



Wells Fargo Bank, National Association
Corporate Properties Group - Negotiations
100 W. Washington, Suite 1430
MAC#S4101-140
Phoenix, AZ 85003

Fawn G. Nelson
Vice President
Transaction Manager
602-378-4744 (office)
1-866-931-4479 (facsimile)
nelsonfg@wellsfargo.com (e-mail)

September 17, 2019

VIA Email: Mike.Campbell@co.clay.tx.us

Mr. Mike Campbell
Clay County Judge
Courthouse Annex
214 N. Main
Henrietta, TX 76265

Re: Wells Fargo Drive up ATM – 210 N. Bridge St, Henrietta, TX

Dear Mr. Campbell:

As you are aware, as part of your purchase of the former Wells Fargo bank property 210 N. Bridge Street, in Henrietta, TX, the Wells Fargo drive up ATM that is currently in operation on the property will remain and we will be entering into a lease agreement.

We are in the process of ordering the work necessary to separate the utilities for the ATM, convert it to a wireless data connection and to change the signs on the ATM canopy. As part of this process we are requesting your acknowledgement to the attached drawings/specifications for this project. If you could please review the attached, provide your signature/acknowledgement in the space below and return one copy of this signed letter, we would greatly appreciate it.

If you have any questions, please contact me at 602-378-4744 or via email at nelsonfg@wellsfargo.com or you may contact our broker, Lem Miller at 972-462-7070 or via email at lem@sandiatax.com.

Sincerely,

Fawn G. Nelson
Vice President, Transaction Manager
Corporate Properties Group – Negotiations

Attachments

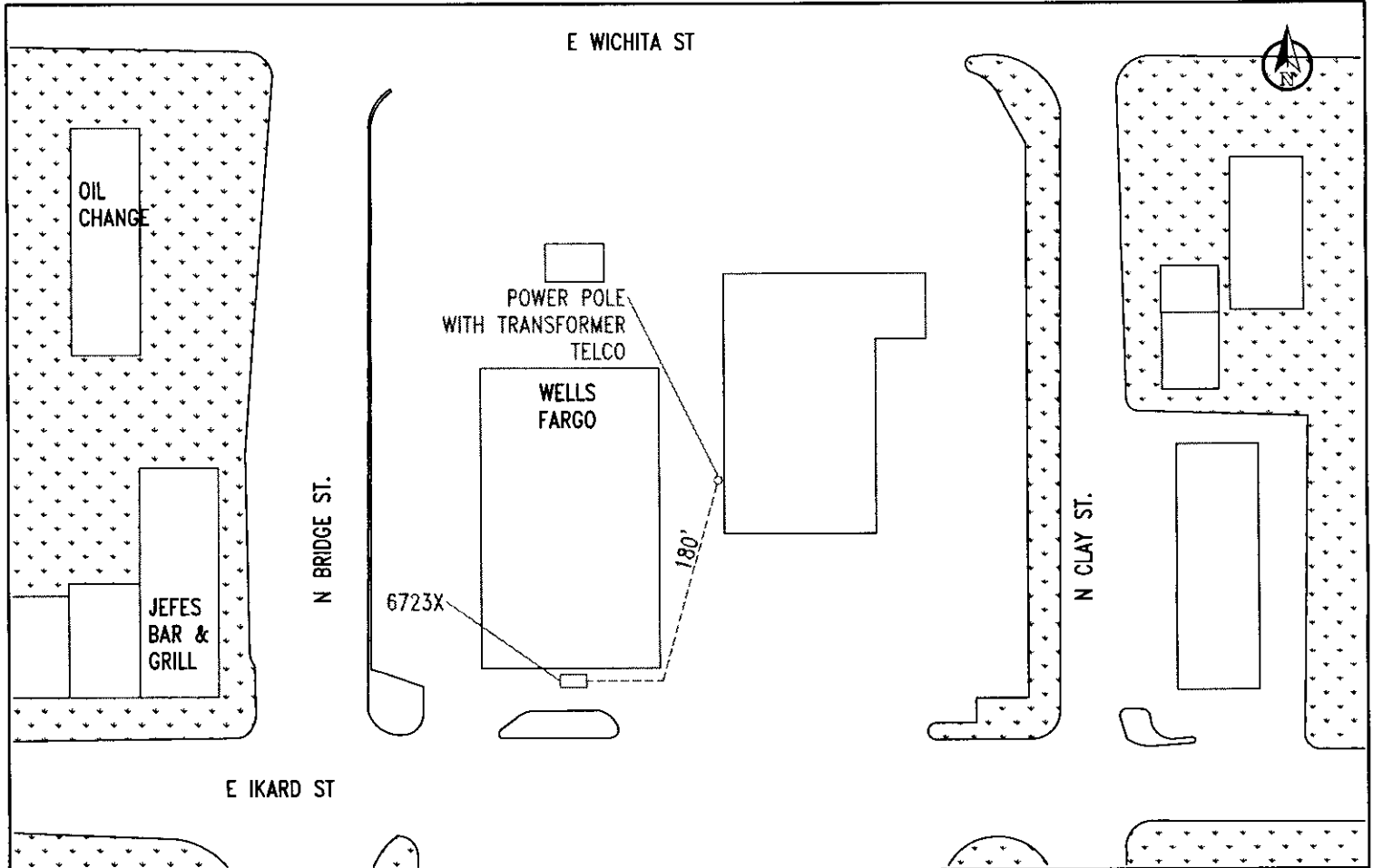
Cc: Lem Miller, Sandia Commercial Real Estate, via email

Acknowledged & Agreed:

BY:
Printed Name: MIKE CAMPBELL
DATE: 9/23/19

Drive up ATM Utility Meter & 4G Wireless Project Specifications
210 N. Bridge Street, Henrietta, TX

(Attached)



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ONE SOURCE SECURITY AND SOUND
 2925 FM 1960 E HOUSTON, TX 77338
 888.848.OS2S
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Henrietta
 210 N Bridge Street
 Henrietta, TX
 76365

MAINTENANCE
 6723X

Site Plan

REVISED

-
 -
 -

ISLAND-DU

SCALE:
 1"=50'-0"

07/15/19

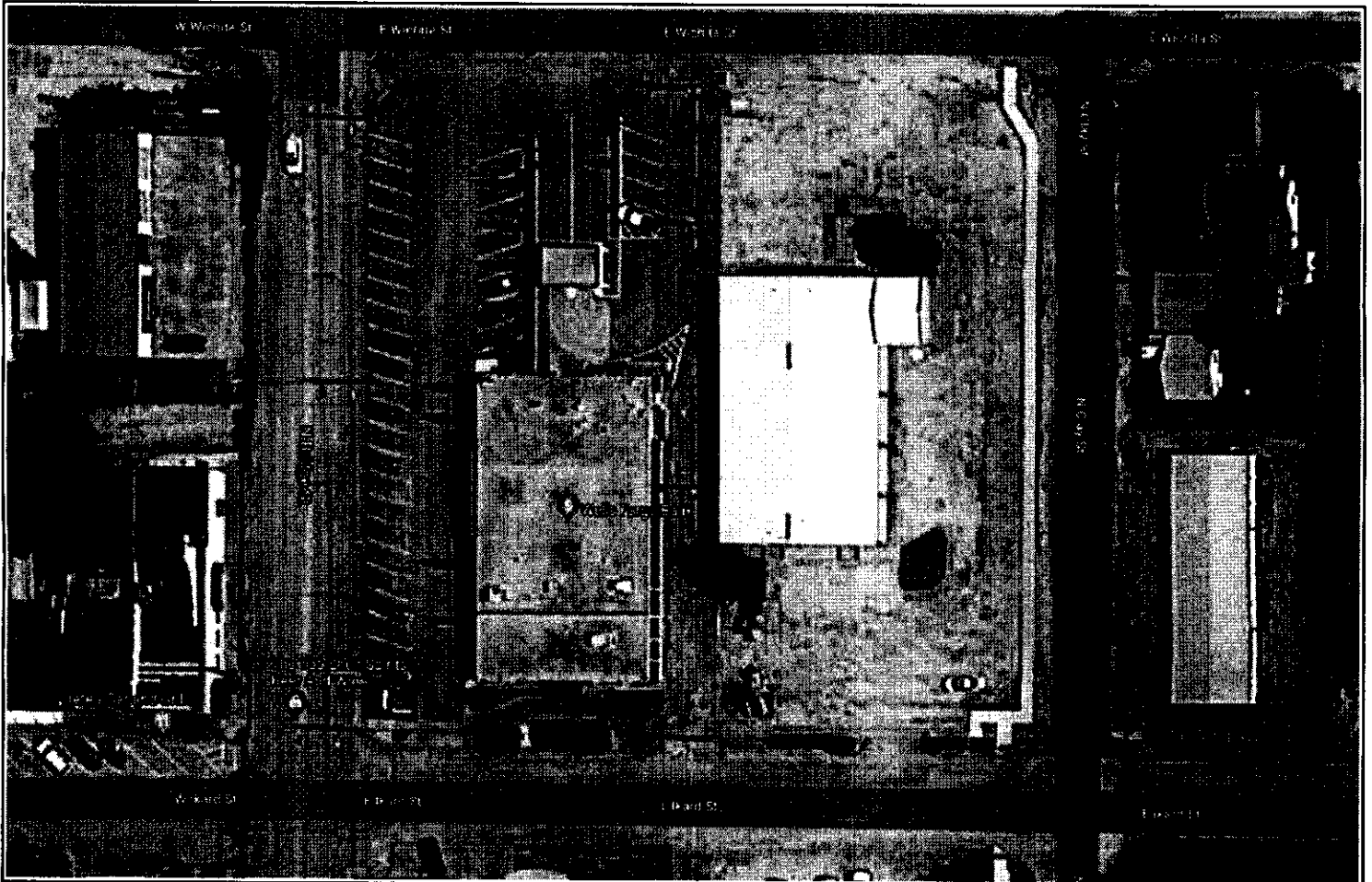
Drawn By:

JW

Chk By:

JW

Page 1 of 7



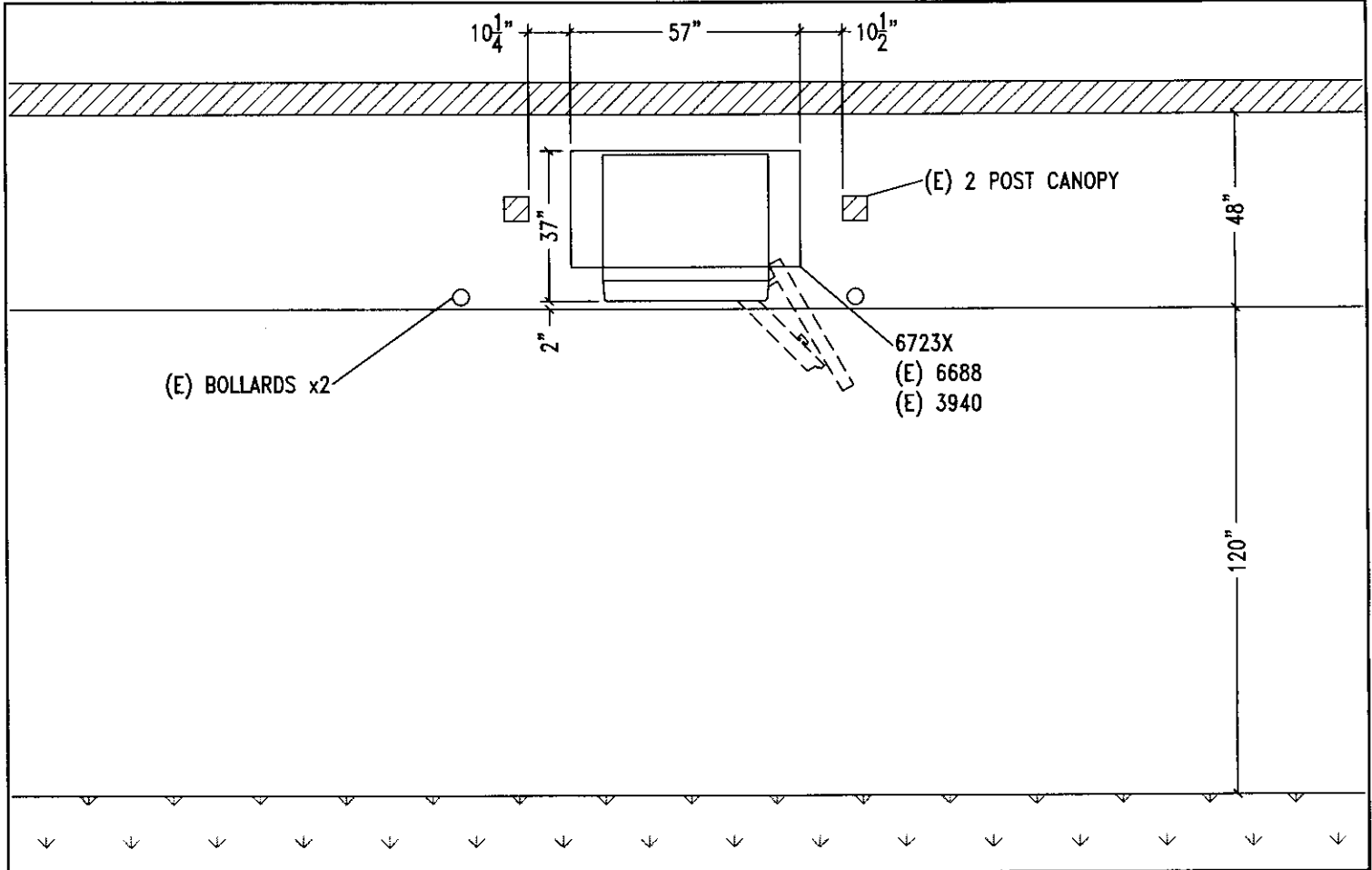
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Henrietta
 210 N Bridge Street
 Henrietta, TX
 76365

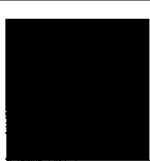
MAINTENANCE
 6723X
 Aerial View

REVISED
 -
 -
 -
 ISLAND-DU

SCALE:
 1"=50'-0"
 07/15/19
 Drawn By: JW Check By: JW
 Page 2 of 7



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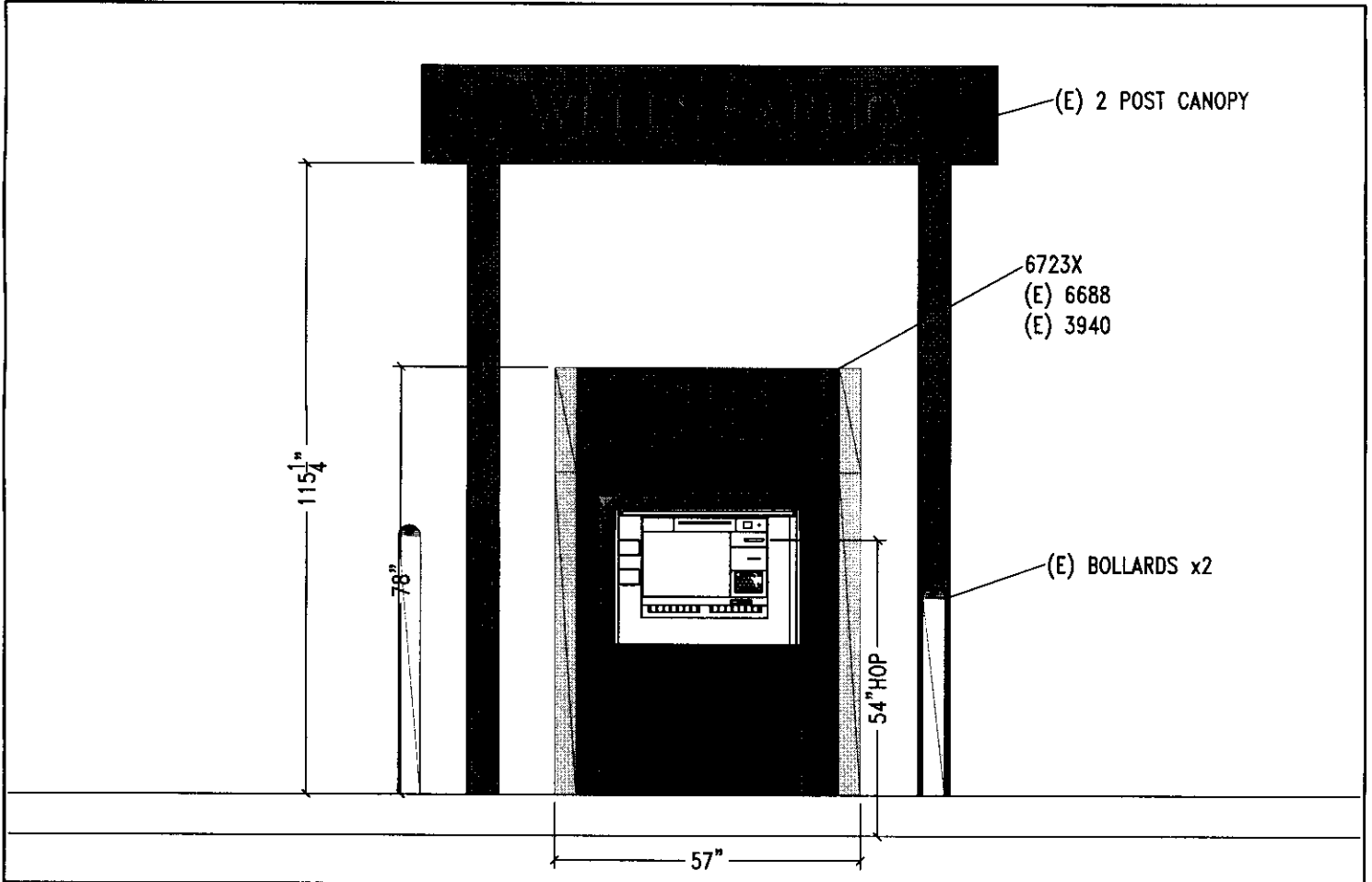


Henrietta
 210 N Bridge Street
 Henrietta, TX
 76365

MAINTENANCE
 6723X
 Existing Plan View

REVISED
 -
 -
 -
 ISLAND-DU

SCALE:
 3/8"=1'-0"
 07/15/19
 Drawn By: JW | Check By: JW
 Page 3 of 7



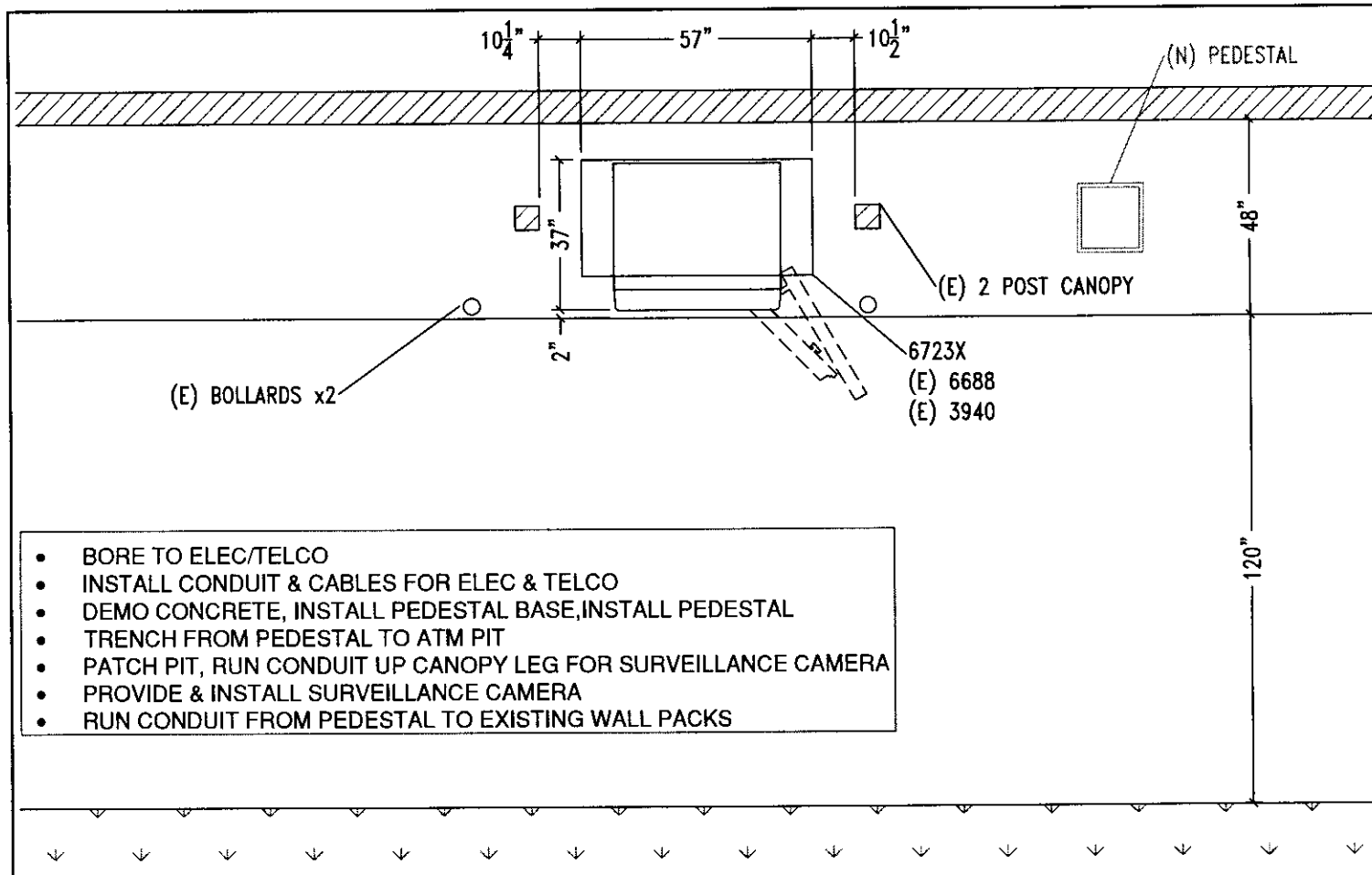
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Henrietta
 210 N Bridge Street
 Henrietta, TX
 76365

MAINTENANCE
 6723X
 Existing Elevation

REVISED
 -
 -
 -
 ISLAND-DU

SCALE:
 1/2"=1'-0"
 07/15/19
 Drawn By: JW Check By: JW
 Page 4 of 7



- BORE TO ELEC/TELCO
- INSTALL CONDUIT & CABLES FOR ELEC & TELCO
- DEMO CONCRETE, INSTALL PEDESTAL BASE,INSTALL PEDESTAL
- TRENCH FROM PEDESTAL TO ATM PIT
- PATCH PIT, RUN CONDUIT UP CANOPY LEG FOR SURVEILLANCE CAMERA
- PROVIDE & INSTALL SURVEILLANCE CAMERA
- RUN CONDUIT FROM PEDESTAL TO EXISTING WALL PACKS

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Henrietta
 210 N Bridge Street
 Henrietta, TX
 76365

MAINTENANCE
 6723X

Proposed Plan View

REVISED
 -
 -
 -

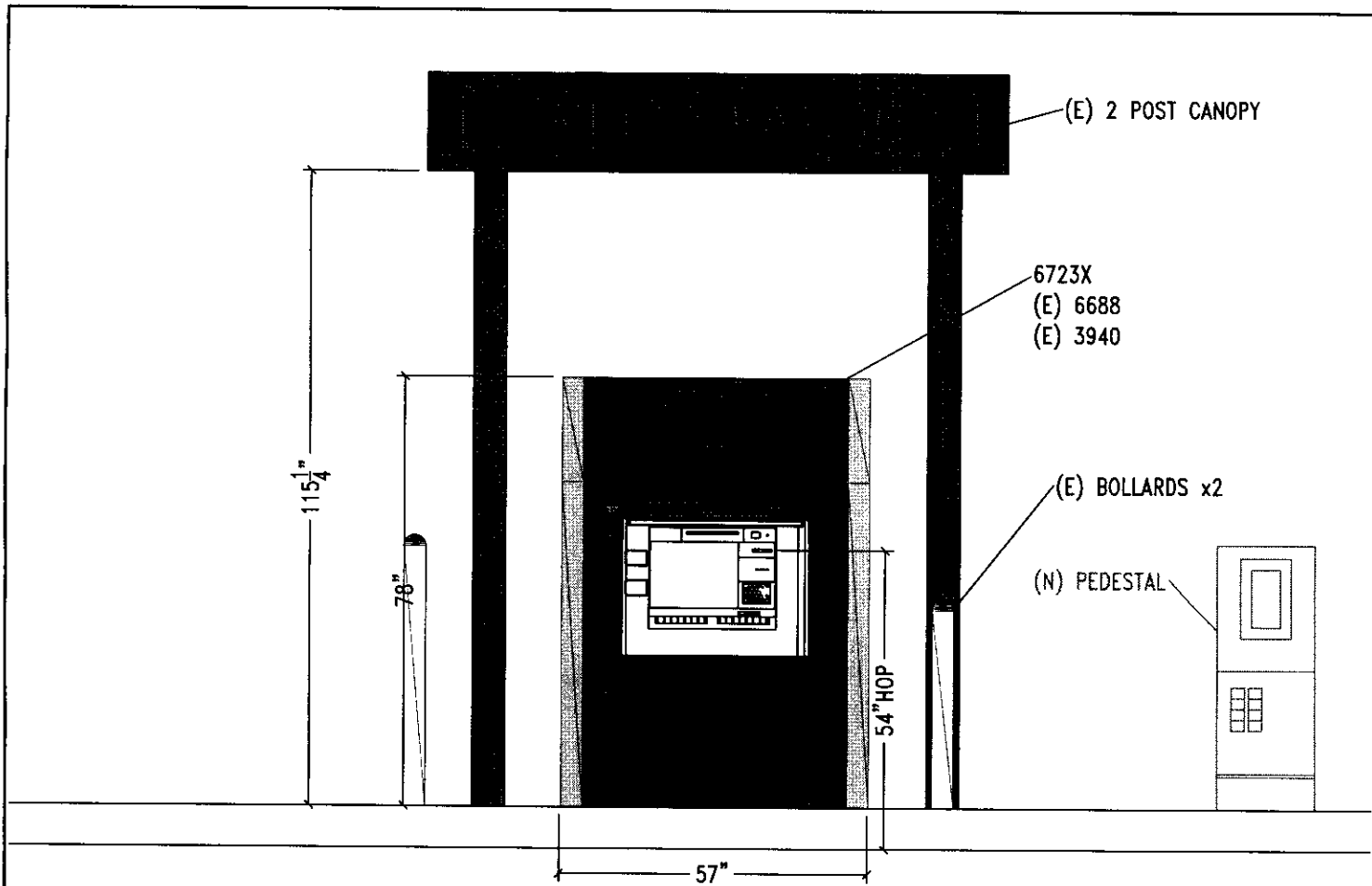
ISLAND-DU



SCALE:
 3/8"=1'-0"

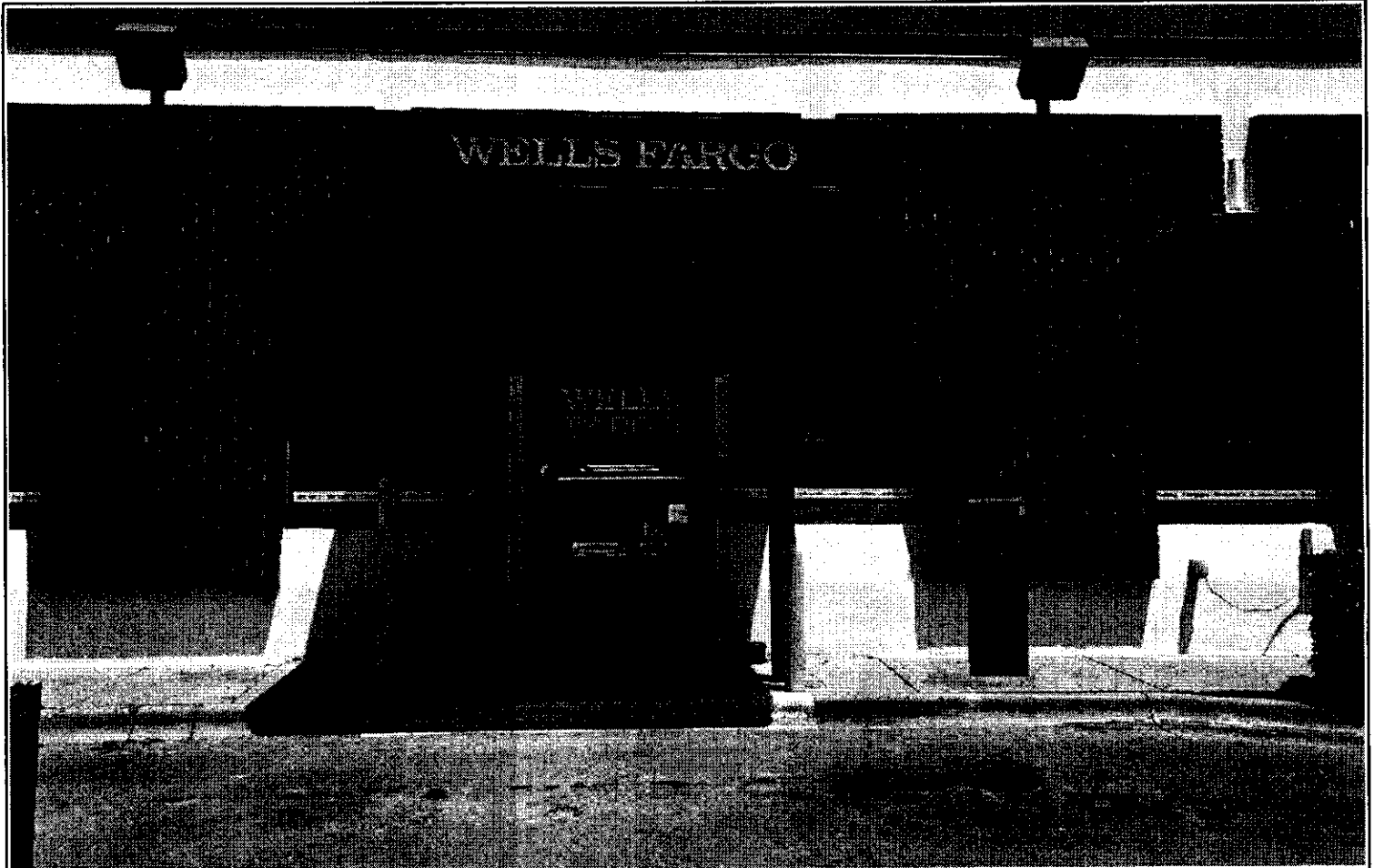
07/15/19

Own By: JW Ck By: JW

Page 5 of 7



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		210 N Bridge Street	6723X	-	1/2"=1'-0"
		Henrietta, TX	Proposed Elevation	-	07/15/19
76365			ISLAND-DU	<small>Drawn By:</small> JW <small>Chk By:</small> JW Page 6 of 7	



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Henrietta
 210 N Bridge Street
 Henrietta, TX
 76365

MAINTENANCE
 6723X

Rendering

REVISED

-
 -
 -

ISLAND-DU

SCALE:
 NTS

07/15/19

Drawn By
JW

Chk By
JW

Page 7 of 7

Drive up ATM Signage Specifications
210 N. Bridge Street, Henrietta, TX

(Attached)

WELLS FARGO ATM

Store Number #P5811
Henrietta

210 N. Bridge Street
Henrietta, TX 76365 USA
Leased



Signtech

4444 Federal Blvd. San Diego, CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com



Wells Fargo
#P5811
210 N. Bridge Street
Henrietta, TX 76365 USA

Initial Date: 02/17/19
Salesperson: Art Navarro
Coordinator: Joshua Lips
Designer: Kyle Schauer
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY COLORS & SIZES

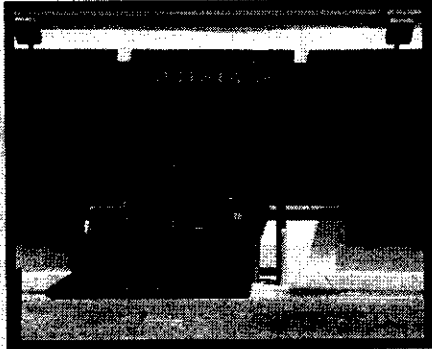
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electrical to sign location.
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

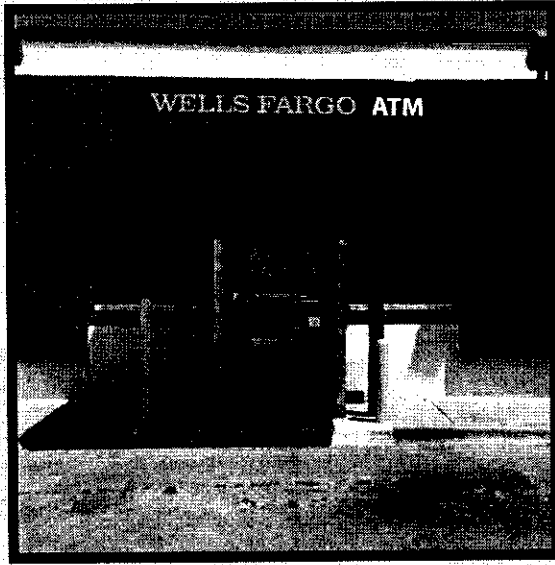
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Drawing Number: 19-01593
Project ID: WELLS ATM_P5811_1

Page No. 1 R2-07/31-19-00L



BEFORE



AFTER

Together we'll go far



Code						
Ground Signs	Allowed by Code	Currently Installed	Current % Utilized	Proposed	Proposed % Utilized	Δ (% Delta)
Height (ft.):	0	0	0.0%	0	0.0%	0.0%
Number:	0	0	0.0%	0	0.0%	0.0%
Square Footage (ft):	0	0	0.0%	0	0.0%	0.0%
Wall Signs	Allowed by Code	Currently Installed	Current % Utilized	Proposed	Proposed % Utilized	Δ (% Delta)
Height (ft.):	0	0	0.0%	0	0.0%	0.0%
Number:	0	0	0.0%	0	0.0%	0.0%
Square Footage (ft):	0	0	0.0%	0	0.0%	0.0%
Total Signage	Allowed by Code	Currently Installed	Current % Utilized	Proposed	Proposed % Utilized	Δ (% Delta)
Number:	0	0	0.0%	0	0.0%	0.0%
Square Footage (ft):	0	0	0.0%	0	0.0%	0.0%

↑
% Delta: (proposed - currently installed)/currently installed

Ground Signs	
Existing:	0
New:	0 Removed 0
Net Change +/-:	0
Wind Load:	0bd
Wall Signs	
Existing:	0
New:	0 Removed 0
Net Change +/-:	0
All Secondary Signs	
Existing:	0
New:	0 Removed 0
Net Change +/-:	0

Additional Code Information: N/A			
Directional Information: N/A	Height Allowed:	Number allowed:	SF Allowed:
Window Signage Count Against SF: N/A	Yes/No:	% of Window Allowed to be Used: 25%	
Set Back Restrictions: N/A	Ground Sign:	Directional: N/A	
Permit Information: Submit to city office	Contact:	Cost:	
Other Permit Information:	Cost to Renew:	Expiration Date: 365 days	
Branding Rationale / Comments:			
ATM Signs: Replacing canopy signs with ATM specific signs. Painting canopy to make it look fresh with the new panels in it.			



Initial Date: 07/17/19
Salesperson: Art Navarro
Coordinator: Joshua Lees
Designer: Kyle Schauer
Scale: As noted

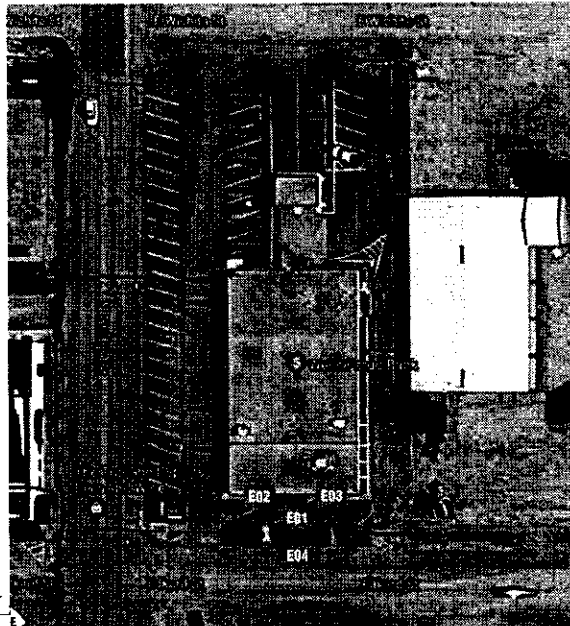
CUSTOMER APPROVAL

Customer Signature: _____ Date: _____
COPIE COLORS & SIZES
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Customer Signature: _____ Date: _____
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Drawing Number: 19-01593
Project ID: WELLS ATM_P5811_1

SIGN LEGEND

SIGN #	EXISTING SIGN	SF	RECOMMENDED SIGN	SF	QTY
E01	TENANT PANEL		WF-REPLACEMENT FACE / RE-PAINT		1
E02	TENANT PANEL		WF-REPLACEMENT FACE / RE-PAINT		1
E03	TENANT PANEL		WF-REPLACEMENT FACE / RE-PAINT		1
E04	WF-DS-20-48		REMOVE ONLY		1



SITE PLAN

N.T.S.



Signtech

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 Phone: (619) 527-6100 / Fax: (619) 527-4111
 www.signtechUSA.com



Wells Fargo
 #P5811
 210 N. Bridge Street
 Henrietta, TX 76365 USA

Initial Date: 07/17/19
 Salesperson: Art Navarro
 Coordinator: Joshua Lips
 Designer: Kyle Schauer
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
 COPY COLORS & SIZES

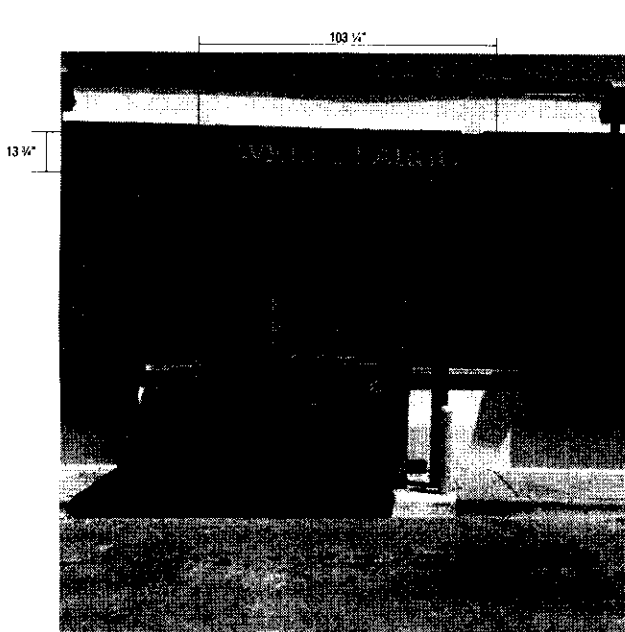
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Customer Signature _____ Date _____

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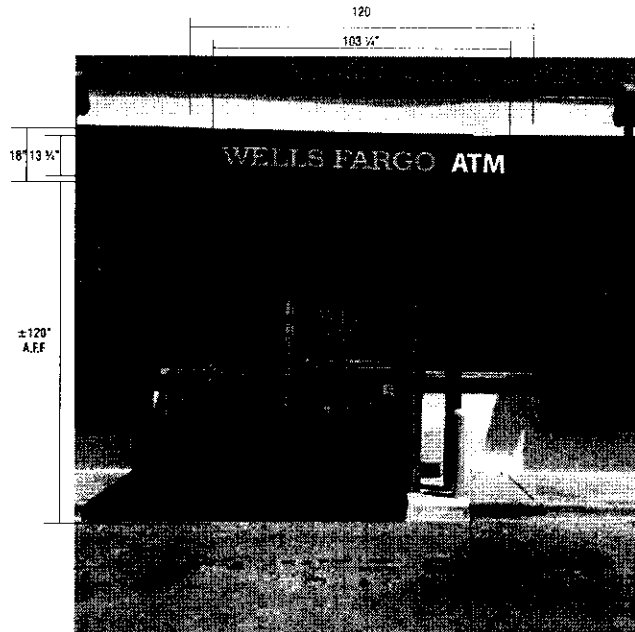
Drawing Number: 19-01593
 Project ID: WELLS ATM_P5811_1

E01 SIGNTYPE WF-REPLACEMENT FACES / RE-PAINT



SIGN ELEVATION SCALE: 3/8" = 1'

E01 EXISTING TENANT PANELS



SIGN ELEVATION SCALE: 3/8" = 1'

E01 PROPOSED WF-REPLACEMENT FACES / RE-PAINT

CUSTOM COMMENTS:



Signtech

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**Wells Fargo
 #P5811
 210 N. Bridge Street
 Henrietta, TX 76365 USA**

Initial Date: 07/17/19
 Salesperson: Art Navarro
 Coordinator: Joshua Lies
 Designer: Kyle Schuler
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

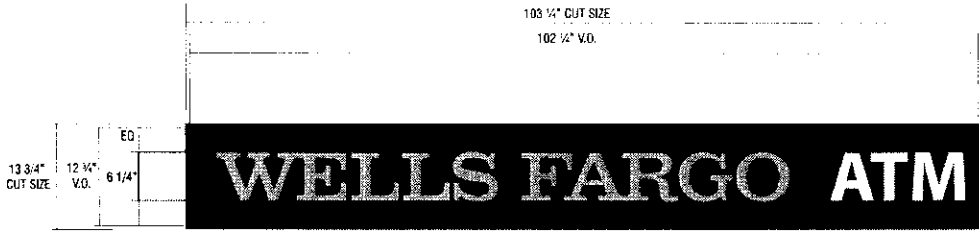
COPY COLORS & SIZES

Signtech does NOT provide primary electrical to sign location.
RESPONSIBILITY OF OTHERS!

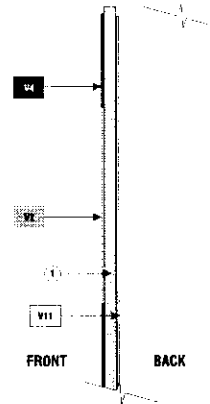
Customer Signature _____ Date _____

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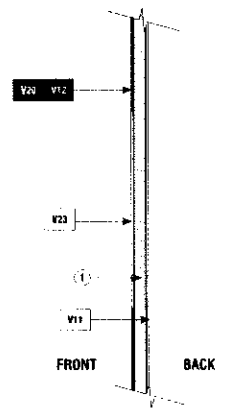
Drawing Number: 19-01593
 Project ID: WELLS_ATM_P5811_1



SCALE: 1"=1'-0"



WELLS FARGO SECTION DETAIL



ATM SECTION DETAIL

E01 SIGNTYPE WF-REPLACEMENT FACES / RE-PAINT

MANUFACTURE AND INSTALL ONE (1) NEW REPLACEMENT FACE FOR EXISTING ATM

VINYL	SPECIFICATIONS	PAINT
V2 TRANSLUCENT YELLOW VINYL 3M #3630-4039	1 .177" THICK CLEAR LEXAN	P12 ATM CANOPY DARK RED WITH CLEARCOAT, SG MATTHEWS MP55143
V4 TRANSLUCENT RED VINYL 3M #3630-2236		
V11 DIFFUSER FILM WHITE 3M #3635-70		
VH2 BLOCKOUT FILM, BLACK MATTE 3M #3635-22B		
V26 OPAQUE WARM GRAY 3M #7725-0262		
V23 TRANSLUCENT WHITE 3M #3630-20		

Signtech
444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6188 / Fax: (619) 527-4111
www.signtechUSA.com

Wells Fargo #PS811
210 N. Bridge Street
Henrietta, TX 76365 USA

Initial Date: 07/17/19
Salesperson: Art Navarro
Coordinator: Joselyn Lopez
Designer: Kyle Schauer
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY COLORS & SIZES

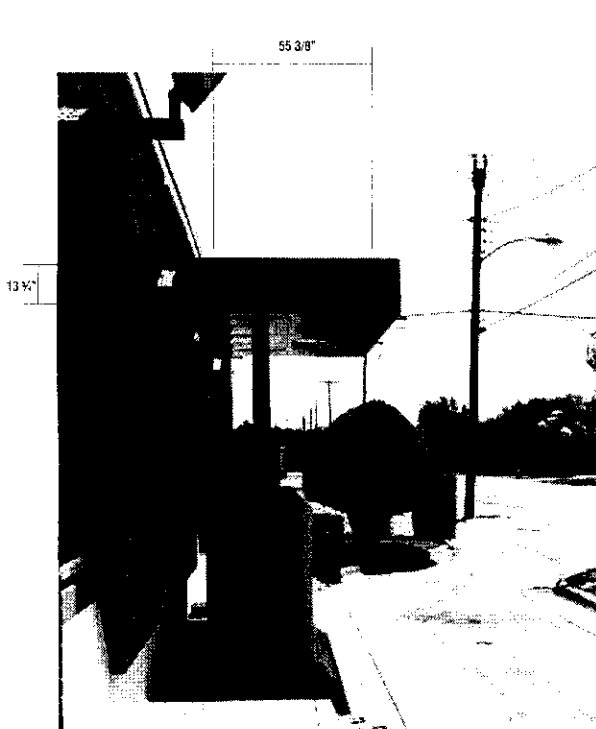
Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____

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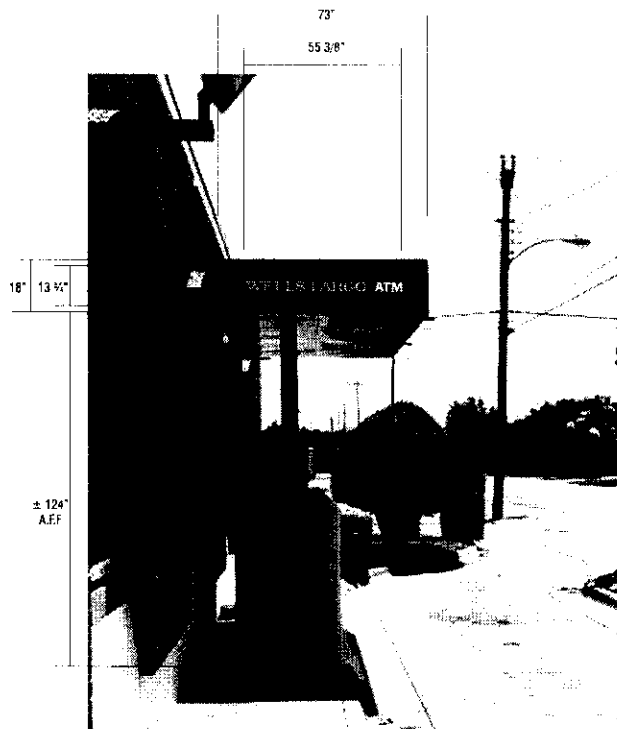
Drawing Number: 19-01593
Project ID: WELLS ATM_PS811_1

E02 SIGNTYPE WF-REPLACEMENT FACES



SIGN ELEVATION SCALE: 3/8" = 1'

E02 EXISTING TENANT PANELS



SIGN ELEVATION SCALE: 3/8" = 1'

E02 PROPOSED WF-REPLACEMENT FACES

CUSTOM COMMENTS:



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 4444 Federal Blvd., San Diego, CA 92102
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 www.signtechUSA.com



Wells Fargo
 #P5811
 210 N. Bridge Street
 Henrieville, TX 76365 USA

Initial Date: 07/17/19
 Salesperson: Art Navarro
 Coordinator: Joshua Lieb
 Designer: Kyle Schauer
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature: _____ Date: _____
 COPY, COLORS & SIZES

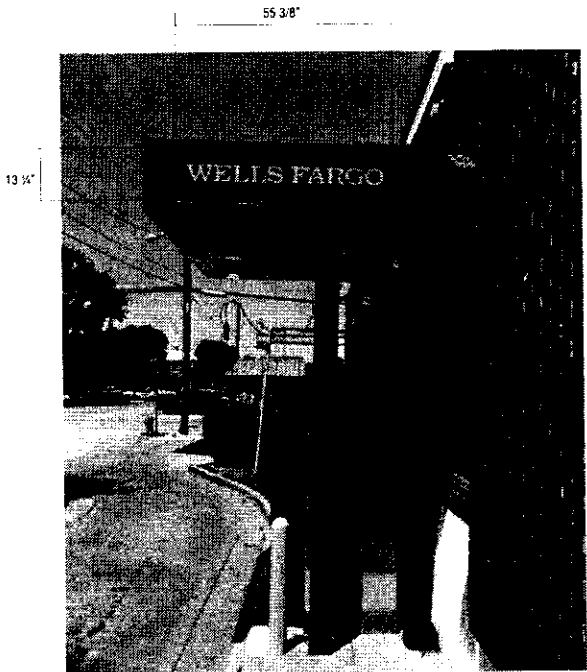
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Customer Signature: _____ Date: _____

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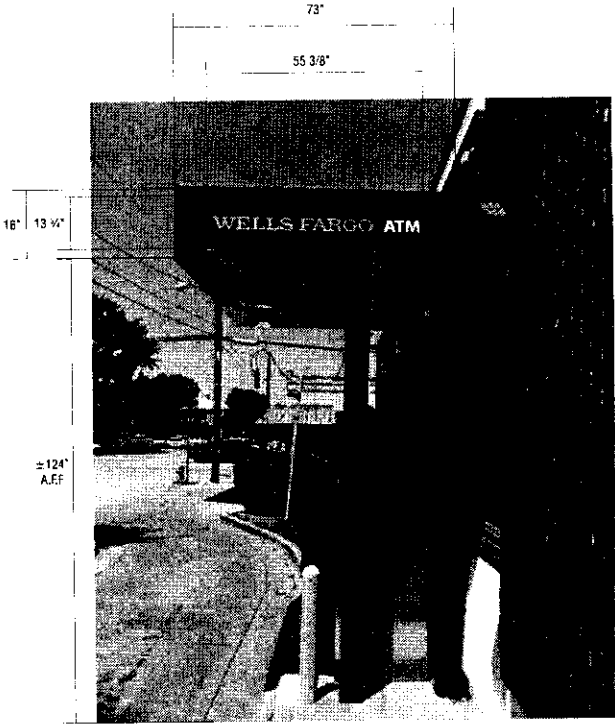
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E03 SIGNTYPE WF-REPLACEMENT FACES / RE-PAINT



SIGN ELEVATION SCALE: 1/2" = 1'

E03 EXISTING TENANT PANELS



SIGN ELEVATION SCALE: 1/2" = 1'

E03 PROPOSED WF-REPLACEMENT FACES / RE-PAINT

CUSTOM COMMENTS:



Signtech

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 Phone: (619) 527-4100 / Fax: (619) 527-6111
 www.signtechUSA.com



Wells Fargo
 #P5811
 210 N. Bridge Street
 Henrietta, TX 76365 USA

Initial Date: 07/17/19
 Salesperson: Art Navarro
 Coordinator: Joshua Liles
 Designer: Kyle Schaefer
 Scale: As noted

CUSTOMER APPROVAL

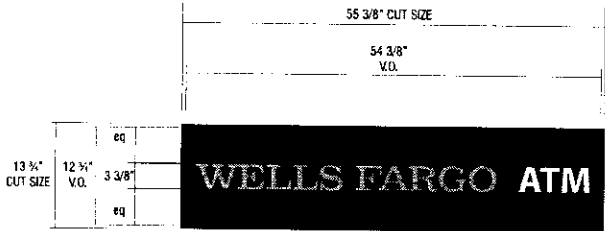
Customer Signature _____ Date _____
 COPE COLORS & SIZES

Signtech does NOT provide primary
 electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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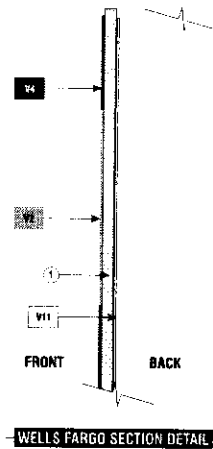
Drawing Number: 19-01593
 Project ID: WELLS ATM_P5811_1



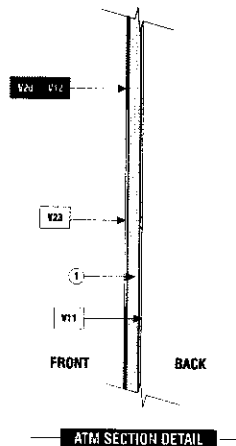
SCALE: 1"=1'-0"

NE02/NE03 SIGNTYPE WF-REPLACEMENT FACES / RE-PAINT
MANUFACTURE AND INSTALL ONE (1) NEW REPLACEMENT FACES FOR EXISTING ATM

VINYL	SPECIFICATIONS	PAINT
V4 TRANSLUCENT YELLOW VINYL 3M #3630-4039	1 .177" THICK CLEAR LEXAN	P12 ATM CANOPY DARK RED WITH CLEARCOAT, SG MATTHEWS MP55143
V4 TRANSLUCENT RED VINYL 3M #3630-2236		
V11 DIFFUSER FILM WHITE 3M #3635-70		
V12 BLOCKOUT FILM, BLACK MATTE 3M #3635-228		
V20 OPAQUE WARM GRAY 3M #7725-0262		
V28 TRANSLUCENT WHITE 3M #3630-20		



WELLS FARGO SECTION DETAIL



ATM SECTION DETAIL



Wells Fargo #P5811
 210 N. Bridge Street
 Henrietta, TX 76365 USA

Initial Date: 07/17/19
 Salesperson: Ari Navarro
 Coordinator: Joshua Lies
 Designer: Kyle Schauer
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature: _____ Date: _____
COPE COLORS & SIZES

Signtech does NOT provide primary electrical to sign location. **RESPONSIBILITY OF OTHERS!**

Customer Signature: _____ Date: _____

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Drawing Number: 19-01593
 Project ID: WELLS ATM_P5811_1

E04 SIGNTYPE REMOVE ONLY

REMOVE ONLY



SIGN ELEVATION SCALE: NTS

E04 EXISTING DIRECTIONAL SIGN

REMOVE ONLY

SIGN ELEVATION SCALE: NTS

E04 PROPOSED REMOVE ONLY

CUSTOM COMMENTS:



Signtech

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 577-4100 / Fax: (619) 577-4111
www.signtechUSA.com



Wells Fargo
#PS811
210 N. Bridge Street
Heartseta, TX 76365 USA

Initial Date: 07/17/19
Salesperson: Art Navarro
Coordinator: Joshua Lies
Designer: Kyle Schauer
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location.
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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without their prior written approval.

Drawing Number: 19-01593
Project ID: WELLS ATM_PS811_1