

EMPIRE CROSSINGS

Lone Tree Way & Empire Avenue

SIGN PROGRAM AMENDMENT

July 24, 2009

JSJ Electrical Display
459 Industrial Way
Benicia, CA 94510

707 747 5595
707 747 5599 fax

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FILE # *AMD 001-001*
CUP 07-09A1-

EMPIRE CROSSINGS

Sign Program

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INTENT

The purpose of these Criteria is to establish signage standards that afford each Tenant adequate identification while achieving an attractive and harmonious overall appearance in and around the center. These guidelines have been established for the purpose of assuring consistency and quality in all environmental graphics within Empire Crossings. All conditions are to be met as displayed in these Criteria. Deviations from the Criteria will not generally be approved. All signs shall be in compliance with the following:

SECTION A

General Information

A. Code Conformance

1. All signage must be reviewed and approved by the landowner and the City of Brentwood for compliance with this Sign Criteria.
2. All signs shall meet or exceed all applicable codes (i.e. Electrical, Mechanical, and Structural).
3. Signage shall meet all requirements of the State of California and the City of Brentwood

B. Construction/Installation

1. All freestanding signs shall have no less than 10'-0" set back from sidewalk.
2. Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
3. All exposed welded seams and joints shall be finished smooth.
4. All letters shall be adequately secured to building.
5. All exterior signs exposed to the weather shall be flush mounted, unless otherwise specified.
6. All penetrations of the building structure by Tenant's sign contractor required for sign installation shall be neatly sealed and watertight.
7. All identification labels shall be concealed, excepted where required by code. An Underwriter's label (UL) is required on all electrical signage.
8. Sign contractor shall repair any damage caused by their work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.
9. All wall signs shall be centered vertically within the sign band and horizontally within the tenant lease space frontage or on the architectural feature on which the sign is placed, as approved by the landlord and the City of Brentwood, unless otherwise specified.
10. Signs shall not cover or interrupt major architectural features.

C. Submittals

1. Tenants shall submit detailed drawings showing tpestyles, colors and sizes to be used on Tenant monument sign panels to landlord for approval.
2. Tenants shall submit detailed drawings showing tpestyles, letter, colors and methods of attachment to be used on all building signage (Sign Types A, B, & C) to Landlord for approval.

3. Tenant submittals shall conform to all Brentwood City Sign Ordinance permit application requirements and procedures.

D. Administration

1. Tenant shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the Landlord, Landlord's representative, and all parties harmless from damages or liabilities account thereof.
2. Signs shall be illuminated only during the hours of open for business.
3. The sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence.
4. At the expiration, or early termination of Tenant's lease term, Tenant shall be required to remove their sign face and cabinets and restore the building back to original condition, if not adequately satisfied within 10-days of lease termination, Landlord has the right to have this work done and back charge tenant.
5. Sign contractors shall be advised (by tenant) that no substitutes will be accepted whatsoever unless so indicated in specification and approved by Landlord and Tenant. Any deviation from these specifications may result in the rejection of the sign by Tenant and/or Landlord.
6. In the event any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the Landlord's decision shall be final and binding upon the Tenant.

E. Prohibited Signage

1. No sign shall be installed, relocated or maintained so as to prevent entry of existing door. No sign shall create a safety hazard by obstructing a view of pedestrian and vehicular traffic.
2. No sign shall be located within a required easement, unless an encroachment permit has been authorized by the affected utilities.
3. No sign shall obstruct access to fire hydrants, fire department connections, or fire department access roads.
4. Signs, which imitate in size, color, and lettering or design any traffic sign or signal in such a manner as to interfere, mislead or confuse traffic, are prohibited.
5. Signs consisting of any moving, swinging, rotating, flashing, blinking, and fluctuation or otherwise animated are prohibited with the exception of time and temperature and/or fuel pricing displays.

6. Signs on or affixed to trucks automobiles, trailer or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of services from such vehicles are prohibited when such vehicles are located on the Empire Crossings site.
7. Directional signage is prohibited.
8. It is unlawful for a Tenant to exhibit, post or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or of immoral nature or unlawful activity.
9. Painted wall and window signs are prohibited.
10. No flags, pennants, balloon, streamers or A-frame signs shall be allowed on the tenant leased space or frontage except the United States national flag flown in accordance with established requirements.
11. Roof mounted signs are prohibited.

F. Temporary Signs

1. Temporary signs shall be permitted subject to the approval of a temporary banner permit by the City of Brentwood. Such banners may advertise the grand opening or special promotion of a commercial business or activity, but may not exceed 30 days of continuous display and no temporary signage may be reinstalled for 180 days from the date of the previous banner removal.
2. No temporary sign shall exceed 20 sq. feet or project above the roofline of the building upon which it is attached.
3. A temporary sign to advertise a commercial business or activity shall not obstruct any means of ingress or egress and must be located a minimum of three feet from any door or window.
4. Temporary signs or advertising sheets affixed to the inside of windows may be allowed for periods not to exceed seven days per month and provided not more than twenty-five percent of the window surface is covered.

G. Signage Area Standard

1. Sign area shall be a function of the sign area of the approved letters/logos as specified in this Sign Program.
2. The square footage of the area contained within a rectangular box drawn completely around the individual elements of the display surface is the displayed sign area.
3. Window signage is limited to 25% coverage of the window area

SECTION B

Site Signage

A. SIGN TYPE M1 - PRIMARY ENTRY MONUMENT SIGN

Site Identification/Tenant Identification

Type: *Freestanding D/F monument sign with four (4) tenant panels each side*

Location: *At main entrance on Empire Avenue*

Quantity: *One (1) D/F sign*

Size: *23.62 sq. ft.*

Illumination: *Fluorescent*

Installation: *In landscape*

Colors: *Sign colors shown in exhibit drawings. Tenant letters/logo colors vary and are to be approved by Landowner.*

Font: *As shown in exhibit drawings*

Letters: *Site identification letters to be routed out and push-thru. Tenant Identification signs to be constructed of vinyl/acrylic backed routed-out aluminum panels painted to match sign structure color. The color of the vinyl lettering may vary from tenant to tenant, per landlord and City of Brentwood approval.*

A. SIGN TYPE M2 - FREESTANDING TENANT/SITE IDENTIFICATION SIGN WITH CLOCK

Site Identification/Tenant Identification

Type: *Freestanding D/F sign with three (3) tenant panels each side and D/F analog clock*

Location: *Adjacent to Building C on Lone Tree Way*

Quantity: *One (1) D/F sign*

Size: *27.51 sq. ft.*

Illumination: *Fluorescent/Neon*

Installation: *In landscape*

Colors: *Sign colors shown in exhibit drawings. Tenant letters/logo colors vary and are to be approved by Landowner.*

Font: *As shown in exhibit drawings*

Letters: *Site identification letters to be routed out and push-thru. Tenant Identification signs to be constructed of vinyl/acrylic backed routed-out aluminum panels painted to match sign structure color. The color of the vinyl lettering may vary from tenant to tenant, per landlord and City of Brentwood approval.*

Tenant Signage

B. SIGN LOC. A1 - A8 - BUILDING A TENANT SIGNS

Tenant identification

Type: *Internally illuminated pan channel letters/logo or halo illuminated reverse pan channel letters/logo*

Location: *Centered horizontally within the tenant lease space frontage, or on the architectural feature on which the sign is placed.*

Quantity: *One per tenant*

Sign Length: *Up to 70% of the lease frontage or, in the case of location A8, up to 80% of the architectural feature on which the sign is placed.*

Sign Height: *(Double line of text): No letter may exceed 24 inches in height and the overall height of both lines of text may not exceed 36 inches, including ascenders and descenders. The logo may be up to 36 inches tall.*

Sign Height: *(Single line of text): 24 inch letter and logo maximum height including ascenders and descenders.*

Illumination: *White Neon or LED*

Installation: *Per building code.*

Color: *Per landlord and City of Brentwood approval*

Font: *Per landlord and City of Brentwood approval*

Tenant Signage

A. SIGN LOC. B1 – B8 BUILDING B TENANT SIGNS

Tenant Identification

Type: *Internally illuminated pan channel letters/logo or halo illuminated reverse pan channel letters/logo.*

Location: *Centered horizontally within the tenant lease space frontage, or on the architectural feature on which the sign is placed.*

Quantity: *One per tenant*

Sign Length: *Up to 70% of the lease frontage or, in the case of location B1, up to 80% of the architectural feature on which the sign is placed.*

Sign Height: *(Double line of text): No letter may exceed 24 inches in height and the overall height of both lines of text may not exceed 36 inches, including ascenders and descenders. The logo may be up to 36 inches tall.*

Sign Height: *(Single line of text): 24 inches maximum letter and logo height including ascenders and descenders.*

Illumination: *White Neon or LED*

Installation: *Per building code.*

Color: *Per landlord and City of Brentwood approval*

Font: *Per landlord and City of Brentwood approval*

B. SIGN LOC. C1-C4, C5 & C10 - TENANT IDENTIFICATION SIGNS

Tenant Identification

Type: *Internally illuminated pan channel letters/logo or halo illuminated reverse pan channel letters/logo.*

Location: *Centered horizontally within the tenant lease space frontage, or on the architectural feature on which the sign is placed.*

Quantity: *One per tenant, however, end tenants may have an additional sign at locations C5 and C10*

Sign Length: *Up to 70% of the lease frontage or, in the case of multi-bay tenants, up to 80% of the architectural feature on which the sign is placed (if applicable).*

Sign Height: *(Double line of text): No letter may exceed 18 inches in height and the overall height of both lines of text may not exceed 30 inches, including ascenders and descenders. The logo may be up to 30 inches tall.*

Sign Height: *(Single line of text): 24 inches maximum letter and logo height including ascenders and descenders. The logo may be up to 30 inches tall.*

Illumination: *White Neon or LED*

Installation: *Per building code.*

Color: *Per landlord and City of Brentwood approval*

Font: *Per landlord and City of Brentwood approval*

C. SIGN LOC. C6-C9 - TENANT IDENTIFICATION SIGNS – Undercanopy

Tenant Identification - Undercanopy

Type: *Single-faced non-illuminated blade sign*

Construction: *Blade sign panel to consist of ½-inch thick black acrylic faced each side with 1/8" thick aluminum panels painted to match the building color. Letter forms are to be routed out from the aluminum face.*

Location: *Centered above entrance to the tenant space.*

Quantity: *One per tenant*

Sign Structure Length: *Eight feet (per drawing).*

Sign Structure Height: *Two feet (per drawing).*

Sign Copy Area: *Up to 80% of the sign height and 80% of the sign length.*

Letter Height: *Letters must be a minimum height of six inches and may be arranged in a double-line configuration*

Clearance: *All blade sign shall be installed with a minimum clearance of eight feet between the bottom of the sign and the finished grade immediately below the sign.*

Illumination: *N/A*

Installation: *Per building code*

Color: *Aluminum sign face and backing to match the building color and the letter reveal is black as shown in exhibit drawings.*

Font: *Per landlord and City of Brentwood approval.*

D. SIGN LOC. X1-X4 – BUILDING ADDRESS SIGNS

Building Identification

Type: *Single-faced Non-illuminated address numerals*

Construction: *Painted reverse pan channel numerals*

Location: *As shown on exhibit drawings*

Quantity: *Four – One each Bldgs. A & B, Bldg. C has two signs*

Numeral Height: *8"*

Illumination: *Neon or LED*

Installation: *Per building code*

Color: *Numerals painted Dk. Bronze*

Font: *Futura Hv*

E. SIGN LOC. S1-S20 – SUITE DESIGNATION

Suite Identification

Type: *Non-illuminated vinyl film*

Location: *Centered in transom 3" above door mullion as shown in exhibit drawings*

Quantity: *Twenty – One above each door*

Letter/numeral Height: *5"*

Illumination: *N/A*

Installation: *Adhere on first surface glass*

Color: *White*

Font: *Futura Hv*

F. SIGN LOC. V1-V20 – TENANT INFORMATION

Tenant Information

Type: *Non-illuminated vinyl film*

Location: *Centered on door panel as shown in exhibit drawings*

Quantity: *Twenty – One on each door*

Sign Area: *24" x 18'*

Illumination: *N/A*

Installation: *Adhere on first surface glass*

Color: *Per landlord and City of Brentwood approval*

Font & Graphic: *Per landlord and City of Brentwood approval*

EMPIRE CROSSINGS

Lone Tree Way & Empire Avenue

SIGN PROGRAM

AMENDMENT

July 24, 2009

*JSJ Electrical Display
459 Industrial Way
Benicia, CA 94510*

*707.747.5595
707.747.5599 fax*

- △12 01-10-08 Rev. to C6-C9
- △13 01-21-08 Rev. M1 loc.
- △14 7-24-09 Add M2 to (E) sign criteria

- △9 10-12-07 Del. M2/rev. per city
- △10 11-23-07 Mod. to numerals
- △11 12-14-07 Add bkgd. /illum. undercanopy

DESIGN NO. 05-2999C
 SHEET 1 OF 17
 SCALE As Noted
 DRAWN BY CL

CLIENT
EMPIRE CROSSINGS
 ADDRESS
 Lone Tree Way at Empire Avenue
 CITY
 Brentwood, CA
 ACCOUNT REP.
 Brian Schneider

- REVISIONS
- △1 2-8-07 Add details/Redesign M2
 - △2 2-9-07 Add E/W signs to Bldg. C
 - △3 5-18-07 Rev. per city comments
 - △4 6-18-07 Add mon. color spec
 - △5 6-21-07 Correct./Rev. Bldg.C & M1
 - △6 6-28-07 Correct./Rev. per city
 - △7 7-27-07 Add footing
 - △8 7-31-07 Rev. X1-X4

DATE
 12-15-05

CUSTOMER APPROVAL _____ DATE _____

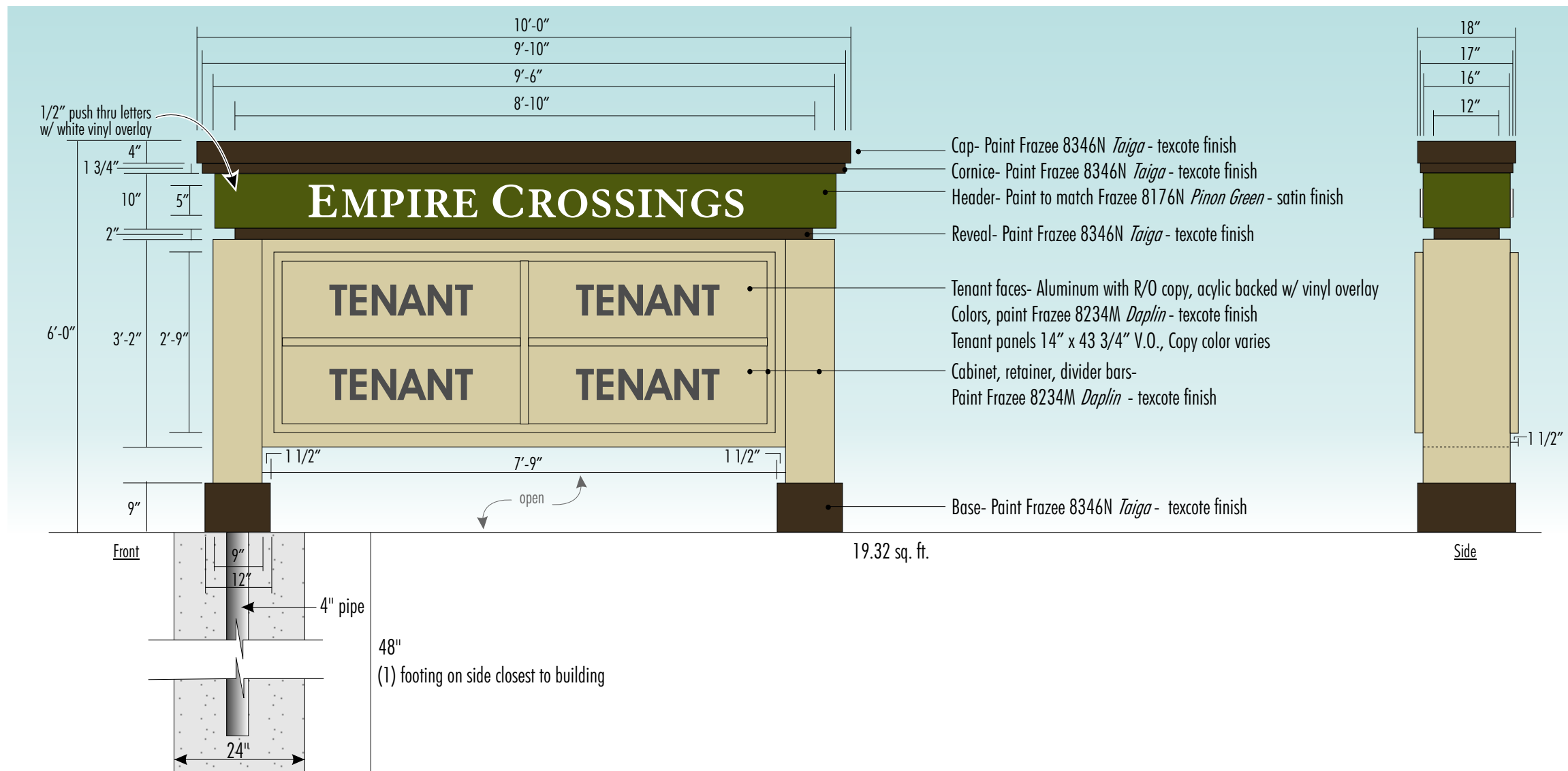
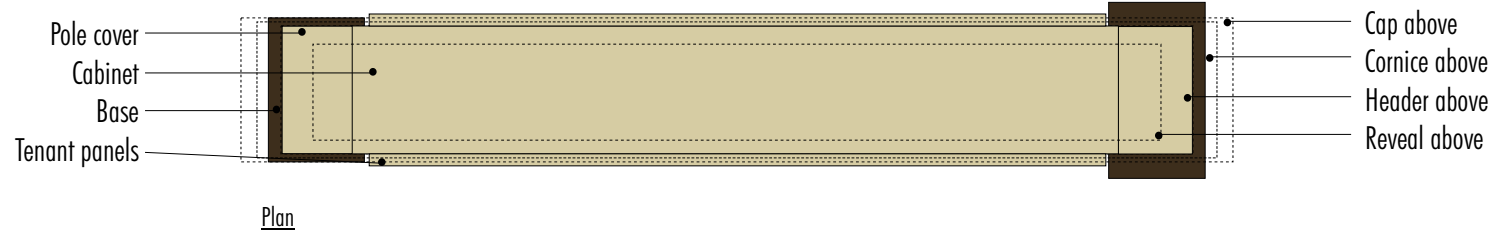
LANDLORD APPROVAL _____ DATE _____

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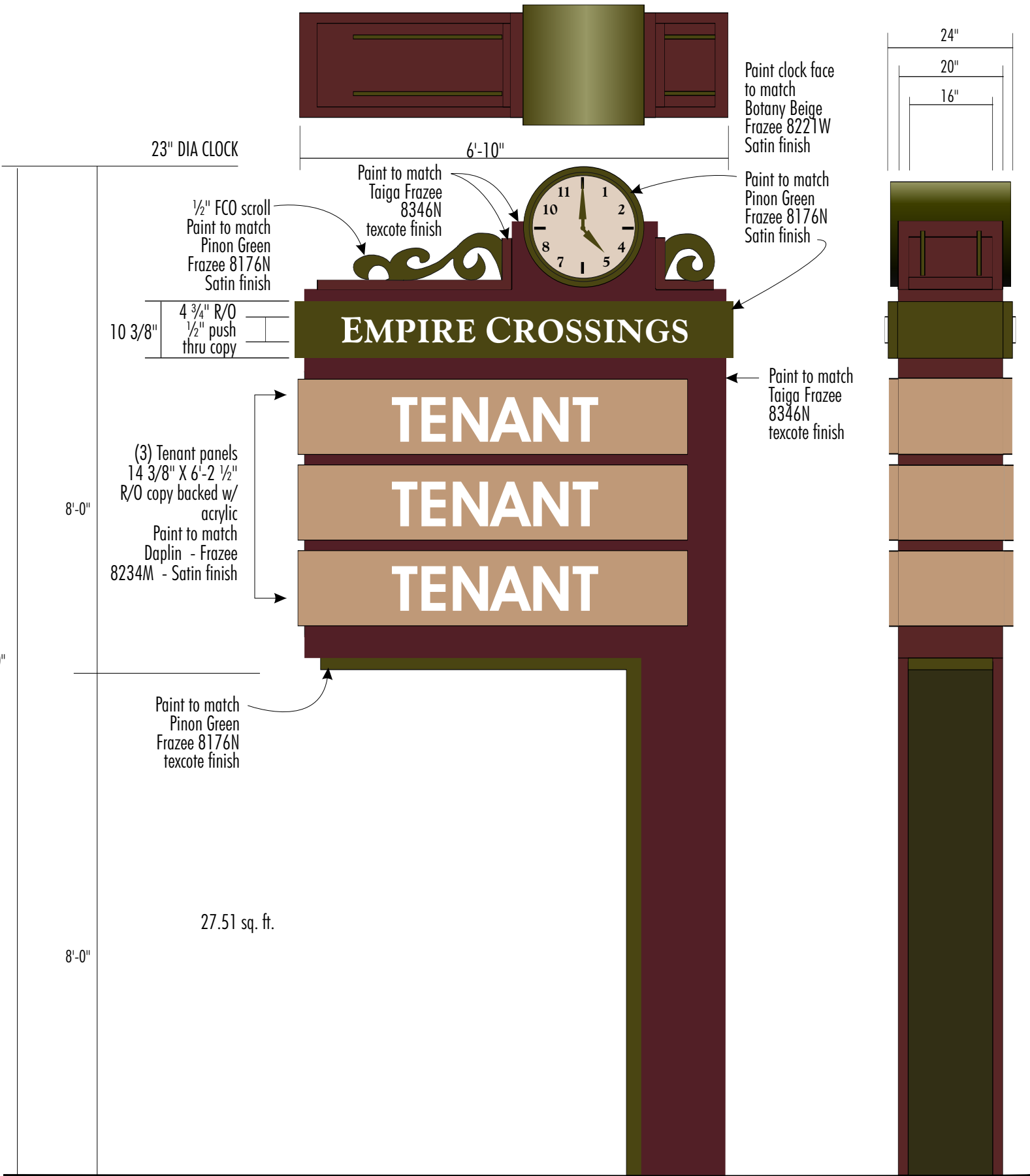


JSJ Electrical Display
 CORPORATION



M1 ONE (1) INTERNALLY ILLUMINATED D/F MONUMENT SIGN
 Scale: 1/2" = 1' - 0"

JSJ TO MANUFACTURE AND INSTALL ONE (1) DOUBLE SIDED TENANT/SITE IDENTIFICATION SIGN WITH CLOCK 27.51 sq. ft.



M2 ONE (1) DOUBLE SIDED TENANT/SITE IDENTIFICATION SIGN WITH CLOCK
Scale: 1/2" = 1'-0"

DESIGN NO. 05-2999C
SHEET 2 of 17
SCALE as noted
DATE 02/24/2009

CLIENT **EMPIRE CROSSINGS**
ADDRESS 6471 Lone Tree Way
CITY Brentwood, California
ACCOUNT REP. Scott Mulvey DRAWN BY CL

LANDLORD APPROVAL / DATE
CUSTOMER APPROVAL / DATE

REVISIONS
7-24-09 Add M2 to (E) sign criteria

DESIGN NO. 05-2999C

SHEET 3 OF 17

SCALE As Noted

DRAWN BY CL

CLIENT
EMPIRE CROSSINGS

ADDRESS
Lone Tree Way at Empire Avenue

CITY
Brentwood, CA

ACCOUNT REP.
Brian Schneider

- REVISIONS
- 1 2-8-07 Add details/Redesign M2
 - 2 2-9-07 Add E/W signs to Bldg. C
 - 3 5-18-07 Rev. per city comments
 - 4 6-18-07 Add mon. color spec
 - 5 6-21-07 Correct./Rev. Bldg. C & M1
 - 6 6-28-07 Correct./Rev. per city
 - 7 7-27-07 Add footing
 - 8 7-31-07 Rev. X1-X4

DATE

12-15-05

CUSTOMER APPROVAL DATE

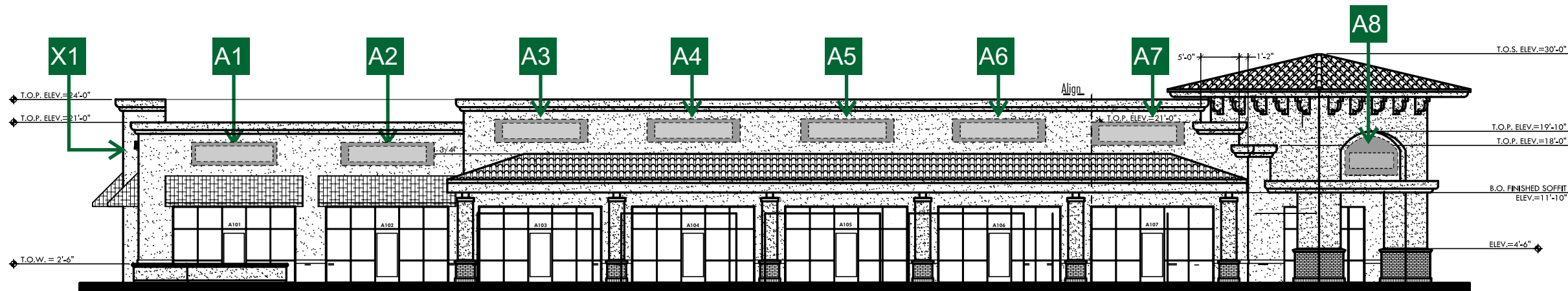
LANDLORD APPROVAL DATE

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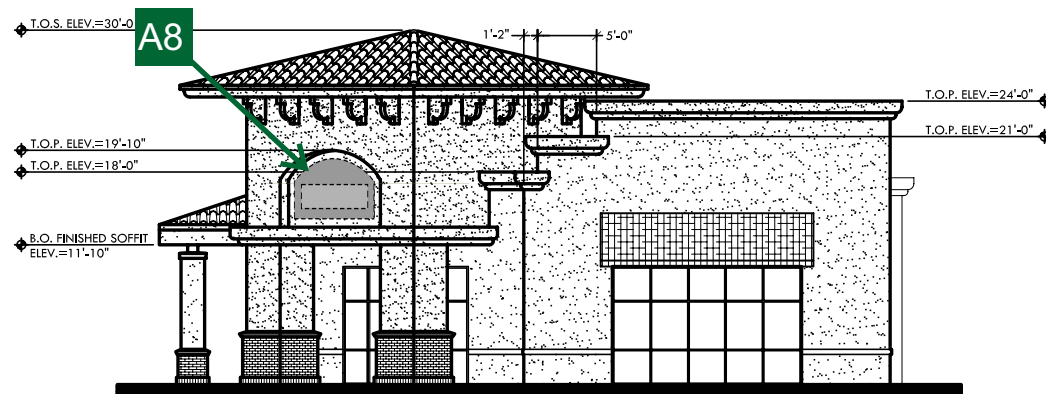


JSJ Electrical Display
CORPORATION



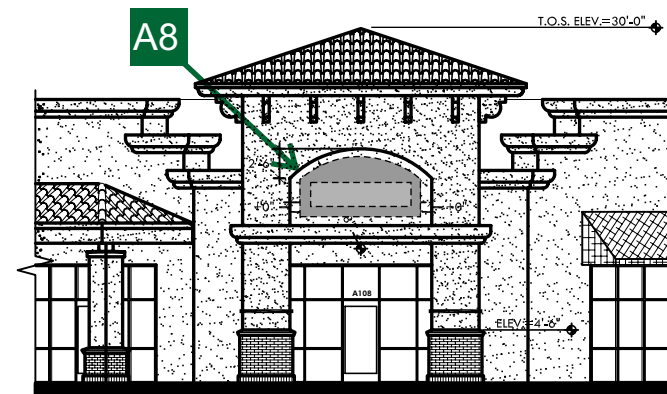
NORTH ELEVATION - BUILDING A

Scale: 1/16" = 1' - 0"



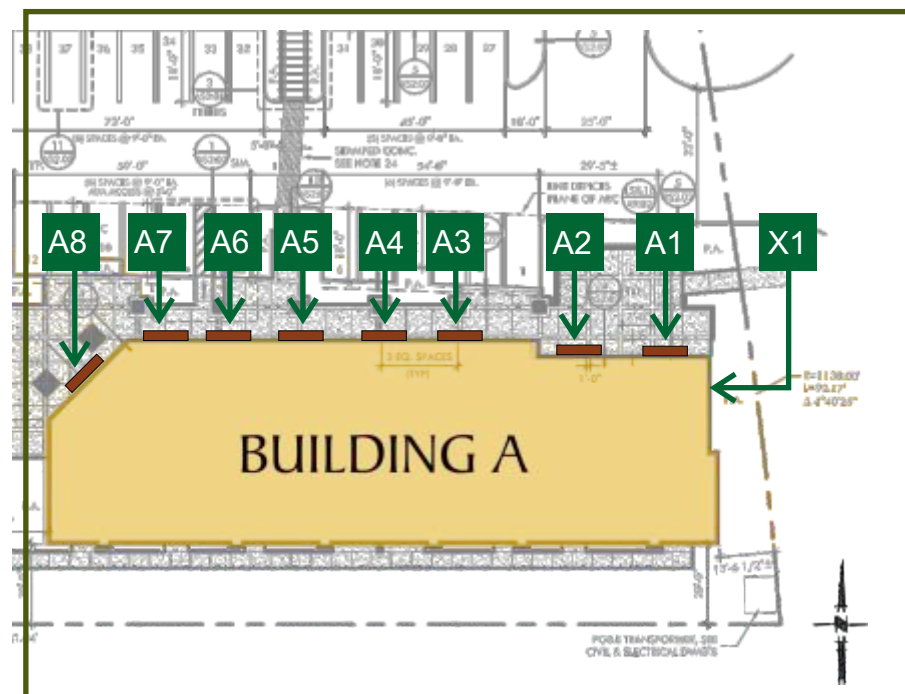
WEST ELEVATION - BUILDING A

Scale: 1/16" = 1' - 0"



WEST ELEVATION - BUILDING A - TOWER FRONT VIEW

Scale: 1/16" = 1' - 0"



14 7-24-09 Add M2 to (E) sign criteria

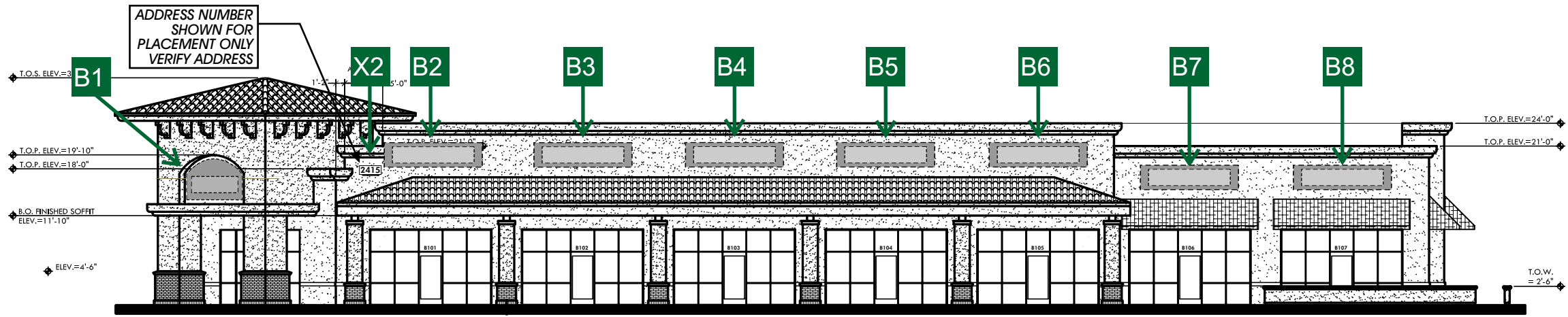
13 01-21-08 Rev. M1 loc.

12 01-10-08 Rev. to C6-C9

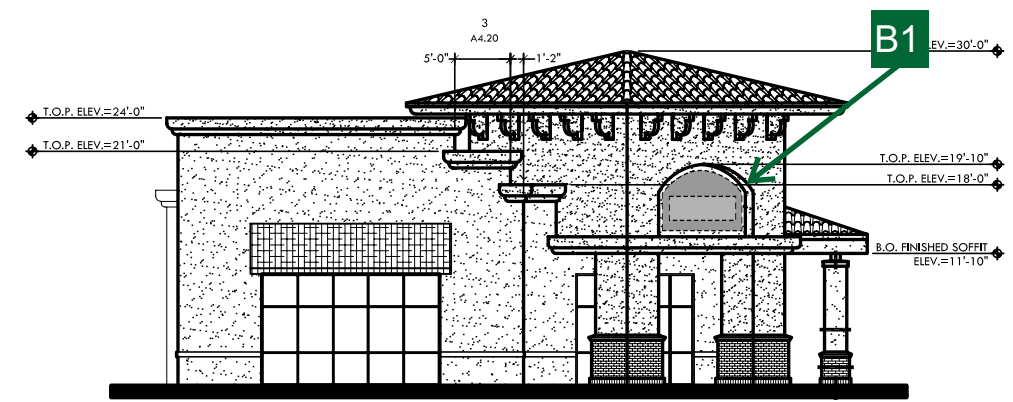
9 10-12-07 Del. M2/rev. per city

10 11-23-07 Mod. to numerals

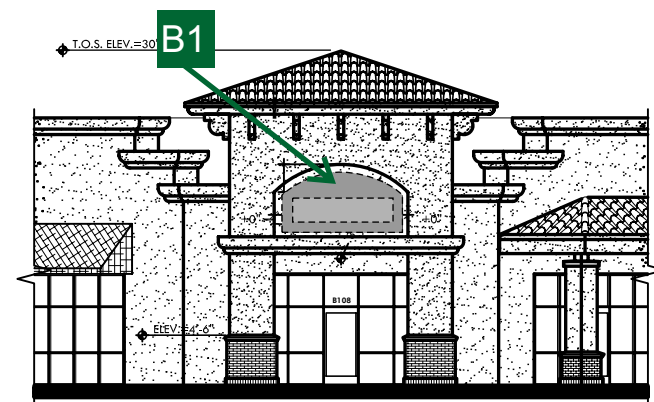
11 12-14-07 Add bkgd. /illum. undercanopy



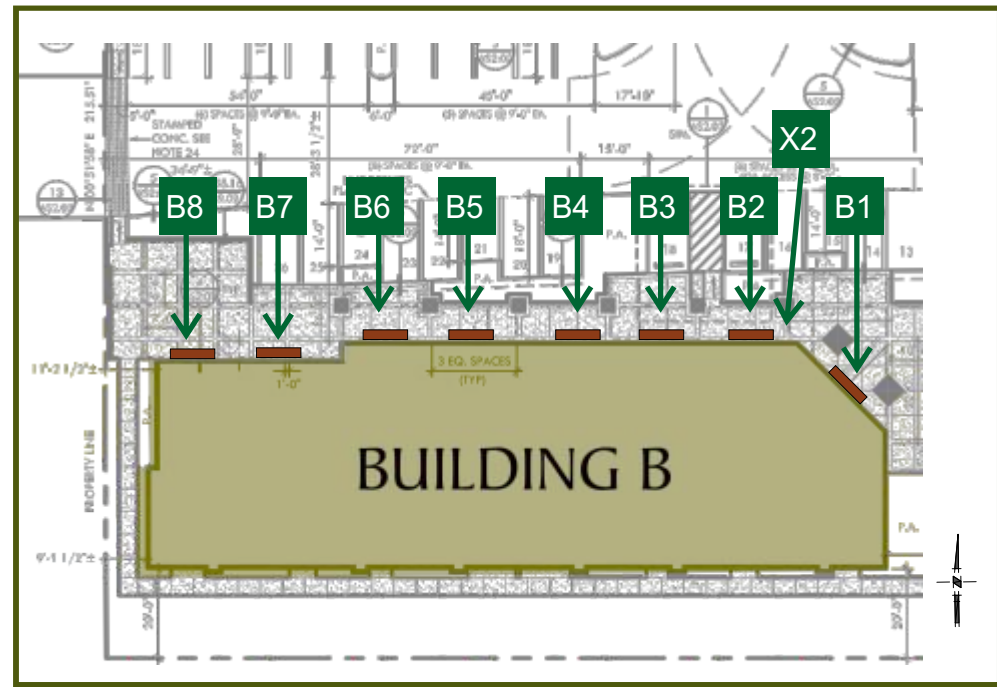
NORTH ELEVATION - BUILDING B
Scale: 1/16" = 1' - 0"



EAST ELEVATION - BUILDING B
Scale: 1/16" = 1' - 0"



EAST ELEVATION - BUILDING B - TOWER FRONT VIEW
Scale: 1/16" = 1' - 0"



- △14 7-24-09 Add M2 to (E) sign criteria
- △13 01-21-08 Rev. M1 loc.
- △12 01-10-08 Rev. to C6-C9

- △9 10-12-07 Del. M2/rev. per city
- △10 11-23-07 Mod. to numerals
- △11 12-14-07 Add bkgd. /illum. undercanopy

DESIGN NO. 05-2999C
SHEET 4 OF 17
SCALE As Noted
DRAWN BY CL

CLIENT
EMPIRE CROSSINGS
ADDRESS
Lone Tree Way at Empire Avenue
CITY
Brentwood, CA
ACCOUNT REP.
Brian Schneider

- REVISIONS
- △1 2-8-07 Add details/Redesign M2
 - △2 2-9-07 Add E/W signs to Bldg. C
 - △3 5-18-07 Rev. per city comments
 - △4 6-18-07 Add mon. color spec
 - △5 6-21-07 Correct./Rev. Bldg.C & M1
 - △6 6-28-07 Correct./Rev. per city
 - △7 7-27-07 Add footing
 - △8 7-31-07 Rev. X1-X4

DATE
12-15-05

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

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JSJ Electrical Display
CORPORATION

CLIENT
EMPIRE CROSSINGS
 ADDRESS
Lone Tree Way at Empire Avenue
 CITY
Brentwood, CA
 ACCOUNT REP.
Brian Schneider

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 - 8 7-31-07 Rev. X1-X4

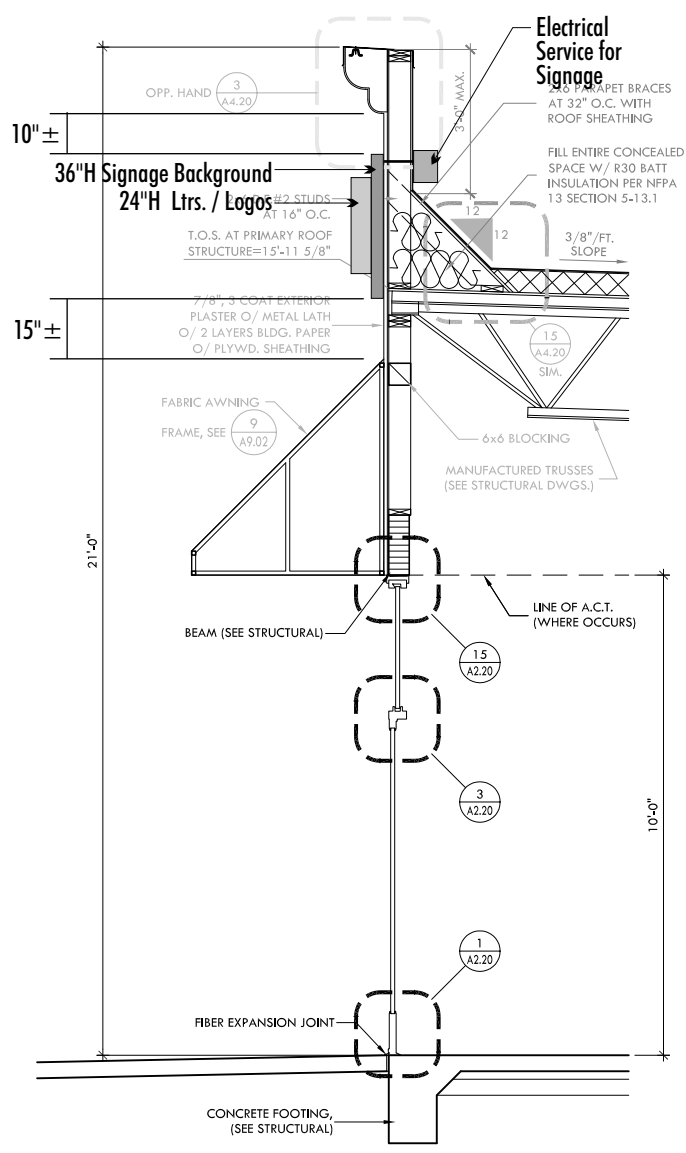
DATE
12-15-05

CUSTOMER APPROVAL DATE

LANDLORD APPROVAL DATE

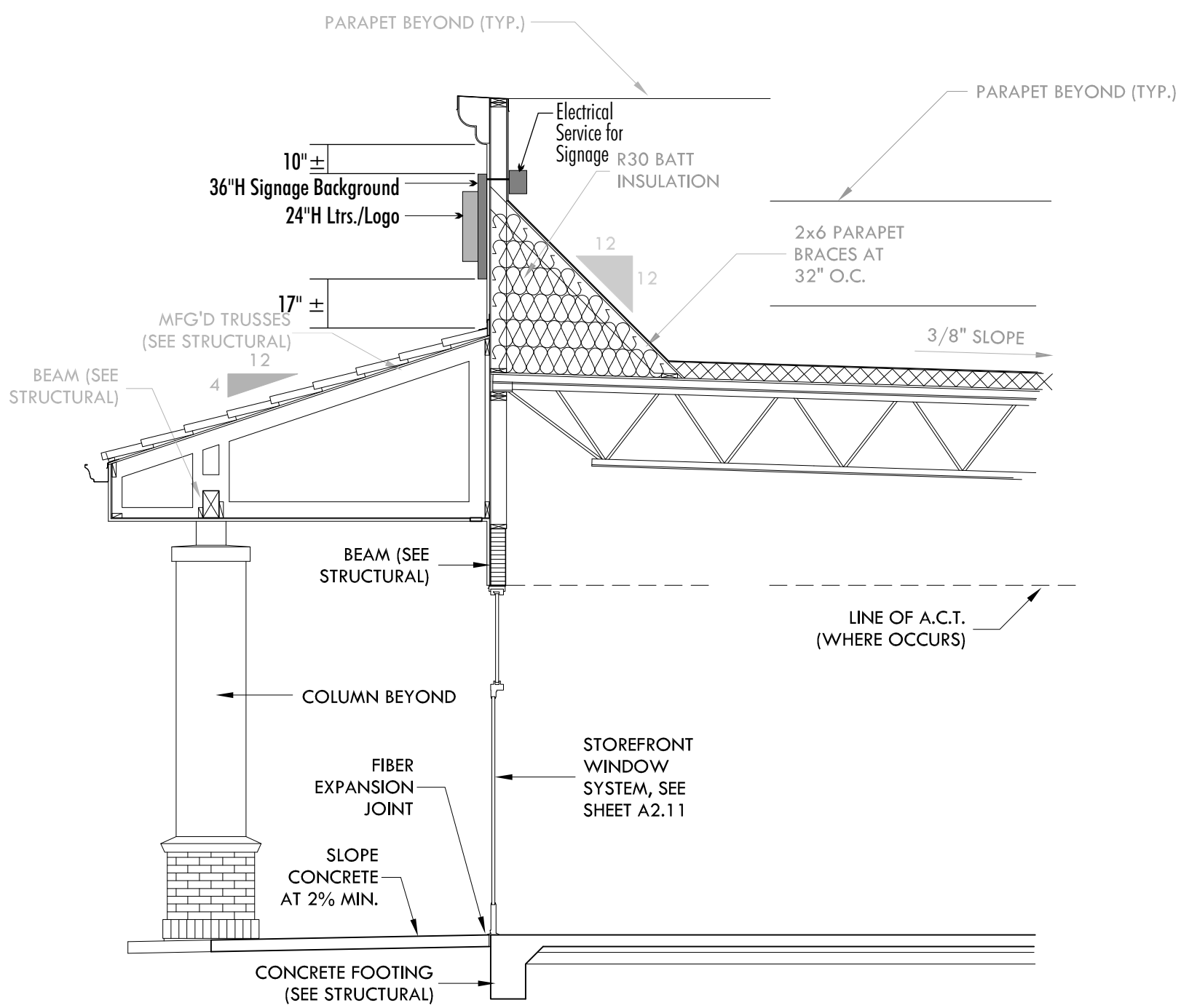
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Bldgs. A & B - Section - Signs A1, A2, B7, & B8

Scale: 1/4" = 1'-0"



Bldgs. A & B - Section - Signs A3 - A7 & B2 - B6

Scale: 1/4" = 1'-0"

- 14 7-24-09 Add M2 to (E) sign criteria
- 13 01-21-08 Rev. M1 loc.
- 12 01-10-08 Rev. to C6-C9
- 9 10-12-07 Del. M2/rev. per city
- 10 11-23-07 Mod. to numerals
- 11 12-14-07 Add bkgd./illum. undercanopy



JSJ Electrical Display CORPORATION

DESIGN NO. 05-2999C
 SHEET 6 OF 17
 SCALE As Noted
 DRAWN BY CL

CLIENT
EMPIRE CROSSINGS
 ADDRESS
 Lone Tree Way at Empire Avenue
 CITY
 Brentwood, CA
 ACCOUNT REP.
 Brian Schneider

- REVISIONS
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 - 6 6-28-07 Correct./Rev. per city
 - 7 7-27-07 Add footing
 - 8 7-31-07 Rev. X1-X4

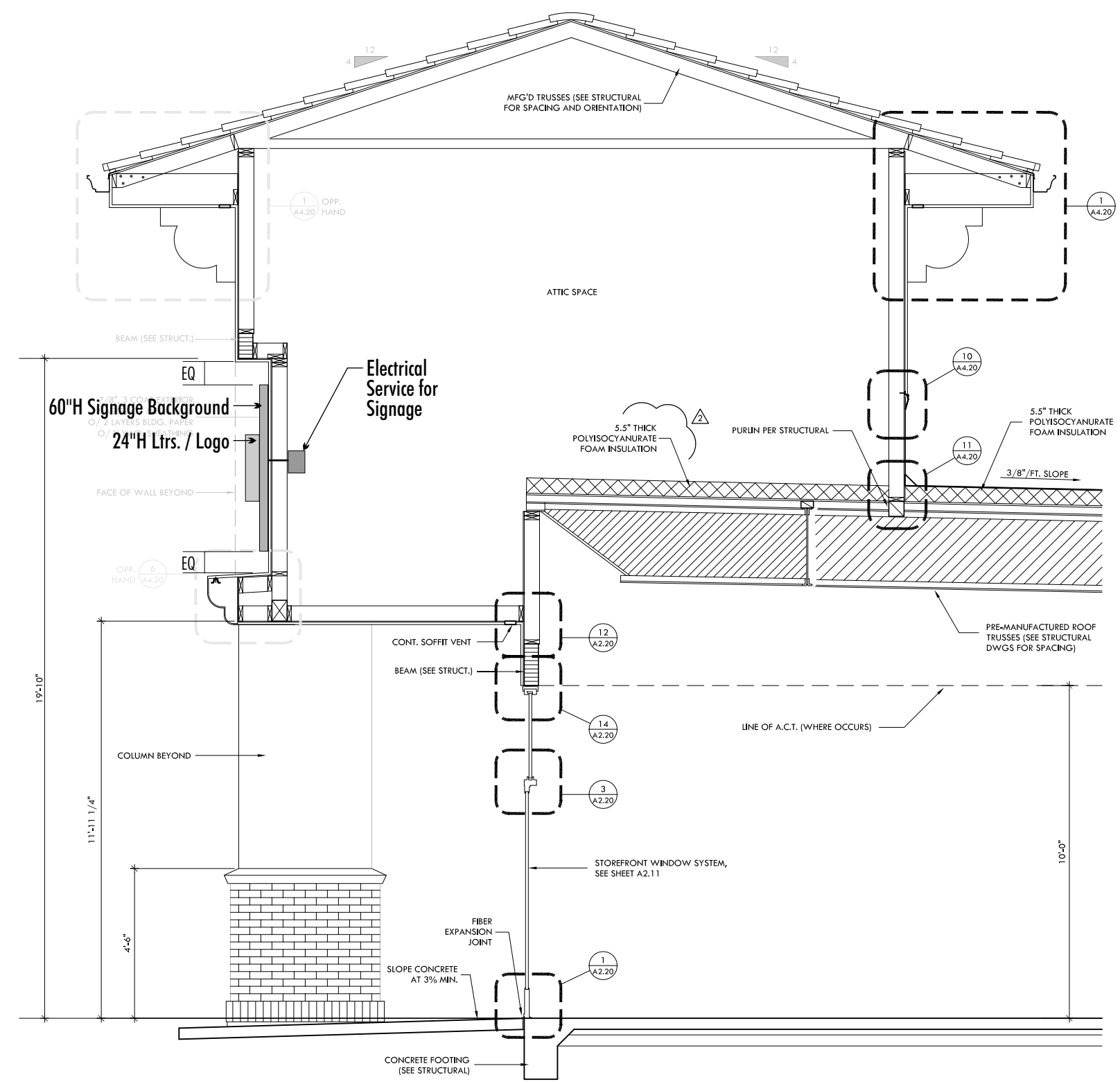
DATE
 12-15-05

CUSTOMER APPROVAL _____ DATE _____

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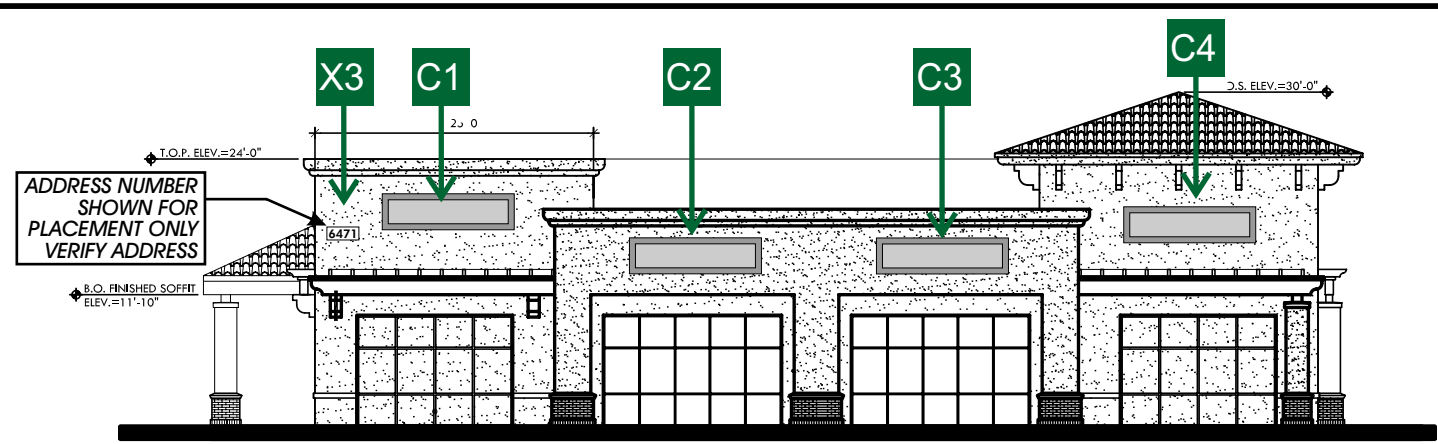
Bldgs. A & B - Section - Sign A8 & B1

Scale: 1/4" = 1'-0"

- 14 7-24-09 Add M2 to (E) sign criteria
- 13 01-21-08 Rev. M1 loc.
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- 9 10-12-07 Del. M2/rev. per city
- 10 11-23-07 Mod. to numerals
- 11 12-14-07 Add bkgd. /illum. undercanopy

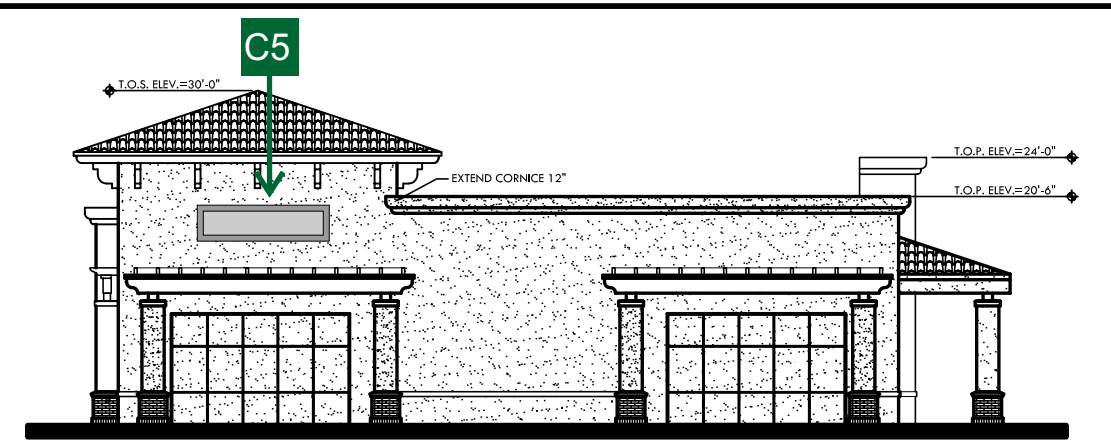


JSJ Electrical Display
 CORPORATION



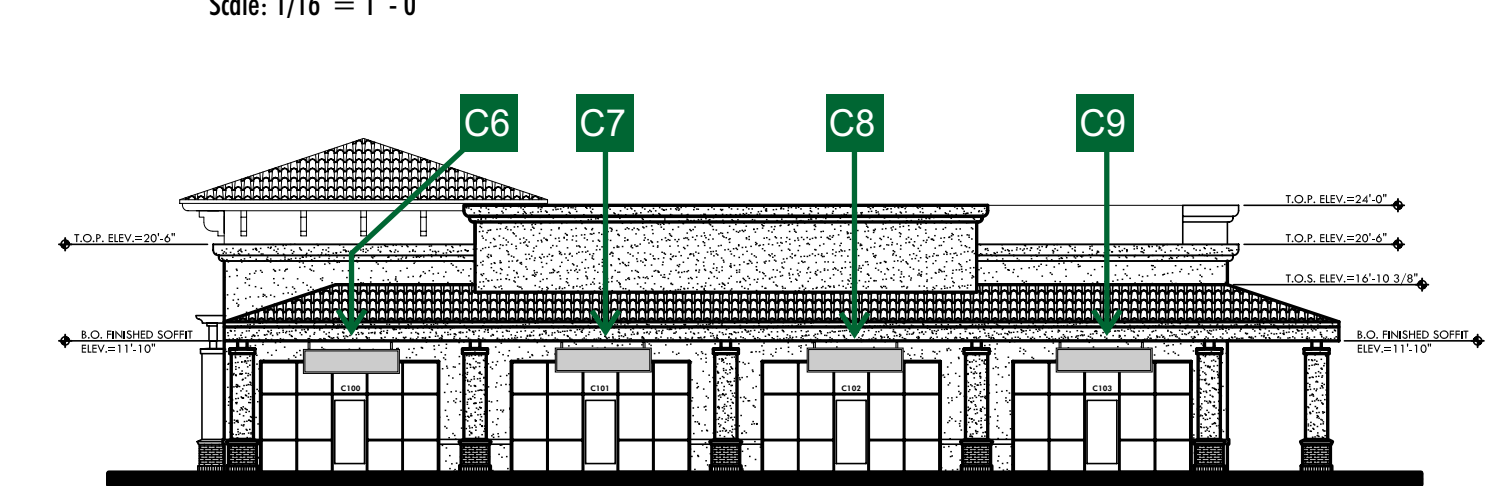
NORTH ELEVATION - BUILDING C
Scale: 1/16" = 1' - 0"

Locations C1 - C4 are illuminated pan channel letters



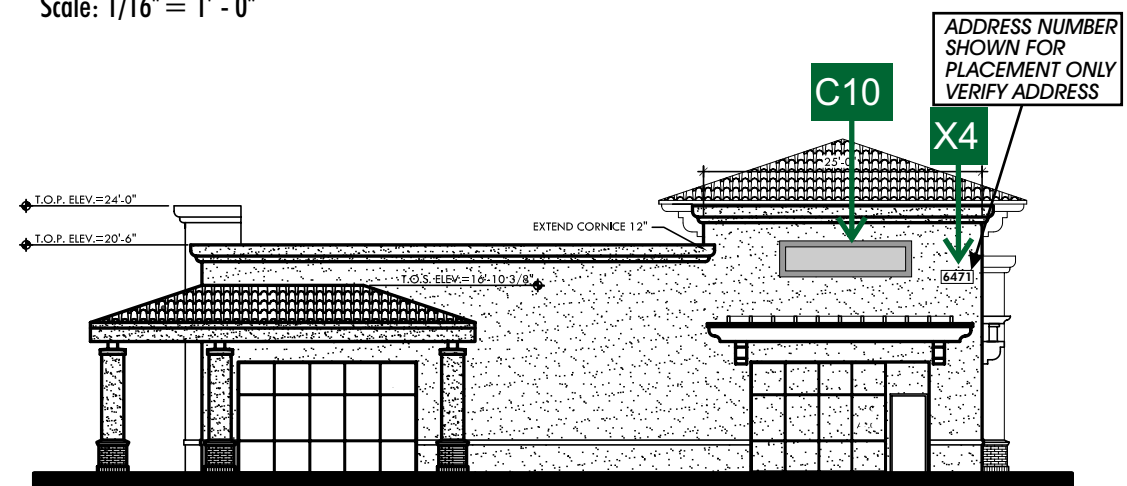
WEST ELEVATION - BUILDING C
Scale: 1/16" = 1' - 0"

Location C5 is illuminated pan channel letters



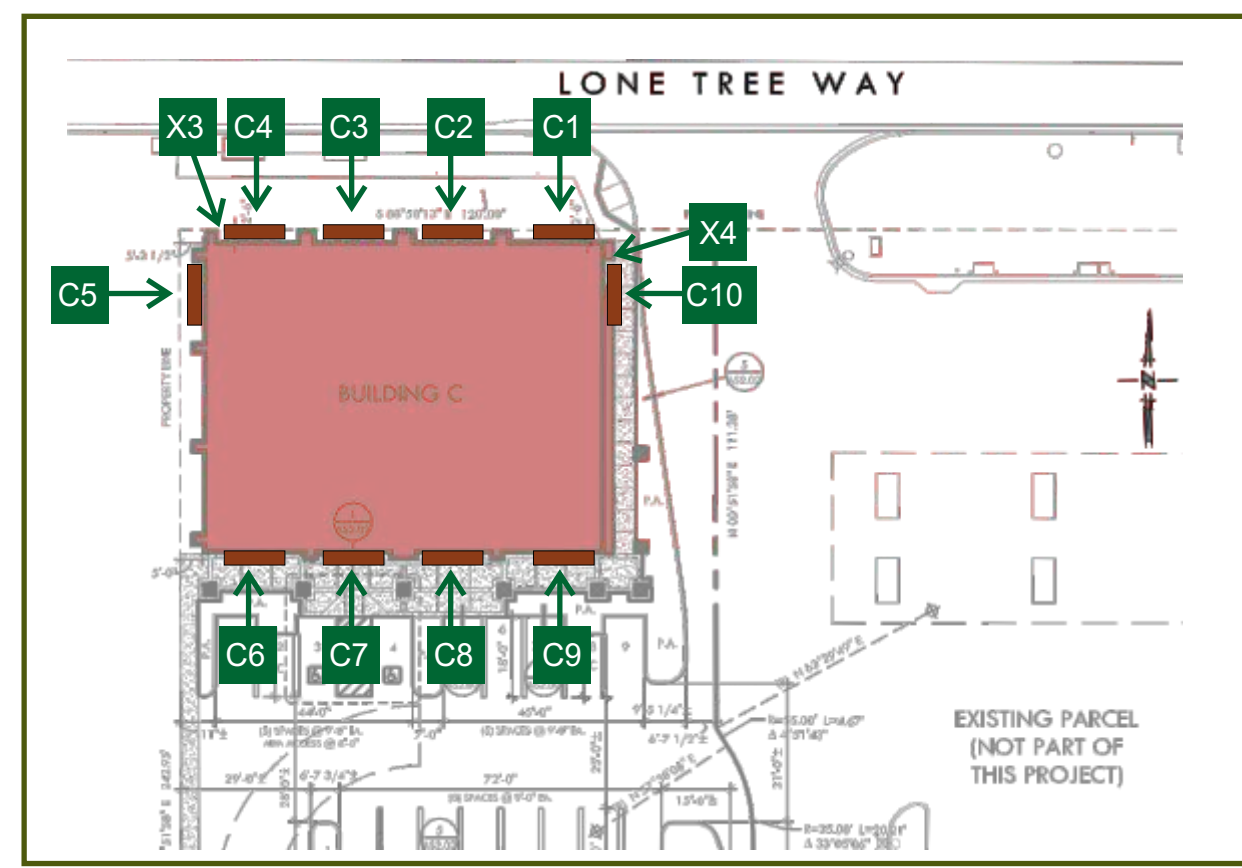
SOUTH ELEVATION - BUILDING C
Scale: 1/16" = 1' - 0"

Locations C6 through C9 are non-illuminated undercanopy signs



EAST ELEVATION - BUILDING C
Scale: 1/16" = 1' - 0"

Location C10 is illuminated pan channel letters



DESIGN NO. 05-2999C
SHEET 7 OF 17
SCALE As Noted
DRAWN BY CL

CLIENT
EMPIRE CROSSINGS
ADDRESS
Lone Tree Way at Empire Avenue
CITY
Brentwood, CA

ACCOUNT REP.
Brian Schneider

- REVISIONS
- 1 2-8-07 Add details/Redesign M2
 - 2 2-9-07 Add E/W signs to Bldg. C
 - 3 5-18-07 Rev. per city comments
 - 4 6-18-07 Add mon. color spec
 - 5 6-21-07 Correct./Rev. Bldg. C & M1
 - 6 6-28-07 Correct./Rev. per city
 - 7 7-27-07 Add footing
 - 8 7-31-07 Rev. X1-X4

DATE
12-15-05

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

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459 Industrial Way
Benicia, CA 94510
Phone (707)747-5595
Fax (707)747-5599
www.jsjdisplay.com

- 14 7-24-09 Add M2 to (E) sign criteria
- 13 01-21-08 Rev. M1 loc.
- 12 01-10-08 Rev. to C6-C9
- 9 10-12-07 Del. M2/rev. per city
- 10 11-23-07 Mod. to numerals
- 11 12-14-07 Add bkgd. /illum. undercanopy



JSJ Electrical Display CORPORATION

CLIENT
EMPIRE CROSSINGS
 ADDRESS
Lone Tree Way at Empire Avenue
 CITY
Brentwood, CA
 ACCOUNT REP.
Brian Schneider

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 - 7 7-27-07 Add footing
 - 8 7-31-07 Rev. X1-X4

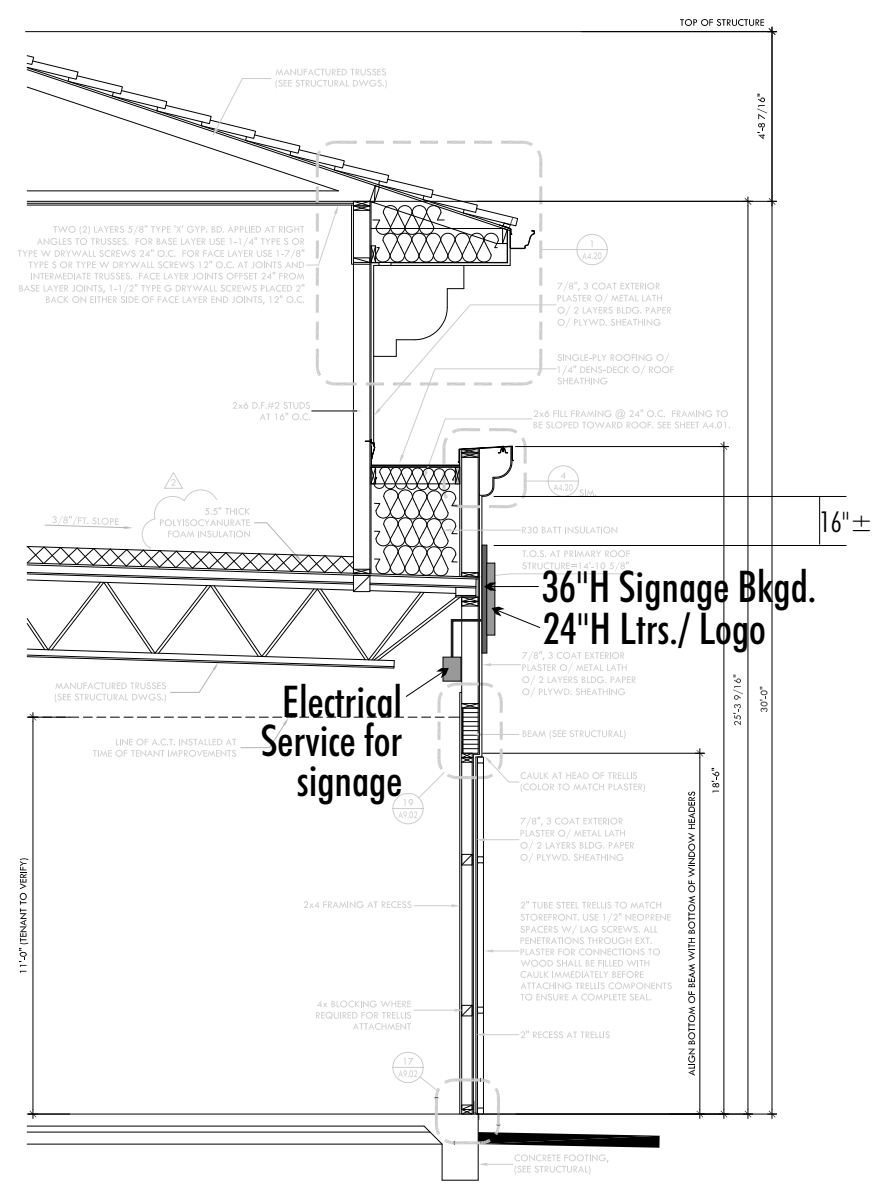
DATE
12-15-05

CUSTOMER APPROVAL _____ DATE _____

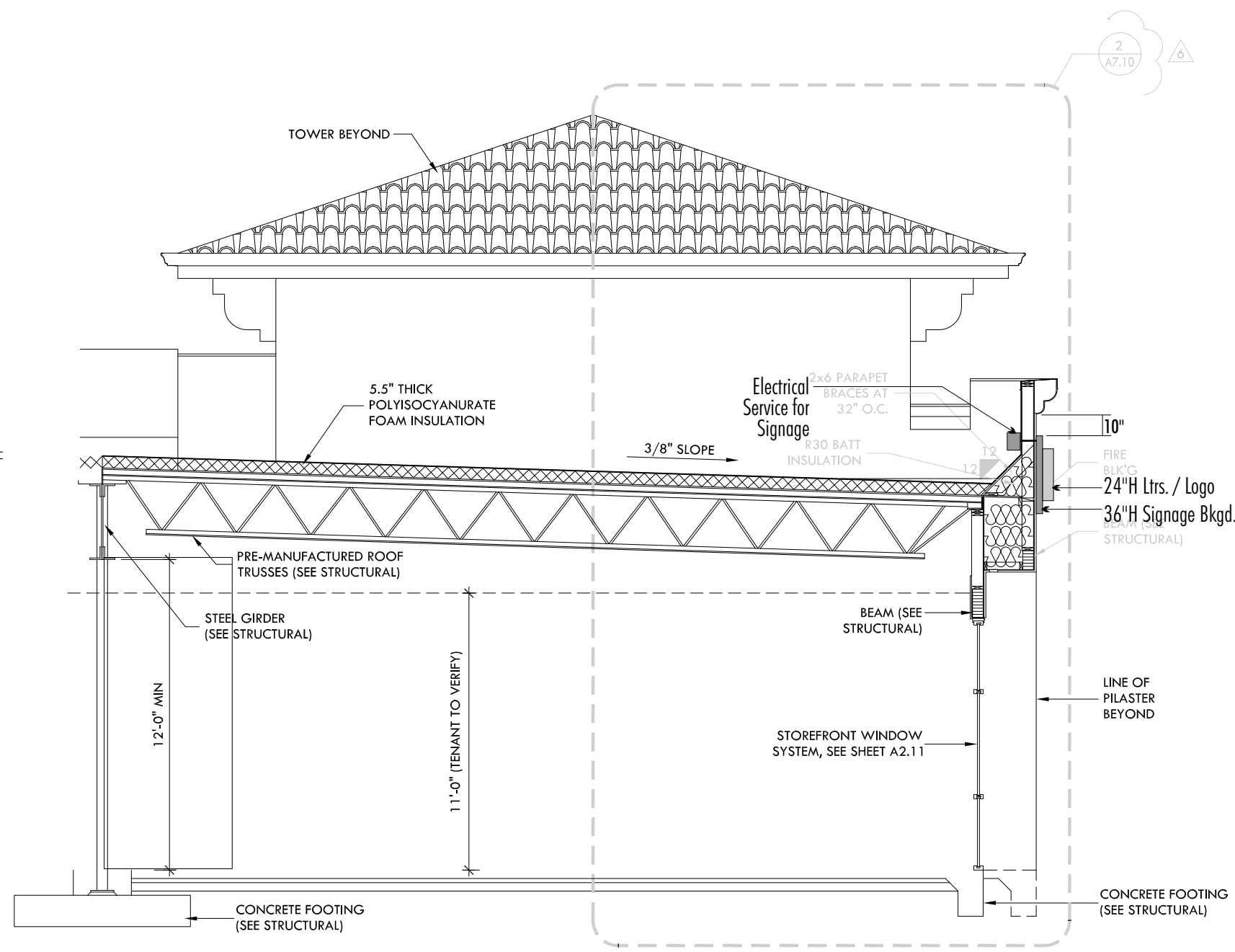
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Bldg. C - Section - Signs C1, C4 & C10
 Scale: 3/16" = 1'-0"

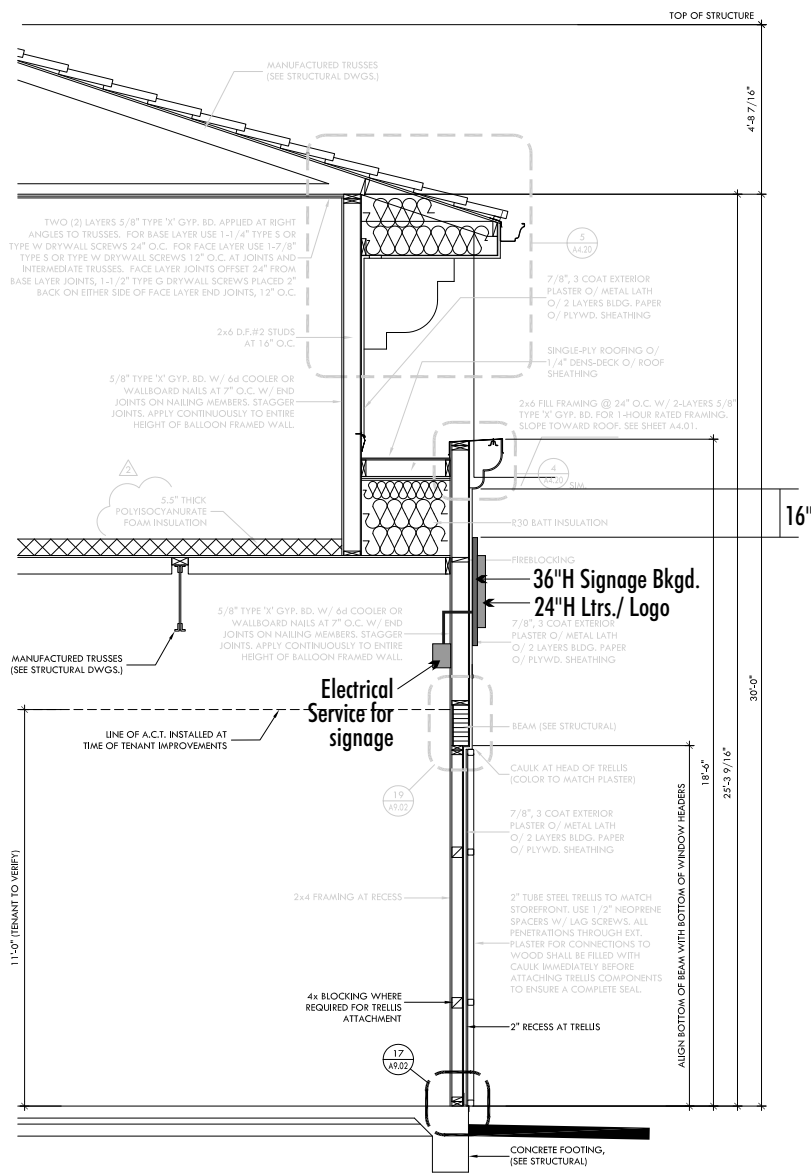


Bldg. C - Section - Signs C2 & C3
 Scale: 3/16" = 1'-0"

- 9 10-12-07 Del. M2/rev. per city
- 10 11-23-07 Mod. to numerals
- 11 12-14-07 Add bkgd./illum. undercanopy
- 12 01-10-08 Rev. to C6-C9
- 13 01-21-08 Rev. M1 loc.
- 14 7-24-09 Add M2 to (E) sign criteria



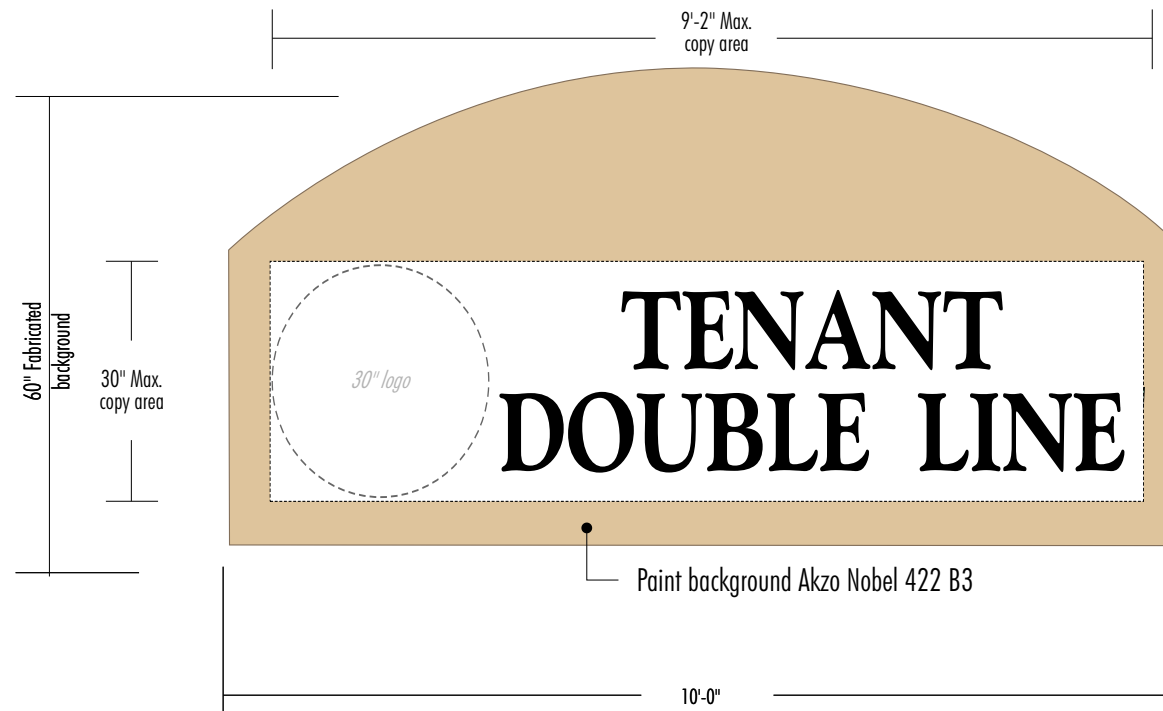
JSJ Electrical Display Corporation



Bldg. C - Section - Sign C5

Scale: 3/16" = 1'-0"

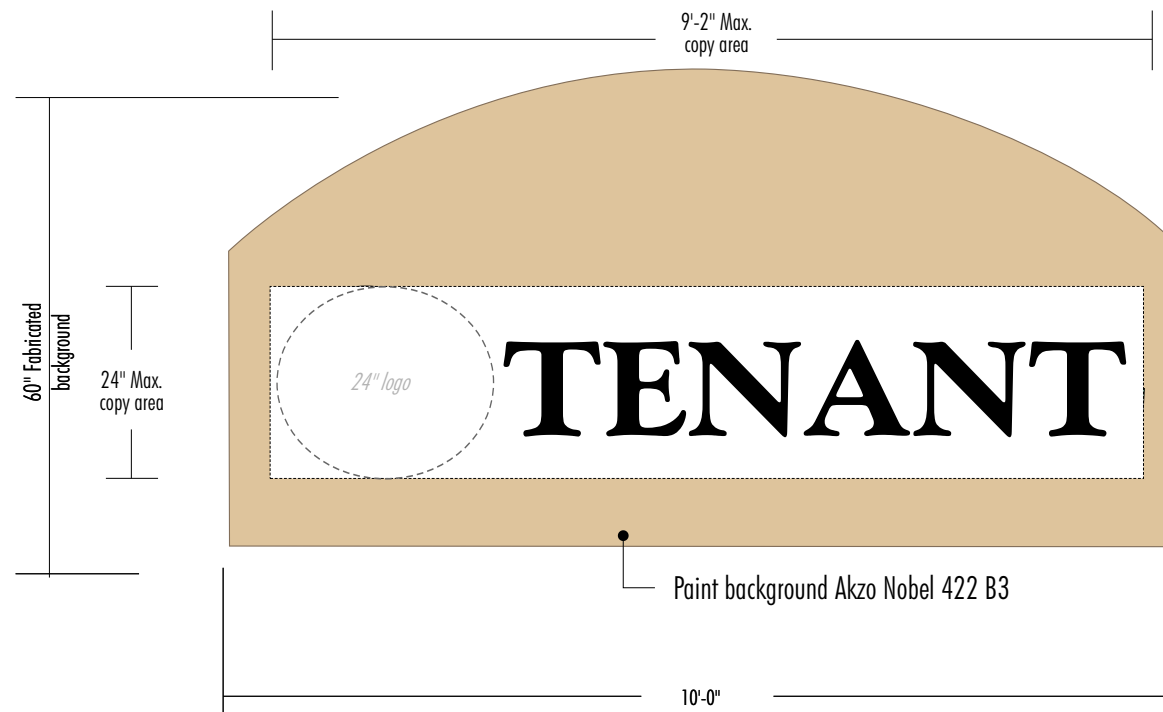
Tenants A8 and B1 may have 80% of the architectural feature on which the sign is placed



A8 B1 INTERNALLY ILLUMINATED PAN CHANNEL OR REVERSE PAN CHANNEL LETTERS ON FABRICATED ALUMINUM BACKGROUND

Scale: 1/2" = 1'-0"

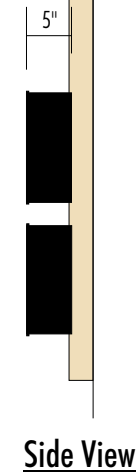
Tenants A8 and B1 may have 80% of the architectural feature on which the sign is placed



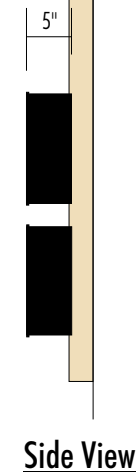
A8 B1 INTERNALLY ILLUMINATED PAN CHANNEL OR REVERSE PAN CHANNEL LETTERS ON FABRICATED ALUMINUM BACKGROUND

Scale: 1/2" = 1'-0"

- △14 7-24-09 Add M2 to (E) sign criteria
- △13 01-21-08 Rev. M1 loc.
- △12 01-10-08 Rev. to C6-C9



Side View



Side View

DESIGN NO. **05-2999C**
 SHEET **9** OF **17**
 SCALE **As Noted**
 DRAWN BY **CL**

CLIENT
EMPIRE CROSSINGS
 ADDRESS
Lone Tree Way at Empire Avenue
 CITY
Brentwood, CA
 ACCOUNT REP.
Brian Schneider

- REVISIONS
- △1 2-8-07 Add details/Redesign M2
 - △2 2-9-07 Add E/W signs to Bldg. C
 - △3 5-18-07 Rev. per city comments
 - △4 6-18-07 Add mon. color spec
 - △5 6-21-07 Correct./Rev. Bldg.C & M1
 - △6 6-28-07 Correct./Rev. per city
 - △7 7-27-07 Add footing
 - △8 7-31-07 Rev. X1-X4

DATE
12-15-05

CUSTOMER APPROVAL DATE

LANDLORD APPROVAL DATE

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 www.jsjdisplay.com



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- △9 10-12-07 Del. M2/rev. per city
- △10 11-23-07 Mod. to numerals
- △11 12-14-07 Add bkgd. /illum. undercanopy

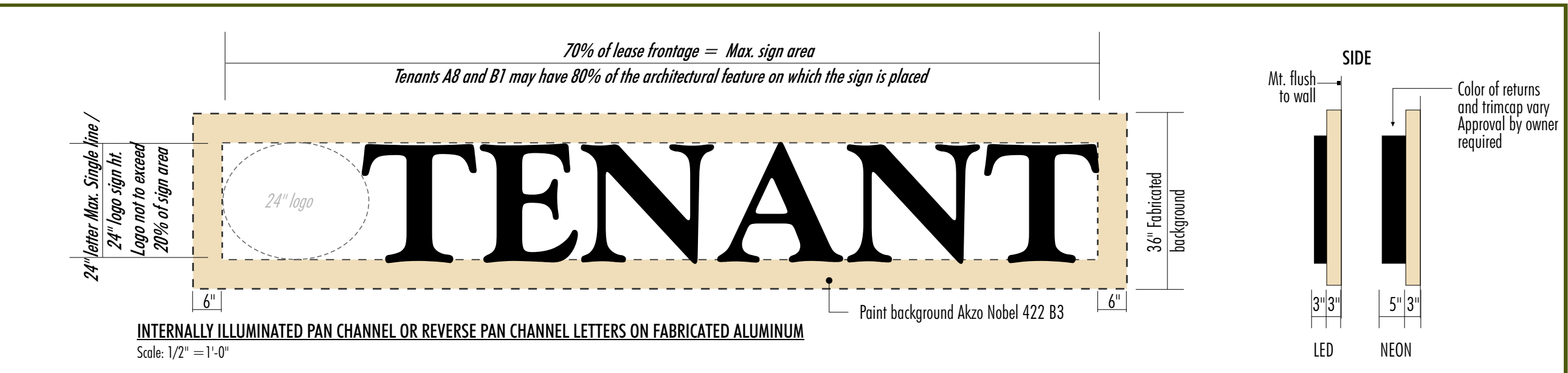
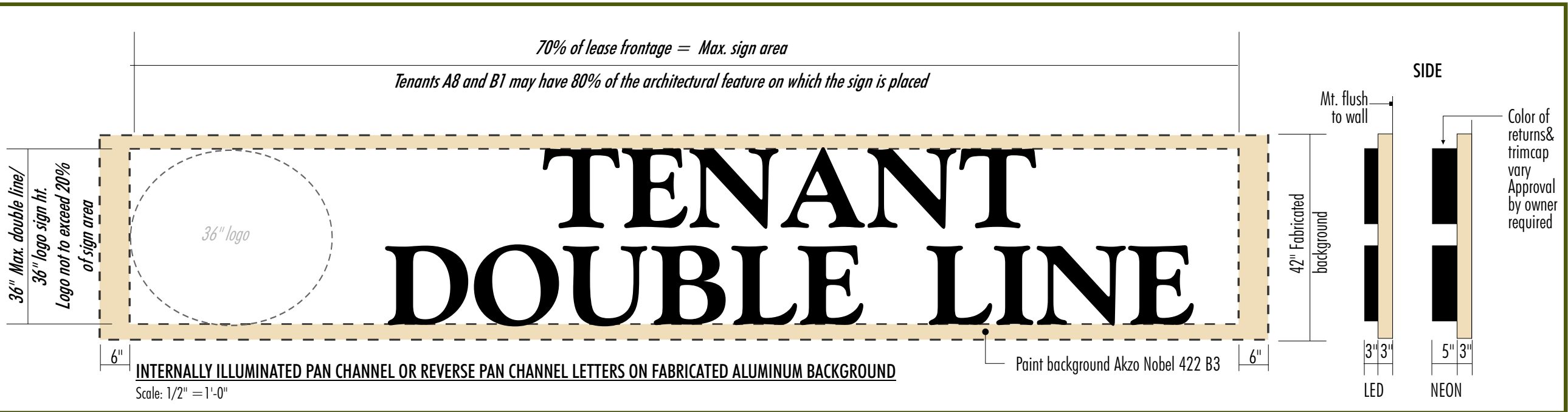
All Building A and B signs

△14 7-24-09 Add M2 to (E) sign criteria
 △13 01-21-08 Rev. M1 loc.

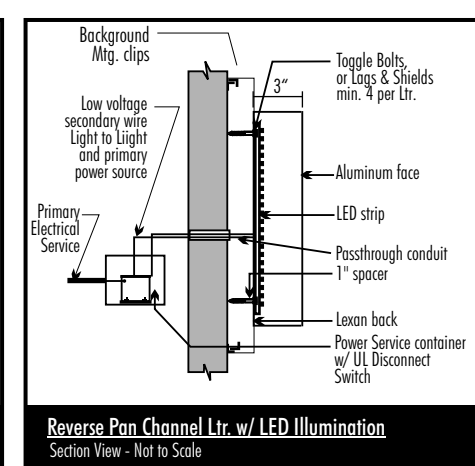
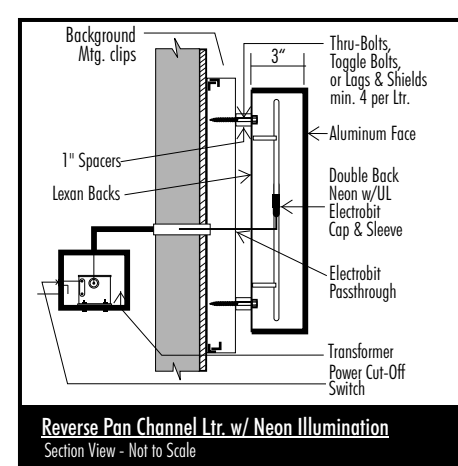
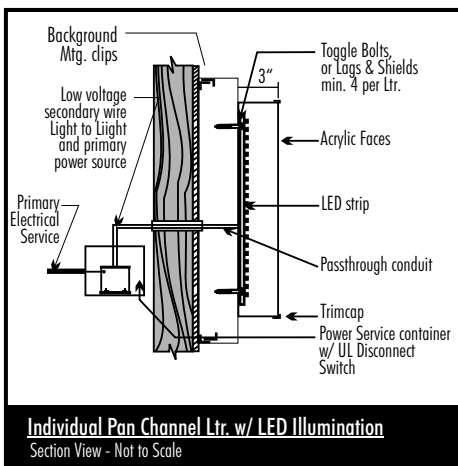
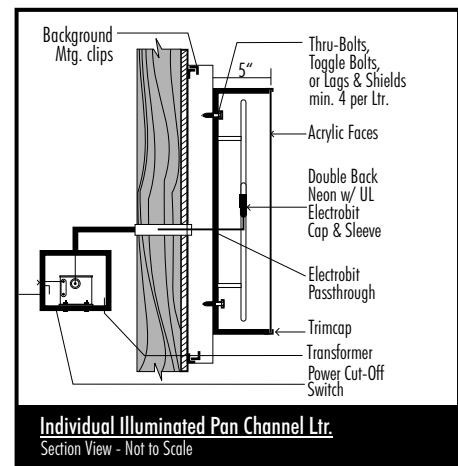
△12 01-10-08 Rev. to C6-C9
 △9 10-12-07 Del. M2/rev. per city

△10 11-23-07 Mod. to numerals
 △11 12-14-07 Add bkgd./illum. undercanopy

DESIGN NO. **05-2999C**
 SHEET **10** OF **17**
 SCALE **As Noted**
 DRAWN BY **CL**



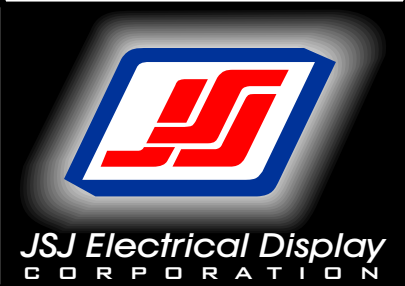
- LED or Neon illuminated pan channel letters with acrylic faces or reverse pan channel letters with opaque faces
- Letters are mounted to fabricated aluminum background
- Colors vary. Landowner to approve all colors.
- Single or double line copy and logo allowed within designated sign areas



| | |
|-------------------|--|
| CLIENT | EMPIRE CROSSINGS |
| ADDRESS | Lone Tree Way at Empire Avenue |
| CITY | Brentwood, CA |
| ACCOUNT REP. | Brian Schneider |
| REVISIONS | △1 2-8-07 Add details/Redesign M2 △2 2-9-07 Add E/W signs to Bldg. C △3 5-18-07 Rev. per city comments △4 6-18-07 Add mon. color spec △5 6-21-07 Correct./Rev. Bldg.C & M1 △6 6-28-07 Correct./Rev. per city △7 7-27-07 Add footing △8 7-31-07 Rev. X1-X4 |
| DATE | 12-15-05 |
| CUSTOMER APPROVAL | DATE |
| LANDLORD APPROVAL | DATE |

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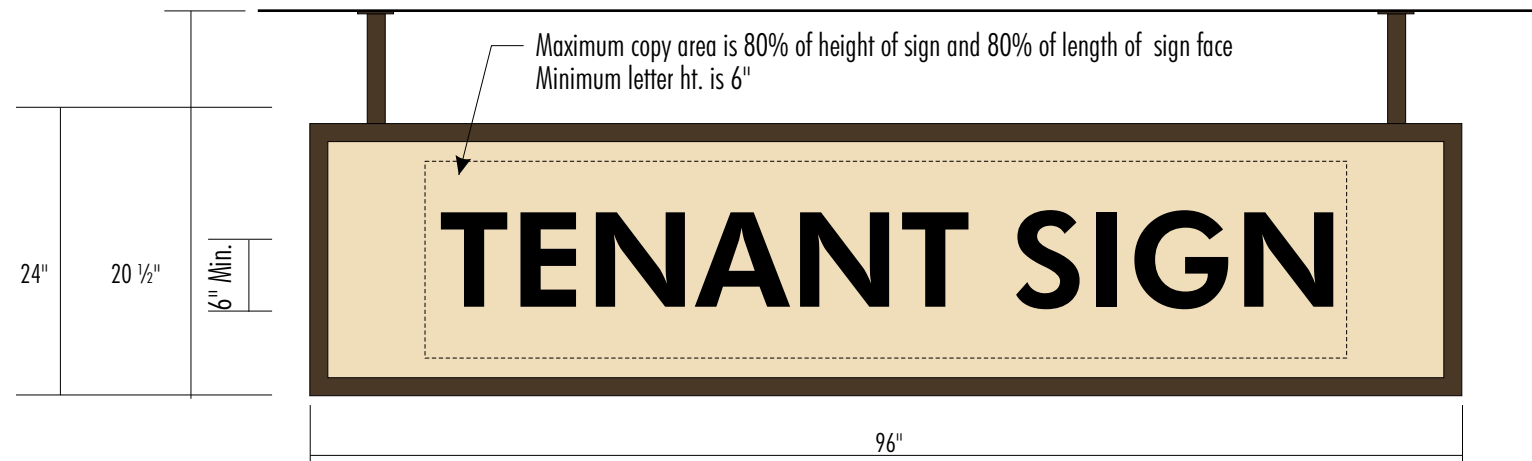
Building C signs 6 through 9

△14 7-24-09 Add M2 to (E) sign criteria
 △13 01-21-08 Rev. M1 loc.

△12 01-10-08 Rev. to C6-C9
 △9 10-12-07 Del. M2/rev. per city

△10 11-23-07 Mod. to numerals
 △11 12-14-07 Add bkgd. /illum. undercanopy

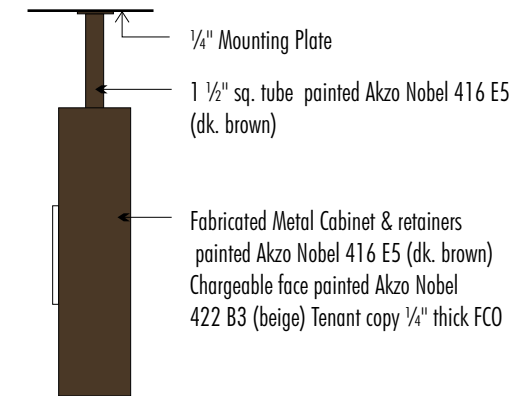
DESIGN NO. **05-2999C**
 SHEET **11** OF **17**
 SCALE **As Noted**
 DRAWN BY **CL**



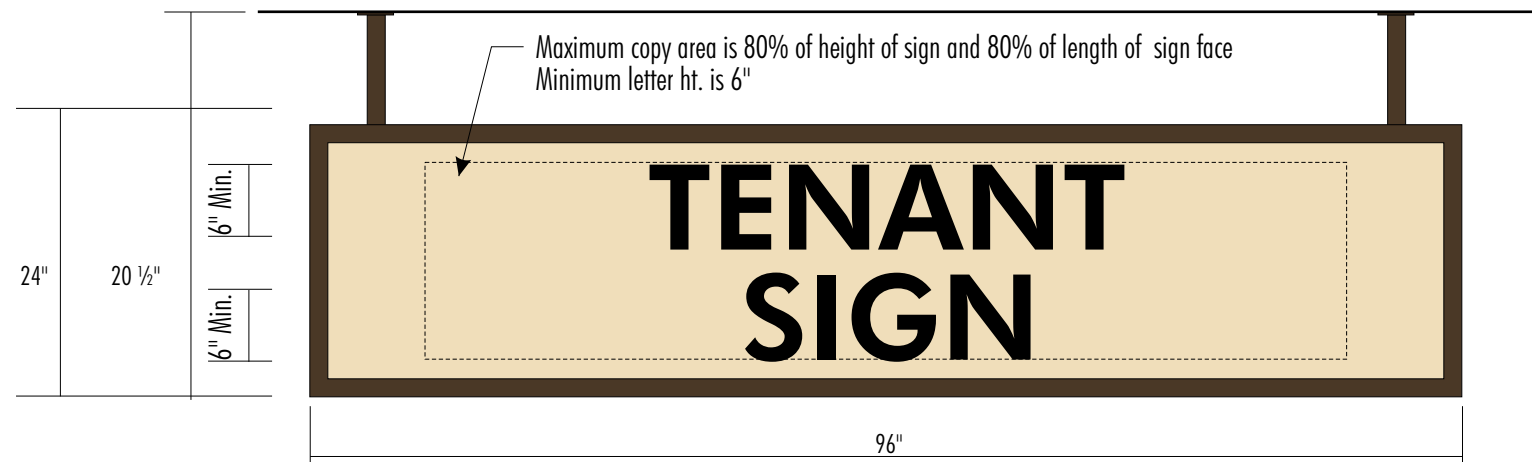
SINGLE LINE SINGLE-FACED NON-ILLUMINATED SUSPENDED CABINET SIGN

Scale: 3/4" = 1'-0"

8.74 sq. ft. ea.



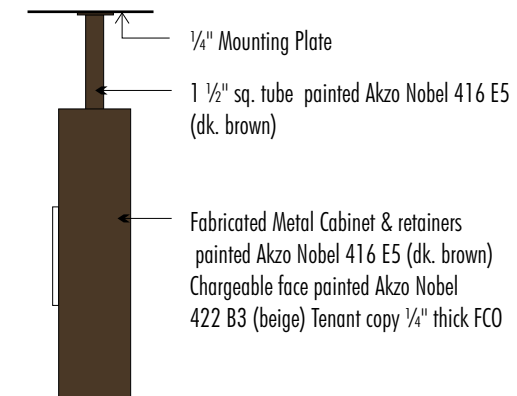
Side



DOUBLE LINE SINGLE-FACED NON-ILLUMINATED SUSPENDED CABINET SIGN

Scale: 3/4" = 1'-0"

8.74 sq. ft. ea.



Side

C6 C7 C8 C9

INTERNALLY ILLUMINATED S/F UNDERCANOPY TENANT IDENTIFICATION SIGN - SOUTH ELEVATION - BUILDING C ONLY

Scale: 1/2" = 1'-0"

CLIENT
EMPIRE CROSSINGS
 ADDRESS
 Lone Tree Way at Empire Avenue
 CITY
 Brentwood, CA
 ACCOUNT REP.
 Brian Schneider
 REVISIONS
 △1 2-8-07 Add details/Redesign M2
 △2 2-9-07 Add E/W signs to Bldg. C
 △3 5-18-07 Rev. per city comments
 △4 6-18-07 Add mon. color spec
 △5 6-21-07 Correct./Rev. Bldg.C & M1
 △6 6-28-07 Correct./Rev. per city
 △7 7-27-07 Add footing
 △8 7-31-07 Rev. X1-X4

DATE
 12-15-05

CUSTOMER APPROVAL DATE

LANDLORD APPROVAL DATE

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 Fax (707)747-5599
 www.jsjdisplay.com



JSJ Electrical Display CORPORATION

Building C signs 1 through 5 & C10

△₁₄ 7-24-09 Add M2 to (E) sign criteria
 △₁₃ 01-21-08 Rev. M1 loc.

△₁₂ 01-10-08 Rev. to C6-C9
 △₉ 10-12-07 Del. M2/rev. per city

△₁₀ 11-23-07 Mod. to numerals
 △₁₁ 12-14-07 Add bkgd./illum. undercanopy

DESIGN NO. **05-2999C**
 SHEET **12 OF 17**
 SCALE **As Noted**
 DRAWN BY **CL**

CLIENT
EMPIRE CROSSINGS
 ADDRESS
Lone Tree Way at Empire Avenue
 CITY
Brentwood, CA
 ACCOUNT REP.
Brian Schneider
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 △₃ 5-18-07 Rev. per city comments
 △₄ 6-18-07 Add mon. color spec
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 △₆ 6-28-07 Correct./Rev. per city
 △₇ 7-27-07 Add footing
 △₈ 7-31-07 Rev. X1-X4

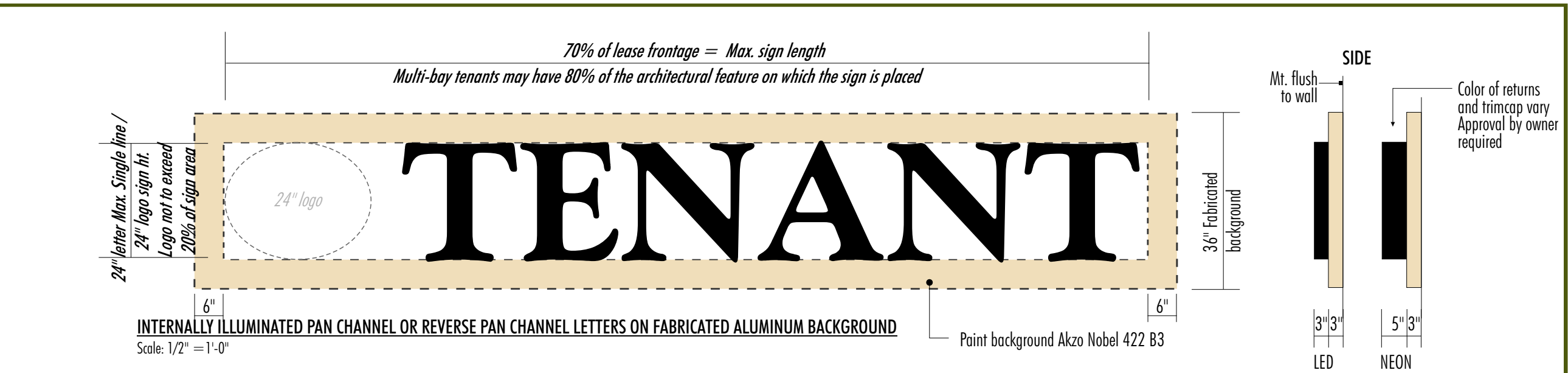
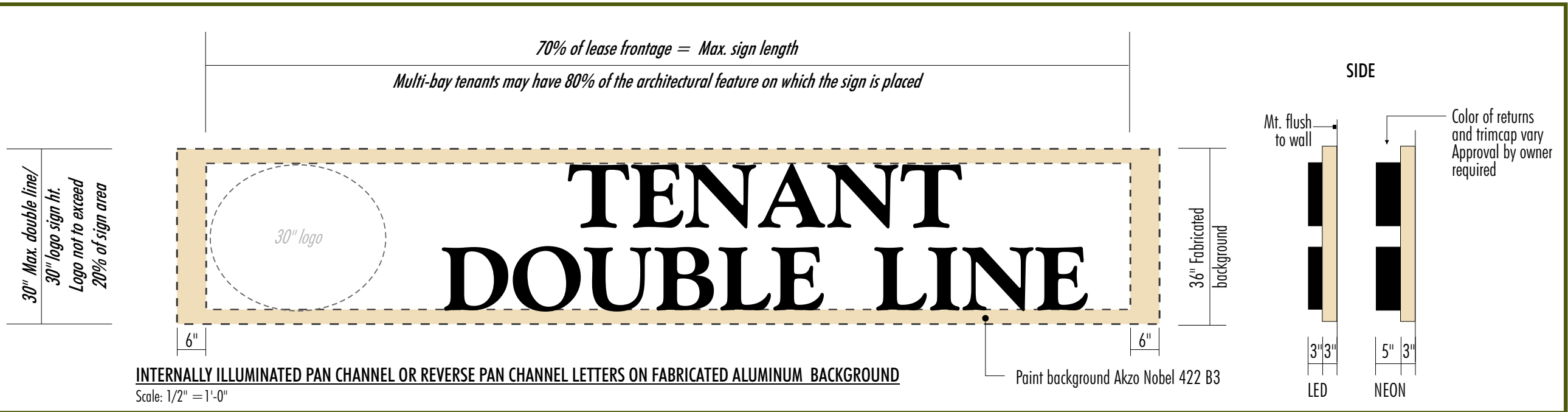
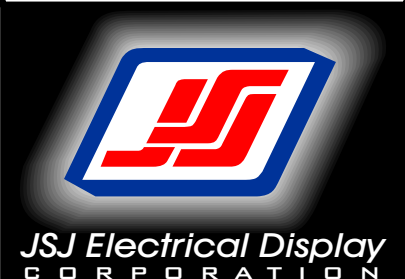
DATE
12-15-05

CUSTOMER APPROVAL _____ DATE _____

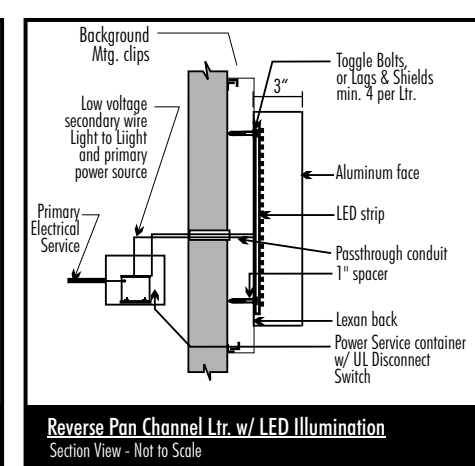
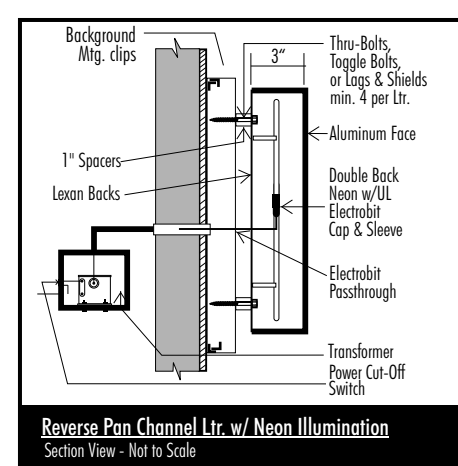
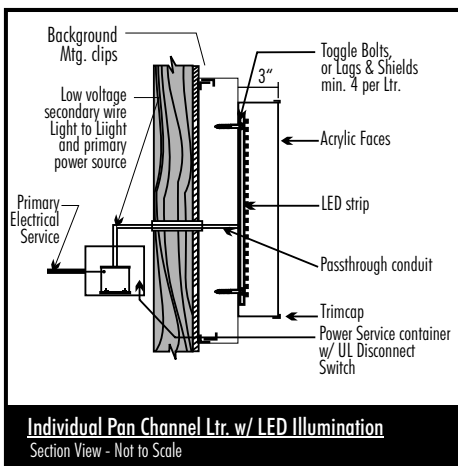
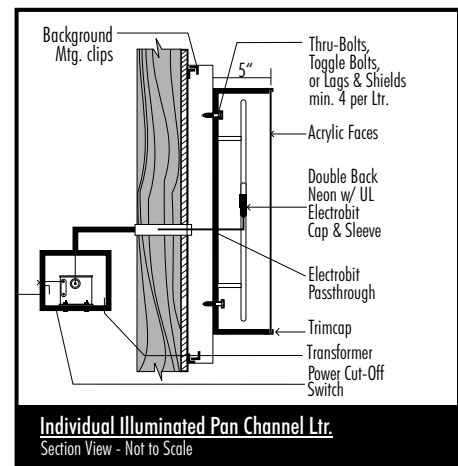
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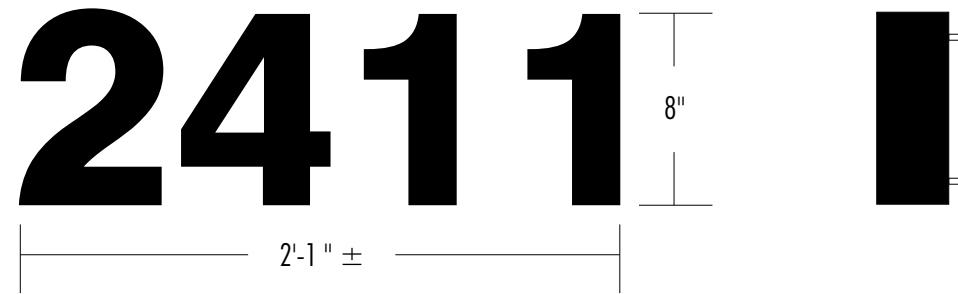
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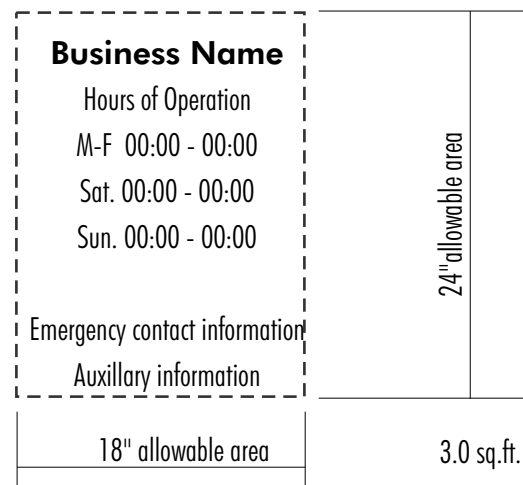


All Buildings



Three unique sets of numerals - Bldg. C has two address cabinets
Sign locations shown on building elevation drawings.

X1 - X4 INTERNALLY ILLUMINATED REVERSE PAN-CHANNEL LETTERS
Scale: 1 1/2" = 1'-0"



V1 - V20 NON-ILLUMINATED VINYL DOOR GRAPHIC
Scale: 1" = 1'-0"

Side View

- △14 7-24-09 Add M2 to (E) sign criteria
- △12 01-10-08 Rev. to C6-C9
- △10 11-23-07 Mod. to numerals
- △13 01-21-08 Rev. M1 loc.
- △9 10-12-07 Del. M2/rev. per city
- △11 12-14-07 Add bkgd. /illum. undercanopy



Four digit white vinyl film suite designation
installed first surface on transom above door .55 sq.ft.

S1 - S20 NON-ILLUMINATED VINYL SUITE DESIGNATION
Scale: 1" = 1'-0"



TYPICAL INSTALLATION CONDITION
Scale: NTS

DESIGN NO. **05-2999C**
SHEET **13** OF **17**
SCALE **As Noted**
DRAWN BY **CL**

CLIENT
EMPIRE CROSSINGS
ADDRESS
Lone Tree Way at Empire Avenue
CITY
Brentwood, CA
ACCOUNT REP.
Brian Schneider

- REVISIONS
- △1 2-8-07 Add details/Redesign M2
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 - △3 5-18-07 Rev. per city comments
 - △4 6-18-07 Add mon. color spec
 - △5 6-21-07 Correct./Rev. Bldg.C & M1
 - △6 6-28-07 Correct./Rev. per city
 - △7 7-27-07 Add footing
 - △8 7-31-07 Rev. X1-X4

DATE
12-15-05

CUSTOMER APPROVAL _____ DATE _____

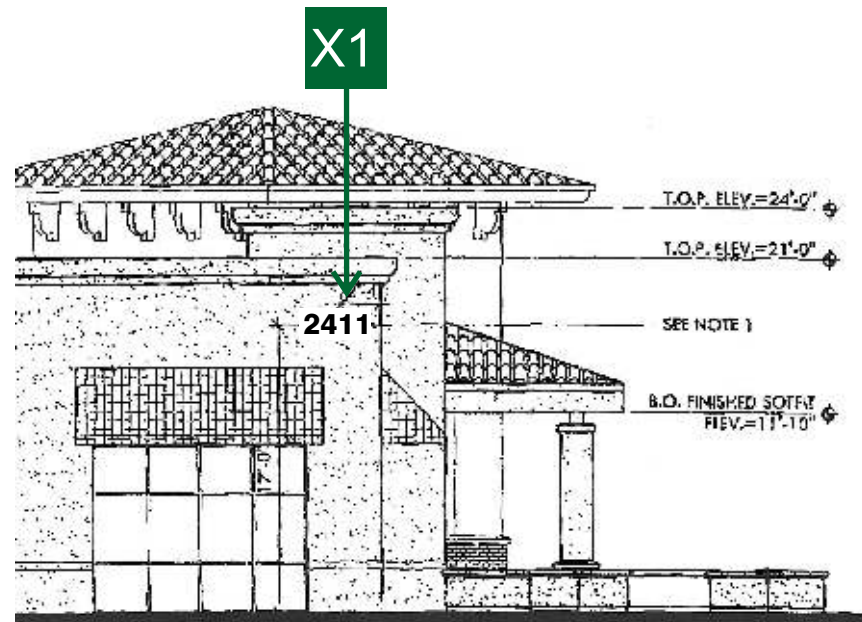
LANDLORD APPROVAL _____ DATE _____

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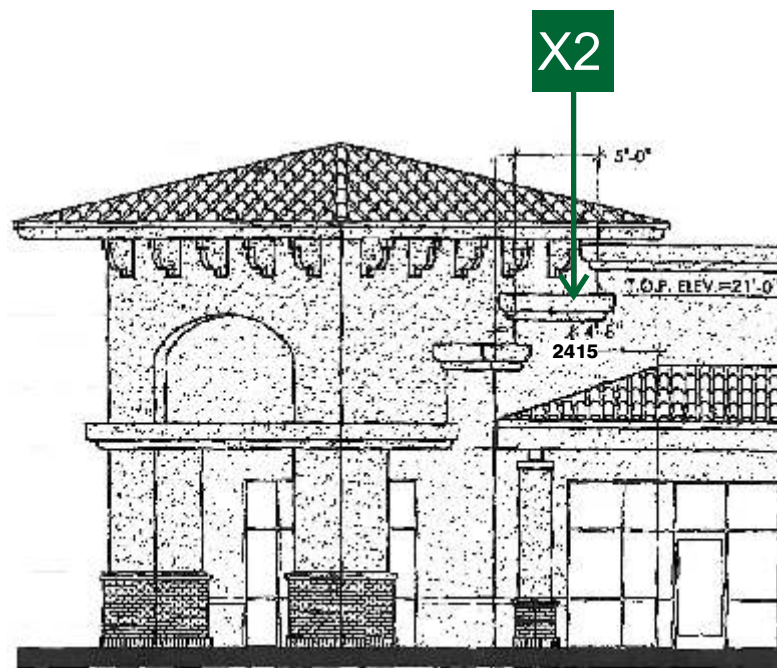


JSJ Electrical Display
CORPORATION



BUILDING A
EAST ELEVATION

X1 **2411**



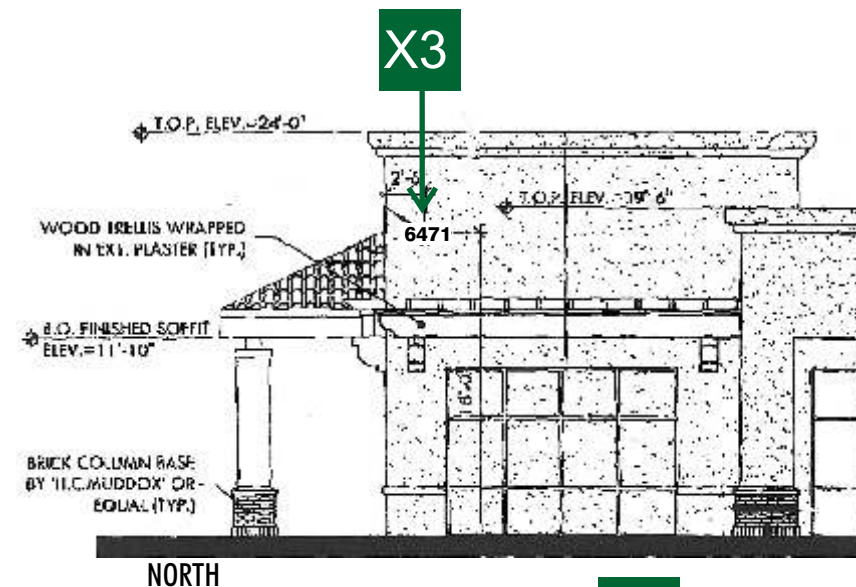
BUILDING B
NORTH ELEVATION

X2 **2415**

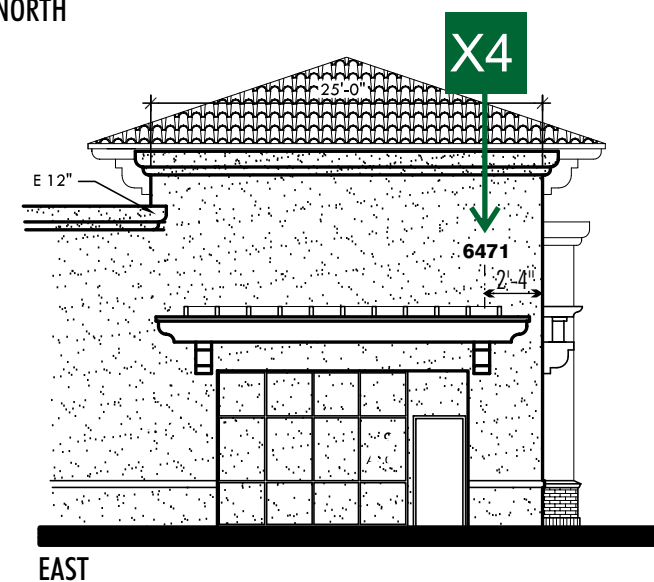
- △ 7-24-09 Add M2 to (E) sign criteria
- △ 01-21-08 Rev. M1 loc.

- △ 01-10-08 Rev. to C6-C9
- △ 10-12-07 Del. M2/rev. per city

- △ 11-23-07 Mod. to numerals
- △ 12-14-07 Add bkgd. /illum. undercanopy



NORTH



EAST

BUILDING C
NORTH & EAST
ELEVATIONS

X3 **6471**

X4 **6471**

DESIGN NO. **05-2999C**

SHEET **14** OF **17**

SCALE **As Noted**

DRAWN BY **CL**

CLIENT
EMPIRE CROSSINGS

ADDRESS
Lone Tree Way at Empire Avenue

CITY
Brentwood, CA

ACCOUNT REP.
Brian Schneider

- REVISIONS
- △ 2-8-07 Add details/Redesign M2
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 - △ 6-28-07 Correct./Rev. per city
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 - △ 7-31-07 Rev. X1-X4

DATE

12-15-05

CUSTOMER APPROVAL DATE

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JSJ Electrical Display
CORPORATION

- △14 7-24-09 Add M2 to (E) sign criteria
- △13 01-21-08 Rev. M1 loc.

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- △9 10-12-07 Del. M2/rev. per city

- △10 11-23-07 Mod. to numerals
- △11 12-14-07 Add bkgd. /illum. undercanopy

DESIGN NO. **05-2999C**
 SHEET **15 OF 17**
 SCALE **As Noted**
 DRAWN BY **CL**

CLIENT
EMPIRE CROSSINGS

ADDRESS
Lone Tree Way at Empire Avenue

CITY
Brentwood, CA

ACCOUNT REP.
Brian Schneider

REVISIONS
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△6 6-28-07 Correct./Rev. per city

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△8 7-31-07 Rev. X1-X4

DATE
12-15-05

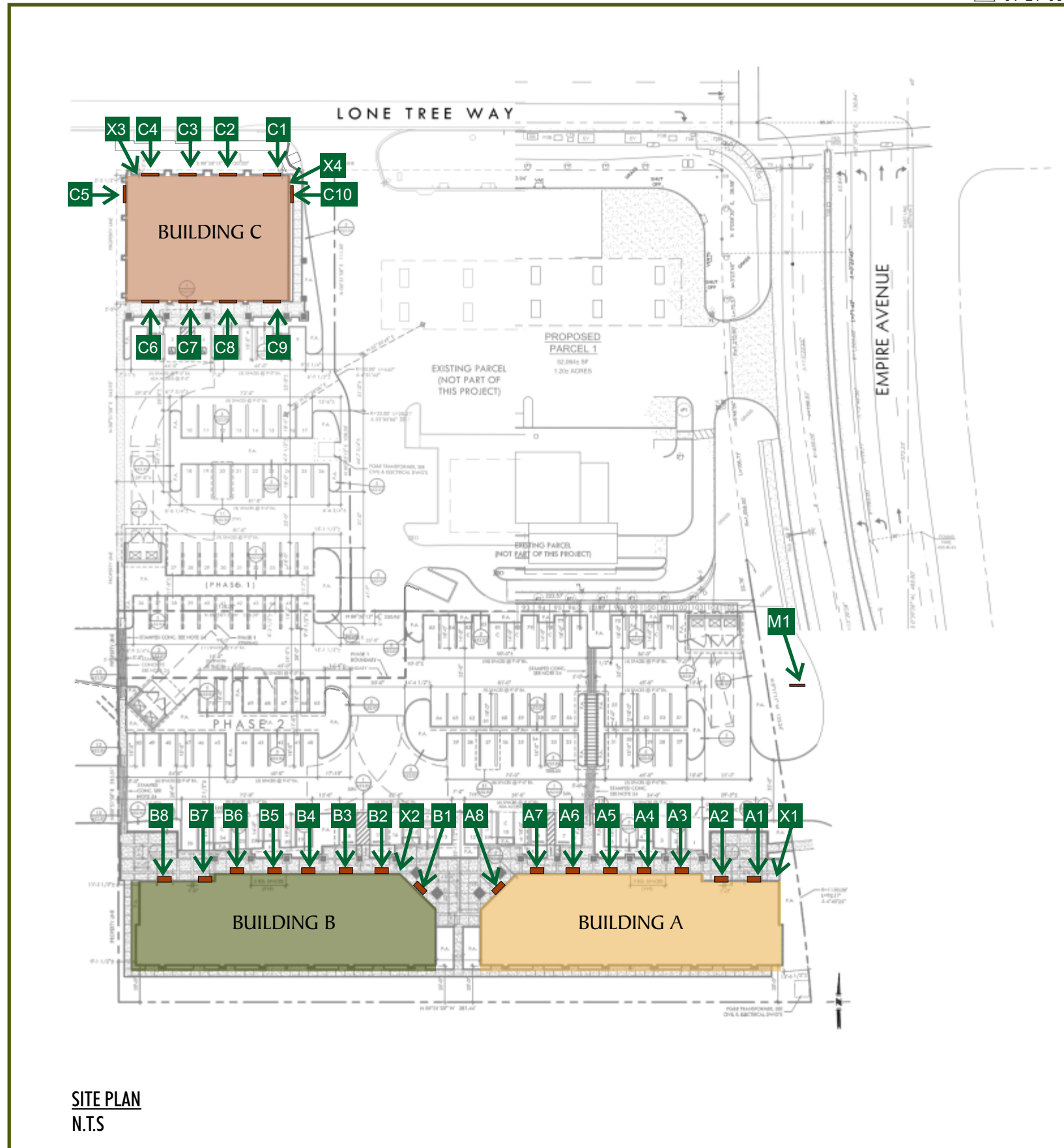
CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

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 459 Industrial Way
 Benicia, CA 94510
 Phone (707)747-5595
 Fax (707)747-5599
 www.jsjdisplay.com

| MAXIMUM ALLOWABLE SQ. FOOTAGE | |
|-------------------------------|---------------|
| Building A | 255.42 |
| Building B | 255.42 |
| Building C | 147.26 |
| M1 | 19.32 |
| M2 | 27.51 |
| TOTAL | 704.93 |



SITE PLAN
N.T.S



JSJ Electrical Display
 CORPORATION

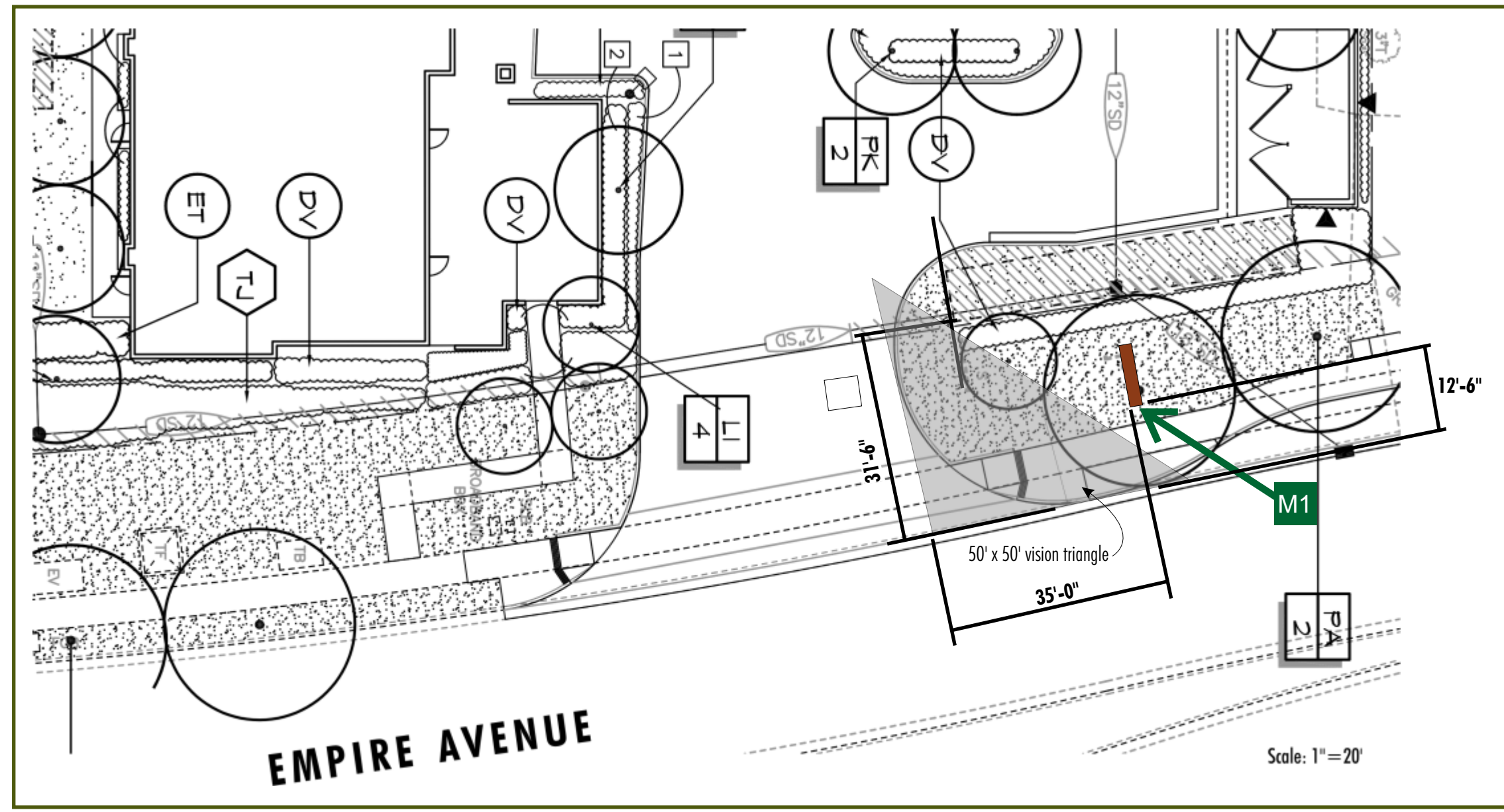
△14 7-24-09 Add M2 to (E) sign criteria
 △13 01-21-08 Rev. M1 loc.

△12 01-10-08 Rev. to C6-C9
 △9 10-12-07 Del. M2/rev. per city

△10 11-23-07 Mod. to numerals
 △11 12-14-07 Add bkgd. /illum. undercanopy

DESIGN NO. **05-2999C**
 SHEET **16** OF **17**
 SCALE **As Noted**
 DRAWN BY **CL**

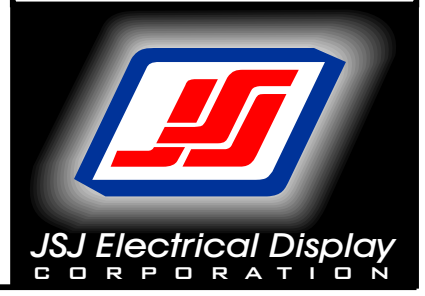
MONUMENT SIGN LOCATION DETAIL



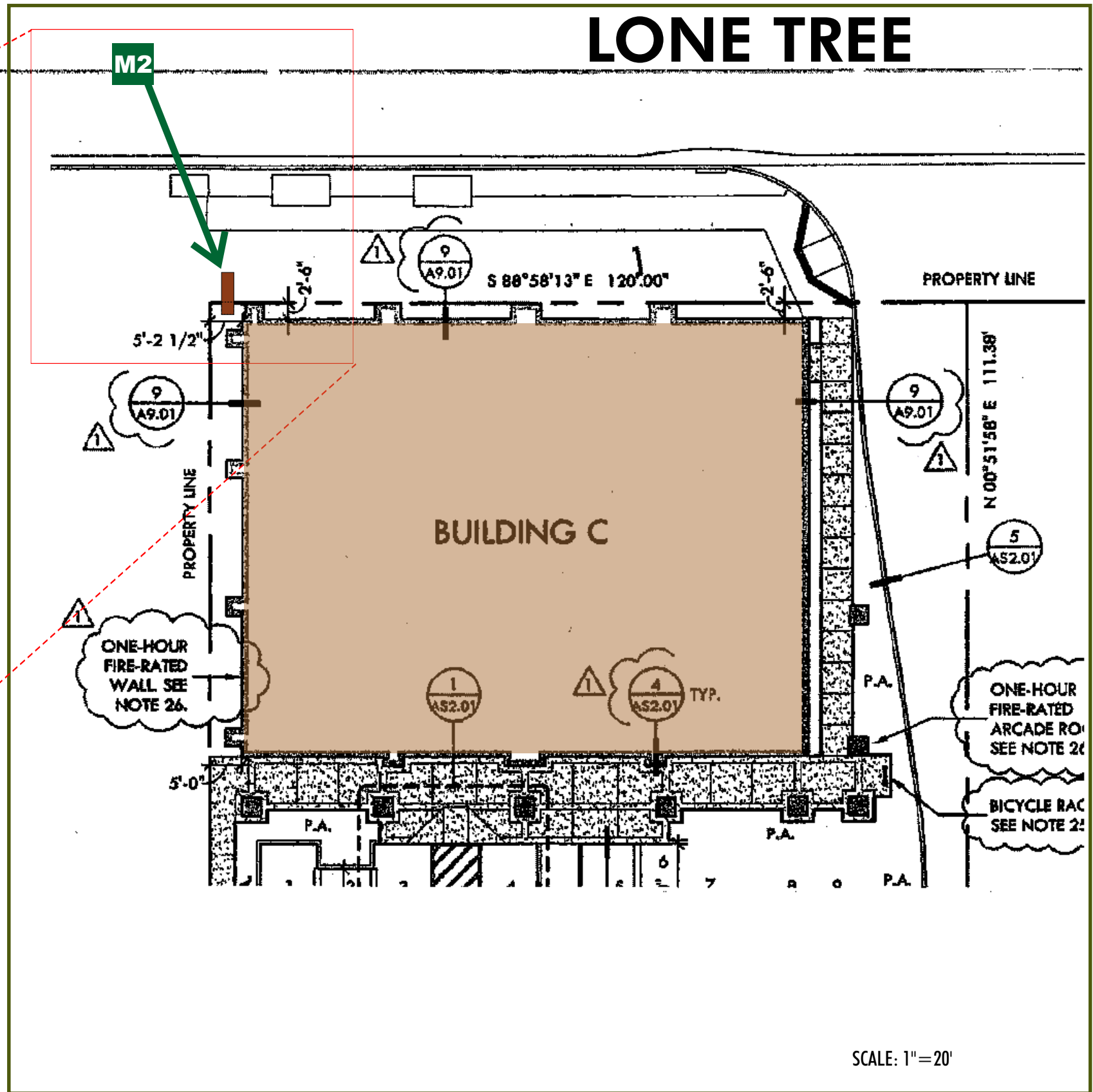
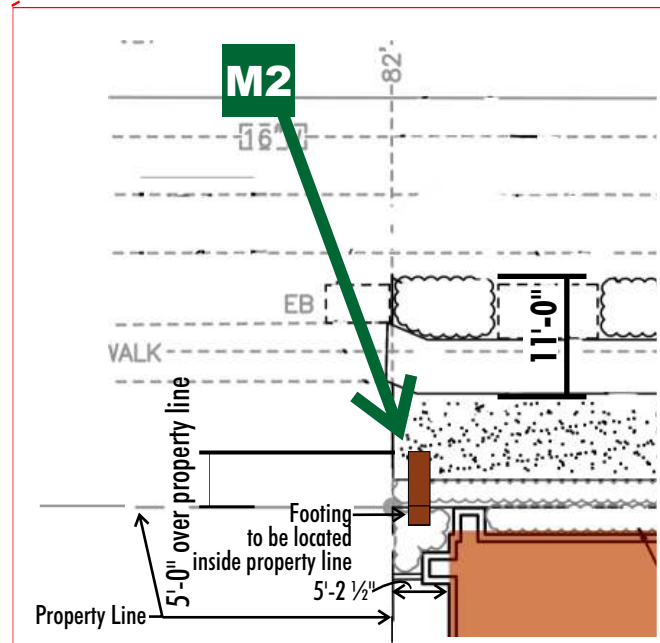
| | |
|--------------------------------|-----------------------------------|
| CLIENT | |
| EMPIRE CROSSINGS | |
| ADDRESS | |
| Lone Tree Way at Empire Avenue | |
| CITY | |
| Brentwood, CA | |
| ACCOUNT REP. | |
| Brian Schneider | |
| REVISIONS | |
| △1 | 2-8-07 Add details/Redesign M2 |
| △2 | 2-9-07 Add E/W signs to Bldg. C |
| △3 | 5-18-07 Rev. per city comments |
| △4 | 6-18-07 Add mon. color spec |
| △5 | 6-21-07 Correct./Rev. Bldg.C & M1 |
| △6 | 6-28-07 Correct./Rev. per city |
| △7 | 7-27-07 Add footing |
| △8 | 7-31-07 Rev. X1-X4 |
| DATE | |
| 12-15-05 | |
| CUSTOMER APPROVAL | DATE |
| | |
| LANDLORD APPROVAL | DATE |
| | |

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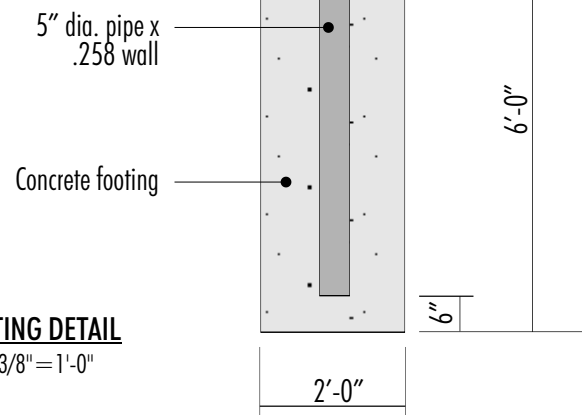
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 Benicia, CA 94510
 Phone (707)747-5595
 Fax (707)747-5599
 www.jsjdisplay.com



MONUMENT SIGN LOCATION DETAIL



M2 FOOTING DETAIL
Scale: 3/8" = 1'-0"



SCALE: 1" = 20'

DESIGN NO. 05-2999C
SHEET 17 of 17
SCALE as noted
DATE 02/24/2009

CLIENT EMPIRE CROSSINGS
ADDRESS 6471 Lone Tree Way
CITY Brentwood, California
ACCOUNT REP. Scott Mulvey DRAWN BY CL

LANDLORD APPROVAL / DATE
CUSTOMER APPROVAL / DATE

REVISIONS

14 7-24-09 Add M2 to (E) sign criteria



JSJ Electrical Display Corporation
167 Grobnie Court
Fairfield, CA 94534
Phone (707)747-5595
Fax (707)747-5599
www.jsjdisplay.com

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All Building A and B signs

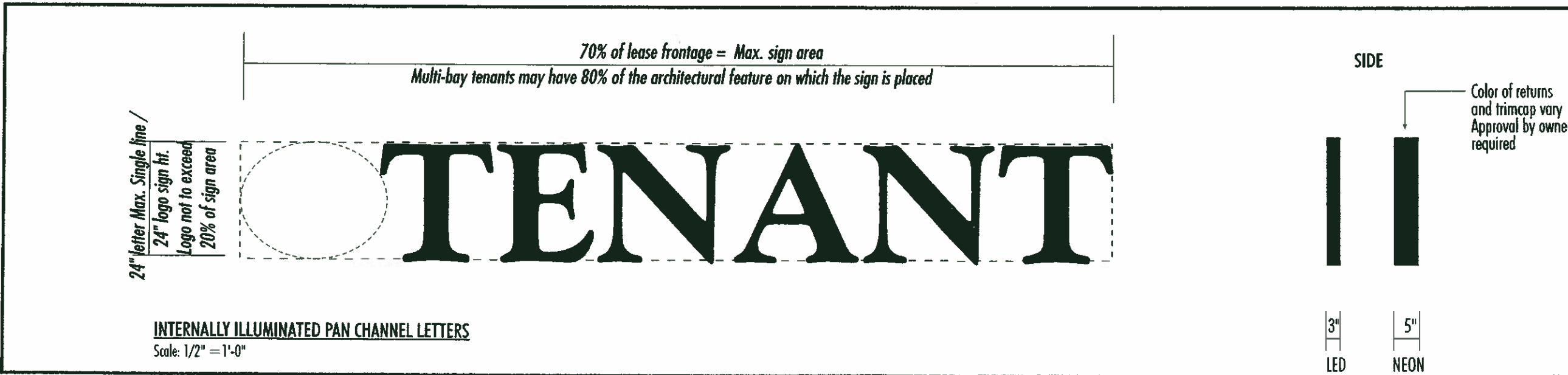
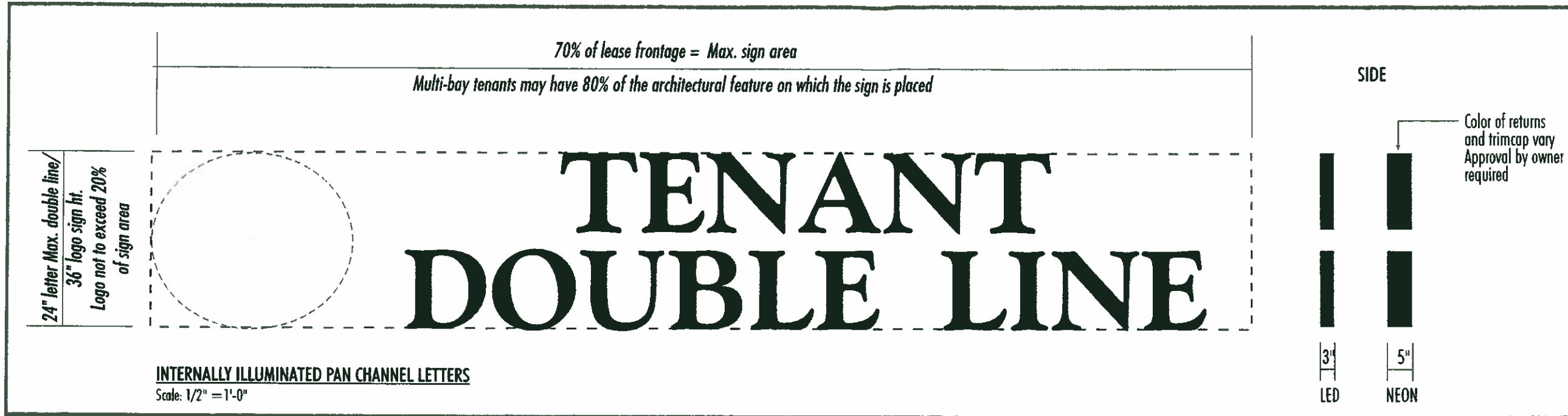
DESIGN NO. 05-2999C
 SHEET 6 OF 12
 SCALE As Noted
 DRAWN BY CL

CLIENT
EMPIRE CROSSINGS
 ADDRESS
 Lone Tree Way at Empire Avenue
 CITY
 Brentwood, CA
 ACCOUNT REP.
 Brian Schneider
 REVISIONS
 1 2-8-07 Add details/Redesign M2
 2 2-9-07 Add E/W signs to Bldg. C
 3 5-18-07 Rev. per city comments
 4
 5
 6
 7
 8

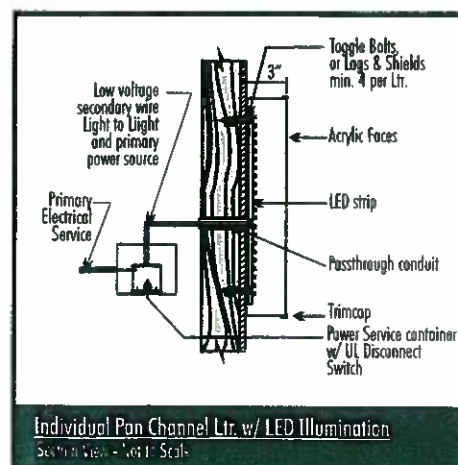
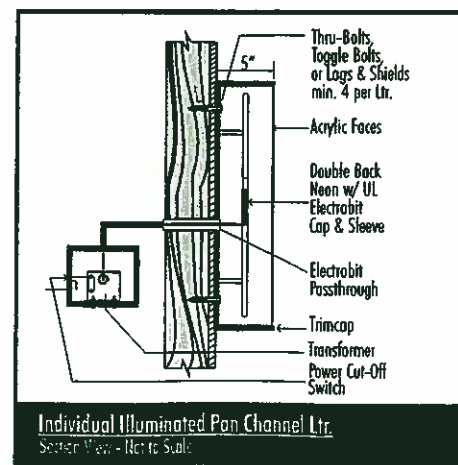
DATE
 12-15-05
 CUSTOMER APPROVAL _____ DATE _____
 LANDLORD APPROVAL _____ DATE _____

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- LED or Neon illuminated pan channel letters with acrylic faces
- Colors vary. Landowner to approve all colors.
- Single or double line copy and logo allowed within designated sign areas



Building C signs 1 through 4

DESIGN NO. 05-2999C

SHEET 7 OF 12

SCALE As Noted

DRAWN BY CL

CLIENT
EMPIRE CROSSINGS

ADDRESS
Lone Tree Way at Empire Avenue

CITY
Brentwood, CA

ACCOUNT REP.
Brian Schneider

REVISIONS
 1 2-8-07 Add details/Redesign M2
 2 2-9-07 Add E/W signs to Bldg. C
 3 5-18-07 Rev. per city comments

4

5

6

7

8

DATE

12-15-05

CUSTOMER APPROVAL DATE

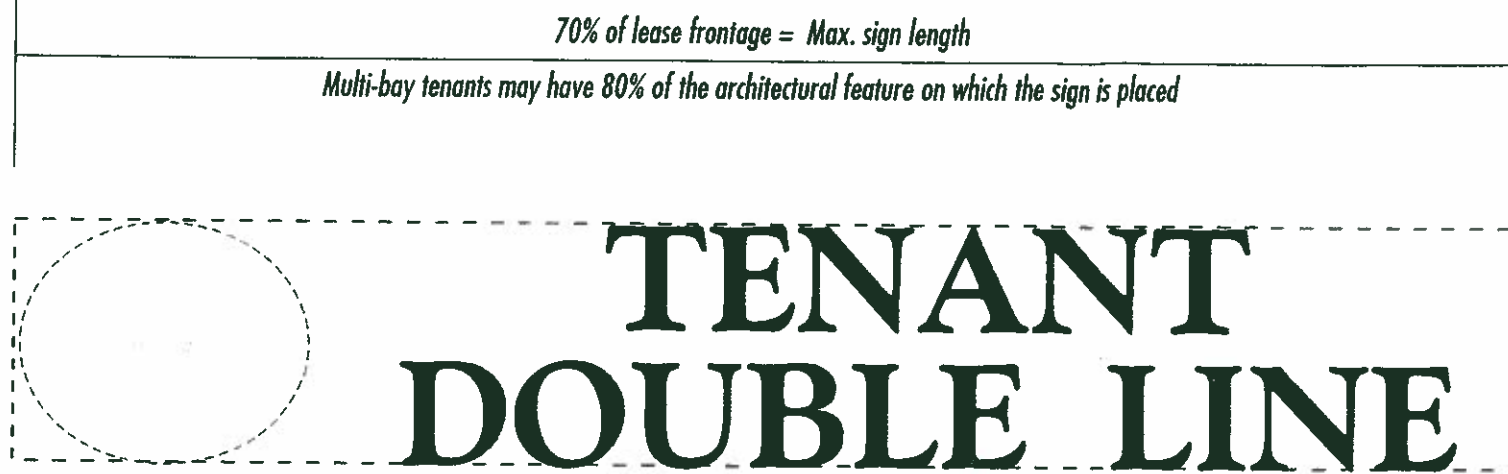
LANDLORD APPROVAL DATE

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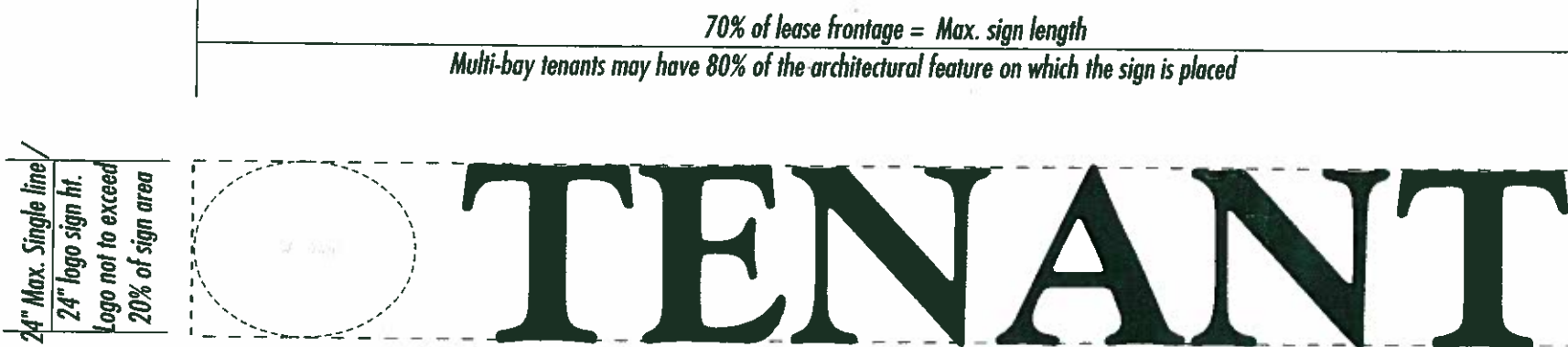
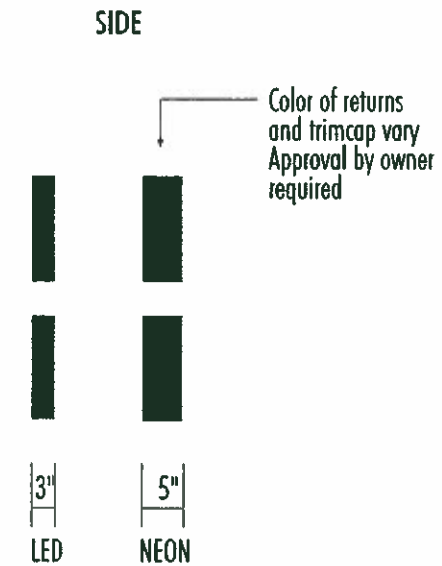


JSJ Electrical Display CORPORATION



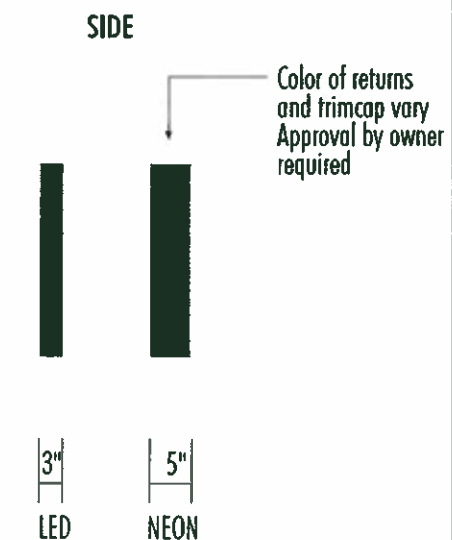
18" letter Max. double line/
30" logo sign ht.
Logo not to exceed
20% of sign area

INTERNALLY ILLUMINATED PAN CHANNEL LETTERS
Scale: 1/2" = 1'-0"

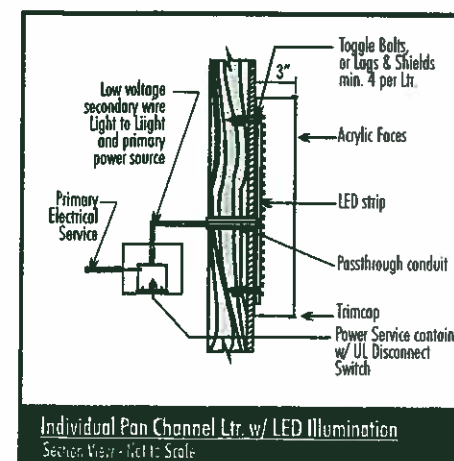
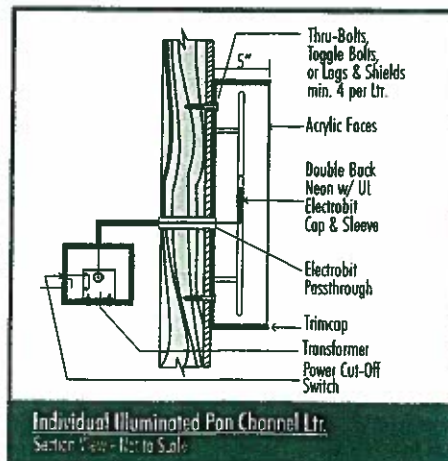


24" Max. Single line/
24" logo sign ht.
Logo not to exceed
20% of sign area

INTERNALLY ILLUMINATED PAN CHANNEL LETTERS
Scale: 1/2" = 1'-0"



- LED or Neon illuminated pan channel letters with acrylic faces
- Colors vary. Landowner to approve all colors.
- Single or double line copy and logo allowed within designated sign areas



Building C signs 5 through 8

DESIGN NO. 05-2999C
 SHEET 8 OF 12
 SCALE As Noted
 DRAWN BY CL

CLIENT
EMPIRE CROSSINGS

ADDRESS
 Lone Tree Way at Empire Avenue

CITY
 Brentwood, CA

ACCOUNT REP.
 Brian Schneider

- REVISIONS
- 1 2-8-07 Add details/Redesign M2
 - 2 2-9-07 Add E/W signs to Bldg. C
 - 3 5-18-07 Rev. per city comments

- 4
- 5
- 6
- 7
- 8

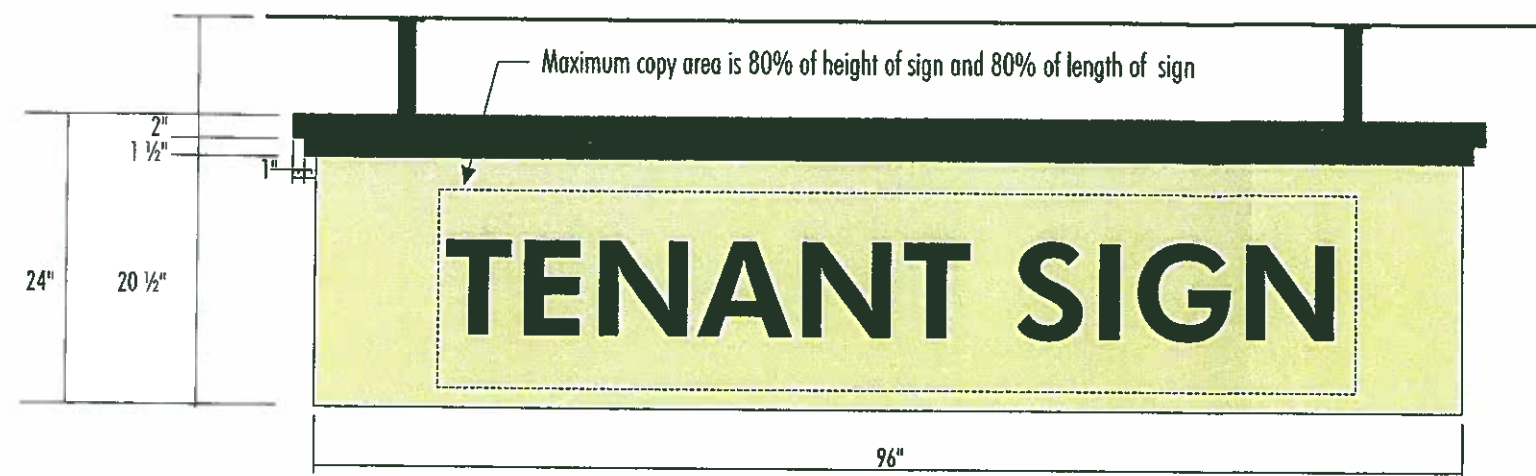
DATE
 12-15-05

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

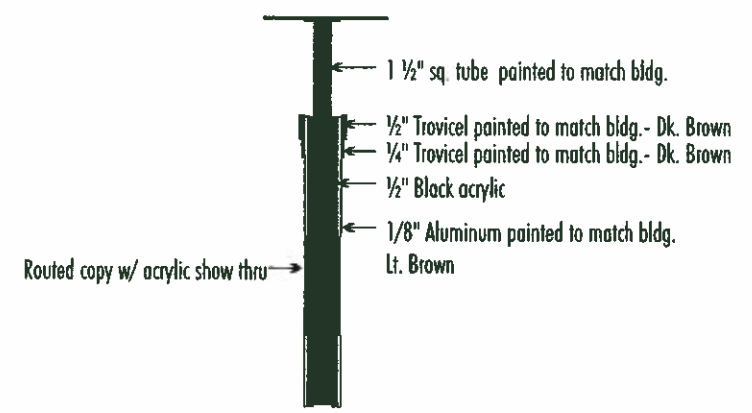
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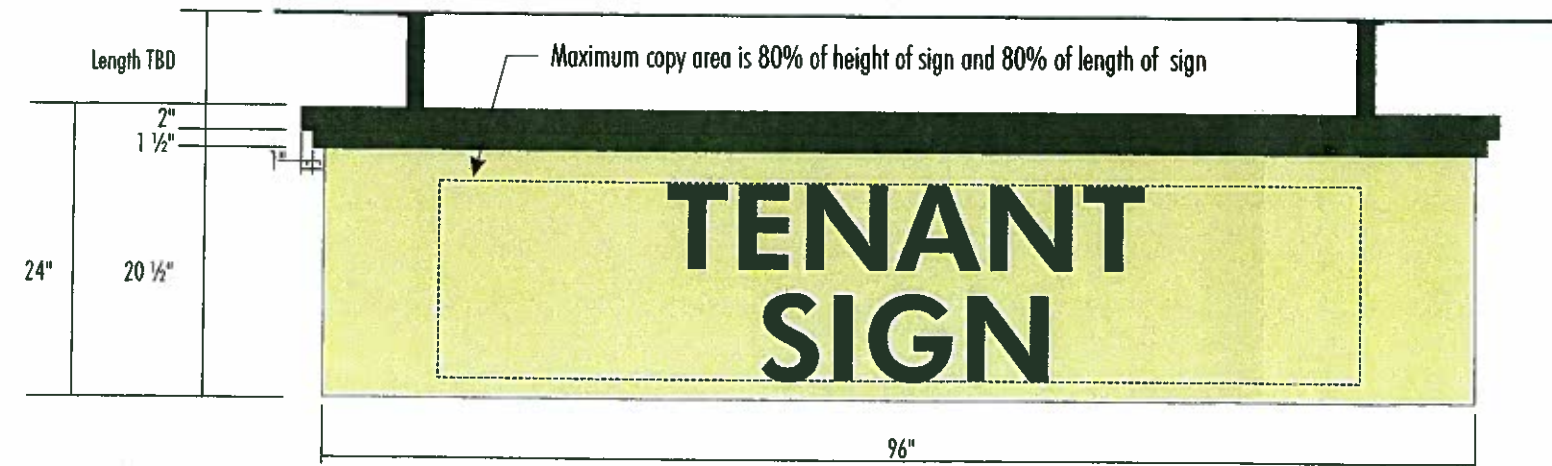


DOUBLE LINE DOUBLE-FACED NON-ILLUMINATED BLADE SIGN
 Scale: 3/4" = 1'-0"

8.74 sq. ft. ea.

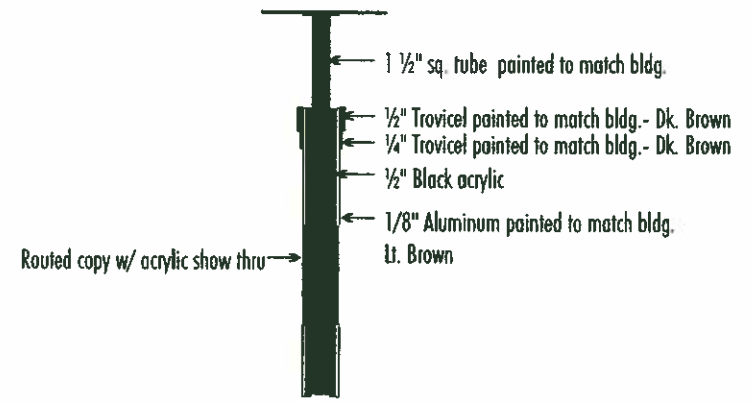


Side



SINGLE LINE DOUBLE-FACED NON-ILLUMINATED BLADE SIGN
 Scale: 3/4" = 1'-0"

8.74 sq. ft. ea.



Side

C5 C6 C7 C8

NON-ILLUMINATED S/F UNDERCANOPY TENANT IDENTIFICATION SIGN - SOUTH ELEVATION - BUILDING C ONLY
 Scale: 1/2" = 1'-0"