



KILLEN, GRIFFIN  
& FARRIMOND  
ATTORNEYS AT LAW

ROB KILLEN  
JAMES B. GRIFFIN  
ASHLEY FARRIMOND

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Ashley Farrimond  
210-960-2750  
ashley@kgfftx.com

August 8, 2022

City of San Antonio  
Development Services Department  
P.O. Box 839966  
San Antonio, Texas 78283

To Whom It May Concern:

Santikos Legacy, LLC ("Santikos") is the owner of the property located at 2103 N Loop 1604 E, San Antonio, Texas 78232 ("Property"), as further shown in **Exhibit A**. Firstmark Credit Union has operated at the Property for several years, but due to an old master signage plan, has not been able to install any signage on Loop 1604. We are requesting an appeal of the denial of the building permit requested to install signage at this location.

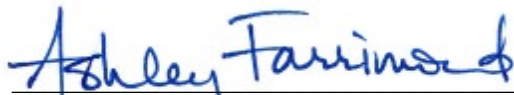
The Property is part of the Legacy mixed-use project ("Project") at the northeast corner of US Highway 281 and Loop 1604. Over the past fifteen (15) years, the Project has developed with retail, housing, service, entertainment, and office uses. In 2005 a Master Sign Plan Agreement ("Master Plan") was entered into for the Project, as further shown in **Exhibit B**. At that time, the exact combination of uses and tenants was unknown. This Master Plan has been amended over the years and no signage is currently permitted at the Property. As the Project has evolved and is nearing build-out, the signage needs of particular businesses and housing projects has also changed since 2005. Santikos is working on amending the Master Plan, but are waiting to include a few additional new tenants.

Firstmark has been operating for years without a sign, as further seen in the attached **Exhibit C**, and needs to install signage as soon as possible. The proposed sign is included as **Exhibit D**. The updated master signage plan will account for any sign approved on the Property.

On behalf of Santikos, as well as Firstmark Credit Union, we respectfully submit this Building Related and Fire Codes Appeals and Advisory Board Application and request an amendment to the Master Plan to allow for the placement of the proposed Sign on the Property. If you have any questions, please do not hesitate to contact me at (210) 960-2750 or at [ashley@kgfftx.com](mailto:ashley@kgfftx.com).

Best Regards,

KILLEN, GRIFFIN & FARRIMOND, PLLC

  
Ashley Farrimond



TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 144**  
Building-Related and Fire Appeals and Advisory Board and  
Homebuilder and Home Improvement Contractor Registrations  
Appeals

DATE: June 23, 2008/Revised: February 23, 2012/August 1, 2014/  
January 25, 2016/February 22, 2016/September 11, 2018/April 24,  
2019

CREATED BY: Field Services Division

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**Purpose:**

As a customer service initiative, the Development Services Department (DSD) created this revised bulletin to update Information Bulletin (IB) 144 on the Building-Related and Fire Codes Appeals and Advisory Board process. This IB now includes the appeals process associated with the denial of Homebuilder and Home Improvement contractor registrations.

**Scope:**

**Building and Fire Related Design Appeals**

Per [Section 10-14](#) of the City of San Antonio amendments to the 2018 Building-Related codes, the Building-Related and Fire Codes Appeals and Advisory Board is created to hear and decide appeals of orders, decisions or determinations made by the building official and fire chief relative to the application and interpretation of the building and fire codes.

An application for the appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not full apply, or an equally good or better form of construction is proposed. The Building-Related and Fire Codes Appeals and Advisory Board has no authority to waive requirements of the codes.

**Homebuilder and Home Improvement Contractor Registrations Appeals**

In addition, [Section 10-115\(k\)\(2\)](#) grants authority to the Building Official to require contractors requesting a Homebuilder or Home Improvement registration to submit a criminal background check issued by the Federal Bureau of Investigation (FBI). This background check is required when submitting an application for an initial contractor registration or when renewing a registration.

When an applicant submits an application for registration and the accompanying criminal report indicates infractions that call into question a person's honesty, integrity, and/or trustworthiness, the Building Official shall have the right to deny the application.

### **Document Submittal**

In order to be heard by Appeals and Advisory Board, the applicant or their representative must submit the attached application and any accompanying documentation within 21 (twenty-one) calendar days from receipt of registration denial. The applicant shall submit twelve (12) copies of the completed application (see attached) and twelve (12) copies of any supporting documentation they believe will assist the Board in making a determination (e.g., letters, design drawings no larger than 11"x17", reports, reference letters, law enforcement reports, judicial determinations, judgments, proof of registration in other municipalities, program completion documentation, etc.) plus the appropriate filing fee. The filing fee for the Building- Related and Fire Codes Appeals and Advisory Board is \$155.00 as of the date of this IB. See the fee schedule for updates:

<http://docsonline.sanantonio.gov/FileUploads/dsd/CurrentFeeSchedule.pdf>

Checks are to be made payable to the City of San Antonio and submitted with the appeals application. The applicant shall deliver or mail the Appeals and Advisory Board application package to:

City of San Antonio –Development Services  
Department Building Development Division  
Attn: Building-Related and Fire Codes Appeals and Advisory  
Board 1901 S. Alamo St., Suite 283  
San Antonio, TX 78204

Once the application package is received, DSD staff shall contact the Building-Related and Fire Codes Appeals and Advisory Board chairperson in order to coordinate the next available date and time for a hearing. When established and confirmed by the Board's Chairperson, DSD staff shall contact the applicant with the date, time and location of the hearing. A minimum of five (5) calendar days notice will be given to all parties. All decisions and findings of the board shall be rendered in writing and sent to the appellant by certified mail with copies to the building official and fire chief.

If you have any questions on this process, please contact the Board Liaison at (210) 207- 0265 or via e-mail at [jeremy.mcdonald@sanantonio.gov](mailto:jeremy.mcdonald@sanantonio.gov)

**Summary:**

This Information Bulletin is for informational purposes only.

**Prepared by:** Andrew Espinoza, CBO, MCP, Development  
Services Manger

**Reviewed by:** Jeremy McDonald, PE, Senior Engineer  
Terry Kannawin, Assistant Director  
Amin Tohmaz, PE, CBO, Deputy Director

**Authorized by:** Michael Shannon, PE, CBO, Director





## BUILDING-RELATED AND FIRE CODES APPEALS AND ADVISORY BOARD APPLICATION

Please type or print:

<b>Appellant:</b>	Larry Golfsman	Owner	<u>Owners Agent</u>
<b>Company:</b>	Aetna Sign Group		
<b>Contractor Registration Number (If applicable):</b>			
<b>Address:</b>	2103 N. Loop 1604 E. San Antonio, Texas 78232		
<b>Tel #:</b>	(210) 826-2800	<b>Fax #:</b>	
<b>Email:</b>	larry@aetnasign.com & ashley@kgftx.com		

Reason for Appeal (check appropriate category):

- ☐ To determine proper interpretation of code
- ☐ To determine suitability of alternate materials
- ☐ To determine suitability of alternant construction method
- ☐ To appeal a Code Modification Request decision.
- ☐ Denial/Suspension/Cancellation of Homebuilder contractor registration
- ☐ Denial/Suspension/Cancellation of Home Improvement contractor registration
- ☒ To amend Master Signage Plan

**For Office Use Only:**

**Date Received:**

**Receipt #**

Description of conditions Related to appeal (attach additional pages and supporting documentation if necessary):

Please see attached.

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Signature: Ashley Farnsworth

Date: 08/09/2022

**Enclose check for \$155.00 made payable to the City of San Antonio and twelve (12) copies of all supporting information (e.g., letters, design drawings no larger than 11x17, reports, etc.) required to support the appeal. A copy of the decision that is being appealed should also be included.**

**Meetings are held at the City of San Antonio, Development Services Department, located at 1901 S. Alamo, 1<sup>st</sup> Floor.**

**Accessibility Statement for Meeting Site**

Language interpreters are available and must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207- 5459.

This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-5459 or 711 (Texas Relay Service for the Deaf).

Hay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 5459.

Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-5459 o al 711 (servicio de transmisión para sordos).

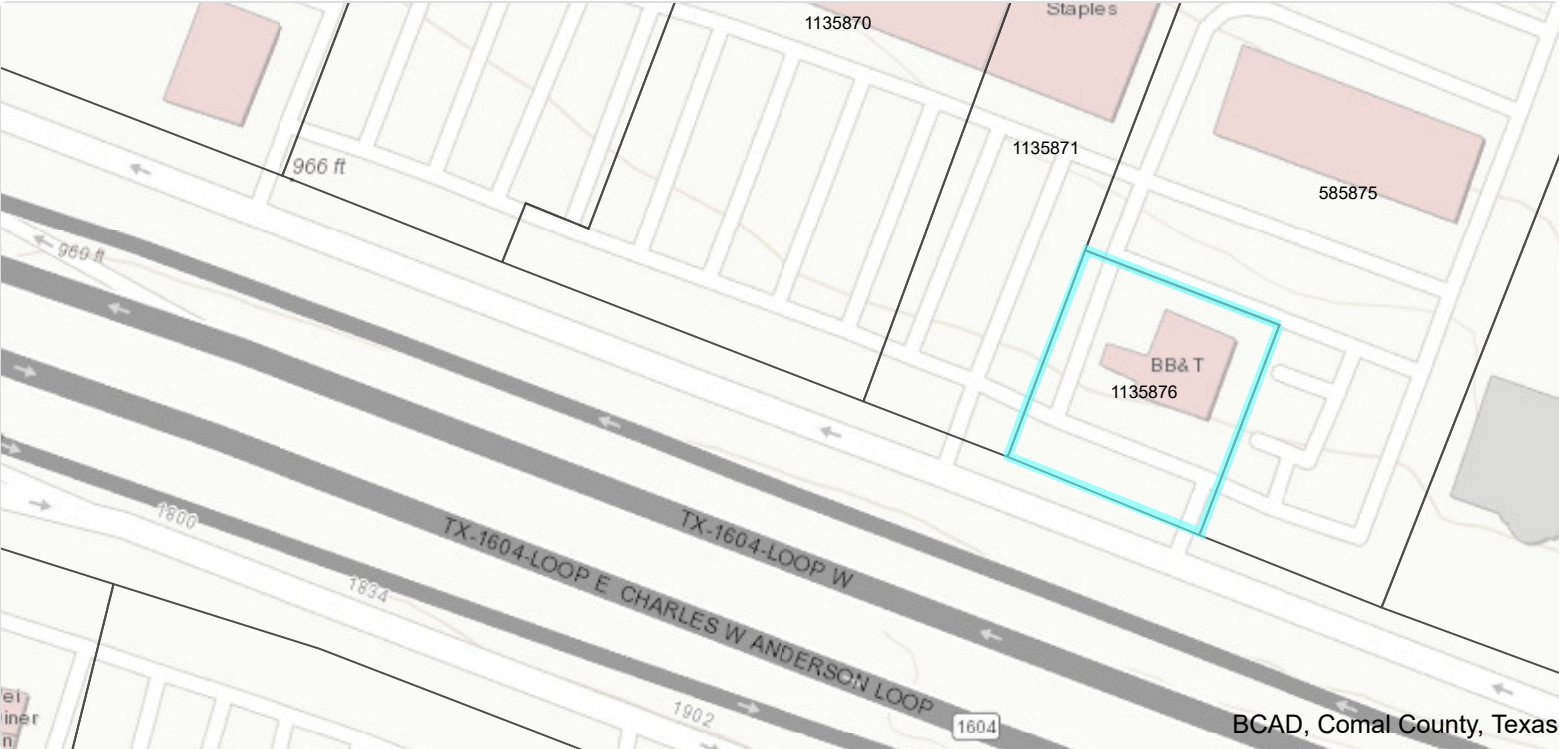
# Exhibit A







Property Identification #: 1135876	Property Information: 2022	Owner Identification #: 3227785
Geo ID: 15671-002-0011 Situs 2103 N LOOP 1604 E SAN ANTONIO, Address: TX 78232 Property Type: Real State Code: F1	NCB 15671 BLK 2 LOT NW 180.25 FT OF SW 190.79 FT OF 1 Legal Description: (DUPLICATE LOT 1 TO PID 585874) FULL LIFE CENTER SUBD Abstract: S15671 Neighborhood: NBHD code14250 Appraised Value: \$2,330,000.00 Jurisdictions: CAD, 11, 10, 08, 55, 06, 09, 21	Name: SANTIKOS LEGACY LLC Exemptions: DBA: FIRSTMARK CREDIT UNION



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

# Bexar CAD

Property Search > 1135876 SANTILOS LEGACY LLC for Tax Year: 2022  
Year 2022

## Property

### Account

Property ID:	1135876	Legal Description:	NCB 15671 BLK 2 LOT NW 180.25 FT OF SW 190.79 FT OF 1 (DUPLICATE LOT 1 TO PID 585874) FULL LIFE CENTER SUBD
Geographic ID:	15671-002-0011	Zoning:	C-3 S
Type:	Real	Agent Code:	60479
Property Use Code:	482		
Property Use Description:	BRANCH BANK		

### Protest

Protest Status:  
Informal Date:  
Formal Date:

### Location

Address:	2103 N LOOP 1604 E SAN ANTONIO, TX 78232	Mapsc0:	517C2
Neighborhood:	NBHD code14250	Map ID:	
Neighborhood CD:	14250	E-File Eligible	

### Owner

Name:	SANTILOS LEGACY LLC	Owner ID:	3227785
Mailing Address:	4630 N LOOP 1604 W STE 501 SAN ANTONIO, TX 78249	% Ownership:	100.0000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,643,130	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$686,870	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$2,330,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$2,330,000	
(-) HS Cap:	-	\$0	
-----			

(=) Assessed Value:

=

\$2,330,000

Taxing Jurisdiction

Owner: SANTIKOS LEGACY LLC

% Ownership: 100.000000000000%

Total Value: \$2,330,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$2,330,000	\$2,330,000	\$551.46		
08	SA RIVER AUTH	0.018580	\$2,330,000	\$2,330,000	\$432.91		
09	ALAMO COM COLLEGE	0.149150	\$2,330,000	\$2,330,000	\$3,475.20		
10	UNIV HEALTH SYSTEM	0.276235	\$2,330,000	\$2,330,000	\$6,436.27		
11	BEXAR COUNTY	0.276331	\$2,330,000	\$2,330,000	\$6,438.51		
21	CITY OF SAN ANTONIO	0.558270	\$2,330,000	\$2,330,000	\$13,007.69		
55	NORTH EAST ISD	1.252500	\$2,330,000	\$2,330,000	\$29,183.25		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$2,330,000	\$2,330,000	\$0.00		
Total Tax Rate:		2.554734					
Taxes w/Current Exemptions:					\$59,525.29		
Taxes w/o Exemptions:					\$59,525.29		

Improvement / Building

Improvement #1: Commercial

State Code: F1

Living Area: 4703.0 sqft

Value: \$1,568,443

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
482	BRANCH BANK	C - V	TS	2007	4703.0
CNP	Canopy	* - V		2007	660.0
CNP	Canopy	* - G		2007	300.0

Improvement #2: Commercial

State Code: F1

Living Area: sqft

Value: \$70,087

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		2007	27000.0

Improvement #3: Commercial

State Code: F1

Living Area: sqft

Value: \$4,600

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - A		2007	1100.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	PAD	Commercial Pad	0.7900	34412.40	0.00	0.00	\$686,870	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$1,643,130	\$686,870	0	2,330,000	\$0	\$2,330,000
2021	\$986,770	\$613,230	0	1,600,000	\$0	\$1,600,000

2020	\$1,286,770	\$613,230	0	1,900,000	\$0	\$1,900,000
2019	\$1,639,660	\$595,340	0	2,235,000	\$0	\$2,235,000
2018	\$1,656,870	\$578,130	0	2,235,000	\$0	\$2,235,000

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/11/2020	SWD	Special Warranty Deed	SANTIKOS LEGACY LLC	SANTIKOS LEGACY LLC			20200031433
2	1/4/2016	OTHER	Other	SANTIKOS LEGACY LLC	SANTIKOS LEGACY LLC			
3	12/31/2015	SWD	Special Warranty Deed	SANTIKOS LEGACY LTD & MID-LOOP INC	SANTIKOS LEGACY LLC	17629	1203	20150250281

**Protest status and date information current as of Aug 9 2022  
1:16AM.**

**2022 and prior year appraisal data current as of Aug 5 2022  
7:24AM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**



# Exhibit B

May 12, 2005

Mr. David Simpson  
Chief Sign Inspector  
City of San Antonio  
Development Services Department  
1901 S. Alamo St.  
San Antonio, Texas 78283-3966

**RE: Master Sign Plan Agreement - Legacy Shopping Center**

Dear Mr. Simpson:

This Agreement ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2005 between Santikos Legacy, Ltd. a Texas limited partnership, (the "Owner") who is developing the property known as Legacy Shopping Center and the City of San Antonio, Bexar County, Texas.

This agreement shall serve to define and describe the "non-building" signage program that will be allowed and followed in the development of the property. This Agreement is entered into by all of the involved property owners, in order to specifically define and limit the allowable "non-building" signage permitted, pursuant to the current City of San Antonio sign ordinance. "Non-building" signage is defined to be signage that is "free standing" and not attached to buildings, which are located at or adjacent to the property. This agreement defines the allowable locations, maximum height and size for both single tenant and multi-tenant pole, pylon and monument signage, which can be placed upon this property by the Owner and its successors, assignees or lessees.

In exchange for these concessions on allowable signage, the City of San Antonio agrees to grant the Owner the right to construct and install "off-premise" signage on one platted lot to an entity located on a separately platted lot as long as the lot and signage on which the entity is located are covered by this Agreement. It is understood and agreed that no other "non-building" signage unless specifically described herein will be allowed on the property without the written consent of the Owner and the City of San Antonio.

The attached exhibit B is a detailed table listing the types of signage allowed on the property based on the location of the signage with respect to the closest roadway. The attached Exhibit C describes the signage type, size and location of all allowable "non-building" signage pursuant to the current City of San Antonio sign ordinance. This Agreement constitutes the entire and complete agreement between the parties hereto. It is expressly understood that there are no verbal understandings or agreements which may change the terms, covenants and conditions herein set forth, and that no modification of this Agreement and no waiver of any of the terms and conditions shall be effective unless made in writing and duly executed by the parties hereto. This agreement consists solely of the Agreement itself and exhibits A,B,C & D.

EXECUTED by Owner this \_\_\_\_\_ day of \_\_\_\_\_, 2005, in multiple counterparts, each of which shall have the force and effect of an original.

EXECUTED by \_\_\_\_\_ for the city of San Antonio, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, in multiple counterparts, each of which shall have the force and effect of an original.

**OWNER:**

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
  
By: \_\_\_\_\_  
John Santikos, Owner

**City of San Antonio:**

By: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

After Recordation, please return original to:

\_\_\_\_\_  
Santikos Legacy, Ltd.  
\_\_\_\_\_  
606 Embassy Oaks, suite 350  
\_\_\_\_\_  
San Antonio, TX 78216  
\_\_\_\_\_  
And  
\_\_\_\_\_  
Aetna Sign Group  
\_\_\_\_\_  
300 Austin Highway, Suite 100  
\_\_\_\_\_  
San Antonio, TX 78209

**LEGACY SHOPPING CENTER SIGN MASTER PLAN  
LEGAL DESCRIPTIONS  
EXHIBIT A**

1. Lot 1, Block 4, NCB 15671, Page \_\_\_\_, Volume \_\_\_\_, Deed and Plat Records, City of San Antonio, Bexar County, TX.
2. Lot 2, Block 4, NCB 15671, Page \_\_\_\_, Volume \_\_\_\_, Deed and Plat Records, City of San Antonio, Bexar County, TX.
3. Lot 3, Block 4, NCB 15671, page \_\_\_\_, Volume \_\_\_\_, Deed and Plat Records, City of San Antonio, Bexar County, TX.
4. Lot 4, Block 4, NCB 15671, Page \_\_\_\_, Volume \_\_\_\_, Deed and Plat Records, City of San Antonio, Bexar County, TX.
5. Lot 5, Block 4, NCB 15671, Page \_\_\_\_, Volume \_\_\_\_, Deed and Plat Records, City of San Antonio, Bexar County, TX.
6. Lot 6, Block 4, NCB 15671, Page \_\_\_\_, Volume \_\_\_\_, Deed and Plat Records, City of San Antonio, Bexar County, TX.
7. Lot 7, Block 4, NCB 15671, Page \_\_\_\_, Volume \_\_\_\_, Deed and Plat Records, City of San Antonio, Bexar County, TX.
8. Lot 1, Block 2, NCB 15671, Page \_\_\_\_, Volume \_\_\_\_, Deed and Plat Records, City of San Antonio, Bexar County, TX.

Legacy Shopping Center  
PROPOSED SIGN SCHEDULE  
EXHIBIT B

	Signs	Lot #	Block #	Legal Descriptions	Overall Height	Square Footage
1A	Multi-Tenant Monument Sign	1	4	To Be Determined	16'0"	180
1B	Multi-Tenant Monument Sign	1	4	To Be Determined	16'0"	180
1C	Multi-Tenant Monument Sign	1	4	To Be Determined	16'0"	180
1D	Multi-Tenant Entry Wall Sign	1	4	To Be Determined	5'0"	180
2	Multi-Tenant Monument Sign	2	4	To Be Determined	16'0"	180
3A	Multi-Tenant Entry Wall Sign	3	4	To Be Determined	5'0"	180
3B	Multi-Tenant Pylon Sign	3	4	To Be Determined	65'0"	650
4A	Multi-Tenant Entry Wall Sign	4	4	To Be Determined	5'0"	180
4B	Multi-Tenant Monument Sign	4	4	To Be Determined	16'0"	180
4C	Multi-Tenant Entry Wall Sign	4	4	To Be Determined	5'0"	180
5A	Multi-Tenant Entry Wall Sign	5	4	To Be Determined	5'0"	180
5B	Multi-Tenant Monument Sign	5	4	To Be Determined	16'0"	180
5C	Multi-Tenant Entry Wall Sign	5	4	To Be Determined	5'0"	180
6A	Single-Tenant Wall Mount Sign	6	4	To Be Determined	5'0"	75
6B	Single-Tenant Wall Mount Sign	6	4	To Be Determined	5'0"	75
7A	Multi-Tenant Entry Wall Sign	7	4	To Be Determined	5'0"	180
7B	Multi-Tenant Entry Wall Sign	7	4	To Be Determined	5'0"	180
8A	Multi-Tenant Monument Sign	1	2	To Be Determined	16'0"	180
8B	Multi-Tenant Monument Sign	1	2	To Be Determined	16'0"	180
8C	Multi-Tenant Monument Sign	1	2	To Be Determined	16'0"	180

Note 1 : Entry signs will have approximately 50' spacing between them.

Note 2 : Placement of signs dependent on city services approval of encroachments into various easements.

**SIGN MASTER PLAN  
EXHIBIT C**

**1. Lot 1, Block 4 –**

Tenant will give up five (6) signs along Loop 1604 (allowed 8).

Tenant will give up five (5) signs along East Sonterra (allowed 7).

Sign #1A – Multi-Tenant Monument Sign – 16'0" overall height and 180 sq. feet.

Sign #1B – Multi-Tenant Monument Sign – 16'0" overall height and 180 sq. feet.

Sign #1C – Multi-Tenant Monument Sign – 16'0" overall height and 180 sq. feet.

Sign #1D – Multi-Tenant Entry Wall Sign – 5'0" overall height and 180 sq. feet.

**2. Lot 2, Block 4 –**

Tenant will give up four (4) signs along East Sonterra (allowed 5).

Sign #2 – Multi-Tenant Monument Sign – 16'0" overall height and 180 sq. feet.

**3. Lot 3, Block 4 –**

Tenant will give up five (4) signs along 1604 (allowed 6).

Sign #3A – Multi-Tenant Entry Wall Sign – 5'0" overall height and 180 sq. feet.

Sign #3B – Multi-Tenant Pylon Sign – 65'0" overall height and 650 sq. feet.

**4. Lot 4, Block 4 –**

Tenant will give up one (1) sign along 1604 (allowed 2).

Tenant will give up zero (0) signs along 281 (allowed 2).

Sign #4A – Multi-Tenant Entry Wall Sign – 5'0" overall height and 180 sq. feet.

Sign #4B – Multi-Tenant Monument Sign – 16'0" overall height and 180 sq. feet.

Sign #4C – Multi-Tenant Entry Wall Sign – 5'0" overall height and 180 sq. feet.

**5. Lot 5, Block 4 –**

Tenant will give up one (1) sign along 281 (allowed 2).

Tenant will give up zero (0) sign along East Sonterra (allowed 2).

Sign #5A – Multi-Tenant Entry Wall Sign – 5'0" overall height and 180 sq. feet.

Sign #5B – Multi-Tenant Monument Sign – 16'0" overall height and 180 sq. feet.

Sign #5C – Multi-Tenant Entry Wall Sign – 5'0" overall height and 180 sq. feet.

**6. Lot 6, Block 4 –**

Tenant will give up four (4) signs along 281 (allowed 5).

Tenant will give up three (3) signs along East Sonterra (allowed 4).

Sign #6A – Single-Tenant Wall Sign – 5'0" overall height and 75 sq. feet.

Sign #6B – Single-Tenant Wall Sign – 5'0" overall height and 75 sq. feet.

**7. Lot 7, Block 4 –**

Tenant will give up three (3) signs along East Sonterra (allowed 5).

Sign #7A – Multi-Tenant Entry Wall Sign – 5'0" overall height and 180 sq. feet.

Sign #7B – Multi-Tenant Entry Wall Sign – 5'0" overall height and 180 sq. feet.

**8. Lot 1, Block 2 –**

Tenant will give up three (3) signs along East Sonterra (allowed 5).

Sign #8A – Multi-Tenant Monument Sign – 16'0" overall height and 180 sq. feet.

Sign #8B – Multi-Tenant Monument Sign – 16'0" overall height and 180 sq. feet.

Sign #8C – Multi-Tenant Monument Sign – 16'0" overall height and 180 sq. feet.

Legacy Shopping Center  
EXISTING SIGNS ON DEVELOPMENT

EXHIBIT D

None at present time

(Are there any billboards on this property that will not be removed?)





File: ART/DRWG/MISC/6213\_LEGACY  
Revision History: 6-27-05

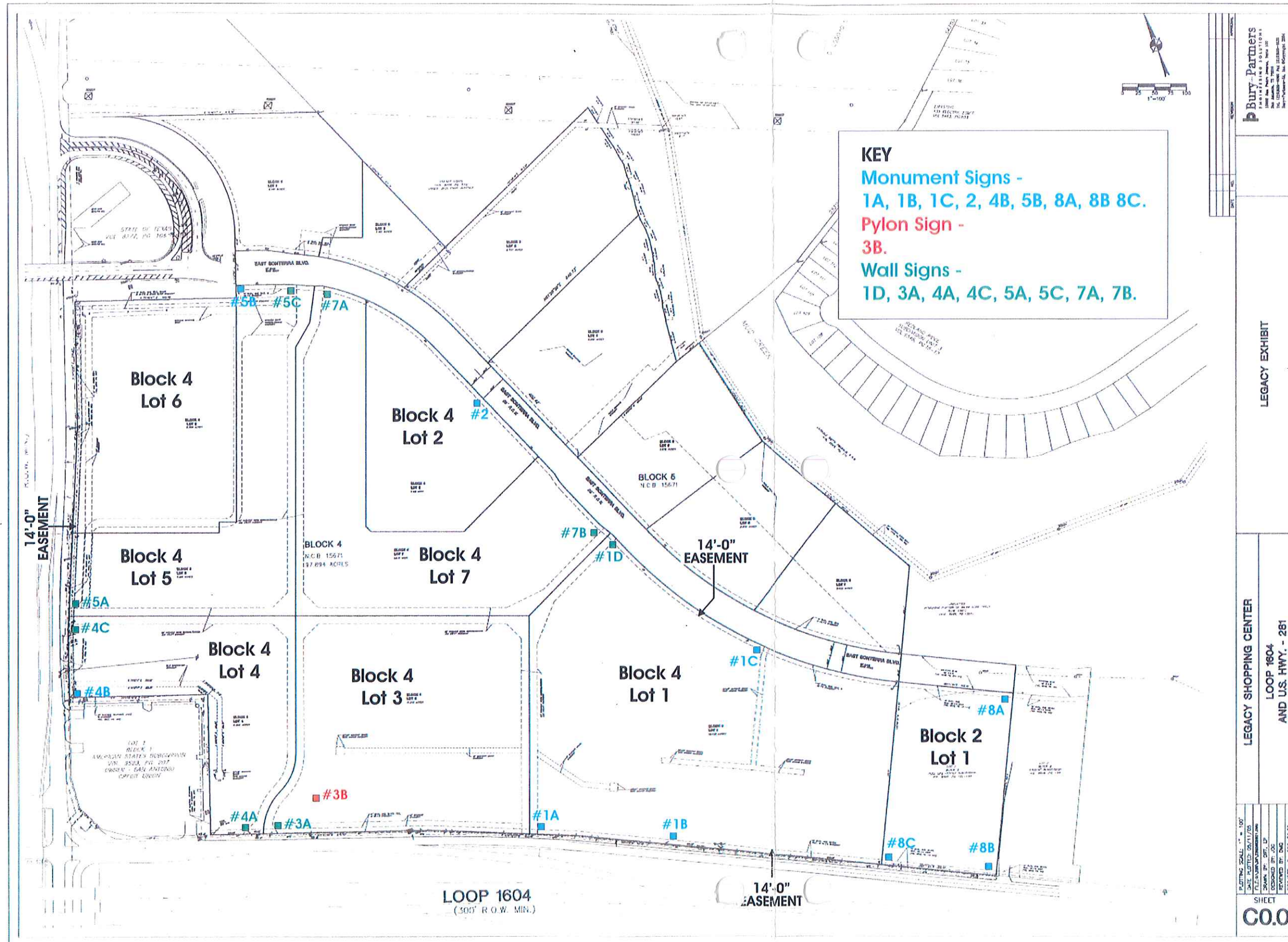
Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise.

Violation of any of the above shall subject the violator(s) to all statutory and common law damages available to Aetna Sign Group, LTD., including, but not limited to, the value of man hours incurred in the production of this design, attorney's fees, and any and all other costs incurred by Aetna Sign Group, LTD. in the enforcement of it's copyrights.

Note: Aetna will supply transformers, boxes, disconnects, switches & letters. Installers are to provide all other necessary hardware to accomplish installation.

National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize UL2161 (GFI) transformers. This type of transformer must have a dedicated electrical (GFI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact your Aetna Sign Group representative if you need additional information.

(Initial) \_\_\_\_\_



# Exhibit C



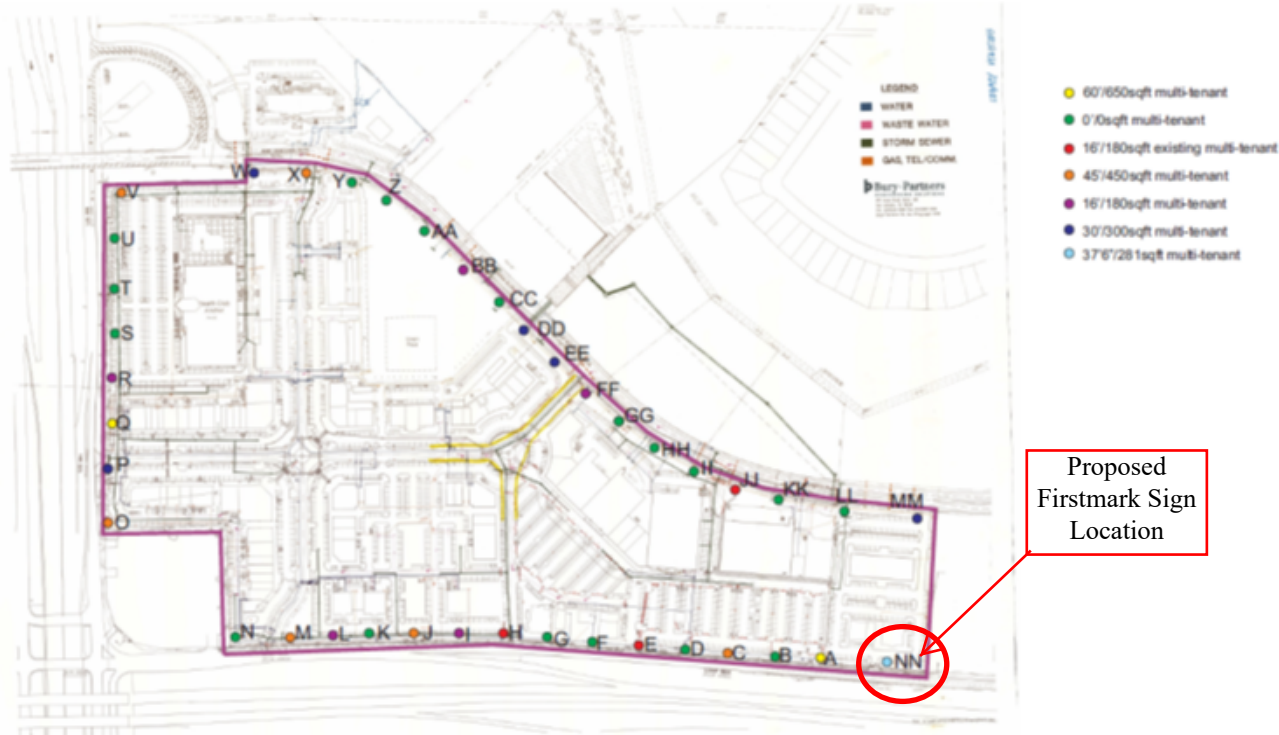
National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize UL2161 (GFI) transformers. This type of transformer must have a dedicated electrical (GFI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact your Aetna Sign Group representative if you need additional information.







# Exhibit D



3438 FREEDOM DRIVE • SAN ANTONIO, TX 78217 • PH: 210.824.2800  
FAX: 210.477.2323 • WWW.AETNASIGN.COM • FOLLOW US ON 

All signs will be manufactured to accommodate 100 volt current unless otherwise instructed by customer. Note: Aetna will supply transformers, boxes, down-rods, anchors & other hardware as to provide all other necessary hardware to accomplish installation.

Legacy	09064	34523
DATE: May 28/16p 1604	DATE REP: Jeanette M.	
OFF: San Antonio, Texas	ISSUES: Anna V	
DEL: 11-20-17	CONF APPROVAL:	
CONFIRMED: arfdmg@etna34523_legacy		TELEP: 16270
10/20/2016-10/20/2016		

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National Building Codes now allow all signs that utilize fast impregnated, sized at 7.28v cells and an in-rail circuit UL/100 EDP locations. This type of transformer must have a dedicated electrical EDP circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact your Aetna Sign Group representative if you need additional information.

# Authorization

July 19, 2022

City of San Antonio  
Development Services Department  
P.O. Box 839966  
San Antonio, Texas 78283

To Whom It May Concern:

Santikos Legacy, LLC owns the property located at 2103 N Loop 1604 E, San Antonio, Texas 78232 ("Property"). The Property is further identified as Bexar County Appraisal District Parcel ID #1135876. This letter hereby authorizes Aetna Sign Group and Killen, Griffin & Farrimond, PLLC to act as applicant and representative for the Building-Related and Fire Code Appeals and Advisory Board Application related to signage approvals for the Property.

Sincerely,

**Santikos Legacy, LLC,**  
a Texas limited liability company

By: Santikos Enterprises, LLC  
a Texas limited liability company  
its Manager

By: Joe McChesney  
Name: Joe McChesney  
Title: Vice President - Real Estate