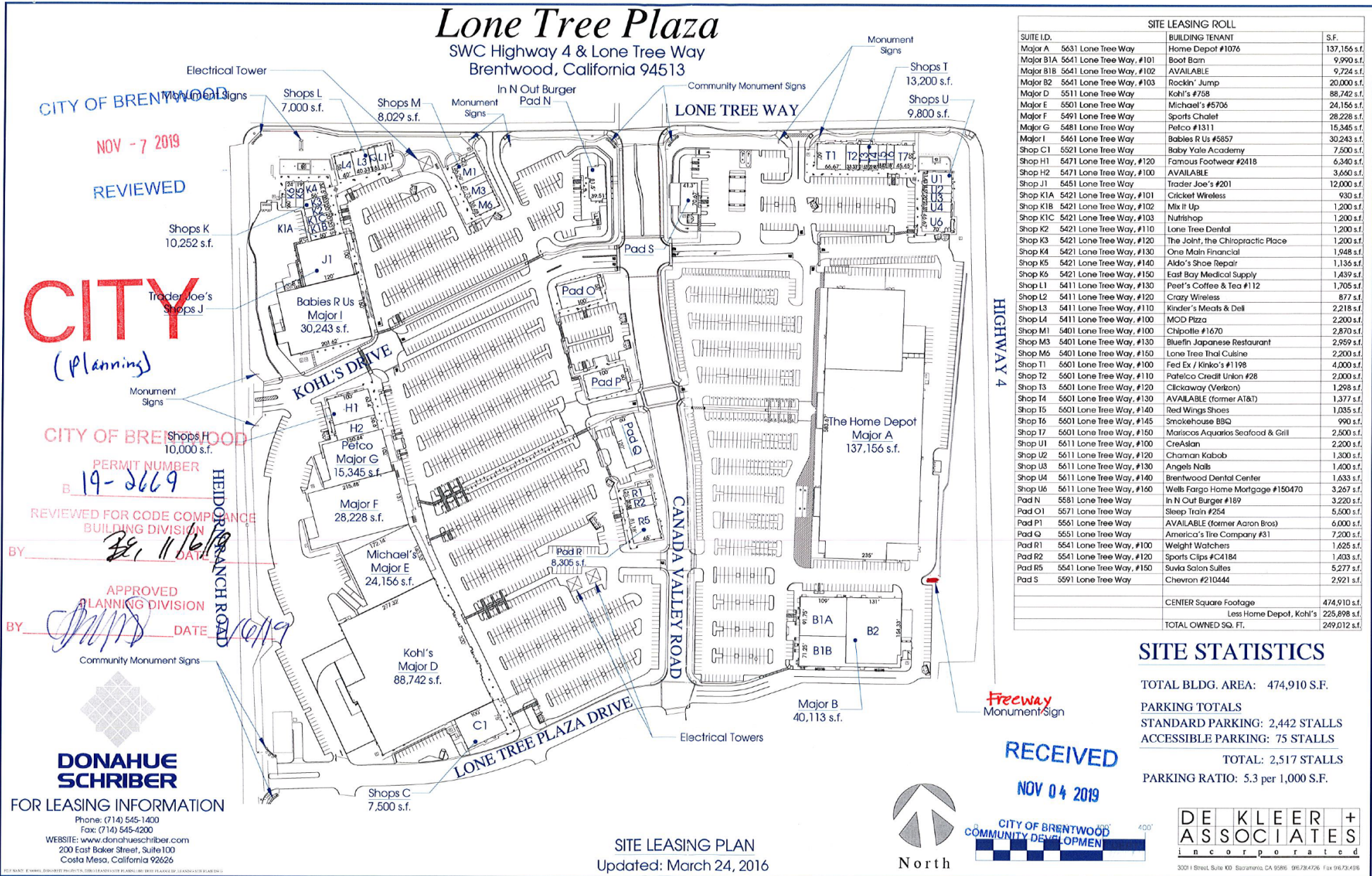


Lone Tree Plaza

SWC Highway 4 & Lone Tree Way
Brentwood, California 94513



SUITE I.D.	BUILDING TENANT	S.F.	
Major A	5631 Lone Tree Way	Home Depot #1076	137,156 s.f.
Major B1A	5641 Lone Tree Way, #101	Boat Barn	9,990 s.f.
Major B1B	5641 Lone Tree Way, #102	AVAILABLE	9,724 s.f.
Major B2	5641 Lone Tree Way, #103	Rockin' Jump	20,000 s.f.
Major D	5511 Lone Tree Way	Kohl's #758	88,742 s.f.
Major E	5501 Lone Tree Way	Michael's #5706	24,156 s.f.
Major F	5491 Lone Tree Way	Sports Chalet	28,228 s.f.
Major G	5481 Lone Tree Way	Petco #1311	15,345 s.f.
Major I	5461 Lone Tree Way	Babies R Us #5857	30,243 s.f.
Shop C1	5521 Lone Tree Way	Baby Yale Academy	7,500 s.f.
Shop H1	5471 Lone Tree Way, #120	Famous Footwear #2418	6,340 s.f.
Shop H2	5471 Lone Tree Way, #100	AVAILABLE	3,660 s.f.
Shop J1	5451 Lone Tree Way	Trader Joe's #201	12,000 s.f.
Shop K1A	5421 Lone Tree Way, #101	Cricknet Wireless	930 s.f.
Shop K1B	5421 Lone Tree Way, #102	Mix It Up	1,200 s.f.
Shop K1C	5421 Lone Tree Way, #103	Nutfishop	1,200 s.f.
Shop K2	5421 Lone Tree Way, #110	Lone Tree Dental	1,200 s.f.
Shop K3	5421 Lone Tree Way, #120	The Joint, The Chiropractic Place	1,200 s.f.
Shop K4	5421 Lone Tree Way, #130	One Main Financial	1,948 s.f.
Shop K5	5421 Lone Tree Way, #140	Aldo's Shoe Repair	1,136 s.f.
Shop K6	5421 Lone Tree Way, #150	East Bay Medical Supply	1,439 s.f.
Shop L1	5411 Lone Tree Way, #130	Peef's Coffee & Tea #112	1,705 s.f.
Shop L2	5411 Lone Tree Way, #120	Crazy Wireless	877 s.f.
Shop L3	5411 Lone Tree Way, #110	Kinder's Meats & Deli	2,218 s.f.
Shop L4	5411 Lone Tree Way, #100	MOD Pizza	2,200 s.f.
Shop M1	5401 Lone Tree Way, #100	Chipotle #1670	2,870 s.f.
Shop M3	5401 Lone Tree Way, #130	Bluefin Japanese Restaurant	2,959 s.f.
Shop M6	5401 Lone Tree Way, #150	Lone Tree Thai Cuisine	2,200 s.f.
Shop T1	5601 Lone Tree Way, #100	Fed Ex / Kinko's #1198	4,000 s.f.
Shop T2	5601 Lone Tree Way, #110	Petalco Credit Union #28	2,000 s.f.
Shop T3	5601 Lone Tree Way, #120	Clickaway (Verizon)	1,298 s.f.
Shop T4	5601 Lone Tree Way, #130	AVAILABLE (former AT&T)	1,377 s.f.
Shop T5	5601 Lone Tree Way, #140	Red Wings Shoes	1,035 s.f.
Shop T6	5601 Lone Tree Way, #145	Smokehouse BBQ	990 s.f.
Shop T7	5601 Lone Tree Way, #150	Marios Aquarios Seafood & Grill	2,500 s.f.
Shop U1	5611 Lone Tree Way, #100	CreAsian	2,200 s.f.
Shop U2	5611 Lone Tree Way, #120	Chaman Kabob	1,300 s.f.
Shop U3	5611 Lone Tree Way, #130	Angels Nails	1,400 s.f.
Shop U4	5611 Lone Tree Way, #140	Brentwood Dental Center	1,633 s.f.
Shop U6	5611 Lone Tree Way, #160	Wells Fargo Home Mortgage #150470	3,267 s.f.
Pad N	5581 Lone Tree Way	In N Out Burger #189	3,220 s.f.
Pad O1	5571 Lone Tree Way	Sleep Train #254	5,500 s.f.
Pad P1	5561 Lone Tree Way	AVAILABLE (former Aaron Bros)	6,000 s.f.
Pad Q	5551 Lone Tree Way	America's Tire Company #31	7,200 s.f.
Pad R1	5541 Lone Tree Way, #100	Weight Watchers	1,625 s.f.
Pad R2	5541 Lone Tree Way, #110	Sports Clips #C4184	1,403 s.f.
Pad R5	5541 Lone Tree Way, #150	Suvia Salon Suites	5,277 s.f.
Pad S	5591 Lone Tree Way	Chevron #210444	2,921 s.f.
CENTER Square Footage		474,910 s.f.	
Less Home Depot, Kohl's		225,898 s.f.	
TOTAL OWNED SQ. FT.		249,012 s.f.	

SITE STATISTICS

TOTAL BLDG. AREA: 474,910 S.F.
 PARKING TOTALS
 STANDARD PARKING: 2,442 STALLS
 ACCESSIBLE PARKING: 75 STALLS
 TOTAL: 2,517 STALLS
 PARKING RATIO: 5.3 per 1,000 S.F.

NOV - 7 2019
REVIEWED

CITY
(Planning)

CITY OF BRENTWOOD
 PERMIT NUMBER
 B 19-2669
 REVIEWED FOR CODE COMPLIANCE
 BUILDING DIVISION
 BY [Signature] DATE 11/16/19

APPROVED
 PLANNING DIVISION
 BY [Signature] DATE 10/19

DONAHUE SCHRIEBER
 FOR LEASING INFORMATION
 Phone: (714) 545-1400
 Fax: (714) 545-4200
 WEBSITE: www.donahueschreiber.com
 200 East Baker Street, Suite 100
 Costa Mesa, California 92626

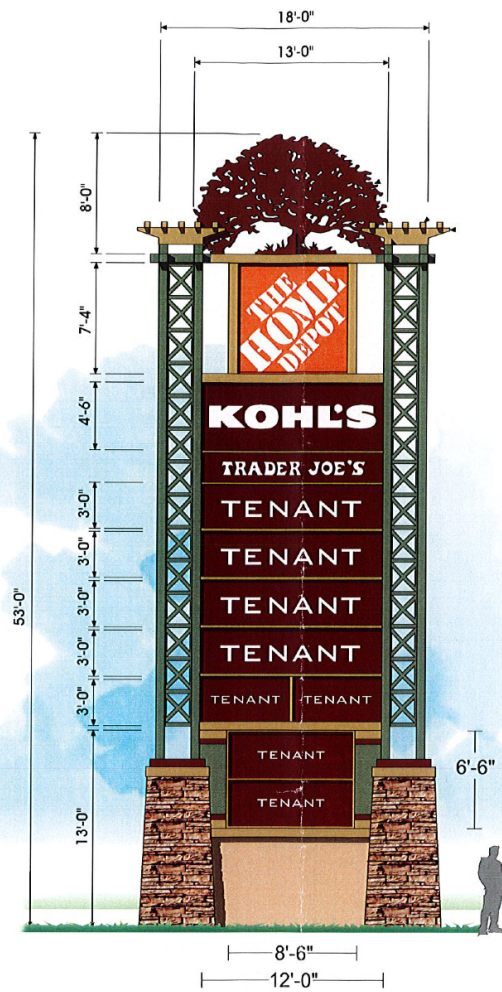
SITE LEASING PLAN
 Updated: March 24, 2016



RECEIVED
 NOV 04 2019
 CITY OF BRENTWOOD
 COMMUNITY DEVELOPMENT

DE KLEER + ASSOCIATES
 INCORPORATED

3001 Street, Suite 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4956

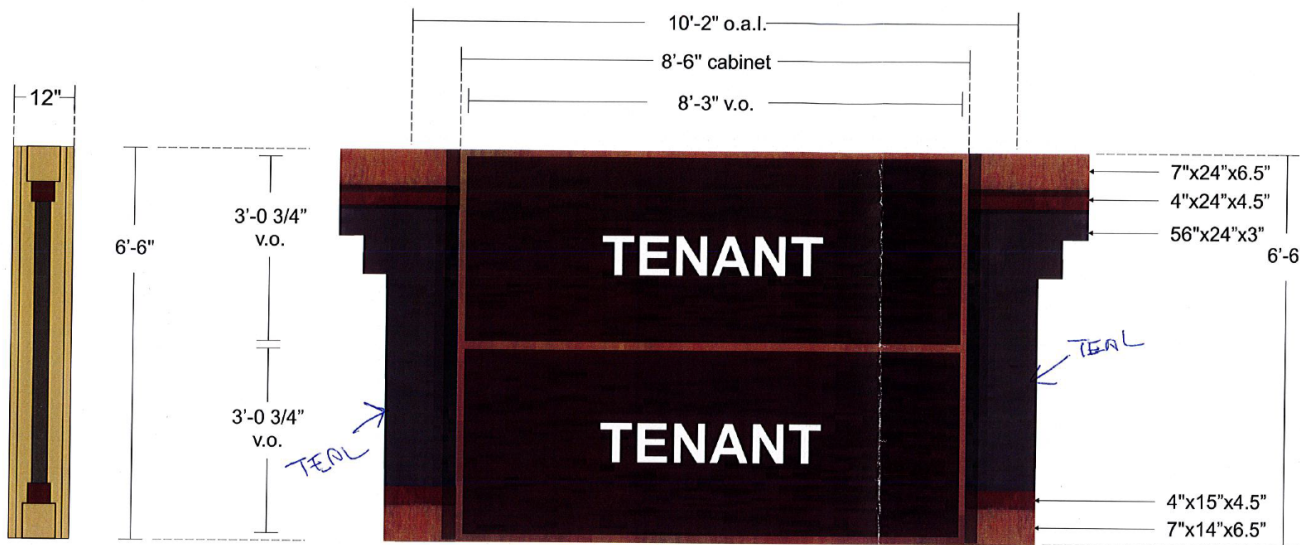


Sign A - Existing D/F Illuminated Pylon
 Scale: 1/8"=1'-0"

Client Review Status	Mfg. Note	Revision Date	Project Information
United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision. CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	One (1) box below MUST be checked prior to mfg. 120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/>	10-16-19wb 10-17-19wb	Date: 9-25-19 Job#1002 Page 2 Client: Lone Tree Plaza Contact: <u>Steve</u> Address: 6670 Lone Tree Way City/ST/Zip: Brentwood, CA. Phone: _____ Fax: _____ Sales: GY Designer: WB

USS UNITED
SIGN SYSTEMS
 C.S.C.L. #718965
 5201 Pentecost Drive Modesto, Calif. 95356
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326

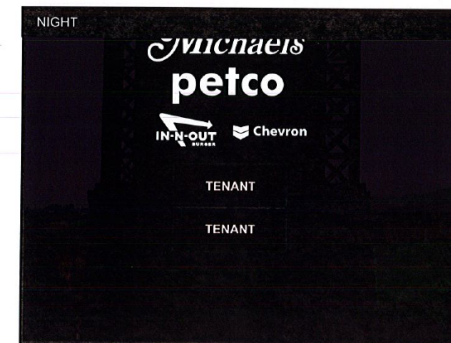
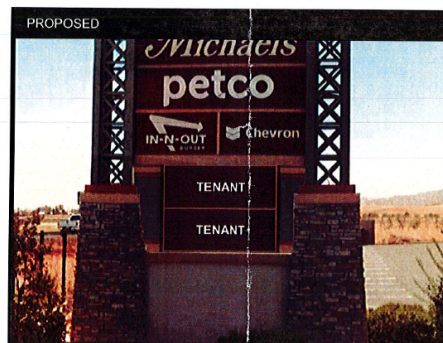
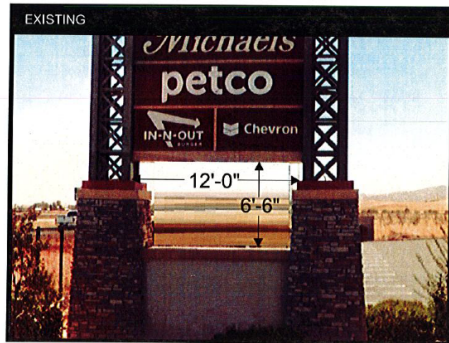
This is an original drawing created by United Sign Systems. It is loaned as part of an advertising or identification program being planned for you by United Sign Systems. It is requested this material is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. All or part of this design (except for registered trademarks) remain the property of United Sign Systems until transferred actual sale.
 COPYRIGHT 2008 United Sign Systems. This artwork is the exclusive property of United Sign Systems and cannot be reproduced without written permission of United Sign Systems.



Specifications
 Retro-fit D/F illuminated tenant cabinet to existing pylon.
Cabinet - D/F Aluminum painted to match existing. Standard 1 1/2" mechanical retainer system.
Faces - White lexan w/ 1st surface vinyl overlays.
Vinyl - 3M 3630-49 Burgundy. (Reverse weed White show-thru graphics)
Illumination - White LED lighting.
Mounting - Bolt to existing structure.
Cladding - Aluminum texcoated & painted to match existing cladding/supports.

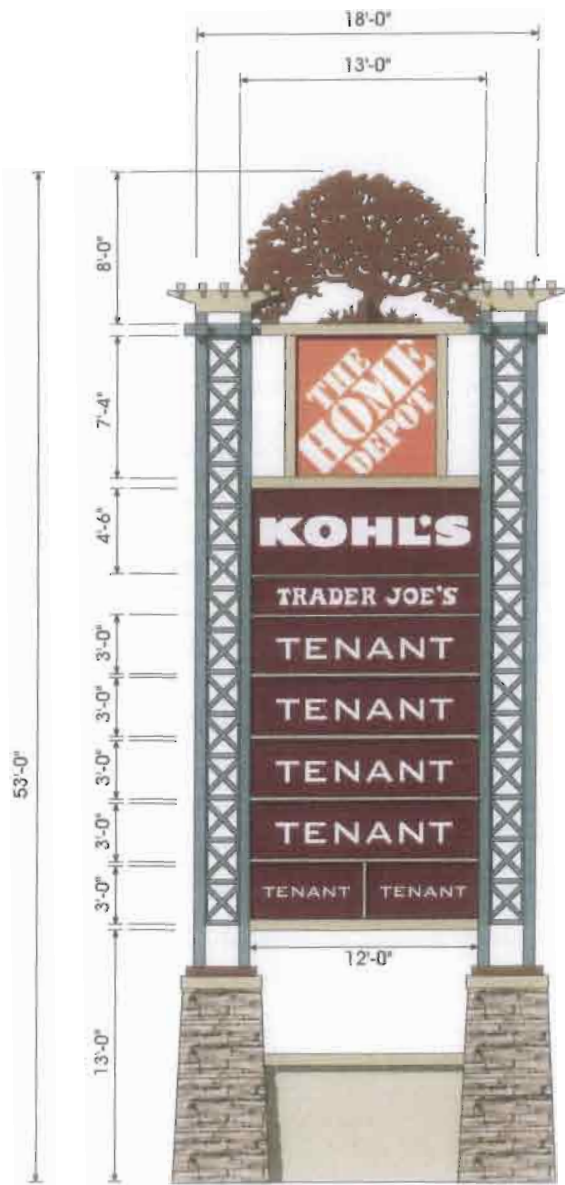
End View

Sign A - D/F Illuminated Retro-Fit
 Scale: 1/2"=1'-0"



Client Review Status	Mfg. Note	Revision Date	Project Information
This is an original drawing created by United Sign Systems. It is loaned as part of an advertising or identification program being planned for you by United Sign Systems. It is requested this material is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. All or part of this design (except for registered trademarks) remain the property of United Sign Systems until transferred actual sale. CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision. One (1) box below MUST be checked prior to mfg. 120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/>	10-16-19wb 10-17-19wb	Date: 9-25-19 Job#1002 Page 1 Client: Lone Tree Plaza Contact: Address: 6970 Lone Tree Way City/ST/Zip: Brentwood, CA Phone: _____ Fax: _____ Sales: GY Designer: WB
		COPYRIGHT 2008 United Sign Systems. This artwork is the exclusive property of United Sign Systems and cannot be reproduced without written permission of United Sign Systems.	

C.S.C.L. #718985
 5201 Pentecost Drive Modesto, Calif. 95356
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326



APPROVED

BY: Planning Commission DR Sub-Committee
(Gilderleeve/Stirling)
DATE: September 25, 2008

This is an original drawing created by United Sign Systems. It is loaned as part of an advertising or identification program being planned for you by United Sign Systems. It is requested that the original is not to be shown to anyone outside your organization, nor used, reproduced, copied or included in any future advertisement. All or part of this design except for registered trademarks) remain the property of United Sign Systems and transferred actual site.

Copyright 2008 United Sign Systems.
This artwork is the exclusive property of United Sign Systems and can not be reproduced without written permission of United Sign Systems.

Approved Approved as noted Revise & Resubmit

Name _____ Date _____

Client _____

Sales _____ Designer _____

USS UNITED
SIGN SYSTEMS
5201 Pentecost Drive Modesto, CA 95356
1-800-481-SIGN (7446)
Phone: 209-543-1320 Fax: 209-543-1326
C.S.C. # 718668 • www.UnitedSign.com



" APPROVED "

LONE TREE PLAZA

Brentwood, California

SIGNAGE GUIDELINES
August, 2003

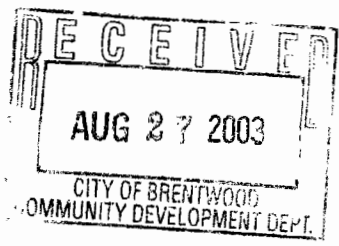


TABLE OF CONTENTS

Preface.....2
Design Philosophy..... 2
Purpose and Intent.....2
Objectives.....2
Enforcement..... 2
Project Directory.....3
General Provisions.....4
Signage Design Criteria.....5
Sign Area Measurement.....8
Location Plan Freestanding Signs.....9
Sign Type "A" City of Brentwood Sign..... 10
Sign Type "B" Low Entry Wall..... 11
Sign Type "D" Freeway Pylon..... 12
Sign Type "E" Large Monument Sign..... 13
Sign Type "F" Small Monument Sign..... 14
Light Pole Ornamentation..... 15
Tenants Greater Than 100,000 sq.ft..... 16
Tenants Greater Than 80,000 sq.ft..... 17
Tenants from 25,000 to 80,000 sq.ft..... 18
Tenants from 10,000 to 25,000 sq.ft..... 19
Multi-Tenant Buildings.....20
Single User Pad or Single Tenant Buildings..... 21
Gasoline/Auto Service Tenant..... 22
Sign Type "G" Gas Pricing Sign..... 23
Food Service Tenant..... 24
Drive-Through Directional and Menu Board.....25

PREFACE

This document establishes guidelines and criteria for the design, implementation, and regulation of project and tenant signage as well as site signage and thematic graphics at Lone Tree Plaza, Brentwood, California.

All criteria contained within this Program are considered to be a supplemental addition to the City of Brentwood Sign Ordinance.

The Owner/Developer may implement any or all of the sign types outlined herein in accordance with these criteria and subject to the approval of the City of Brentwood.

Design Philosophy of the Lone Tree Plaza Signage Program

The Lone Tree Plaza sign program has been developed to compliment the design intent of the architecture, and provide a smaller scale of design detail and color that adds character to the project as well as identifies the project and tenants.

Purpose and Intent

The signage and environmental graphics described in this section have been designed to enhance the image of the Lone Tree Plaza as a regional shopping center. The design of all graphics has been carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location of the project.

On a functional level, signage is provided for the identification of the center and its anchor tenants along freeway and street frontages, as well as to meet the directional and identification needs of shoppers once they have entered the site.

On a humanistic level, details have been included in the sign package which are strictly decorative and meant to engage the guests in an entertaining way. These elements are described in the sections titled "Light Pole Ornamentation"

Objectives

The objectives of this Signage Guidelines are:

- To generate creative and tasteful signage that enhances the center's image and that complements architectural and landscape elements.
- To provide signage that is functional and effectively serves the identification needs of the shopping center and its tenants.
- To facilitate the review and approval process for signage by providing guidelines and criteria that constitute standards of acceptability for signs at the center.
- To generate signage that is compatible with the adjacent projects.

Enforcement

PROJECT DIRECTORY

Owner/Developer

Donahue Schriber Realty Group LP
200 East Baker Street
Costa Mesa, CA 92626
(949) 854-2100
Jan Petersen

Construction Manager

Debbie Gilbert
I Celeste
Rancho Santa Margarita, CA 92688
(949) 713-2437
cell: (949) 632-5120
e-mail: dagilbert@cox.net

City of Brentwood Planning Department

City of Brentwood
104 Oak Street
Brentwood, CA 94513
(925) 516-5405
Jeff Zilm

Architect- Site and Major Tenants

Greenberg Farrow Architecture
15101 Red Hill Avenue, Suite 200
Tustin, CA 92780
(714) 259-0500
Darin Todd
e-mail: dtodd@greenbergfarrow.com

Architect- Shops

DeKleer & Associates
4757 J Street
Sacramento, CA 9589
(916) 731-4726
Tom DeKleer

GENERAL PROVISIONS

1. All sign types will require written approval of the Owner/Developer and the City of Brentwood. Sign permits from the City are required prior to installation. Prior to manufacture of any sign in the center, the Tenant shall submit to Owner/Developer for approval, two (2) copies of detailed shop drawings. These drawings shall include the building elevation to which the signs are to be attached, sign materials, dimensions, graphics, location, colors, and method of attachment. Drawings are to be submitted in PDF format.
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 right of the Owner/Developer
3. Each Tenant shall pay all costs for its' signs including manufacture, installation, maintenance, and City permits.
4. Each Tenant shall be fully responsible for and repair any damage to any surface caused by the signage or its installation.
5. Owner/Developer reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Owner/Developer at Tenant's expense.
6. 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 Owner/Developer prior to installation naming Donahue Schriber Realty Group LP, or other party as may be required, as additional insured.
7. 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.

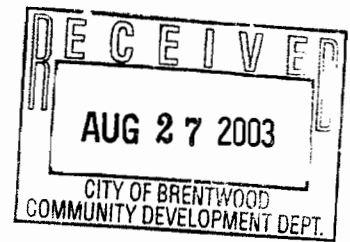
SIGNAGE DESIGN CRITERIA

The following are general guidelines to be used in the development of all signage and graphic elements:

- Signs shall be designed in a manner that is not only imaginative but also of high graphic quality. In addition, signs should be compatible with and complementary to adjacent facades.
- Notwithstanding the maximum square footages specified for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Signs shall be centered horizontally and vertically over each Tenant space unless otherwise directed by Owner/Developer and approved by the City of Brentwood. Generally, signs shall not exceed 2/3 of the height of the fascia, or 70% of the length of the architectural feature or facade that sign is to be placed on, or unless otherwise specified in this document.
- Signage and environmental graphics should be conceived as an integral part of the design, and not applied as an afterthought.
- Primary storefront identification shall be limited to Tenant's trade name, as approved in the lease, or as otherwise approved in writing.
- Nationally recognized Tenant whose lease space is in excess of 15,000 sq.ft. may use a crest, shield, logo, or other established corporate insignias, subject to restrictions further defined herein.
- All signs should fit comfortably into their storefront architecture, leaving sufficient margins and negative space on all sides. Thickness, height, and colors of sign lettering and graphics should be visually balance and in proportion to other signs on the building. Signs shall be centered over tenant's entry whenever possible.
- Location of sign placement shall be designated by Owner/Developer
- All illuminated signs must be controlled by Owner/Developer house panel and time clock, illuminated during general operating hours as defined by the Owner/Developer unless otherwise agreed.
- All signs shall be presented to the Owner/Developer for approval prior to commencement of fabrication.
- All signage should be placed out of reach.
- All signage lighting should be baffled or concealed. Light leaks will not be permitted.

LONE TREE PLAZA

Brentwood, California



SIGNAGE GUIDELINES
August, 2003

APPROVED:
FILE NO: CDP 03-19
DATE: 6-3-03

SUBMITTED TO THE PLANNING DEPARTMENT IN THE CITY OF BRENTWOOD
August, 2003

Prepared by
DONAHUE SCHRIBER REALTY GROUP LP
and ID8, a division of RTKL

TABLE OF CONTENTS

Preface.....	2
Design Philosophy.....	2
Purpose and Intent.....	2
Objectives.....	2
Enforcement.....	2
Project Directory.....	3
General Provisions.....	4
Signage Design Criteria.....	5
Sign Area Measurement.....	8
Location Plan Freestanding Signs.....	9
Sign Type "A" City of Brentwood Sign.....	10
Sign Type "B" Low Entry Wall.....	11
Sign Type "D" Freeway Pylon.....	12
Sign Type "E" Large Monument Sign.....	13
Sign Type "F" Small Monument Sign.....	14
Light Pole Ornamentation.....	15
Tenants Greater Than 100,000 sq.ft.....	16
Tenants Greater Than 80,000 sq.ft.....	17
Tenants from 25,000 to 80,000 sq.ft.....	18
Tenants from 10,000 to 25,000 sq.ft.....	19
Multi-Tenant Buildings.....	20
Single User Pad or Single Tenant Buildings.....	21
Gasoline/Auto Service Tenant.....	22
Sign Type "G" Gas Pricing Sign.....	23
Food Service Tenant.....	24
Drive-Through Directional and Menu Board.....	25

PREFACE

This document establishes guidelines and criteria for the design, implementation, and regulation of project and tenant signage as well as site signage and thematic graphics at Lone Tree Plaza, Brentwood, California.

All criteria contained within this Program are considered to be a supplemental addition to the City of Brentwood Sign Ordinance.

The Owner/Developer may implement any or all of the sign types outlined herein in accordance with these criteria and subject to the approval of the City of Brentwood.

Design Philosophy of the Lone Tree Plaza Signage Program

The Lone Tree Plaza sign program has been developed to compliment the design intent of the architecture, and provide a smaller scale of design detail and color that adds character to the project as well as identifies the project and tenants.

Purpose and Intent

The signage and environmental graphics described in this section have been designed to enhance the image of the Lone Tree Plaza as a regional shopping center. The design of all graphics has been carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location of the project.

On a functional level, signage is provided for the identification of the center and its anchor tenants along freeway and street frontages, as well as to meet the directional and identification needs of shoppers once they have entered the site.

On a humanistic level, details have been included in the sign package which are strictly decorative and meant to engage the guests in an entertaining way. These elements are described in the sections titled "Light Pole Ornamentation".

Objectives

The objectives of this Signage Guidelines are:

- To generate creative and tasteful signage that enhances the center's image and that complements architectural and landscape elements.
- To provide signage that is functional and effectively serves the identification needs of the shopping center and its tenants.
- To facilitate the review and approval process for signage by providing guidelines and criteria that constitute standards of acceptability for signs at the center.
- To generate signage that is compatible with the adjacent projects.

Enforcement

Conformity with this criteria will be enforced by the Owner/Developer. The sign code will be enforced the the City of Brentwood. The most restrictive criteria shall govern in the event of a conflict. Any non-conforming or unapproved sign will be brought into conformity at the expense of the Tenant.

PROJECT DIRECTORY

Owner/Developer

Donahue Schriber Realty Group LP
200 East Baker Street
Costa Mesa, CA 92626
(949) 854-2100
Jan Petersen

Construction Manager

Debbie Gilbert
I Celeste
Rancho Santa Margarita, CA 92688
(949) 713-2437
cell: (949) 632-5120
e-mail: dagilbert@cox.net

City of Brentwood Planning Department

City of Brentwood
104 Oak Street
Brentwood, CA 94513
(925) 516-5405
Jeff Zilm

Architect- Site and Major Tenants

Greenberg Farrow Architecture
15101 Red Hill Avenue, Suite 200
Tustin, CA 92780
(714) 259-0500
Darin Todd
e-mail: dtodd@greenbergfarrow.com

Architect- Shops

DeKleer & Associates
4757 J Street
Sacramento, CA 9589
(916) 731-4726
Tom DeKleer

Signage and Environmental Graphics

IDB, a division of RTKL
333 South Hope Street
Suite C-200
Los Angeles, CA 90071
(213) 627-7373
Ken Gilbert

GENERAL PROVISIONS

1. All sign types will require written approval of the Owner/Developer and the City of Brentwood. Sign permits from the City are required prior to installation. Prior to manufacture of any sign in the center, the Tenant shall submit to Owner/Developer for approval, two (2) copies of detailed shop drawings. These drawings shall include the building elevation to which the signs are to be attached, sign materials, dimensions, graphics, location, colors, and method of attachment. Drawings are to be submitted in PDF format.
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 right of the Owner/Developer.
3. Each Tenant shall pay all costs for its' signs including manufacture, installation, maintenance, and City permits.
4. Each Tenant shall be fully responsible for and repair any damage to any surface caused by the signage or its installation.
5. Owner/Developer reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Owner/Developer at Tenant's expense.
6. 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 Owner/Developer prior to installation naming Donahue Schriber Realty Group LP, or other party as may be required, as additional insured.
7. 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.

SIGNAGE DESIGN CRITERIA

The following are general guidelines to be used in the development of all signage and graphic elements:

- Signs shall be designed in a manner that is not only imaginative but also of high graphic quality. In addition, signs should be compatible with and complementary to adjacent facades.
- Notwithstanding the maximum square footages specified for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Signs shall be centered horizontally and vertically over each Tenant space unless otherwise directed by Owner/Developer and approved by the City of Brentwood. Generally, signs shall not exceed 2/3 of the height of the fascia, or 70% of the length of the architectural feature or facade that sign is to be placed on, or unless otherwise specified in this document.
- Signage and environmental graphics should be conceived as an integral part of the design, and not applied as an afterthought.
- Primary storefront identification shall be limited to Tenant's trade name, as approved in the lease, or as otherwise approved in writing.
- Nationally recognized Tenant whose lease space is in excess of 15,000 sq.ft. may use a crest, shield, logo, or other established corporate insignias, subject to restrictions further defined herein.
- All signs should fit comfortably into their storefront architecture, leaving sufficient margins and negative space on all sides. Thickness, height, and colors of sign lettering and graphics should be visually balance and in proportion to other signs on the building. Signs shall be centered over tenant's entry whenever possible.
- Location of sign placement shall be designated by Owner/Developer.
- All illuminated signs must be controlled by Owner/Developer house panel and time clock, illuminated during general operating hours as defined by the Owner/Developer unless otherwise agreed.
- All signs shall be presented to the Owner/Developer for approval prior to commencement of fabrication.
- All signage should be placed out of reach.
- All signage lighting should be baffled or concealed. Light leaks will not be permitted.
- Exposed signage lamps and fixtures are subject to approval by the Owner/Developer and their architect.
- Tenant signs that incorporate logos, business identities and /or images denoting the type of business, shall be encouraged. Logo design and color to be approved by Owner/Developer.
- Wall signs shall be pegged from wall 1/2" minimum to allow for drainage.

- Signs shall be mounted without visible means of attachment, unless attachments make intentional statement.
- All logo images and tpestyles shall be accurately reproduced. Lettering that approximates tpestyles will not be accepted. The Owner/Developer reserves the right to reject any fabrication work deemed to be below standard.

Sign construction and maintenance

- All signs and their installation shall comply with all applicable City building and electrical codes, and bear the UL label.
- Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord's approval, unless otherwise directed. Signs are to be connected to the J-box provided by the Landlord.
- All penetrations of exterior fascia are to be sealed watertight, and finished to match adjacent material.
- All signs shall be kept in good condition, free of corrosion, be legible, adequately repaired, maintained, and painted by the Tenant thereof at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repair of signs shall be that which will assure the highest visual quality.

Prohibited Sign Approaches & Types

In addition to as indicated in the City of Brentwood Sign Ordinance, the following types of signs are prohibited:

- Internally illuminated boxed or cabinet type signs. Cabinet signs will not be considered unless they are less than 10% of the total sign area, and one part of tenant's logo only.
- Animated signs: signs consisting of anything swinging, rotating, flashing, blinking, strobing, including any moving electronic message boards or centers, or temporary lighting, such as but not limited to search, flood, or fluorescent gel lights.
- Signs mounted directly to a raceway.
- Cloth, paper, cardboard, foamcore, gatorboard, stickers, or decals.
- Temporary signs such as but not limited to banners, streamers and inflatable advertising devices or balloons (except for special sale events and grand opening signs as permitted by the City of Brentwood).
- Permanent advertising devices such as attraction boards, banners and flags, except where specifically approved by the Owner/Developer and the City.
- Window signs except where specifically approved by the Owner/Developer and the City.
- Exposed junction boxes, transformers, lamps, tubing, conduit, raceways or neon crossovers of any type.

- Sign manufacturer's names, stamps, or decals visible from the street or normal viewing angles.
- Luminous- vacuum formed acrylic signs and letters including pre-manufactured and franchise signs, with the exception of directional signage as approved by the City.
- Exposed fastening devices, unless integral to the sign's design intent.
- Simulated materials (i.e. wood grained plastic laminates) or wall covering.
- Any type of banner with a tenant listing or advertisement.
- Any sign that is not in conformance with this Program.

Acceptable Sign Approaches & Types

The following list is a broad suggestion of sign design solutions. ALL signs designs are subject to the approval of Owner/Developer.

- Individual channel letters with light transmitting acrylic faces.
- Mixed media signs incorporating multi-dimensional forms and combinations of colors, shapes, materials, and lighting.
- Application of materials, finishes and colors as culled from the immediately adjacent architecture.
- Application of innovative technologies.
- Dimensional letter forms with seamless edge treatments.
- Reverse channel lettering.
- Cut or fabricated steel, painted or unfinished.
- Etched metal or glass, sandblasted glass.
- Dimensional shapes and forms of metal, hardwood, glass, or other material with a permanent appearance.
- Glazed ceramic tile work forming patterns and/or fields, subject to height and area restrictions.
- Silhouette or halo illumination
- Front lighting, i.e. billboard or gooseneck lighting.

SIGN AREA MEASUREMENT

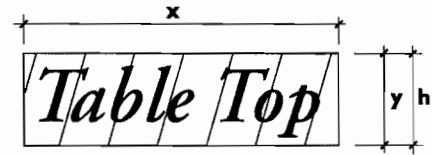
The following exhibits illustrate the methods of determining maximum square footages for letterform/logo area allowances. Sign area is calculated by multiplying (x) times (y), or by outlining the sign with straight lines and calculating the area contained within. More specific methods depending on individual circumstances are described below. Overall sign height is always represented by (h).

EXHIBIT A



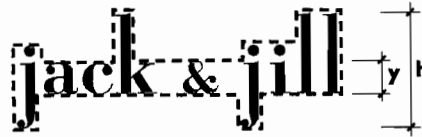
Area of sign is calculated by overall length of sign (x) times average letter height (y).
Letterform's initial cap, ascenders or descenders are not calculated in sign area only if they do not exceed 50% of (y).

EXHIBIT E



Signs with backgrounds integral with their identity shall be included in total sign area.

EXHIBIT B



If any part of letterform exceeds 50% of (y) [the average letter height], total area shall be determined by outlining sign with straight lines and calculating area contained within.

EXHIBIT F



Area of signs with curving text and varied shapes shall be measured by outlining all of sign with straight lines and calculating area contained within.

EXHIBIT C



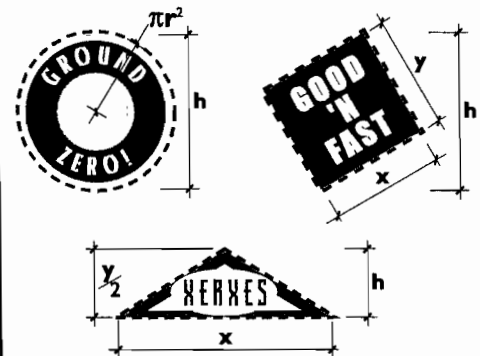
Area of signs with two lines of text shall be measured by outlining all of sign with straight lines and calculating area contained within.

EXHIBIT D



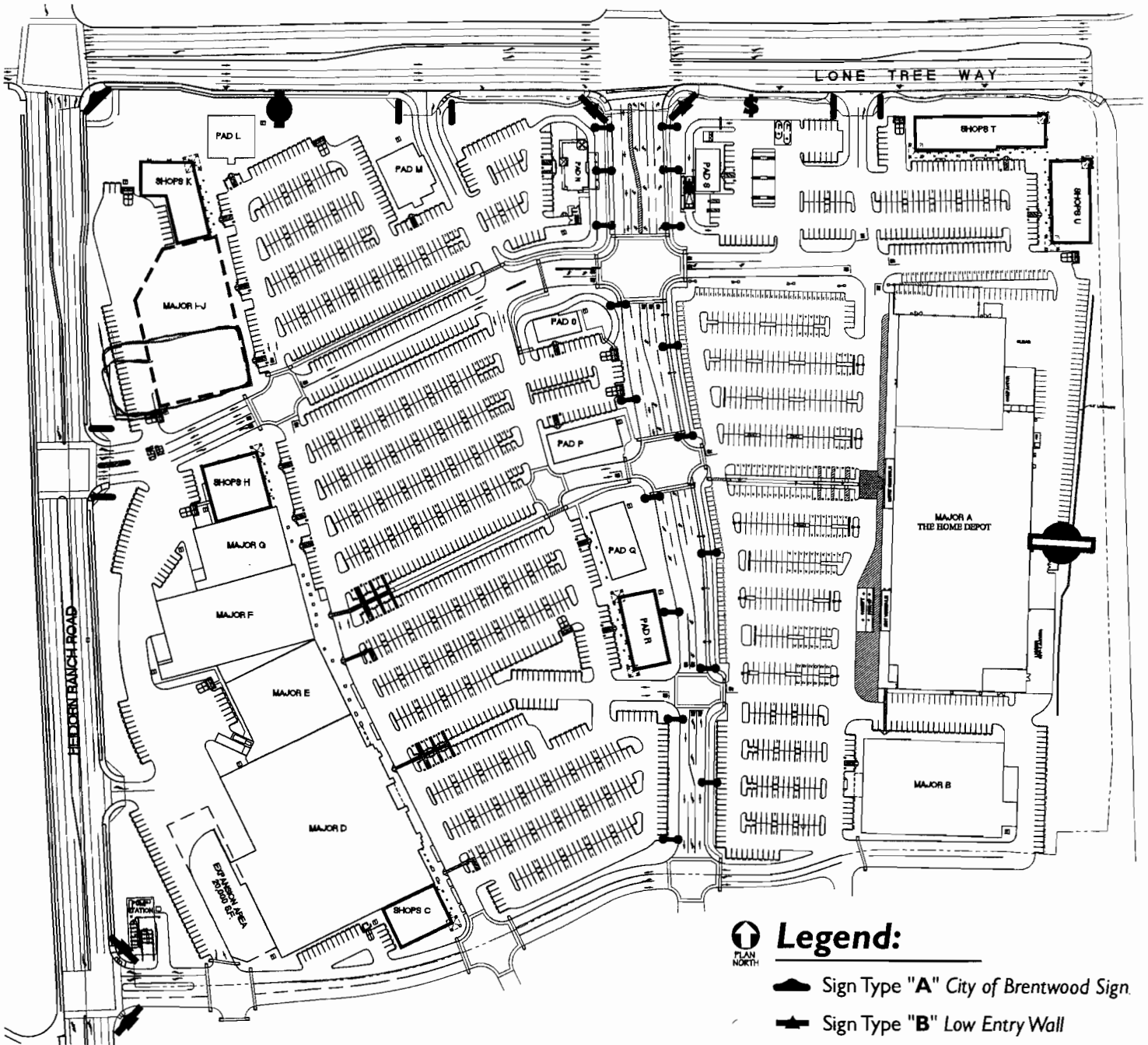
Area of signs with straight text and varied shapes shall be measured by outlining all of sign with straight lines and calculating area contained within.

EXHIBIT G









Areas of odd shaped logos are to be measured by their dictating geometry.

LOCATION PLAN- FREESTANDING SIGNS



Legend:

-  Sign Type "A" City of Brentwood Sign
-  Sign Type "B" Low Entry Wall
-  Sign Type "D" Freeway Pylon
-  Sign Type "E" Large Monument Sign
-  Sign Type "F" Small Monument Sign
-  Sign Type "G" Gas Pricing Sign
-  Light Pole Ornamentation

SIGN TYPE "A" City of Brentwood sign

Purpose:

City identification.

Allowable Sign Area:

Approx. 75 sq.ft.

Configuration:

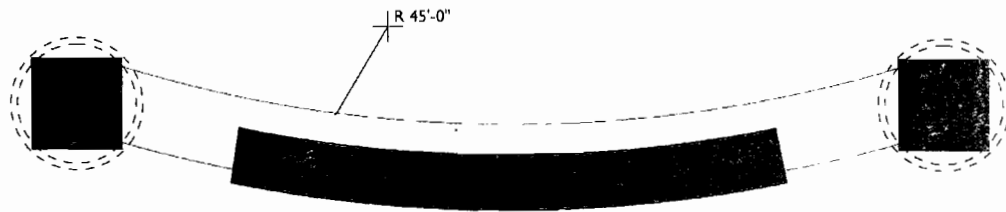
Single-sided sign on curved concrete wall, stone and wall surface materials to match building architecture.

Lighting:

External, from ground level.

Location:

South-East corner of Heidorn Ranch Road and Lone Tree Way, refer to Location Plan, page 9.



PLAN VIEW



FRONT ELEVATION

SIGN TYPE "B" *Low Entry Wall*

Purpose:

Project identity at vehicular entry drives.

Allowable Sign Area:

Approx. 23 sq.ft. per wall.

8 sq.ft. per side

Configuration:

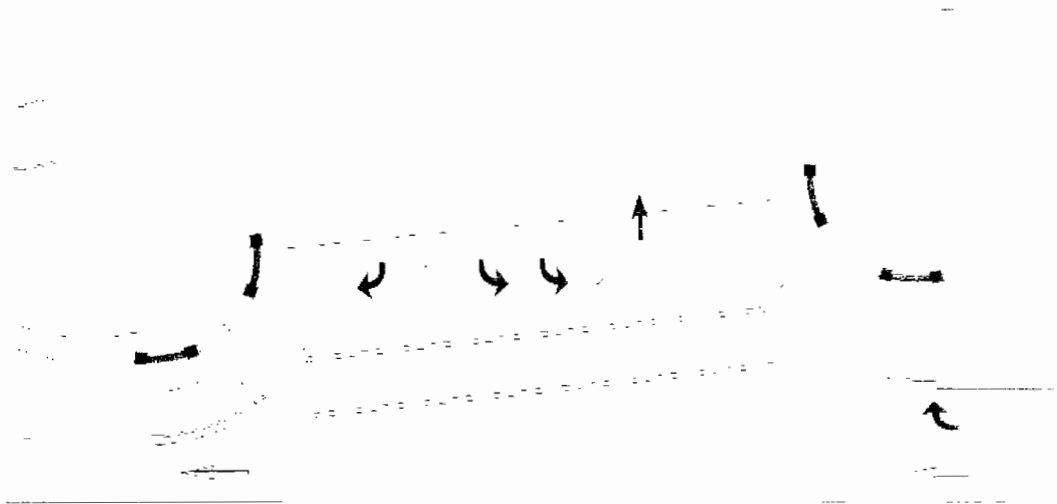
14" high individual metal letterforms surface mounted to curved planter wall.

Lighting:

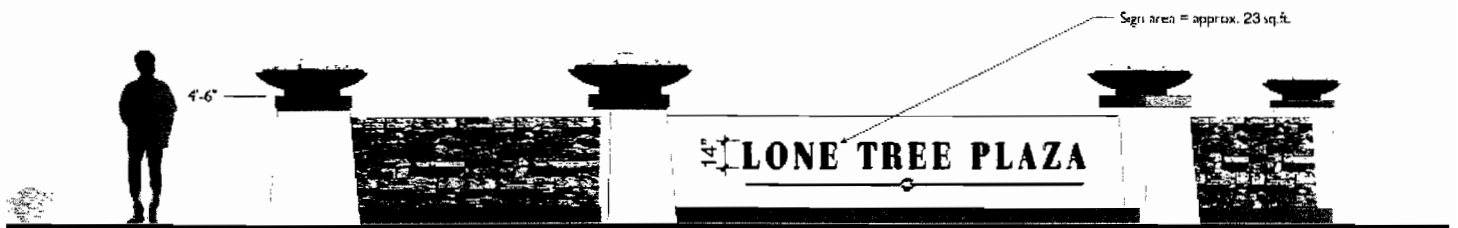
External, from ground level.

Location:

Flanking primary vehicular driveway entrances, refer to Location Plan, page 9.



TYPICAL PLAN VIEW



TYPICAL ELEVATION (ONE OF A PAIR)

SIGN TYPE "D" Freeway Pylon

Purpose:

To inform prospective customers the existence of selected retailers within Lone Tree Plaza.

Configuration:

Double-sided, internally illuminated plex sign cabinets. Rectangular cabinets will have white names on a dark background, color t.b.d. by Owner/Developer. Painted steel structural legs with stone bases to match architecture. Decorative trellis and flat cut-out tree on top.

Lighting:

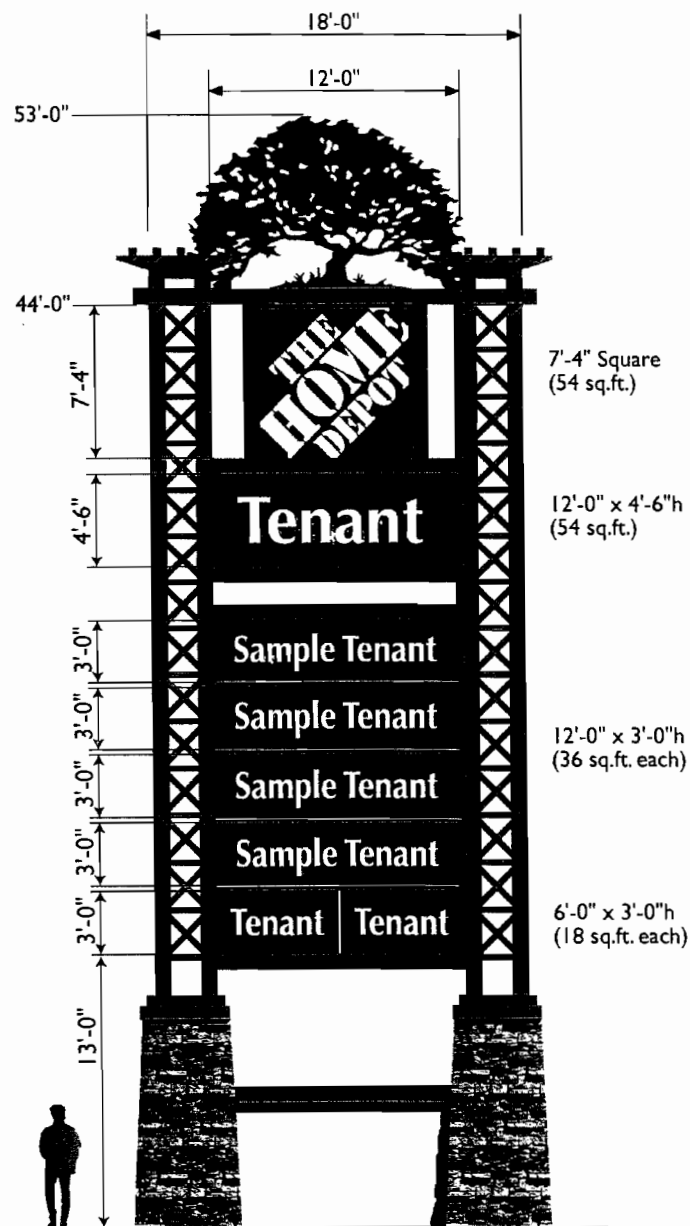
Internally illuminated.

Location:

East of (behind) Home Depot, refer to Location Plan, page 9.

Allowable Sign Area:

288 sq.ft. per side.



SIGN TYPE "E" Large Monument Sign

Purpose:

To inform prospective customers the existence of selected retailers within Lone Tree Plaza.

Allowable Sign Area:

120 sq.ft. per side.

Configuration:

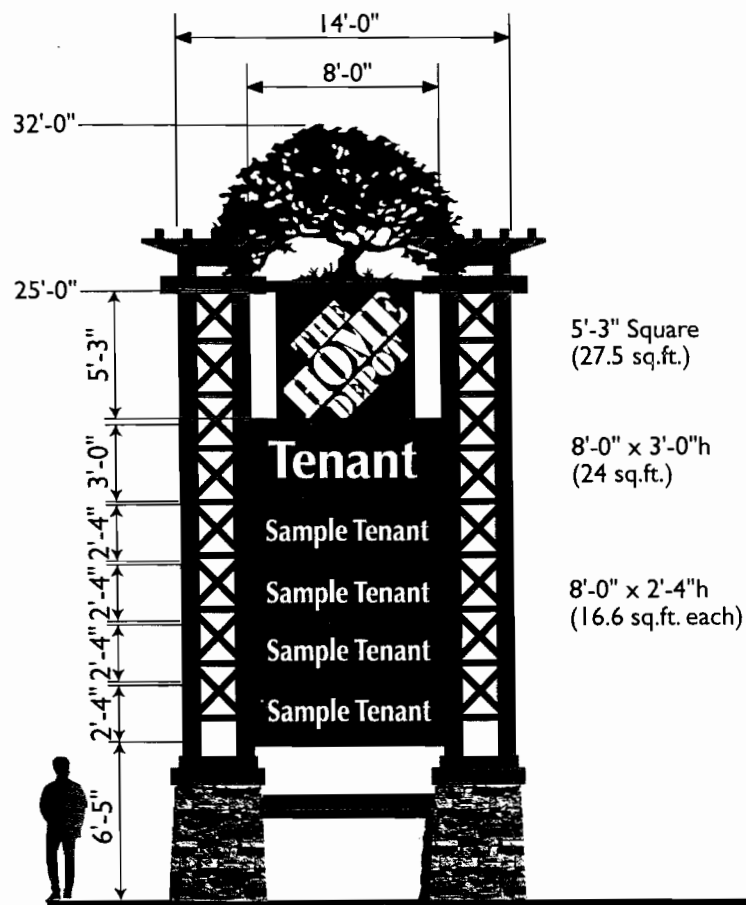
Double-sided, internally illuminated plex sign cabinets. Rectangular cabinets will have white names on a dark background, color t.b.d. by Owner/Developer. Painted steel structural legs with stone bases to match architecture. Decorative trellis and flat cut-out tree on top.

Lighting:

Internally illuminated.

Location:

On Lone Tree Way, refer to Location Plan, page 9.



SIGN TYPE "F" *Small Monument Sign*

Purpose:

To inform prospective customers the existence of selected retailers within Lone Tree Plaza.

Allowable Sign Area:

12 sq.ft. per side.

Configuration:

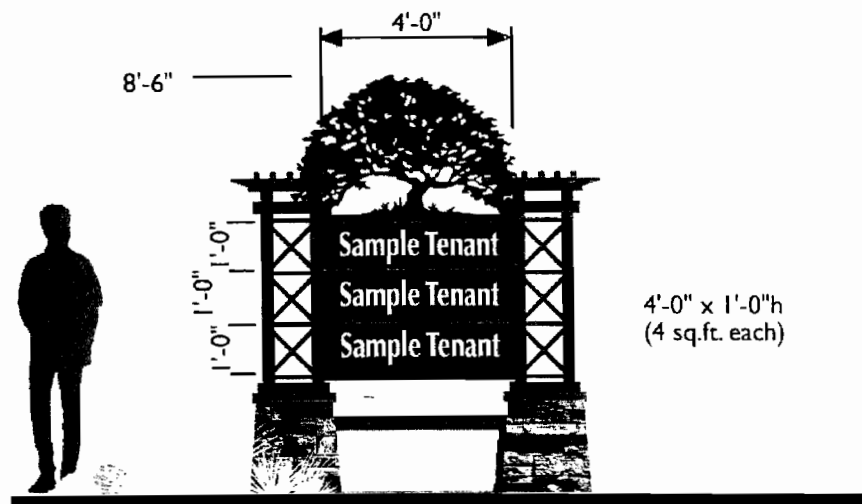
Double-sided, internally illuminated plex sign cabinets- white names on a dark background, color t.b.d. by Owner/Developer. Painted steel structural legs with stone bases to match architecture. Decorative trellis and flat cut-out tree on top.

Lighting:

Internally illuminated.

Location:

Flanking secondary vehicular driveway entrances, refer to Location Plan, page 9.



LIGHT POLE ORNAMENTATION

Purpose:

To add visual interest to light poles along main spine of project.

Allowable Sign Area:

No sign area. No tenant names or advertising.

Configuration:

Double-sided colored vinyl or nylon banners. Colors and patterns on banners are to be complimentary to the center's design theme and may be used in association with seasonal changes.

Lighting:

On poles.

Location:

On light poles along main spine of project. See Location Plan on page 9.



TENANTS GREATER THAN 100,000 sq.ft.

Purpose:

To identify the Tenant in a manner that is tasteful, clear and legible as well as appropriate to the ambience of Lone Tree Plaza.

Configuration:

Wall signs only. Fabricated painted metal channel letterforms or logo, with translucent faces.

Lighting:

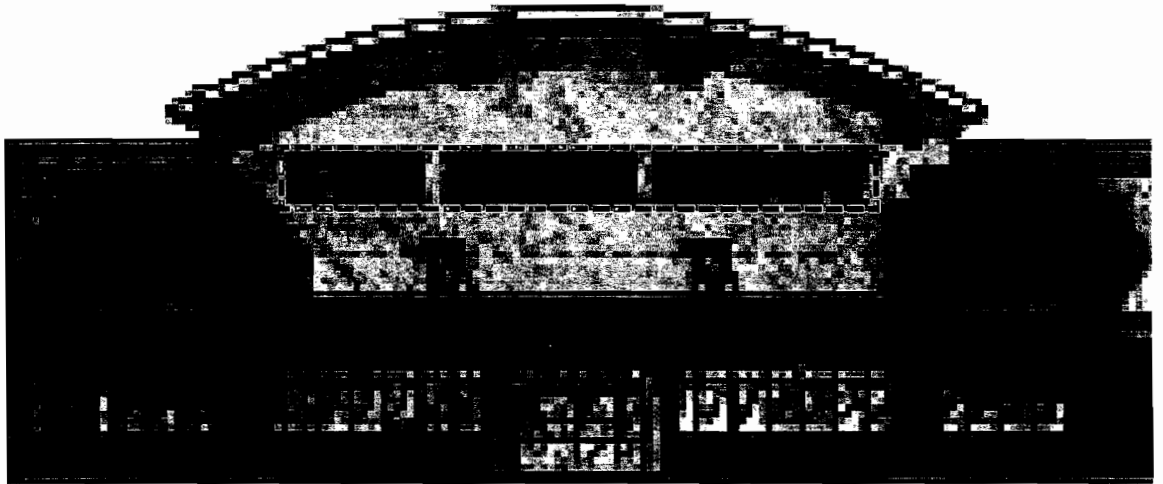
Internally illuminated.

Location:

As described at right.

Allowable Sign Area:

- Tenant is allowed a maximum of three identification wall signs, one per elevation and a maximum of 2 secondary signs identifying specialized services or operations (i.e.: "Garden Center" and "Tool Rental") and one directional signs (i.e.: "Contractor's Entrance") per the West elevation.
- Cumulative sign area shall not exceed 500 square feet per elevation.
- Letter/logo/sign height (h) is not to exceed 5'-0", except that the letter size for the tenant identification sign located on the East elevation shall have a maximum height of 4'-0" and the letter size for the secondary sign shall have a maximum letter height of 2'-0".
- No Tenant Identity signs are allowed on the South elevation.



TENANTS GREATER THAN 80,000 sq.ft.

Purpose:

To identify the Tenant in a manner that is tasteful, clear and legible as well as appropriate to the ambience of Lone Tree Plaza.

Configuration:

Wall signs only. Fabricated painted metal channel letterforms or logo, with translucent faces.

Lighting:

Internally illuminated.

Location:

As described at right.

Allowable Sign Area:

- Tenant is allowed a maximum of three wall signs, one per elevation.
- Cumulative sign area on any one elevation shall not exceed 200 square feet.
- Letter/logo/sign height (h) is not to exceed 5'-0".



TENANTS FROM 25,000 TO 80,000 sq.ft.

Purpose:

To identify the Tenant in a manner that is tasteful, clear and legible as well as appropriate to the ambience of Lone Tree Plaza.

Configuration:

Wall signs only. Fabricated painted metal channel letterforms or logo, with translucent faces.

Lighting:

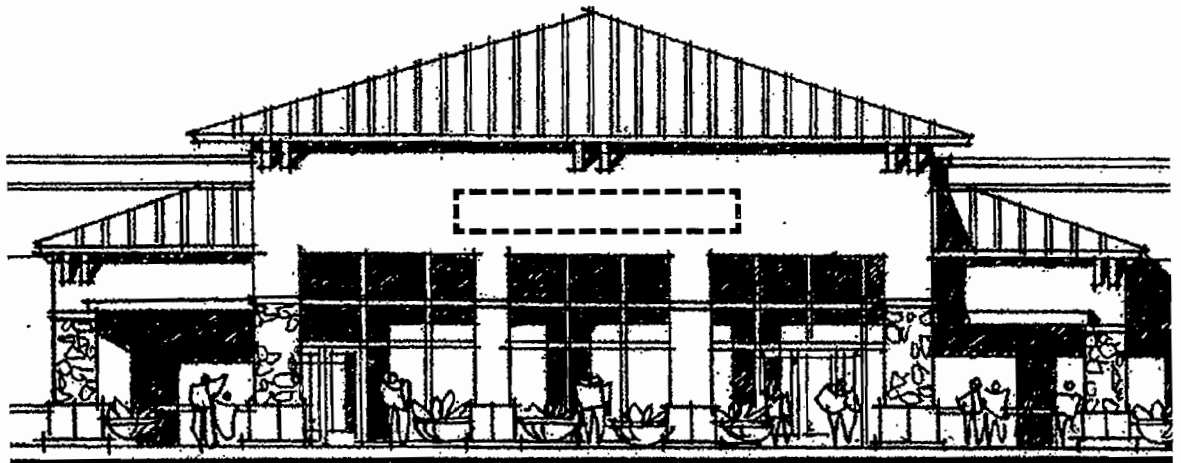
Internally illuminated.

Location:

As described at right.

Allowable Sign Area:

- Tenant is allowed two Identity signs total, each on a different elevation.
- Cumulative sign area per elevation shall not exceed one sq.ft. per lineal foot of primary building frontage.
- Letter/Logo height (h) shall not exceed 4'-0".



TENANTS FROM 10,000 TO 25,000 sq.ft.

Purpose:

To identify the Tenant in a manner that is tasteful, clear and legible as well as appropriate to the ambience of Lone Tree Plaza.

Configuration:

Wall signs only. Fabricated painted metal channel letterforms or logo, with translucent faces.

Lighting:

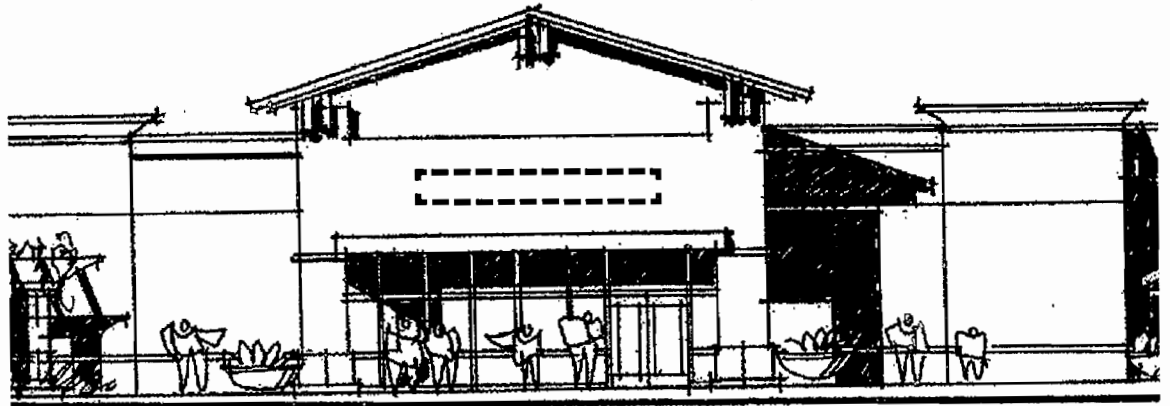
Internally illuminated.

Location:

As described at right.

Allowable Sign Area:

- Tenant is allowed two Identity signs total, each on a different elevation.
- Cumulative sign area per elevation shall not exceed one sq.ft. per linear foot of primary building frontage.
- Letter/Logo height (h) shall not exceed 3'-0".



MULTI-TENANT BUILDINGS

Purpose:

To identify the Tenant in a manner that is tasteful, clear and legible as well as appropriate to the ambience of Lone Tree Plaza.

Configuration:

Wall signs only. Fabricated painted metal channel letterforms or logo, with translucent faces.

Lighting:

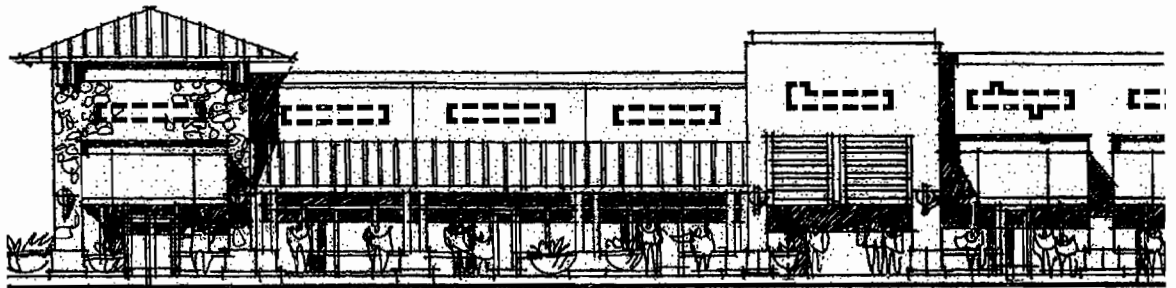
Internally illuminated.

Location:

As described at right.

Allowable Sign Area:

- In-line tenants are allowed two Identity signs total, each on a different elevation.
- Tenants on a building corner are allowed three signs total, each on a different elevation.
- Maximum sign length of any sign shall not exceed 70% of tenant's primary storefront lease length.
- Letterform/Logo height (h) is not to exceed 3'-0".



SINGLE USER PAD OR SINGLE TENANT BUILDINGS

Purpose:

To identify the Tenant in a manner that is tasteful, clear and legible as well as appropriate to the ambience of Lone Tree Plaza.

Configuration:

Wall signs only. Fabricated painted metal channel letterforms or logo, with translucent faces.

Lighting:

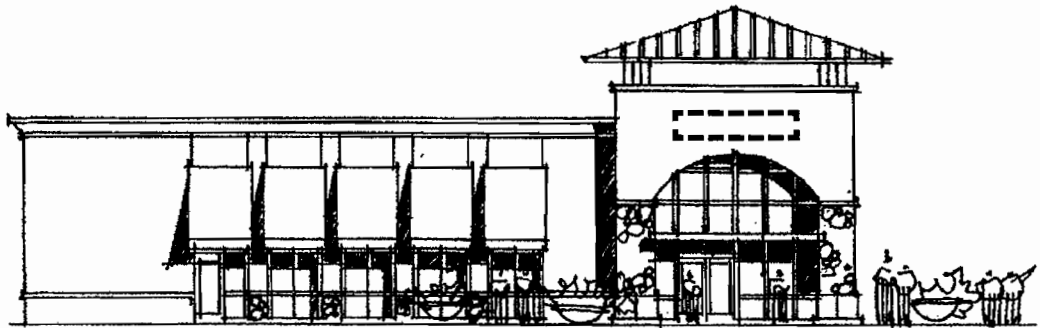
Internally illuminated.

Location:

As described at right.

Allowable Sign Area:

- Tenants are allowed three signs total, each on a different elevation.
- Each sign area per elevation shall be limited to one sq.ft. per linear foot of building elevation on which sign will be placed.
- Letterform/Logo height (h) is not to exceed 3'-0".



GASOLINE/AUTO SERVICE TENANT

Purpose:

To identify the Tenant in a manner that is tasteful, clear and legible as well as appropriate to the ambience of Lone Tree Plaza.

Configuration:

Wall signs only. Fabricated painted metal channel letterforms or logo, with translucent faces.

Lighting:

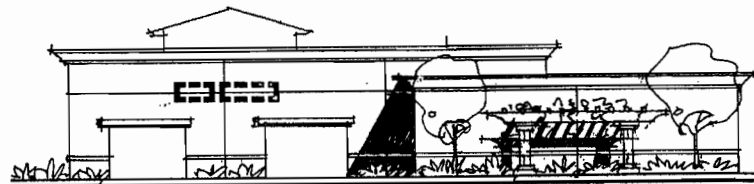
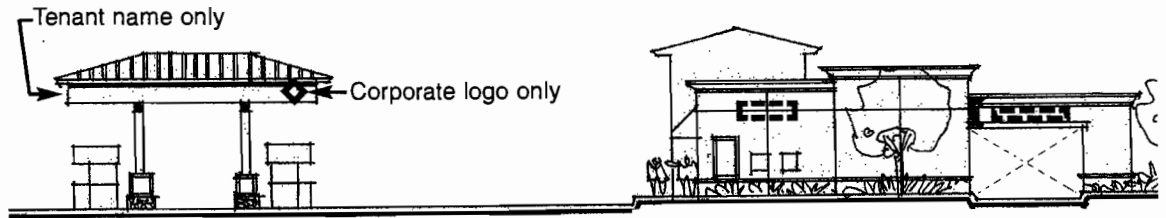
Internally illuminated.

Location:

As described at right.

Allowable Sign Area:

- Tenant is allowed one sign on all four sides of gasoline canopy. Two opposite sides shall have the corporate logo only- not to exceed 2'-0" high, the other sides shall have the tenant name only- letter height not to exceed 1'-6".
- Tenant is allowed a maximum of three wall signs, one per elevation for the primary tenant identification and two wall signs, one per elevation, for the uses associated with the tenant (i.e.: Gas Station name and Car Wash or Mini Mart as a use).
- Cumulative sign area per elevation shall be limited to one sq.ft. per linear foot of building elevation on which sign(s) will be placed. Letterform/Logo height (h) for the primary tenant is not to exceed 3'-0", and for the uses associated with the tenant- not to exceed 1'-6".



SIGN TYPE "G" Gas Pricing Sign

Purpose:

To inform prospective customers the price of gasoline.

Allowable Sign Area:

Approx. 38 sq.ft. per side.

Configuration:

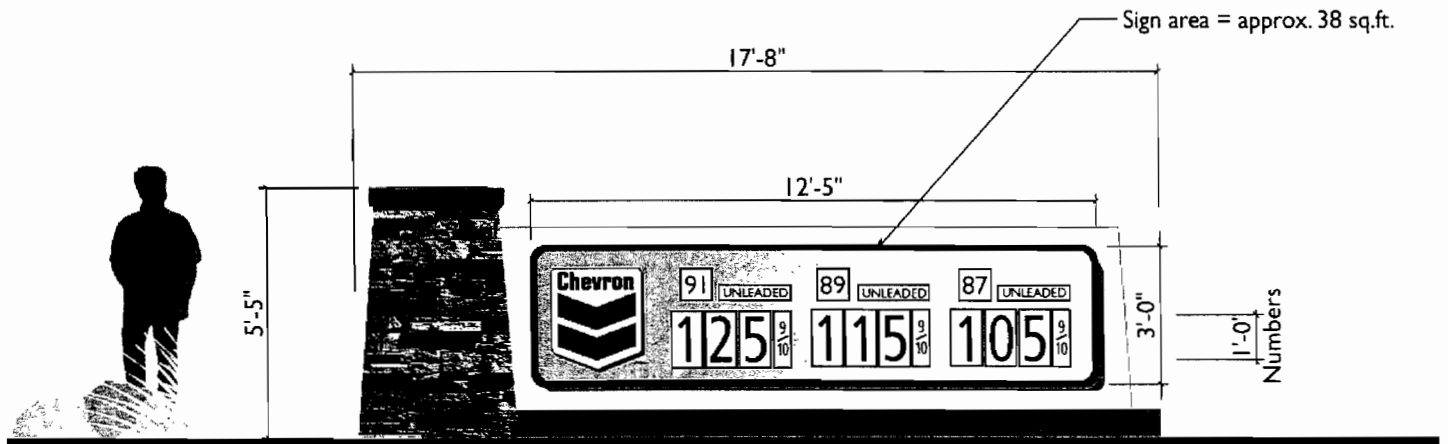
Double-sided, internally illuminated plex face sign cabinet, set into stone and stucco wall.

Lighting:

Internally illuminated.

Location:

Refer to Location Plan on page 9.



FOOD SERVICE TENANT

Purpose:

To identify the Tenant in a manner that is tasteful, clear and legible as well as appropriate to the ambience of Lone Tree Plaza.

Configuration:

Wall signs only. Fabricated painted metal channel letterforms or logo, with translucent faces.

Lighting:

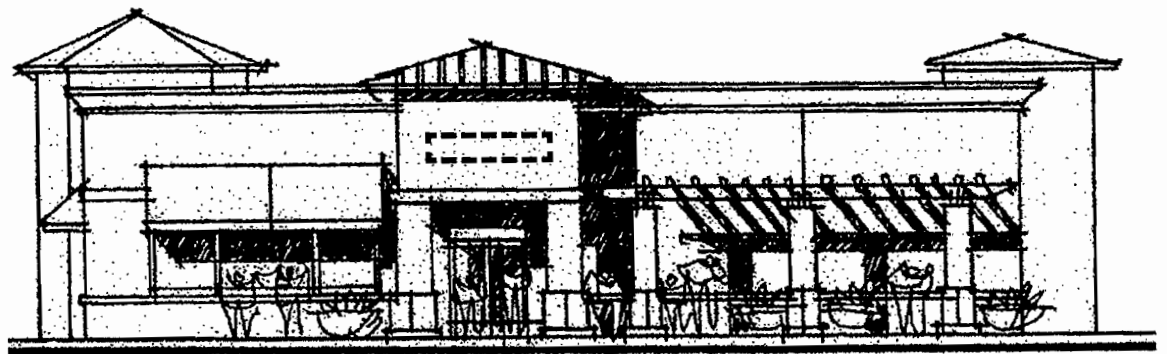
Internally illuminated.

Location:

As described at right.

Allowable Sign Area:

- Single Tenant Food Service Pad Buildings will be allowed three identity signs total, each on a different side of the building.
- Each sign area per elevation shall be limited to one sq.ft. per linear foot of building elevation on which sign will be placed.
- Letter/logo/sign height (h) is not to exceed 3'-0".
- Each Single Tenant Food Service Pad Building will be allowed two drive through directional signs and one menu board on the property as described on next page.



DRIVE-THROUGH DIRECTIONAL AND MENU BOARD

Purpose:

To direct prospective customers to the Fast-Food Pad Tenant's drive-through queue, and inform customers the price of available food.

Configuration:

Double-sided, internally illuminated plex face sign cabinet, set into stone and stucco wall. Speakers for menus must point away from immediately adjacent residential areas.

Lighting:

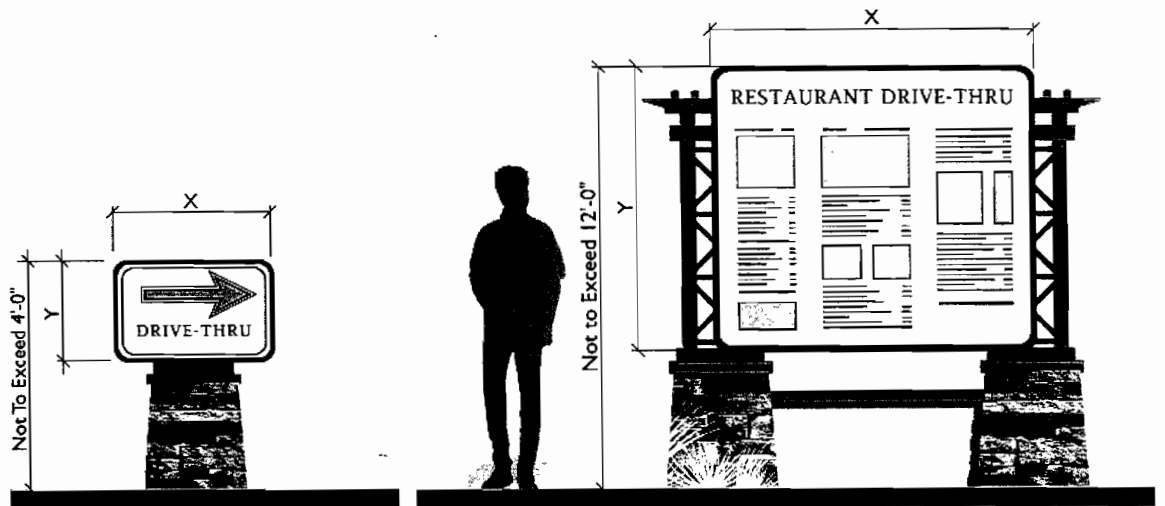
Internally illuminated.

Location:

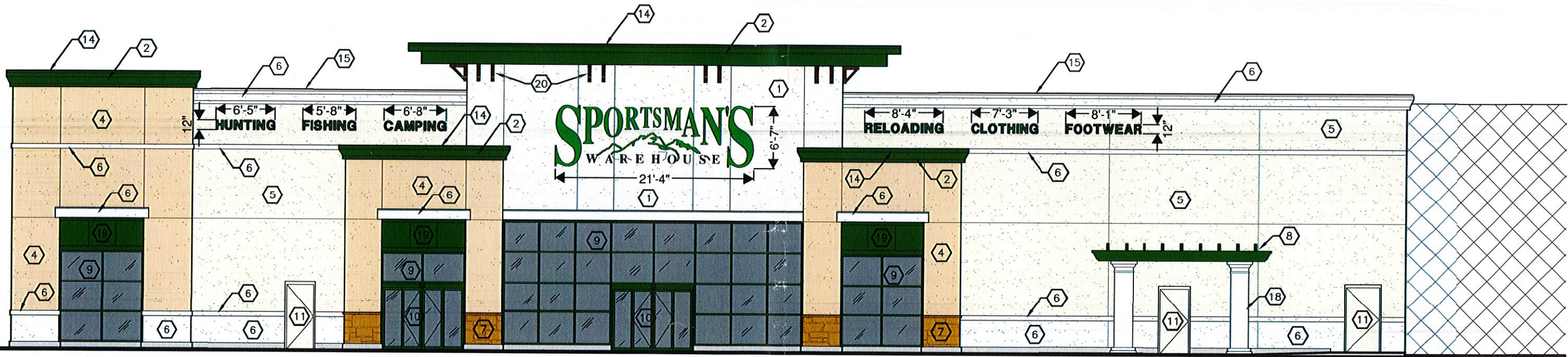
Directional signs are to be located at strategic locations on the Plaza property to effectively direct customers to Pad's queue.

Allowable Sign Area:

Each Tenant will also be allowed two (2) double sided freestanding internally illuminated vehicular directional signs on the shopping center's property- each sign area not to exceed 4 square feet, and one (1) single sided freestanding internally illuminated menuboard adjacent to the vehicular queue- sign area not to exceed 32 square feet.



RECEIVED
NOV 28 2018
CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT



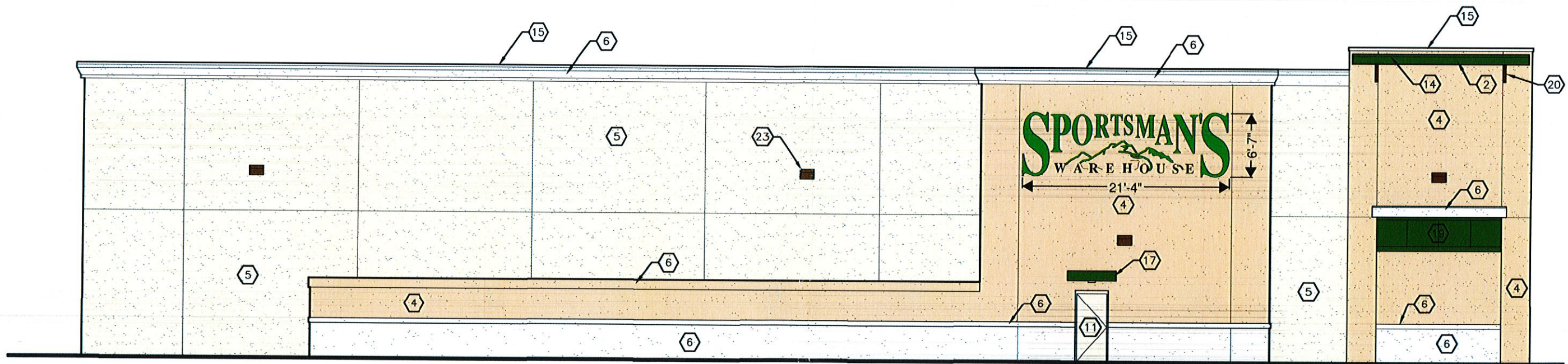
D1 Front Elevation - East
A301 SCALE: 1/8" = 1'-0" 0 8'-0" 16'-0"

APPROVED

BY: DR Subcommittee

DATE: 2/14/19

Approved for 5461 Lone Tree Way ONLY
for Sportsman's Warehouse due to
variance in letter heights of Logo.



C1 Rear Elevation - West
 A301 SCALE: 1/8" = 1'-0" 0 8'-0" 16'-0"

APPROVED

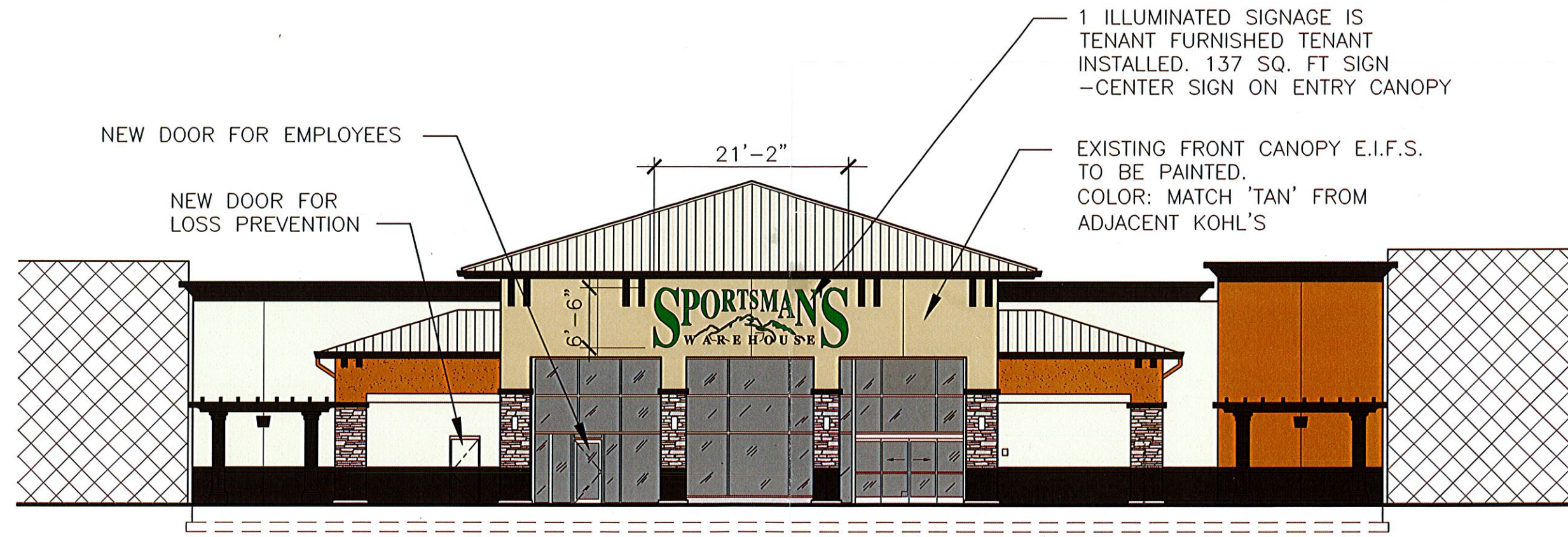
City of Brentwood
Planning Division

Date: 12.26.19

File#: AMD.19-016

Signature: [Signature]

Design Review Subcommittee



— **Front Elevation**
A301 SCALE:

