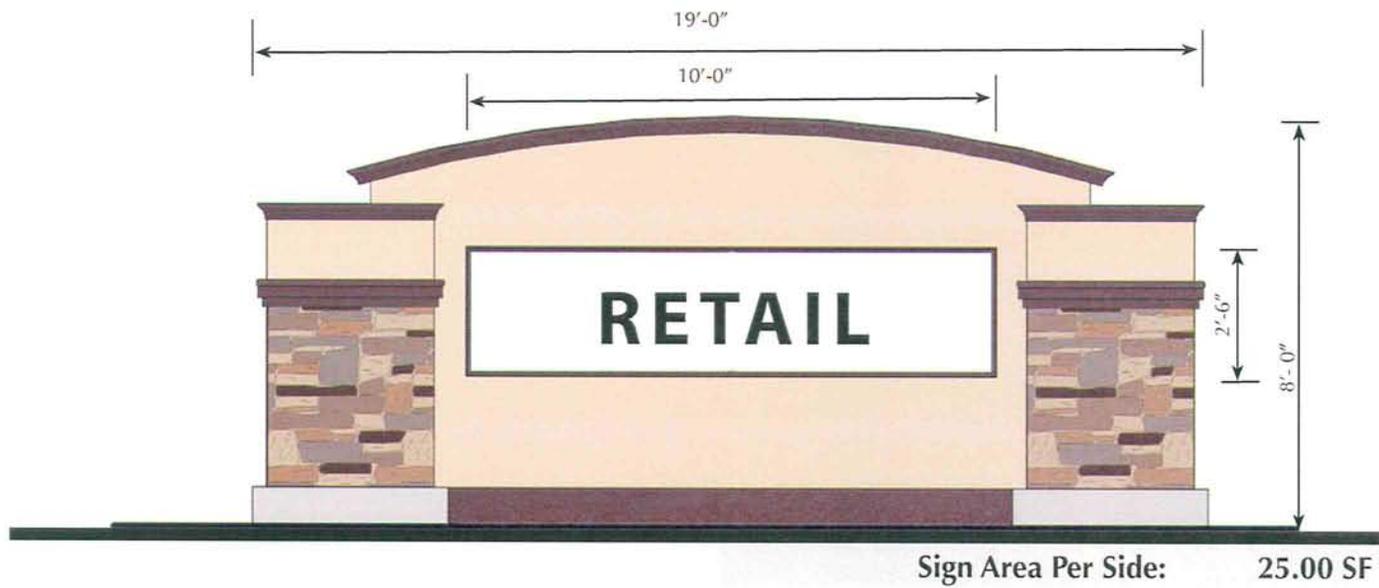


SUPERSEDED

* Materials to be used on this monument sign are to be equal in characteristics with the materials used for the building facade.



SITE SIGNAGE
Monument Tenant Sign
WAL★MART



* Materials to be used on this monument sign are to be equal in characteristics with the materials used for the building facade.



1000 Lakes Drive, Suite 403
West Covina, CA 91790
P. 626-917-6800
T. 626-917-6888
www.wp20.com

ILLUMINATED SIGN:

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.

Face: Constructed with Sunguard Weatherable Polycarbonate

Color: White

Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 anchors per sign.

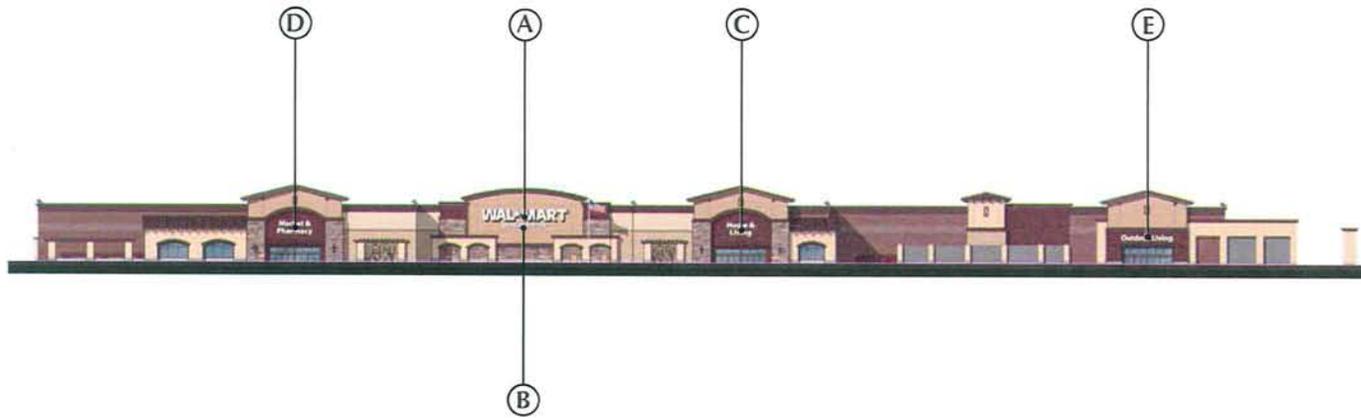
NON-ILLUMINATED SIGN:

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).

Face: Constructed with Sta-Tuf Plastic

Color: White

Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 studs per sign.



SUPERSEDED

	SIGN	#	TYPE	DIMENSIONS	ILLUMINATION	SQ. FT.
A	Walmart	1	Business	5'-0" x 38'-0"	Channel lit	190.00
B	Supercenter	1	Business	2'-0" x 19'-6"	N/A	39.00
C	Home & Living	1	Directional	7'-1" x 12'-10 1/8"	N/A	90.93
D	Market & Pharmacy	1	Directional	7'-1 1/2" x 16'-5 5/8"	N/A	117.30
E	Outdoor Living	1	Directional	2'-6" x 23'-11 1/2"	N/A	79.57

Sign Area Sub-Total: 516.80
Total Building Signage Area: 560.57



Front-North Elevation

ILLUMINATED SIGN (I):

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
 Face: Constructed with Sunguard Weatherable Polycarbonate
 Color: White with a yellow spark
 Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.
 Minimum 3 anchors per sign

NON-ILLUMINATED SIGN (N):

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
 Face: Constructed with Sta-Tuf Plastic
 Color: White
 Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation.
 Minimum 3 studs per sign.



SIGN	NAME	DIMENSION	TOTAL
A (I)	Walmart ✨	8'-0" x 37'-3"	298.00 sf
B (N)	Market & Pharmacy	6'-9 5/8" x 15'-1 1/2"	102.88 sf
C (N)	Home & Living	6'-7 3/4" x 12'-3/4"	80.17 sf
D (N)	Outdoor Living	3'-4 7/8" x 22'-7 7/8"	77.17 sf

Sign Area Sub-Total: **558.22 sf**
 Total Building Signage Area: **598.18 sf**

ILLUMINATED SIGN:

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Sunguard Weatherable Polycarbonate
Color: White
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 anchors per sign.

NON-ILLUMINATED SIGN:

Configuration: Plexiglas formed letters stud mounted to building surface.
Face: Constructed with Sta-Tuf Plastic
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 studs per sign.



SUPERSEDED

	SIGN	#	TYPE	DIMENSIONS	ILLUMINATION	SQ. FT.
F	Tire & Lube	1	Additional	2'-0" x 14'-8 3/4"	N/A	31.71
G	Tire	2	Additional	1'-0" x 2'-5 3/4"	N/A	5.34
H	Lube	1	Additional	1'-0" x 3'-1 5/8"	N/A	3.36

Sign Area Sub-Total: 40.41
 Total Building Signage Area: 560.57



Rear-South Elevation

ILLUMINATED SIGN (I):
 Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
 Face: Constructed with Sunguard Weatherable Polycarbonate
 Color: White with a yellow spark
 Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.
 Minimum 3 anchors per sign

NON-ILLUMINATED SIGN (N):
 Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
 Face: Constructed with Sta-Tuf Plastic
 Color: White
 Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation.
 Minimum 3 studs per sign.



SIGN	NAME	DIMENSION	TOTAL
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Sign Area Sub-Total: 0.00 sf
 Total Building Signage Area: 598.18 sf

ILLUMINATED SIGN:

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Sunguard Weatherable Polycarbonate
Color: White
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 anchors per sign.

NON-ILLUMINATED SIGN:

Configuration: Plexiglas formed letters stud mounted to building surface.
Face: Constructed with Sta-Tuf Plastic
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 studs per sign.



SUPERSEDED

NO SIGNAGE ON THIS ELEVATION

Sign Area Sub-Total: 0.00
Total Building Signage Area: 560.57



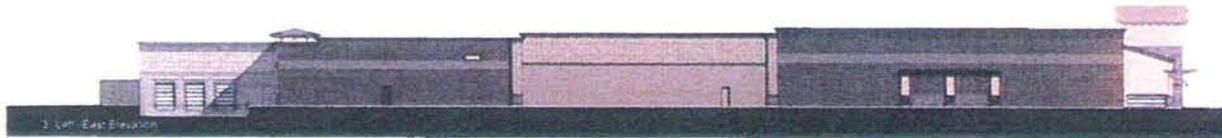
Left-East Elevation

ILLUMINATED SIGN (I):

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
 Face: Constructed with Sunguard Weatherable Polycarbonate
 Color: White with a yellow spark
 Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.
 Minimum 3 anchors per sign

NON-ILLUMINATED SIGN (N):

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
 Face: Constructed with Sta-Tuf Plastic
 Color: White
 Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation.
 Minimum 3 studs per sign.



SIGN	NAME	DIMENSION	TOTAL
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Sign Area Sub-Total: 0.00 sf
 Total Building Signage Area: 598.18 sf

EXHIBIT "B"

SOUTH ELEVATION WAL★MART

ILLUMINATED SIGN:

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Sunguard Weatherable Polycarbonate
Color: White
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 anchors per sign.

NON-ILLUMINATED SIGN:

Configuration: Plexiglas formed letters stud mounted to building surface.
Face: Constructed with Sta-Tuf Plastic
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 studs per sign.



SUPERSEDED

NO SIGNAGE ON THIS ELEVATION

Sign Area Sub-Total:	0.00
Total Building Signage Area:	560.57



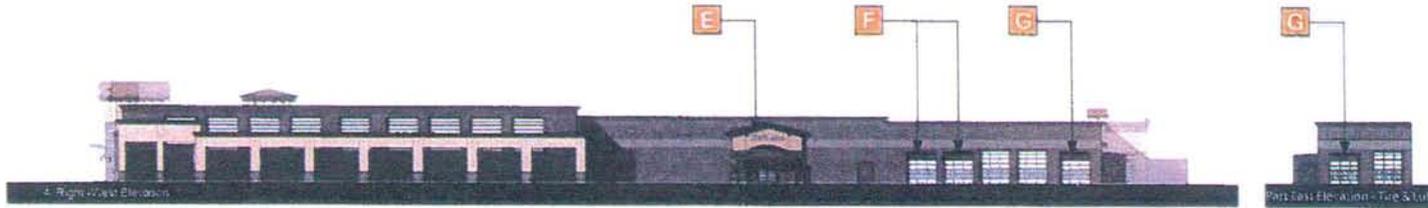
Right-West Elevation

ILLUMINATED SIGN (I):

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
 Face: Constructed with Sunguard Weatherable Polycarbonate
 Color: White with a yellow spark
 Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.
 Minimum 3 anchors per sign

NON-ILLUMINATED SIGN (N):

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
 Face: Constructed with Sta-Tuf Plastic
 Color: White
 Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation.
 Minimum 3 studs per sign.



SIGN	NAME	DIMENSION	TOTAL
(I)	Tire & Lube	2'-1 5/8" x 13'-6 5/8"	28.94 sf
(N)	Tire	1'-1/2" x 2'-3 3/8"	2.38 sf
(N)	Tire	1'-1/2" x 2'-3 3/8"	2.38 sf
(N)	Lube	1'-7/8" x 2'-11"	3.13 sf
(N)	Lube	1'-7/8" x 2'-11"	3.13 sf

Sign Area Sub-Total: **39.96 sf**
 Total Building Signage Area: **598.18 sf**

ILLUMINATED SIGN:

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Sunguard Weatherable Polycarbonate
Color: White
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 anchors per sign.

NON-ILLUMINATED SIGN:

Configuration: Plexiglas formed letters stud mounted to building surface.
Face: Constructed with Sta-Tuf Plastic
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 studs per sign.



	SIGN	#	TYPE	DIMENSIONS	ILLUMINATION	SQ. FT.
H	Lube	1	Additional	1'-0" x 3'-1 5/8"	N/A	3.36

Sign Area Sub-Total: 3.36
Total Building Signage Area: 560.57



CONCEPTUAL
OUTPARCEL
ELEVATIONS
WAL*MART



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

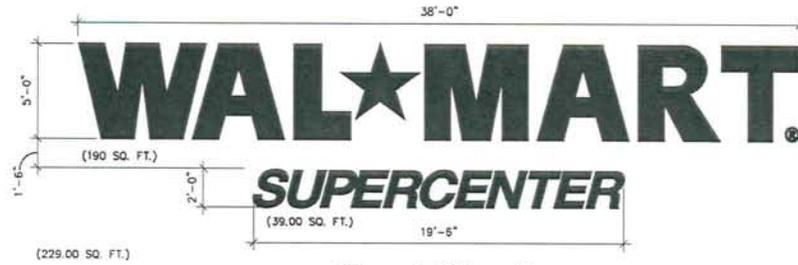


EAST ELEVATION

Maximum square footage is 1SF per each
linear foot of building frontage.



1000 Lakes Drive, Suite 403
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P: 626-917-6000
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www.wpi26.com



Sign A/ Sign B



Sign C



Sign D



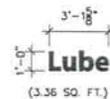
Sign E



Sign F



Sign G



Sign H

SUPERSEDED



Signage Details

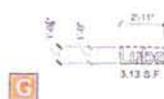
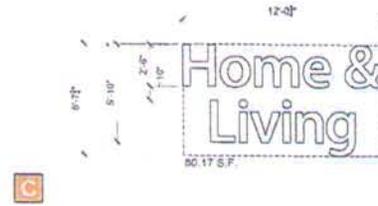
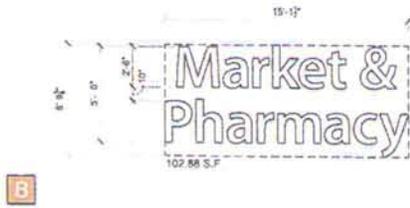
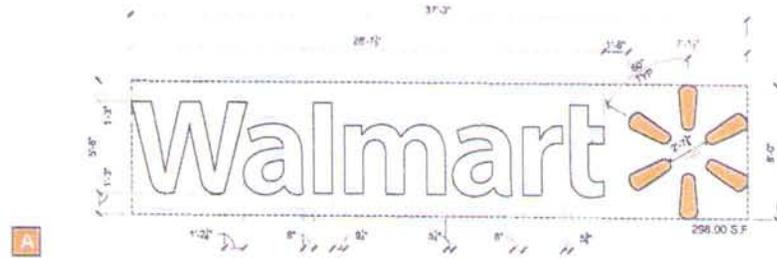
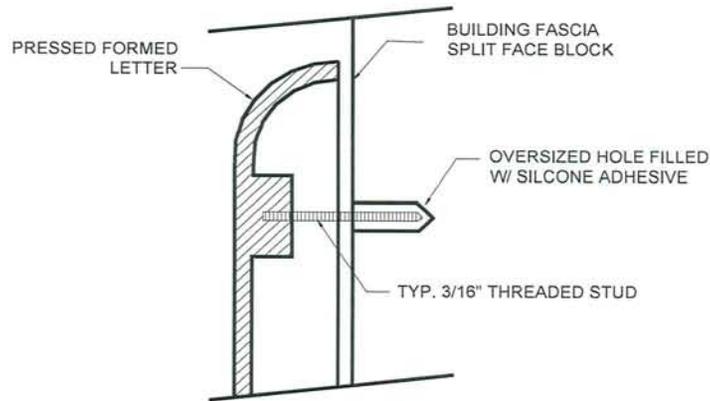


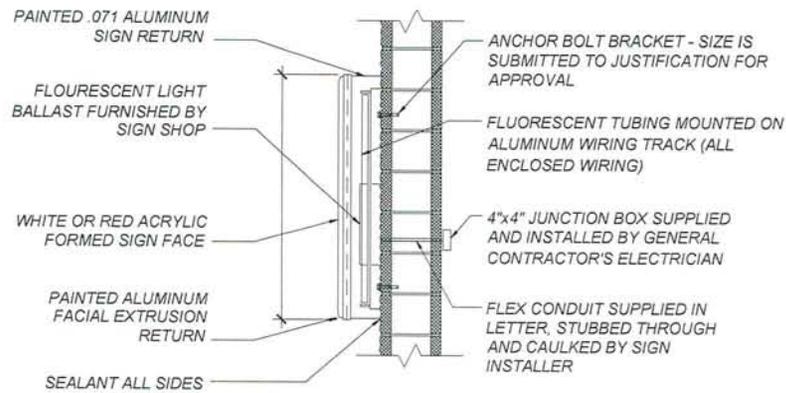
EXHIBIT "B"

Non-Illuminated Signage Detail



NTS

Illuminated Signage Detail



NTS

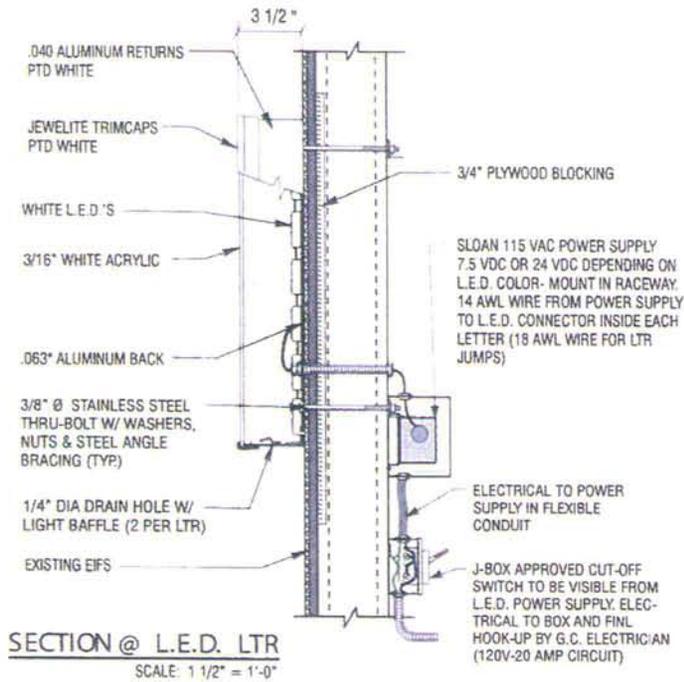
NOTE: Wal-Mart reserves the right to replace fluorescent tubing with LED.

INSTALLATION
DETAILS
WAL*MART

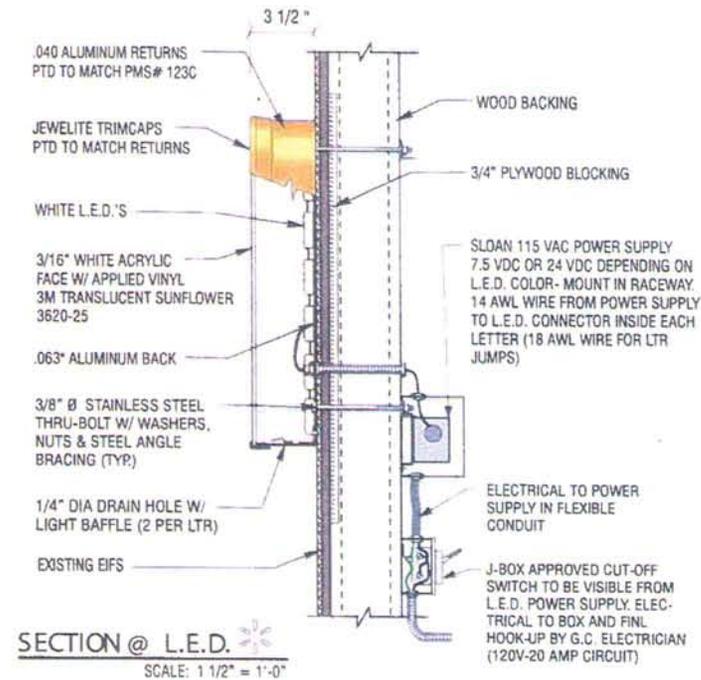
SUPERSEDED



Installation Details



Illuminated Signage Detail (NTS)



Non-Illuminated Signage Detail (NTS)