

Planned Sign Program
For
Lone Tree Town Plaza
Lone Tree Way and Fairview Avenue
Brentwood, CA

APPROVED PLAN

PERMIT NO. CUP 06-01

RESOLUTION NO. 06-109

ACTION: APPROVED DENIED

DATE 11/7/06 w/conditions

November 7, 2006

**Sign Program
For
Lone Tree Town Plaza
Lone Tree Way and Fairview Avenue
Brentwood, CA**

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 overall visual harmony is maintained. Conformity with this criteria will be enforced by the landlord and the City of Brentwood. Any sign nonconforming or unapproved will be brought into conformity at the expense of the tenant.

B. GENERAL CRITERIA

1. Prior to manufacture of any sign in the center, the Tenant shall submit to Lone Tree Town Center, LLC, ("Operator") for approval, four (4) copies 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 of 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 Operator.
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. Operator reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenants' 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 Operator 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 no less than \$1,000,000 per occurrence. Evidence of this insurance must be provided to Landlord prior to installation naming Lone Tree Brentwood, LLC, 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. PROHIBITED SIGNS

1. Temporary signs, window signs, placards, flags, pennants, A-frame and banners (excepting one "Grand Opening" banner allowed per Section G of this sign program) of any type shall be prohibited except as otherwise previously approved by the Operator and City of Brentwood prior to installation.
2. No animated, flashing, audible, off-premise, or vehicle signs are allowed.
3. No exposed raceways, crossovers, conduits, neon tube conductors, or transformers are allowed.
4. No can or box signs are permitted excluding logos limited to 10% of the sign area.
5. All signs prohibited by Chapter 17.640 of the Brentwood Municipal Code.
6. With the exception of buildings fronting Lone Tree Way, buildings situated as to have any elevation facing residential will not be allowed signage on those elevations. Accordingly, signage is prohibited on the following building elevations:

Building A – north and east elevations

Building A1—north and east elevations

Building B—east elevation, and restricted to halo-lit signage only on the north elevation

D. DESIGN CONSTRUCTION

1. All signs and their installation shall comply with all applicable city building and electrical codes, and bear UL label.

2. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Operator's approval. Signs are to be connected to the J-box provided by the Operator, which is connected to Operator's house panel for uniform control hours of illumination unless otherwise directed by Operator.
3. All penetrations of exterior fascia are to be sealed watertight, and finished to match adjacent material; subject to Operator's approval.
4. All signs shall be kept in good condition, 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.
5. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
6. Plastic surfaces are to be manufactured 3/16" thick for outdoor advertising.
7. All exterior signs shall be mounted ½" from the building for proper drainage.
8. Internal illumination is to be 60-milli-amp neon or LED installation labeled in accordance with the "National Board of Fire Underwriters Specifications". No other labels or identification will be permitted on the exposed surfaces of the sign except those required by local ordinances.
9. All exposed letter sheet metal returns shall be 24 gauge, painted with one coat of primer and two coats enamel bronze. All trimcaps are to match the face and returns and shall be ¾" in thickness.

E. SIGN DESIGN

1. All tenants are required to have a colored internally illuminated sign on their fascia unless otherwise specified in this criteria or approved by the Operator and City of Brentwood. Location of all signs shall be as directed by Operator and as approved by City of Brentwood in conformance with this sign program.
2. 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.
3. Logos are permitted which do not exceed the maximum letter height for the tenant sign type up to a maximum of 10% of the sign area.

4. Logo and letter heights, where specified, shall be determined by measuring the normal capital letter of type font exclusive of swashes, ascenders and descenders.
5. Notwithstanding the maximum square footages specified for copy area allowances, in all cases signage 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's space unless otherwise directed by Operator and approved by the City of Brentwood.

F. SIGN TYPES

1. Business Identification Signs – Multi-Shop In Line Tenants

Each shop Tenant (less than 4,000 sq. ft. of leased space) shall install a minimum of one set of internally-illuminated, individual channel letters or halo-lit letters on the fascia space as directed by Operator. Returns are to be 5" deep with an acrylic bronze finish and 3/4" trimcap to match the color of the face. The maximum vertical letter height is 24" with a minimum of 18". The sign length shall not exceed 60% of the leased linear footage of tenant's space.

A descending stem may drop 6" below baseline provided the stem is attached to the fascia. No part of any sign will be allowed to extend below the fascia.

Tenants located in Buildings C, E, F, F1 and G are allowed up to two building signs, however, if tenant space is located at the end of a building visible to vehicular traffic, such tenant may have one additional sign at that elevation (up to a maximum of 3) subject to Operator's and the City of Brentwood's approval.

2. Business Identification Signs – Mid-Size Tenants

Each Mid-Size Tenant (4,000 sq. ft. or more of leased space) shall install a minimum of one set of internally-illuminated, individual channel letters or halo-lit letters on the fascia space as directed by Operator. Returns are to be 5" deep with an acrylic bronze finish and 3/4" trimcap to match the color of the face. The maximum vertical letter height is 30" with a minimum of 18". The sign length shall not exceed 60% of the leased linear footage of tenant's space. Building A only is allowed a maximum letter height of 48" with a sign length not to exceed 60% of leased lineal frontage.

A descending stem may drop 6" below baseline provided the stem is attached to the fascia. No part of any sign will be allowed to extend below the fascia.

Tenants located in Buildings C, E, F, F1 and G are allowed up to two building signs, however, if tenant space is located at the end of a building visible to

vehicular traffic, such tenant may have one additional sign at that elevation (up to a maximum of 3) subject to Operator's and the City of Brentwood's approval.

3. Business Identification Signs – Free standing single pad tenant (Building D only)

A freestanding pad tenant that occupies Building D entirely shall be allowed to have up to three elevations utilized for signage. Tenant shall install a minimum of one set of internally-illuminated, individual channel letters or halo-lit letters on the fascia space as directed by Operator. Returns are to be 5" deep with an acrylic bronze finish and 3/4" trimcap to match the color of the face. The maximum vertical letter height is 30" with a minimum of 18". The sign length shall not exceed 60% of the leased linear footage of tenant's space.

4. Typical Storefront Vinyl Lettering (Optional)

Each Tenant shall be permitted to place upon or adjacent to their entrance, no more than 144 square inches of vinyl Scotchal #3680-20 White Lettering, letter style Helvetica. Application shall not exceed 2" (two inches) in height, indicating hours of business, emergency telephone numbers, etc.

5. Service Door Signage

Tenant shall install service door signage. The purpose of this signage is to identify service door for delivery and emergency purposes only. Sign shall be a 12" (twelve inch) high by 12" (twelve inch) long sheet metal plaque affixed to the rear door with a maximum of 4 (four) self-tapping sheet metal screws. Plaque shall be painted to match door color. Letters shall be white and may be a maximum 4" (four inches) high. Sign is to be centered on the door with bottom edge located 4' –6" (four feet six inches) from floor.

6. Freestanding Signs

One double-faced, internally-illuminated monument sign (7'x 11' – 5") in general accordance with Exhibit B-1 will be located as shown on the Site Plan.

Monument sign may consist of up to a maximum of six (6) individual tenant panels. Panels are to be constructed with routed-out aluminum faces, painted, and backed with push-thru translucent acrylic panels with tenant copy. Tenant copy for the monument freestanding sign must be presented and approved by the Operator and the City of Brentwood.

7. Directional Signs

Drive-thru tenant located in Building G shall be allowed two (2) directional signs (subject to restrictions of City of Brentwood sign ordinance) each not exceeding four (4) square feet in area and height of four (4) feet. Said directional sign shall contain only that information necessary for on-site circulation, parking and site information without any advertising.

G. MISCELLANEOUS

Banners

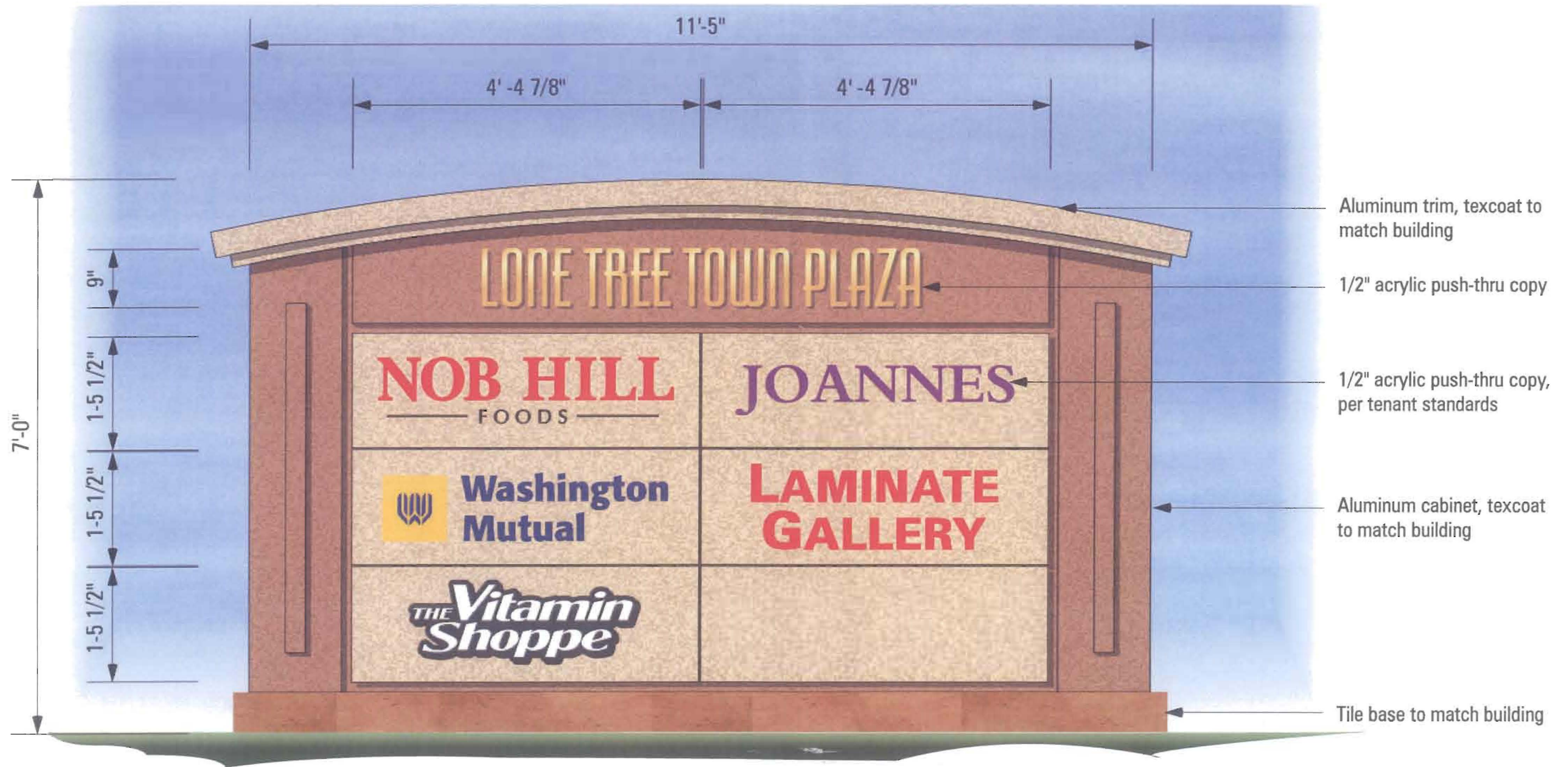
Temporary banners attached flush to a wall are allowed for Grand Opening purposes only. All temporary banners must be approved by the Operator. A banner sign permit must be obtained from the City of Brentwood prior to the installation. All temporary banners must be removed 30 days from the date installed.

To obtain Operator's approval, submit four (4) copies as outlined in Section B of this sign program, to the address below:

Gregg Steele
Gregg Steele Properties, LLC
131 Camino Alto Ste E1
Mill Valley, CA 94941
Phone 415/383-1655
Fax 415/383-1670
greggsteele@sbcglobal.net

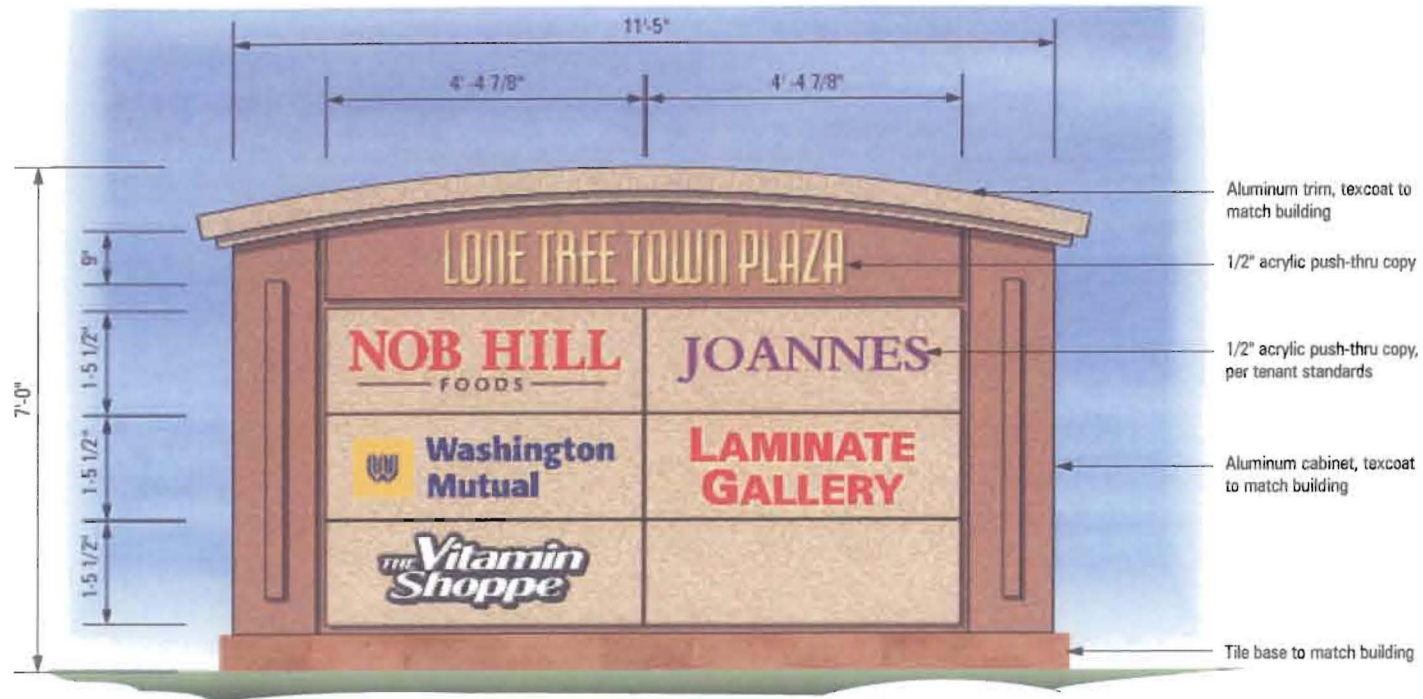
Please allow approximately two (2) weeks for the approval process. Upon approval, a letter shall be provided to Tenant by Operator. This letter must be presented to the City of Brentwood, to obtain the Tenant's sign permit.

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



A MONUMENT SIGN ELEVATION

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



A MONUMENT SIGN ELEVATION

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



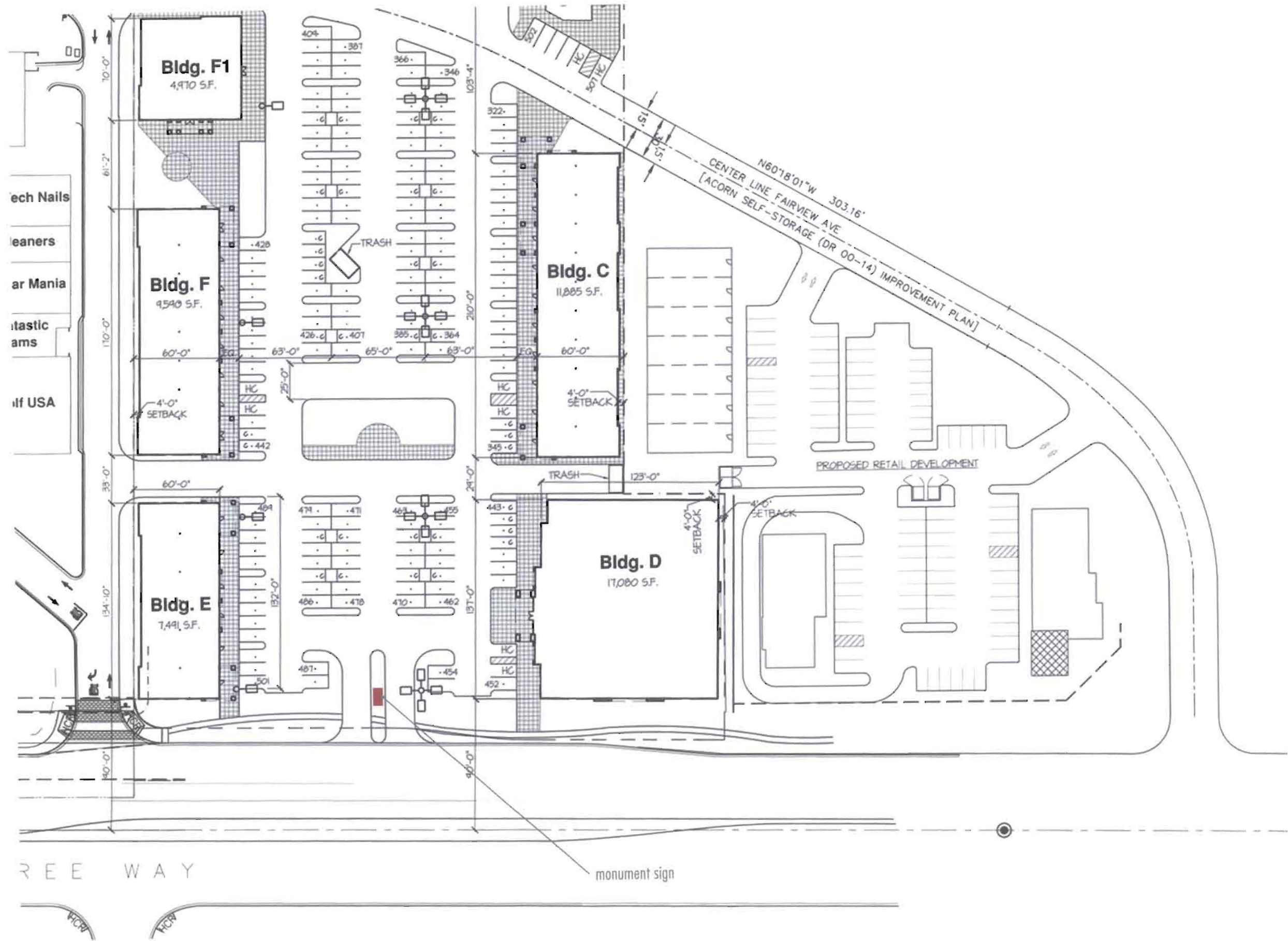
A MONUMENT SIGN ELEVATION (NIGHT)

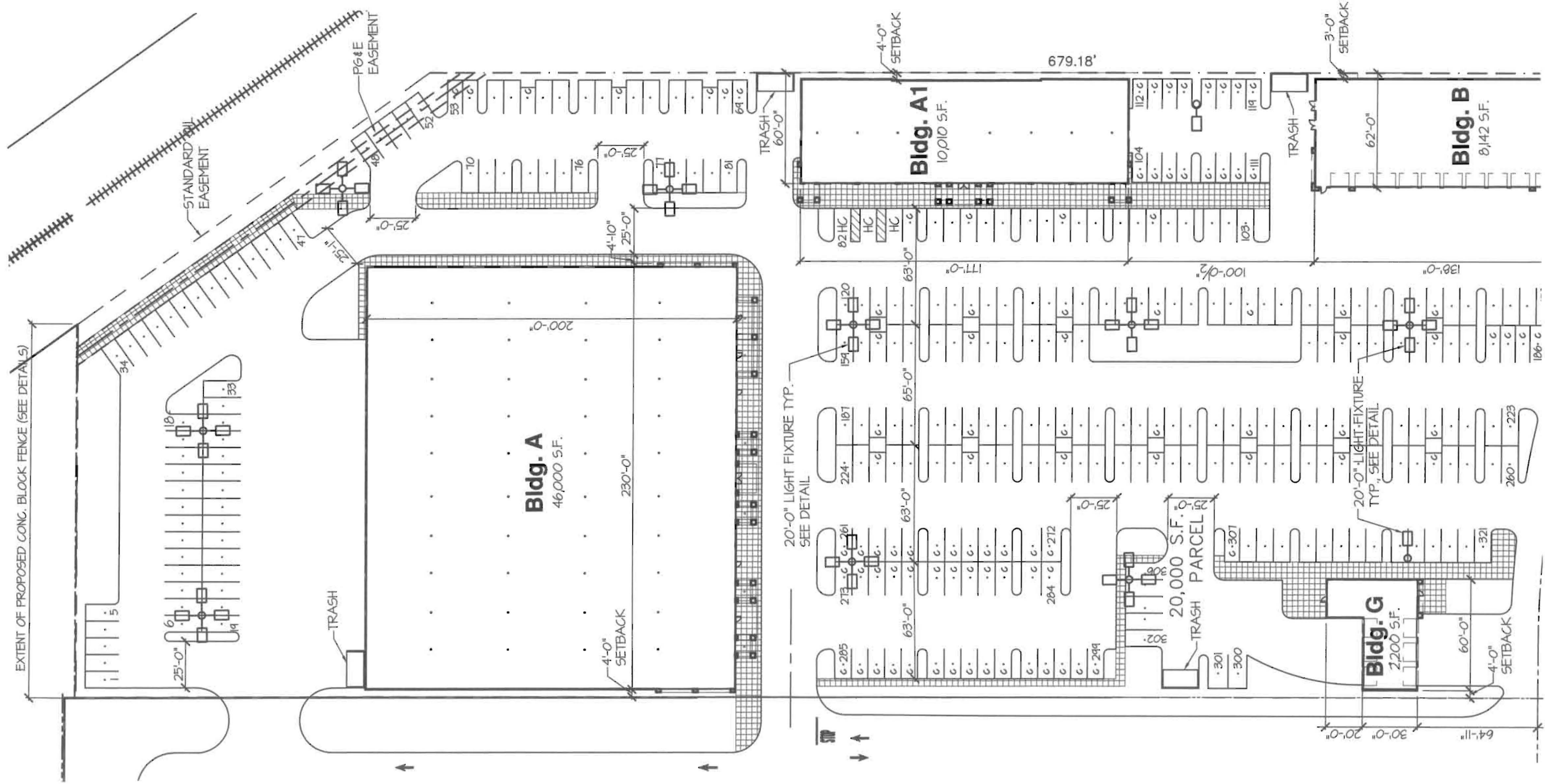
SCALE: 3/8" = 1'-0"

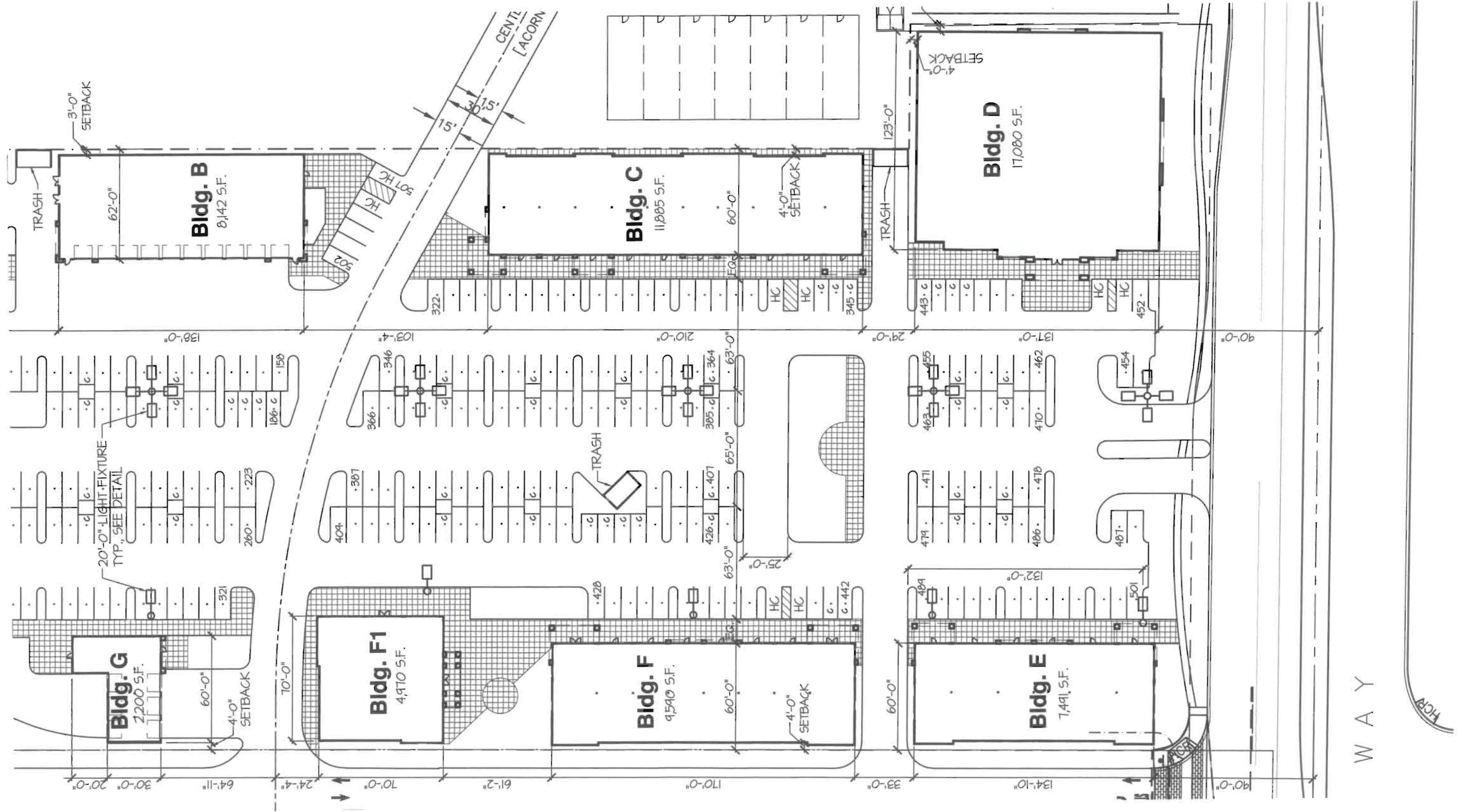


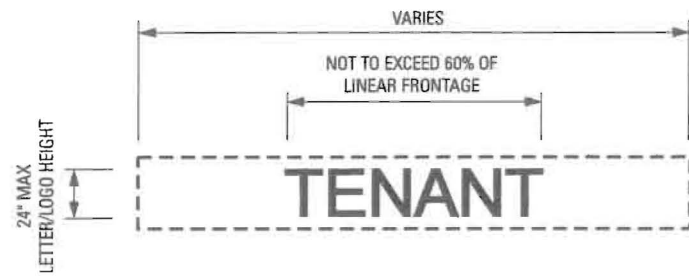
A MONUMENT SIGN ELEVATION - TENANT PANEL OPTION

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



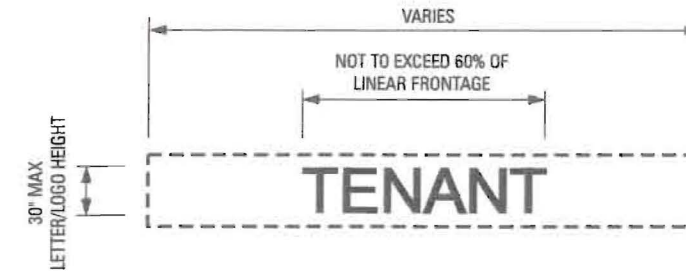






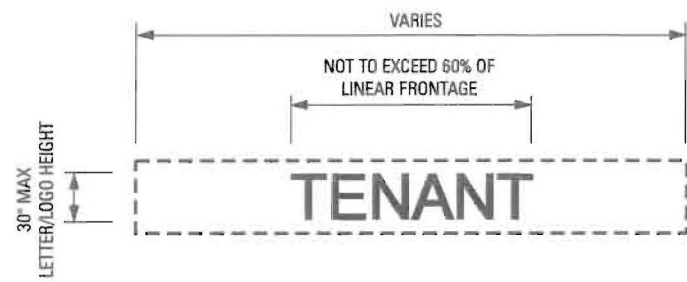
IN LINE TENANT - LESS THAN 4000 S.F.

Scale: 1/8" - 1'-0"



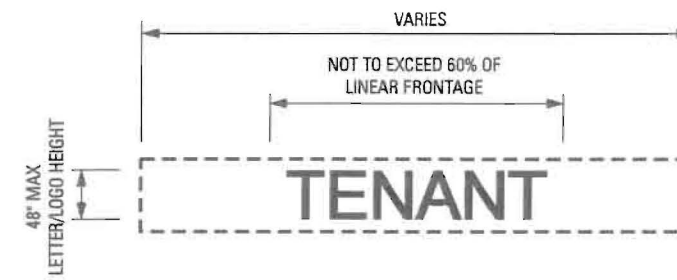
MID SIZE TENANT - 4000 S.F. OR GREATER

Scale: 3/32" - 1'-0"



FREESTANDING SINGLE PAD TENANT

Scale: 3/32" - 1'-0"



BUILDING A TENANT

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



WEST ELEVATION - BUILDING C

SCALE: 1" = 20'-0"



WEST ELEVATION - BUILDING D

SCALE: 1" = 20'-0"



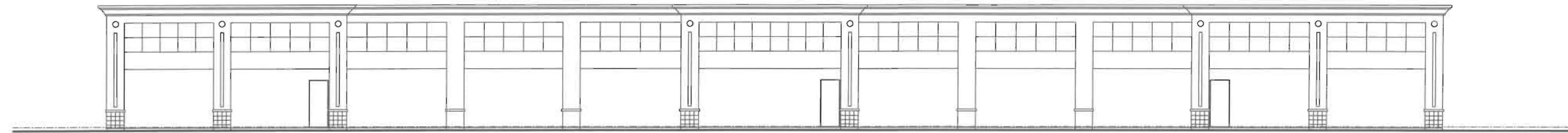
EAST ELEVATION - BUILDING E

SCALE: 1" = 20'-0"



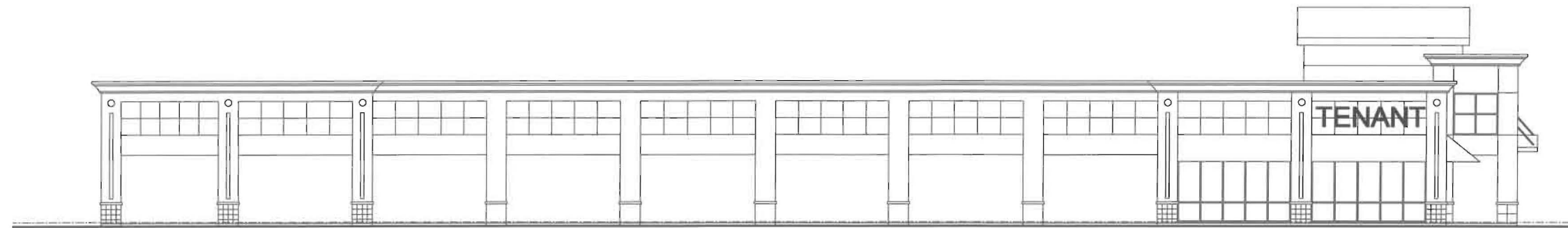
SOUTH ELEVATION - BUILDING A

SCALE: 1" = 20'-0"



NORTH ELEVATION - BUILDING A

SCALE: 1" = 20'-0"



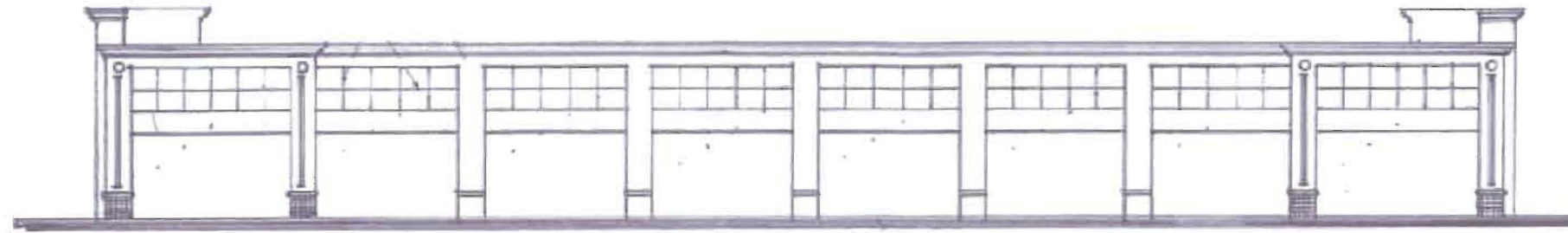
WEST ELEVATION - BUILDING A

SCALE: 1" = 20'-0"



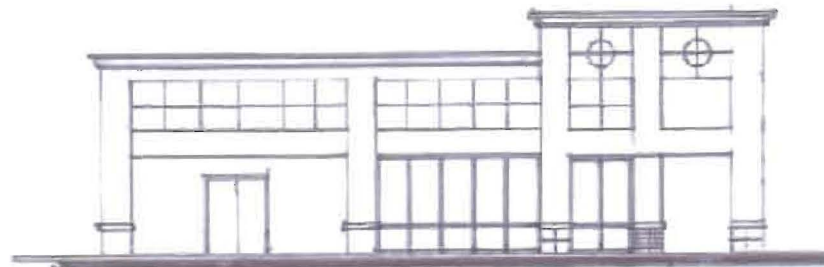
EAST ELEVATION - BUILDING A

SCALE: 1" = 20'-0"



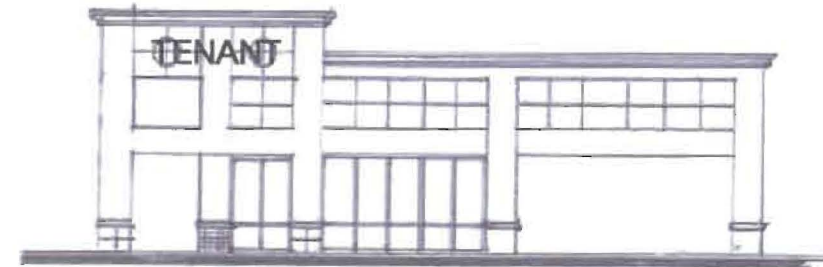
EAST ELEVATION - BUILDING A1

SCALE: 1" = 20'-0"



NORTH ELEVATION - BUILDING A1

SCALE: 1" = 20'-0"



30" maximum tenant copy

SOUTH ELEVATION - BUILDING A1

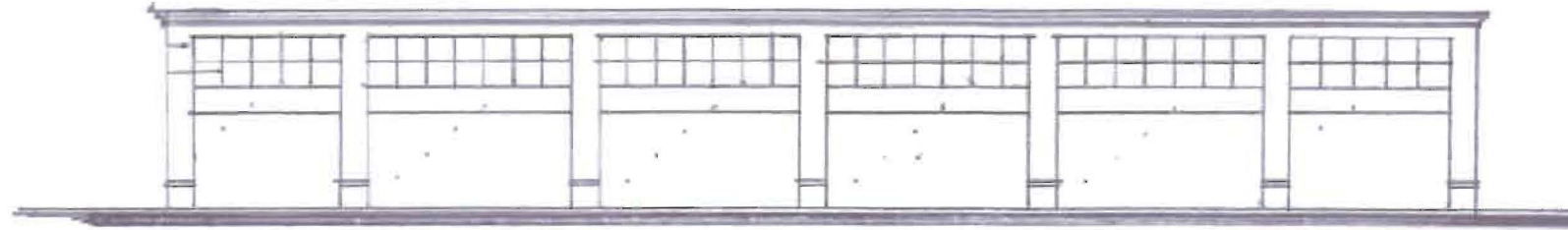
SCALE: 1" = 20'-0"



30" maximum tenant copy

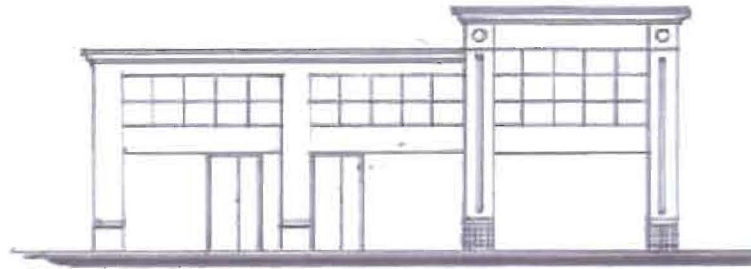
WEST ELEVATION - BUILDING A1

SCALE: 1" = 20'-0"



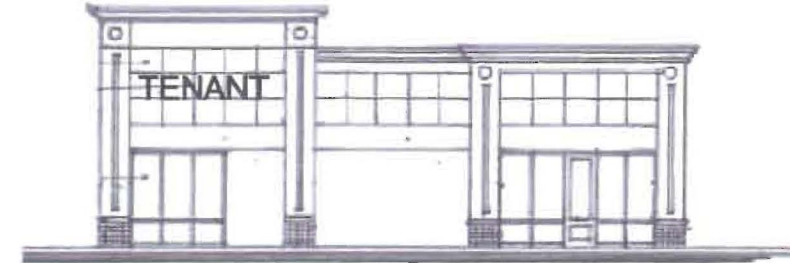
EAST ELEVATION - BUILDING B

SCALE: 1" = 20'-0"



NORTH ELEVATION - BUILDING B

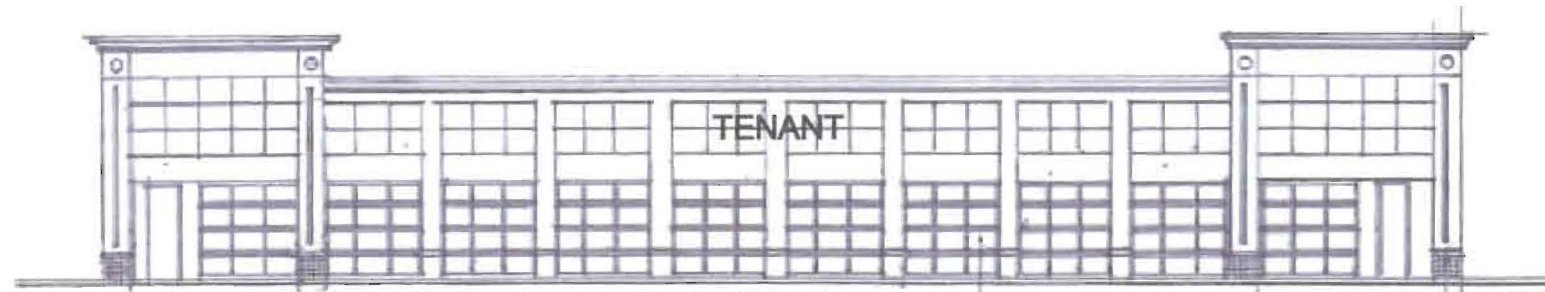
SCALE: 1" = 20'-0"



30" maximum tenant copy

SOUTH ELEVATION - BUILDING B

SCALE: 1" = 20'-0"



30" maximum tenant copy

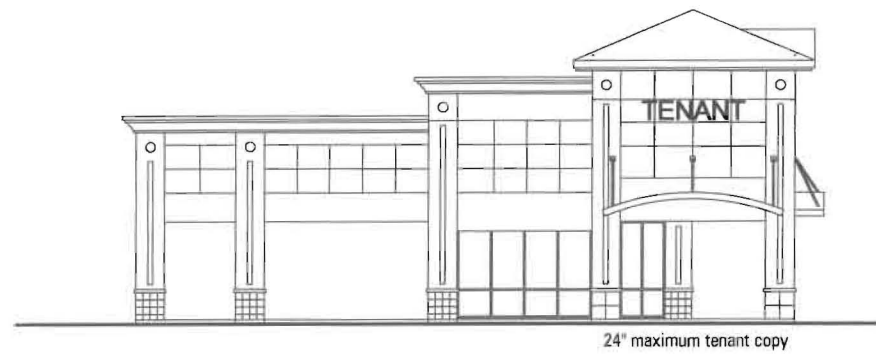
WEST ELEVATION - BUILDING B

SCALE: 1" = 20'-0"



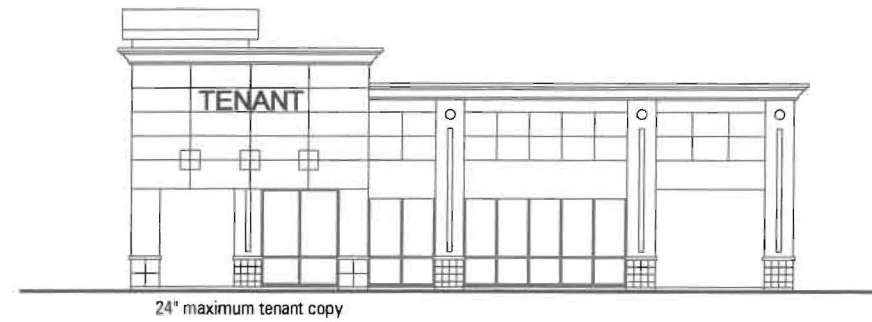
WEST ELEVATION - BUILDING C

SCALE: 1" = 20'-0"



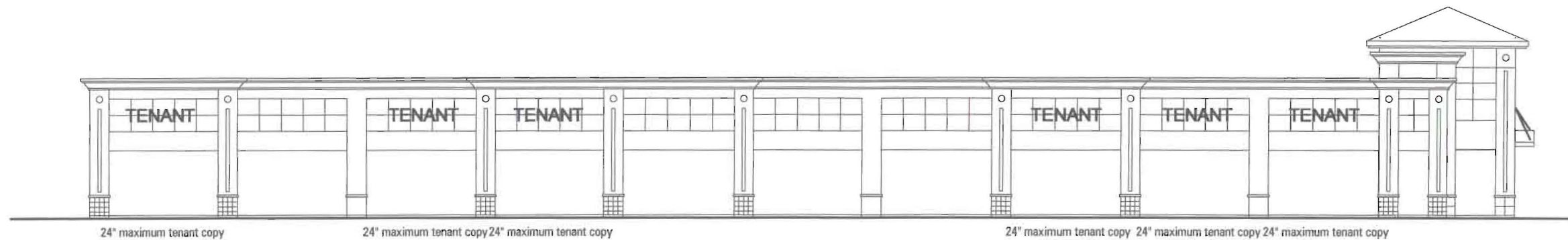
NORTH ELEVATION - BUILDING C

SCALE: 1" = 20'-0"



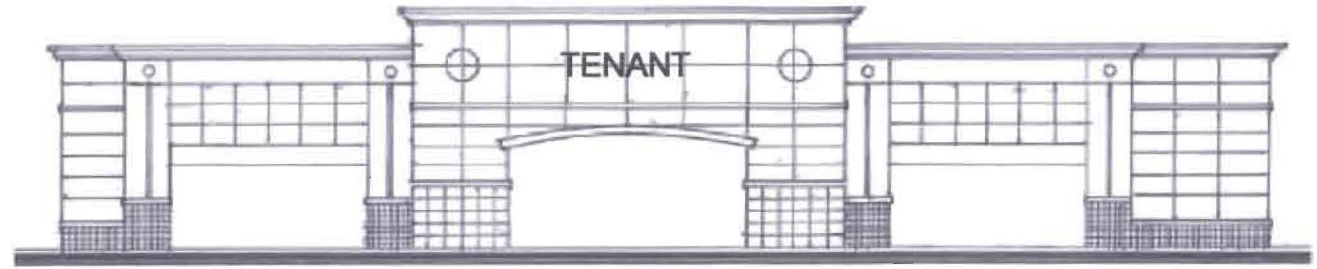
SOUTH ELEVATION - BUILDING C

SCALE: 1" = 20'-0"



EAST ELEVATION - BUILDING C

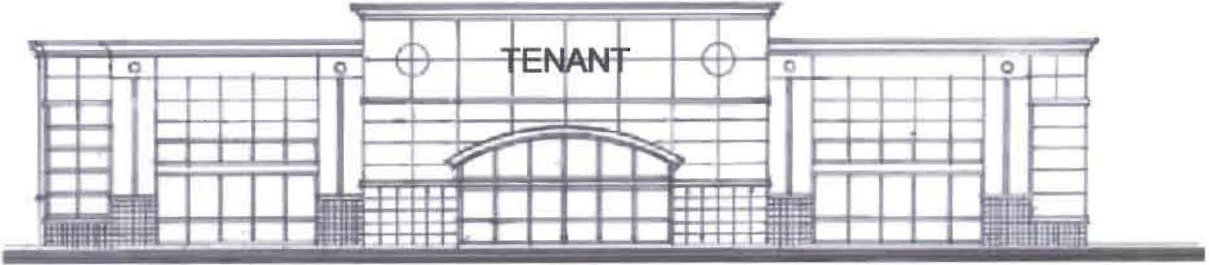
SCALE: 1" = 20'-0"



30" maximum tenant copy

EAST ELEVATION - BUILDING D

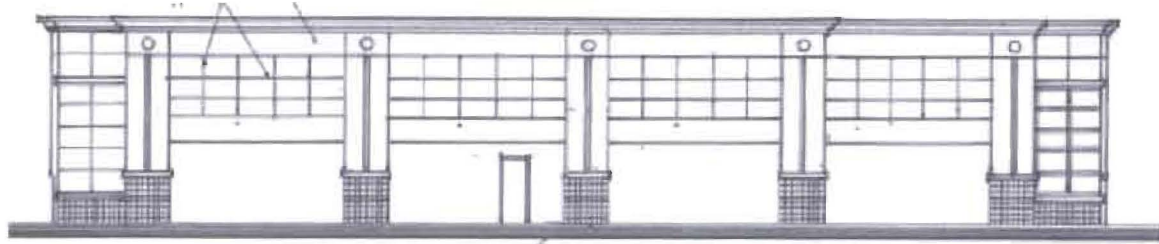
SCALE: 1" = 20'-0"



30" maximum tenant copy

SOUTH ELEVATION - BUILDING D

SCALE: 1" = 20'-0"



NORTH ELEVATION - BUILDING D

SCALE: 1" = 20'-0"



30" maximum tenant copy

WEST ELEVATION - BUILDING D

SCALE: 1" = 20'-0"



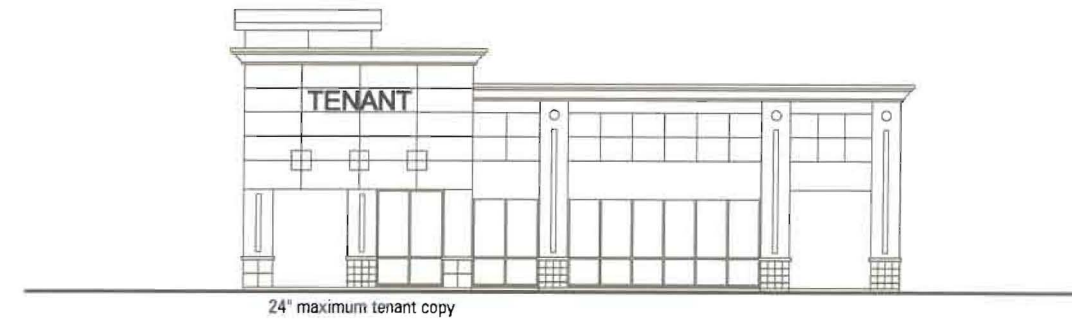
EAST ELEVATION - BUILDING E

SCALE: 1" = 20'-0"



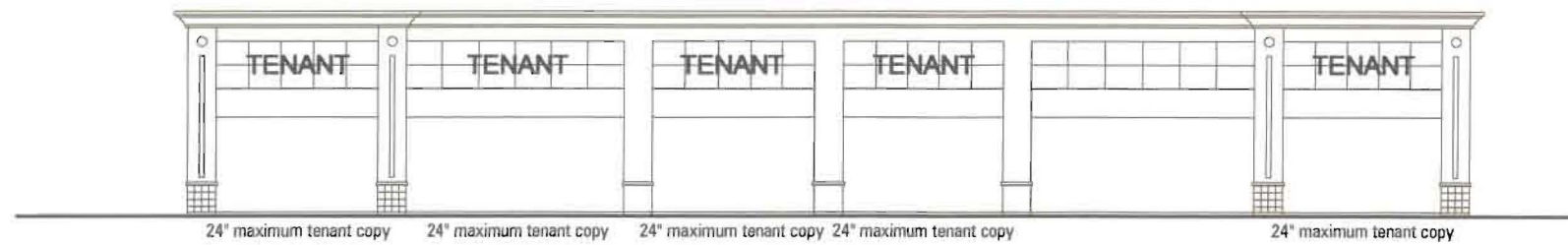
SOUTH ELEVATION - BUILDING E

SCALE: 1" = 20'-0"



NORTH ELEVATION - BUILDING E

SCALE: 1" = 20'-0"



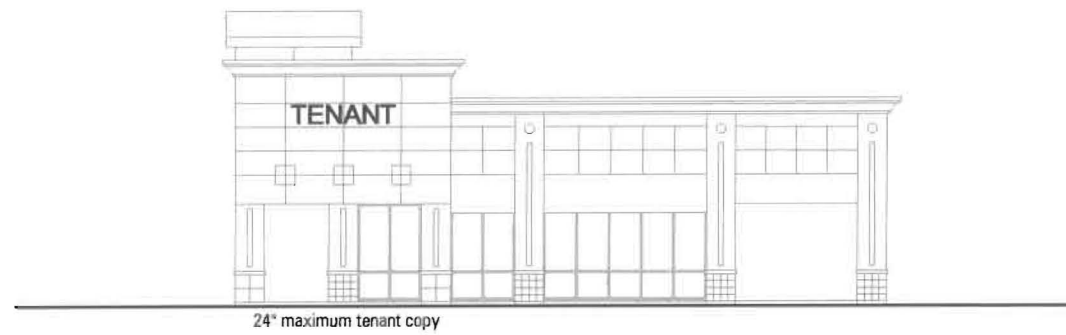
WEST ELEVATION - BUILDING E

SCALE: 1" = 20'-0"



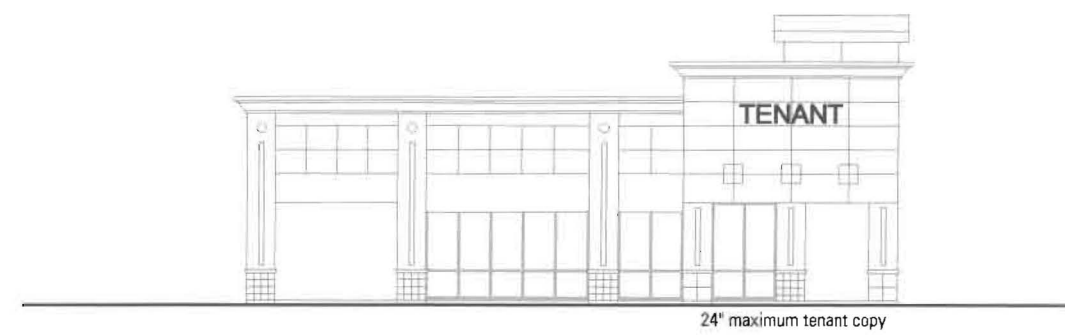
EAST ELEVATION - BUILDING F

SCALE: 1" = 20'-0"



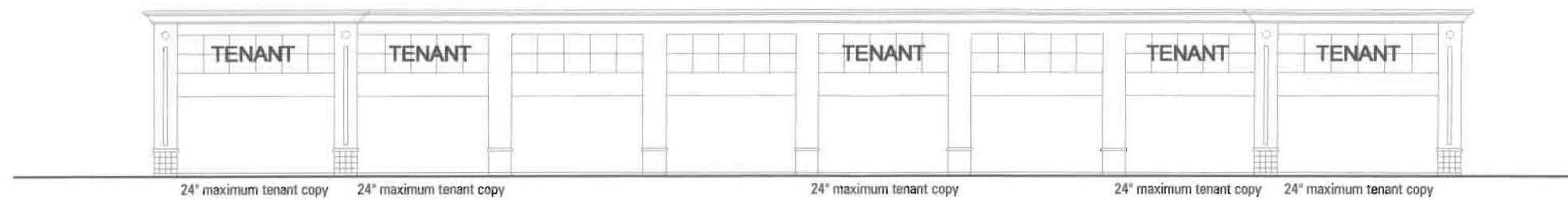
NORTH ELEVATION - BUILDING F

SCALE: 1" = 20'-0"



SOUTH ELEVATION - BUILDING F

SCALE: 1" = 20'-0"



WEST ELEVATION - BUILDING F

SCALE: 1" = 20'-0"



EAST ELEVATION - BUILDING F1

SCALE: 1" = 20'-0"



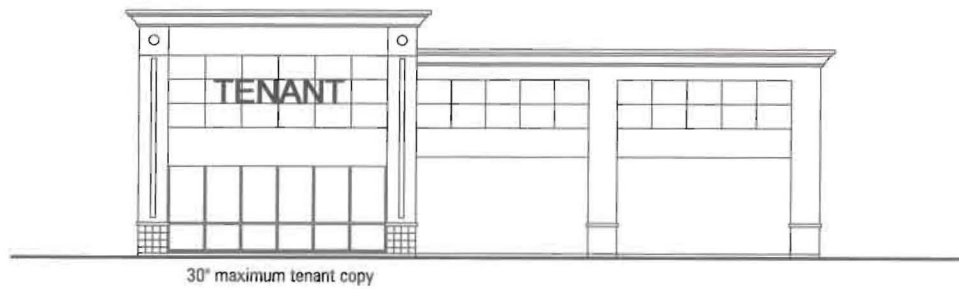
SOUTH ELEVATION - BUILDING F1

SCALE: 1" = 20'-0"



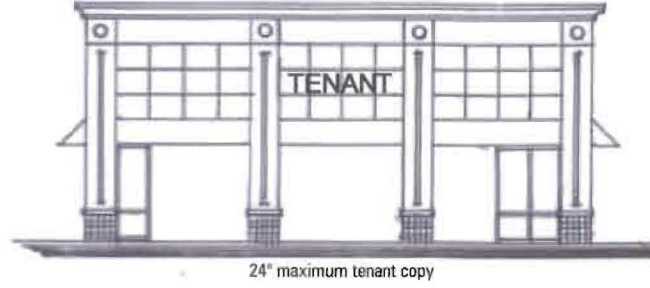
WEST ELEVATION - BUILDING F1

SCALE: 1" = 20'-0"

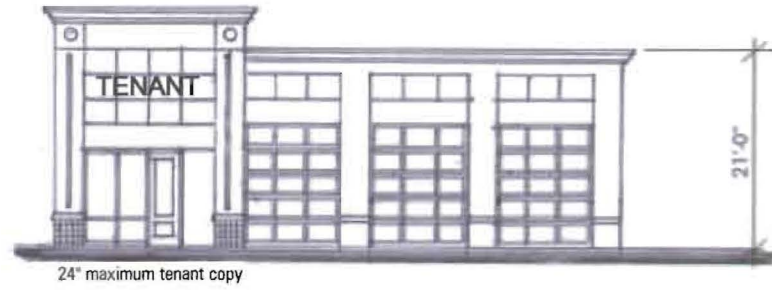


NORTH ELEVATION - BUILDING F1

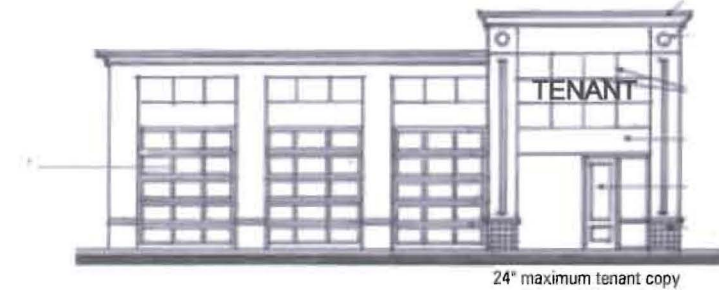
SCALE: 1" = 20'-0"



EAST ELEVATION - BUILDING G SCALE: 1" = 20'-0"



NORTH ELEVATION - BUILDING G SCALE: 1" = 20'-0"



SOUTH ELEVATION - BUILDING G SCALE: 1" = 20'-0"



WEST ELEVATION - BUILDING G SCALE: 1" = 20'-0"