



September 6, 2006

Kit Carpenter
3901 Walnut Boulevard
Brentwood, CA 94513

Dear Kit Carpenter:

RE: ADR 06-02 Master Sign Program for 3901 Walnut Boulevard

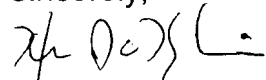
The City of Brentwood has completed its review procedure for the proposed administrative design review application for a master sign program for your building at 3901 Walnut Boulevard. The Community Development Director has determined that the proposed sign program, including individual tenant signs, gooseneck lights, and free-standing monument sign, as conditioned, would adhere to the requirements of the Downtown Specific Plan. Therefore, administrative design review approval is granted subject to the following conditions of approval:

- 1) The proposed signs shall be in substantial conformance with the written narrative, building elevations and site plan, and sign drawings, dated "Received August 8, 2006, by the Community Development Department", on file in the Community Development Department. Minor changes to the plans may be allowed subject to the approval of the Community Development Director if found to be in substantial conformance with the Downtown Specific Plan.
- 2) All building-mounted tenant signs shall have a Cranberry color (Gerber High Performance Series 220-283) on the face with black sides. The "Walnut Center" shall be a black color on the sign face with black sides. All building-mounted letters shall be a consistent non-illuminated, high-quality dimensional style, subject to review and approval of the Community development Director.
- 3) Only two tenant names shall be displayed on the east building wall of the building facing the intersection of Oak Street and Walnut Boulevard. The building number "3901" shall not be displayed on the east wall of the building in raised lettering. Each tenant shall be permitted to have one tenant sign with its business name on the southern building wall.

- 4) The existing pole sign shall be removed in its entirety from the south side of the driveway to the center prior to installation of the new monument sign. A new maximum 5-ft. high monument sign shall be permitted within the landscaping at the front of the building. Prior to installation of the monument sign, the owner shall submit a drawing showing the final location of the sign posts in relation to the sidewalk and entrance driveway to the Community Development Director for review and approval to ensure that adequate site distance exists for cars entering and exiting to the public street. A sample of the proposed plex tenant panels for the monument sign shall be submitted for review and approval by the Community Development Director prior to issuance of a building permit for the sign.
- 5) The applicant shall apply for and receive all applicable City permits.

This approval will become effective 10 days from the date of this letter unless appealed prior to that time. If you have any questions, please feel free to give me a call at (925) 516-5405.

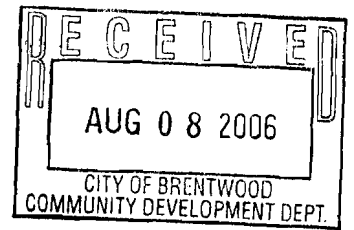
Sincerely,



Heidi Kline

Planning Manager

APPROVED



August 8, 2006

Wick
DATE: 9/6/06

Sign Plan for 3901 Walnut Blvd.

This is a plan for signage for Party's 4 You, and Not Native and signage for the rest of the building as needed.

Included in the plan is a monument sign in the southeast corner of the landscaping in front of the east elevation. (see exhibit 1). It also includes the removal of the existing freestanding sign on the south east corner of the parking lot. It includes the re-landscaping of both areas facing Walnut Blvd. (see Landscaping plan).

East elevation (facing on Walnut Blvd.)

The signage will be one line naming the center and street number of building. The letters will be no more than 8" high and 1/2" thick made of PVC with 3mm vinyl surface. Directly under "Walnut Center 3901" will be a line not more than 17' long and 12" high. It will contain "Party's 4 You" and "Not Native" and made of PVC with 3 mm vinyl surface, 1/2" thick. (see exhibit 2).

Sign color will be a dark red; exact color to be determined by the planning staff.

Lighting will be externally illuminated with gooseneck type lighting fixtures in the color black (see exhibit 3).

South Elevation (facing on Parking lot)

Each business will have signs that conform to the regulation #6 Permitted Signs for Buildings in the Downtown Core. " Flush mounted wall signs. A maximum one per building façade on which there is a pedestrian entrance not to exceed 18" in height. If lighting is needed it will be externally illuminated with gooseneck fixtures in the style of lighting on the East Elevation. Signs will be made of PVC 1/2" thick with 3mm vinyl surface. Color to be the color red, designated by the planning staff.

Freestanding Monument Sign

The existing pedestal sign shall be removed and the area landscaped. The new monument sign shall be located in the south east corner of the landscaping in front of the east elevation. (see exhibit 1). The sign is 5 feet high and 5 feet wide with the name of the center at the top with 6" removable panels and 4" lettering. (see exhibit 4)
Color of lettering to be determined by owner and tenant.

SIGN REQUIREMENTS
FOR
3901 WALNUT BLVD
BRENTWOOD, CALIFORNIA

A. PURPOSE AND INTENT

The following criteria, has been established for the purpose of assuring a consistent sign design program for the mutual benefit of all occupants. Flexibility of design is encouraged and at the same time over all visual harmony is maintained. Conformity with the criteria will be enforced by the Landlord and the City of Brentwood. Any sign non-conforming or unapproved will be brought into conformity at the expense of the Tenant.

B. GENERAL CRITERIA

1. All signs shall comply with Section 6. Permitted Signs for Buildings In the Downtown Core. However, where discrepancies occur, these guidelines shall govern. Prior to manufacture of any sign in the center, the Tenant shall submit to Landlord for approval, one (1) copy of detailed drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. This approval must be obtained prior to submittal to the City or Brentwood.

2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.

3. Prior to the installation and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Brentwood.

4. Each Tenant shall pay all costs for its' signs including manufacture, installation, maintenance, and City permits.

5. Each Tenant shall be fully responsible for and repair any damage to any surface caused by the signage or its installation.

6. Landlord reserves the right to periodically inspect the installation of all Tenants' signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenants' expense. Any code violations, request for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.

7. Tenant's sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or done by any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence. Evidence of this insurance must be provided to Landlord prior to installation naming Landlord as additional insured.

8. Upon vacancy Tenant shall remove sign and restore fascia to original condition at Tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of Tenant's lease.

C. APPROVALS

To obtain Landlord's approval, submit one (1) copy as outlined in Section B of this criteria, to Landlord at the following address:

Carpenter Properties
P.O. Box 841
Oakley, CA. 94561

Please allow approximately two (2) weeks for the approval process. Upon approval, a letter shall be provided to tenant by Landlord. This letter must be presented to the City of Brentwood to obtain the tenant's sign permit.

Prior to manufacture of any sign, the Tenant shall obtain a sign permit from the City of Brentwood

RECEIVED
AUG 08 2006
CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT.

17'

10'

Walnut Center 3901

12'

***PARTY'S "4" YOU* Not Native**

EXHIBIT 2

This is an original drawing submitted for your personal use in connection with a project being planned for you by ABLE SIGNS. These designs are the property of ABLE SIGNS, and shall not be reproduced in any fashion. I, the customer, agree to pay ABLE SIGNS the sum of \$ _____ if these drawings are shown to any sign manufacturing company for layout & design.

Customer approval _____

DATE _____
SCALE _____
SHEET _____ OF _____
SALES REP. _____

 **ABLE SIGNS, Inc.**
ILLUMINATED DISPLAY SERVICES
2665 Cloverdale Av, Suite C
Concord, CA 94518
(926) 283-9770

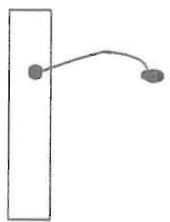
NAME Walnut Center
LOCATION 3901 Walnut Blvd
CITY Brentwood PHONE _____



RECEIVED

AUG 08 2006

CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT.



Side View

Install 4 goose neck type lighting

EXHIBIT 3

This is an original drawing submitted for your personal use in connection with a project being planned for you by ABLE SIGNS. These designs are the property of ABLE SIGNS, and shall not be reproduced in any fashion. I, the customer, agree to pay ABLE SIGNS the sum of \$ _____ if these drawings are shown to any sign manufacturing company for layout & design.

Customer approval _____

DATE _____
 SCALE _____
 SHEET _____ OF _____
 SALES REP. _____

ABLE SIGNS, Inc.
 ILLUMINATED DISPLAY SERVICES
 2566 Cloverdale Av. Suite C
 Concord, CA 94518
 (925) 283-9770

NAME Walnut Center
 LOCATION 3901 Walnut Blvd
 CITY Brentwood PHONE _____

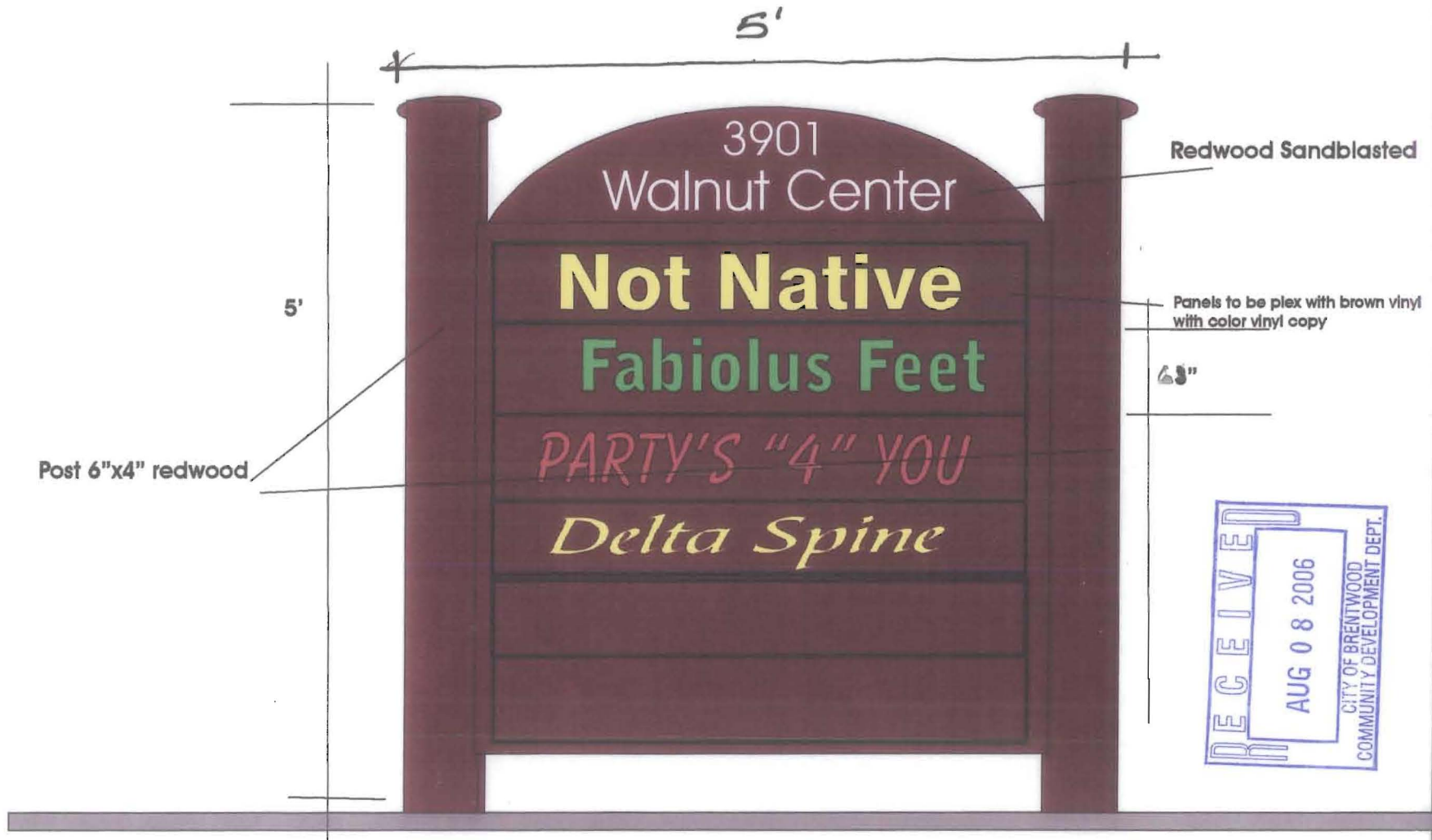


EXHIBIT 4

This is an original drawing submitted for your personal use in connection with a project being planned for you by ABLE SIGNS. These designs are the property of ABLE SIGNS, and shall not be reproduced in any fashion. I, the customer, agree to pay ABLE SIGNS the sum of \$ _____ if these drawings are shown to any sign manufacturing company for layout & design.

Customer approval _____

DATE _____
SCALE _____
SHEET _____ OF _____
SALES REP. _____

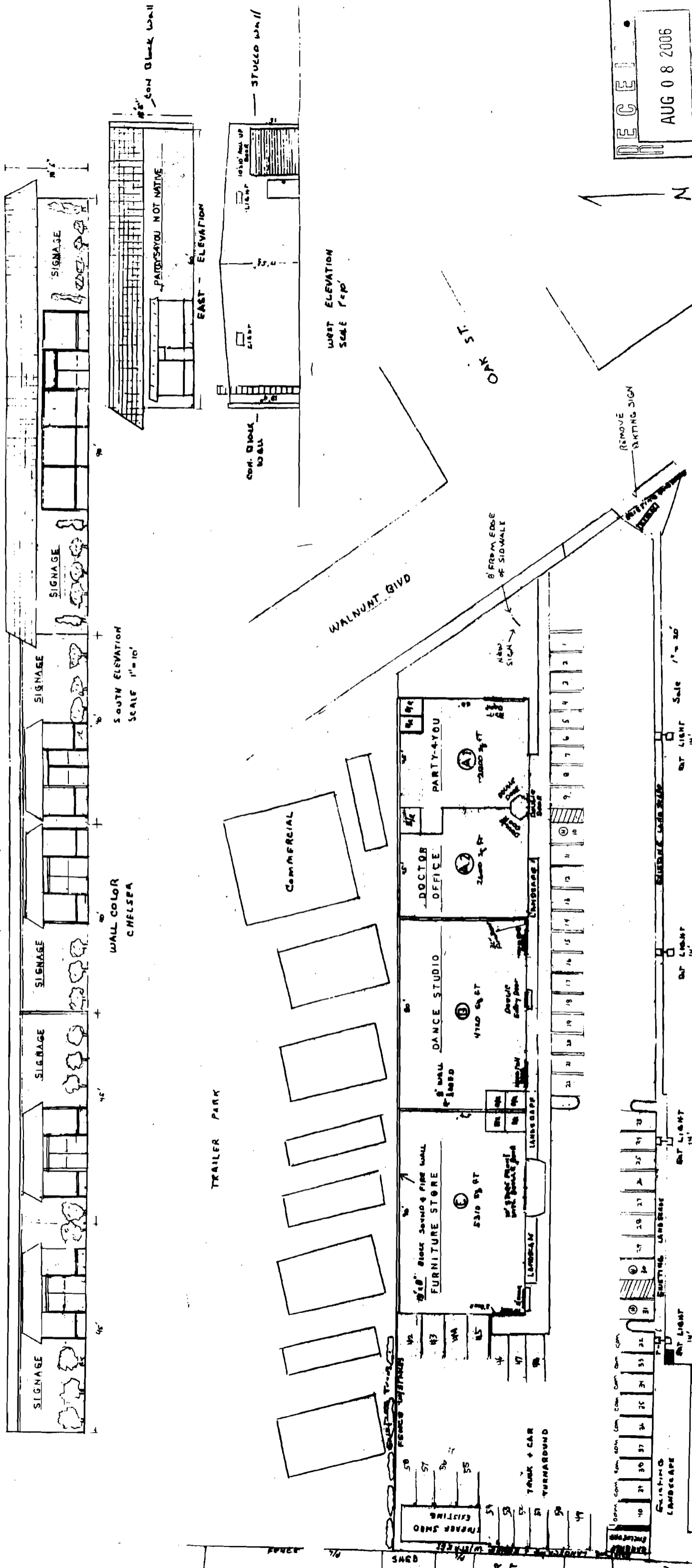
ABLE SIGNS, Inc.
ILLUMINATED DISPLAY SERVICES
2565 Cloverdale Av. Suite C
Concord, CA 94518
(925) 283-9770

NAME Walnut Center
LOCATION 3901 Walnut Blvd
CITY Brentwood PHONE _____

NEW STORE FRONT WITH AWNING

NEW STORE FRONT WITH AWNING

EXISTING TILE ROOF + STORE FRONT



SOUTH ELEVATION SCALE 1"=10'

EAST ELEVATION

WEST ELEVATION SCALE 1"=10'

RECEIVED
 AUG 08 2006
 CITY OF BREWSTER
 COMMUNITY DEVELOPMENT

CARPENTER PROPERTY
 3701 WALNUT BLVD BREWSTER

SWISHER COMMERCIAL

SWISHER COMMERCIAL

SWISHER COMMERCIAL