

Lone Tree Landing

Hillcrest Ave & Lone Tree Way Antioch, CA

Sign Criteria

Multi Tenant and Freestanding Commercial

Prepared By:

Charity Bowman June 3, 2008

United Sign Systems 5201 Pentecost Drive Modesto, Ca 95356

(209) 543-1320 Fax (209) 543-1320

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1.0 Purpose

Signage is a crucial element for the identity of this project and its merchants. The purpose of this sign program is to ensure that the signage for Lone Tree Landing Shopping Center is presented with diversity and creativity while maintaining standards that achieve consistency throughout the center.

The Guidelines established for the Lone Tree Landing Center Retail/restaurant tenants will provide a coordinated sign system to communicate information in a distinctive and aesthetically pleasing manner. The visual consistency that this criterion creates will minimize confusion and confirm an image of quality, uniting all individual establishments within Lone Tree Landing Center.

It shall be the responsibility of each tenant to submit design drawings for the proposed signage to the Landlord and the city of Antioch for approval prior to the installation of any signage. The use of professional designers and or sign companies to prepare these drawings is highly encouraged. The guidelines and requirements for the submittal process is located in Section 4.0 "Submittals and Review"

2.0 Design Specifications/ All Tenants

All signs shall be reviewed for conformance with these guidelines and overall design quality. Approval or disapproval of sign submittals shall remain the right of the Landlord with final permitting authority by the City of Antioch.

The square footage of individually applied letters for primary tenant identification is defined as the area contained within the rectangle surrounding the entire sign.

Notwithstanding the following sign provisions, Tenants may utilize standard corporate logos, and or prototypical signage graphics, if used in a majority of the Tenants stores subject to approval of the Landlord and the City of Antioch.

All signage on the building fascia, with the exception of certain logo/graphics, shall be individual channel letters illuminated with neon or LED's (Light Emitting Diode). All signs shall be illuminated internally or externally. No cabinet signs will be permitted. Signage illumination shall not include flashing, moving or scintillating effects. The use of exposed neon shall not be permitted unless approved by the Design Review Board of the City of Antioch.

All signs must be dimensional. Signs painted directly onto the building will not be permitted.

Fascia signs shall be located in the zones designated in the building elevation figures in these guidelines. Signs may not come within 1 foot of the top, bottom or sides of this zone. No sign shall extend beyond the roof parapet or adjacent building eave, with the exception of the Silo Sign.

2.1 General Construction Specifications

Signs must be constructed and installed to meet or exceed all applicable codes and city requirements. All signs shall be constructed, installed and maintained at the tenant's expense.

All exterior signs shall be secured by concealed fasteners: bolts, fasteners, clips, and conduits shall be generally hidden from public view. If exposed, all sign parts shall be painted to match the exterior color of the surface on which they are mounted.

All building fascia signs shall be attached and mounted directly to the wall. All penetrations of the building structure required for sign installation shall be neatly sealed and watertight. Color and finish of attachments and sealant shall match adjacent exterior finishes.

Surfaces of all signage are intended to be flat without bulges, oil canning or other imperfections.

2.2 Electrical Illumination

Fabrication and installations shall comply with all Underwriters Laboratories requirements and applicable state and local codes. All components shall bear the U.L. Label indicating approval, and be manufactured and installed by a U.L certified company.

All wiring, raceways, conductors, transformers, ballasts and other equipment shall be concealed from public view

Primary electrical service to all tenants' signs shall be tied to tenant's electrical service. Tenant shall provide time clocks for use in conjunction with the electrical service and be responsible for all associated costs.

The illumination of all sign components shall be uniform intensity over all the illuminated surfaces.

Illumination and electrical specifications must appear on all shop drawings submitted for approval.

The external illumination of all tenant signs shall not exceed that which is approved by the Landlord during the submission process and the City of Antioch in the permitting process. There shall be no excessive glare or coloration form lighting on surrounding areas or on Tenant facades.

2.3 Installation and Removals

All penetrations of any building structure required for sign installations shall be neatly sealed and continuously maintained in watertight condition.

All contractors used by Tenants for installation, removal or service calls on signage must be fully licensed, and mush provide Landlord with certificates of insurance prior to the commencement of any work.

All methods of attachment to any structure must be detailed on shop drawings and be approved by the Landlord and permitted through the City of Antioch.

Sign removals shall include the patching and repairing of the entire work area, plus the repainting of any "ghosted" (discoloration of fascia) areas as directed by the Landlord and the City of Antioch.

Tenant's sign contractor shall repair any damage caused by his work. Damage to any structure that is not repaired by the Contractor shall become the Tenant's responsibility to correct.

3.0 Monument Signs

Tenants of the Lone Tree Landing Shopping center may be identified on the monument sign which is located on Lone Tree Way. This sign will be 12' tall and will allow for identification on two sides of the sign. Major and Minor Tenants will be allowed on the signage, with the approval of the Landlord and the City of Antioch. Major and Minor Tenants will be allowed placement on the sign, if the Landlord so chooses, and will be constructed of Routed out Aluminum panels with back copy.

The secondary monument sign on Hillcrest Avenue shall match the main monument sign on Lone Tree Way in the design of the roof, colors, panel background, center identification lettering and materials. No tenant signage shall be displayed and shall be used for center identification purposes only.

3.1 Roof Mounted signs

Will not be permitted, with the exception of the silo signage that is located in the food court and is included in this sign program.

The tenant that occupies the building directly below the roof mounted silo sign shall be allowed one additional non-illuminated aluminum flat cut out sign with vinyl graphics to be placed on the middle of the water tower sign.

4.0 Tenant Signage

Lone Tree Landing Shopping Center encourages the use of various letter styles and colors to achieve a unique and individual look. However, these signage guidelines limit the number of signs, sign sizes (including width) and overall letter heights. Internal-halo illumination is permitted as described below.

Notwithstanding, the following Specific Provisions, Tenants may utilize standard corporate logos and or prototypical signage graphics if used in a majority of tenants stores subject to approval of Landlord and the City of Antioch. All tenant signage is subject to Landlord approval and permitted through the City of Antioch. Divergences from the following specifications are subject to Landlord approval and to the city's design review board approval.

Each tenant is allowed 2Sq Ft of sign per Lineal Frontage of building and must not exceed 75% of building fascia or sign band area.

4.1 Pad Building Tenants and Corner Lots

For tenants that have a building located in pads 1/2/3 or Corner Lots will be allowed one wall sign per each business frontage facing a street, pedestrian plaza and or parking lot (Maximum of 3) They are allowed to occupy 75% of the storefront sign band area (horizontally) and are allowed 2 sq feet of signage per lineal Ft. of Primary signage. Secondary signage should not exceed 1 sq. Ft per lineal foot of frontage.

No tenant shall have exceeded the maximum letter height determined by the matrix below.

4.2 Tenant Matrix for Wall Signage

	Tenant Sq Footage Size	Maximum letter height	Maximum Logo Height
Shop Tenant	0-2599	2'-0''	36"
Minor Tenant	2599-10000	3'-0"	48"
Major Tenant	10000-25000	4'	60"

4.3 Window Graphics

One Illuminated Window sign is allowed per business, and vinyl window graphics or Banding will also be allowed for corporate clients whose national sign packages include such signage, but must be mounted 2nd surface on the interior of the windows facing out and must be approved by the landlord prior to installation. No banding shall exceed 8" in height.

5.0 Prohibited Signs

No flashing, moving or scintillating light bulbs or effects are permitted.

No Cabinet Signs will be allowed.

The Landlord reserves the right to determine the acceptability of signs. Noncompliant signs are to be removed immediately upon request.

Promotional signs will not be permitted without written Landlord approval and must be in accordance with City of Antioch ordinances. Written proof of prior City of Antioch approval must be submitted to the Landlord prior to installation.

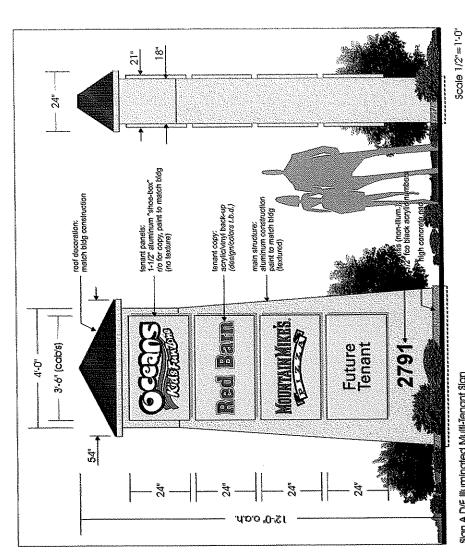
Temporary Signs, Flags, Banners, Cloth signs or similar devices are prohibited, except as otherwise approved by the Landlord and the City of Antioch.

5.1 Tenant Responsibilities

Tenants shall be responsible for the fulfillment of all requirements of these signage guidelines and all applicable codes and ordinances. Each tenant is responsible for the cost of design, fabrication, and installation, maintenance and electricity for their own sign(s) Tenants shall be responsible for the immediate repair of neon, which is damaged or not illuminating properly, and the proper maintenance of all tenant signs. All permits required of the City of Antioch and associated fees, shall be obtained and paid for by the tenant or tenant's representative. Tenants shall be required to perform within 10 days of written notice from the Landlord.

All sign contractors employed or retained by the tenant must carry Workmen's Compensation and Public Liability insurance providing coverage against damage suffered or done to any and all persons and or property while engaged in the construction or erection of signs, in an amount deemed appropriate by lessor. Tenants shall indemnify and hold harmless the landlord and the City of Antioch from any damages that arise from the installation, maintenance or use of Tenant's signage.

Upon the termination or conclusion of Tenant's lease, the tenant is responsible at the sole cost for the removal of all signs. All signs must be removed within 30 days of the lease's termination. The storefront fascia shall be patched, touch-up painted and otherwise repaired as detailed in previous section of these guidelines.



Sign A D/F Illuminated Multi-Tenant Sign

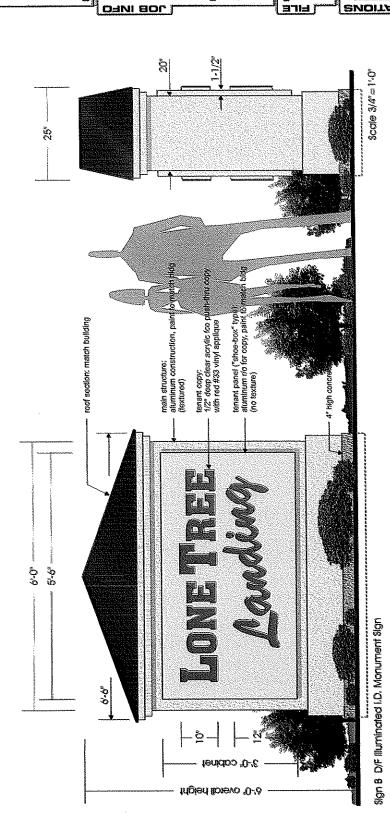
SIGN SYSTEMS CSCL #11866 SZ01 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 DESIGN MANUFACTURING INSTALLATION MAINTENANCE Sins krycan is specified tos 120 volls to point 1951, self other udbage at job site that reserves additional ances know will be an extra charge L ST-JOS BAN FIRE MOTED

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L 5-JOS BAN LONE TREE LANDING-MSP
9-20-05 BAN (SS UNITED SALESPERSON: CHARITY BOWMAN DRAWN BY: HSE PAGE 1 OF 14 DATE DATE WORK ORDER #: 000

CLIENT: LONE TREE LANDING
CONTACT:
DATE: 8.25-05
PROJECT: LOCATION:
JIONE TREE LANDING
ANTIOCH, CA Sea Drawing for Specifications LANDLORD APPROVAL CLIERT APPROVAL SPECIFICATIONS

Copyright 2000 Johnson Sign systems this atwardiesign reseproperty of bencar Agas Systems, neproduction or despite of armore than indee infinger sights are stifflighted plus attorneys less undee the U.S. Copyright Act. 17 U.S. C. 412



Salesperson: Charity Bowman Drawn by: HSE Page 2 of 14

DATE

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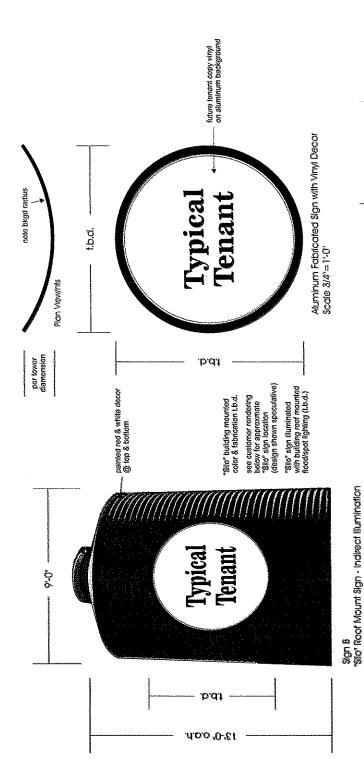
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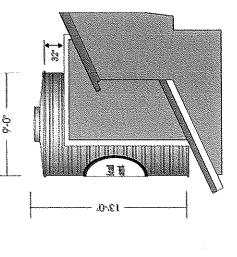
DATE: 8-25-05
PROJECT LOCATION:
LONE TREE LANDING
ANTIOCH, CA

5201 Pantecost Drive Modesto, Calif. 95359 1-800-481-SIGN FAX (209) 543-1326

SIGN SYSTEMS **GELINICISM**

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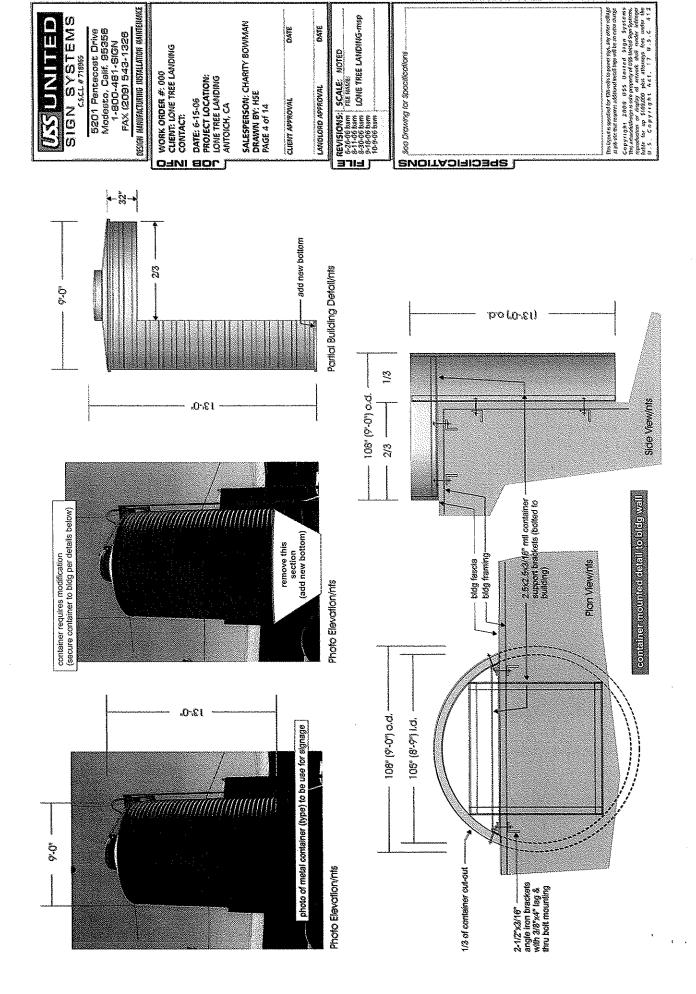
Silo Sign "B" location

nof to scale

Partial Building Detail with "Silo Sign" Profile/rits

Customer Center Rendering Showing "Silo" Sign/rts

DESIGN KANUFACTURING INSTALLATION MAINTENANCE Copyright 2000 USS United Stan Systems The Engineer of Statems The Engineer of Statems Systems Indicates on Statem of Statem o The kypoz is greated for 12th voks to poner sign, siy albet offisige at jet ate thek teaptes addronsk minh tops will be an entra charge SIGN SYSTEMS LONE TREE LANDING-msp **INITED** 5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (208) 543-1326 SALESPERSON: CHARITY BOWMAN DRAWN BY: HSE PAGE 3 of 14 DATE LE REVISIONS: SCALE: NOTED 6-38-98 barn | TILE HAME 8-11-66 barn | LONE TREE LANDIN 9-88-88 barn WORK ORDER #: 000 CLIENT: LONE TREE LANDING CONTACT: Sco Drawing for Spoolifications CLIENT: LONE TREE LAN CLIENT: LONE TREE LAN CONTACT: DATE: 6-15-05 OPROJECT: LOCATION: J. LONE TREE LANDING ANTOICH, CA LANDLORD APPROVAL CLIENT APPROVAL **EMOITACIFICATIONS**



SHOPS "A"

n.t.e. 75% of leased building frontage

corner lots allowed 3 signs Primary sign allowed / 2 sq.ft. of signage per 1 Lineal if of bldg frontage Secondary Signs allowed 1 Sq foot foot of signage per one Lineal Pt of bldg Frontage

Internation

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Shops A Typical Neon Illuminated P/C Signs/nts

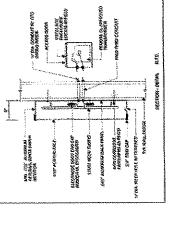
white activitic faces with green vt 11399 & red vt 11398 vinyl letter overlay 5° deep black aluminum returns 5° deep black aluminum returns 5° 4° thimps (match green & red vinyl) ul approved 15mm voltarc green & clear red neon illumination remote mounted transformers note: above specifications are for light colored building fasclas only all vinyl specifications approved by Quiznos Corporate

specifications:

standard neon illuminated pan-channel letters

manufacturing



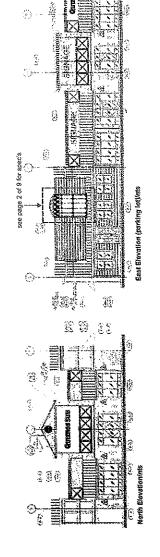


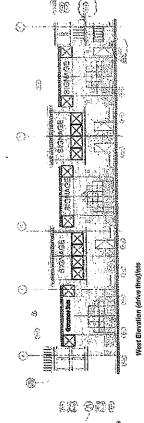
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South Elevation (lone tree way) inte

5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-81GN FAX (209) 543-1326

JOE INFO Salesperson: Charity Bowman Drawn By: HSE Page 5 of 14 CLIENT APPROVAL

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FILE NAME:
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SPECIFICATIONS TILE

SIGN SYSTEMS NOSY

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

LANDLORD APPROVAL WORK ORDER #;
CLISHT LONETREE LANDING
CONTACT:
DATE: 3-1-04
PROJECT LOCATION:
LONETREE SHOPPING CENTER
ANTIOCH, GA

DATE

SHOPS "B" West Side In Line Stores

max, 2 sq.ft, of signage allowed per leased building frontage

corner lots allowed 2 signs. Primary sign allowed / 2 sq.ft, of signage per 1 Lineal ff of bldg frontage Secondary Signs allowed 1 Sq ff of signage per one Lineal Ff of bldg Frontage. Signage and Logo's not to exceed 75% of storefront

a) U. Approvad 3/16° acrylic for latter faces & lago pomes 3-M h.p. Honstucent viny docoration (If required)

Standard Specifications: (for Pan Channel Leftens)

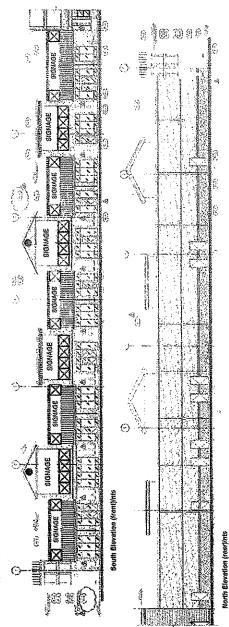
c).40 auminum lotter or logs backs b) §" deep ,032 oluminum sdewells

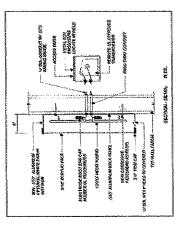
a) Ut. Approved 13mm neon tubing

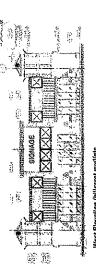
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"36 .xem Mgisri ogol *pS_xsm Melter helght

Typicap Neon Illuminated P/C Signs & Logos/mts







West Elevation (hillorest ave)/nts



WORK ORDER #:
CLIENT LONIETREE LANDING
CONTACT:
DATE: 3-1-04
PROJECT LOCATION:
LONETREE SHOPPING CENTER
ANTIOCH, CA 5201 Pentecost Drive Modesto, Celif. 95356 1-800-481-5IGN FAX (209) 543-1326

REVISIONS: SCALE:
9-18-06 bam NOTED
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MSP JOB INFO Salesperson: Charity Bowman Drawn By: HSE Page 6 Of 14 DATE DATE

CLIENT APPROVAL

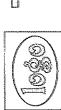
SPECIFICATIONS

SHOPS "C" East Side In Line Stores

max. 2 sq.ft. of signage allowed per leased building frontage

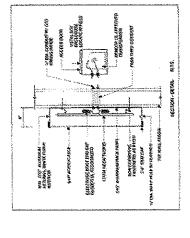
comer tots allowed 2 signs. Primary sign allowed / 2 sq.ft. of signage per 1 Lineal ff of bidg frontage. Secondary Signs allowed 1 Sq ff of signage per one Lineal Ff of bidg Frontage. Signage and Logo's not to exceed 75% of storefront





nnax. 24" letter height

Pad 3 Typical Neon Illuminated P/C Signs & Logos/nts



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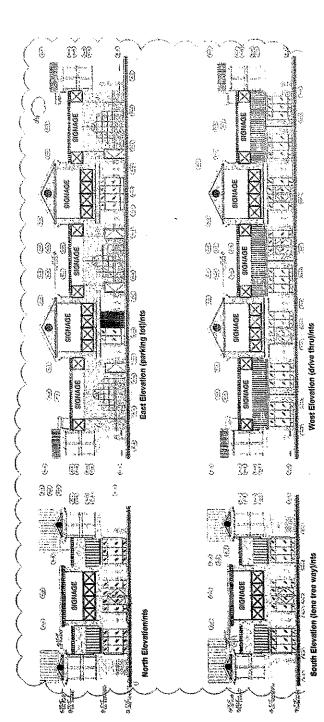
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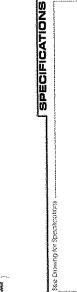
Standard Specifications; (for Pan Channel Letters)

c).40 etuminum lotter er logo backs b) §* doep .032 dluminum sidewalls

d) 3/4" frimcop cdgc

s) UL Approved 13mm neon tubing 1) 30ma Transformors





SIGN SYSTEMS **INSUNITED**

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LANDLORD APPROVAL CLIENT APPROVAL WORK ORDER #:
CLIENT: LONETREE LANDING
CONTACT:
DATE: 3-1-04
PROJECT LOCATION:
LONETREE SHOPPING CENTER
ANTIOCH, CA DESIGN MANUFACTURING INSTALLATION MAINTENANCE

REVISIONS: 9-18-05 barn salesperson: Charity Bowman Drawn by: H5E Page 7 Of 14 DATE DATE

JOB INFO

SCALE:
NOTED
FILE NAME:
LONETREE LANDING:
msp

signage n.t.e. 75% of sign band area (2 sq.ft. per 1 foot of linear blag (rontage) 🗝 max, letter height n.f.e. 48" channel letters (logo n.f.e. 60")

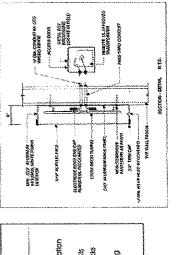
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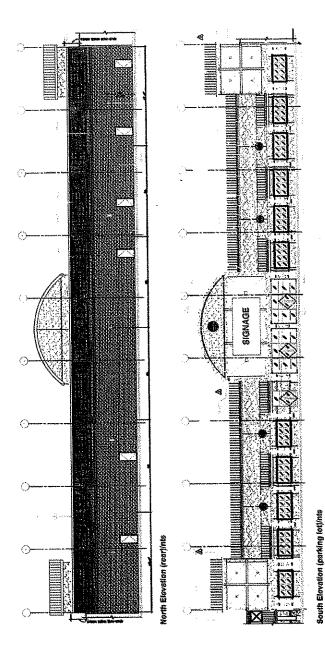
Typicap Neon Illuminated P/C Signs & Logos/mfs

Standard Specifications: (for Pan Channel Letters)

- a) UL Approved 3/10' acrvlic for letter faces & lego panals
 3-M h.p. fransucent viny decoration
- c).40 aluminum latfor or logo backs b) 5' deep .032 aluminum sidewalls
- - d j 3/4" filmcap odgo o) UL Approved 13mm neon tubing 1 j 30ma Transformers









5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SiGN FAX (209) 543-1326

WORK ORDER #:
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CONTACT:
DATE: 3-1-04
FOREST LOCATION:
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ANTIOCH, CA. DESIGN MANUFACTURING INSTALLATION MAINTENANCE

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LANDLORD APPROVAL CLIENT APPROVAL

JOB INFO

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Pad One

tenent must choose one sign per elevation (sign area "A,C", or sign area "B.D")

signage n.t.e. 75% of sign band area (2 linear feet of signage per leased frontage) max, letter height n.t.e. 24" channel letters (logo n.t.e. 36")

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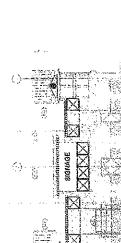
Pad 1 Typical Neon Illuminated P/C Signs & Logos/nts



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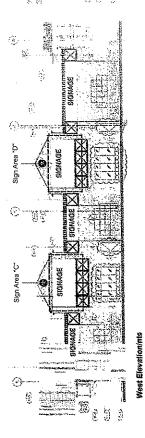
East Elovation/nts

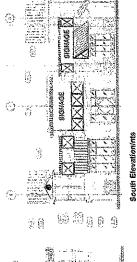
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JOB INFO salesperson: Charity Bonimari Drawn by: HSE Page 9 of 14 BATE

FILE

FILE NAME: LONETREE LANDING-msp

SPECIFICATIONS

SIGN SYSTEMS

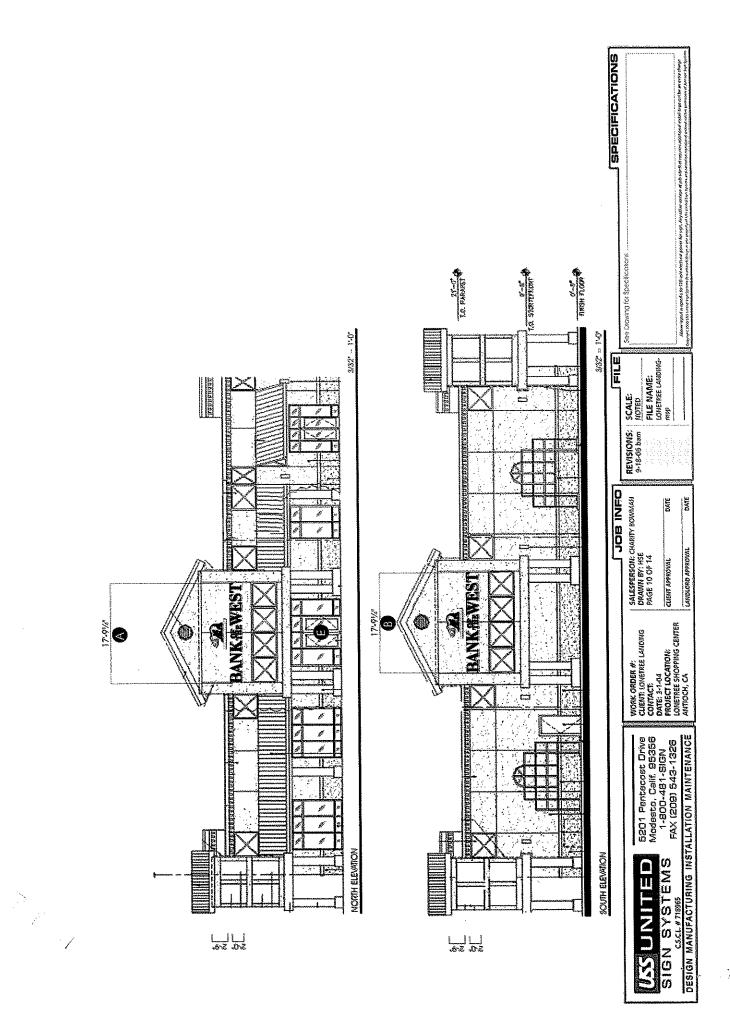
5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-8IGN FAX (209) 543-1326

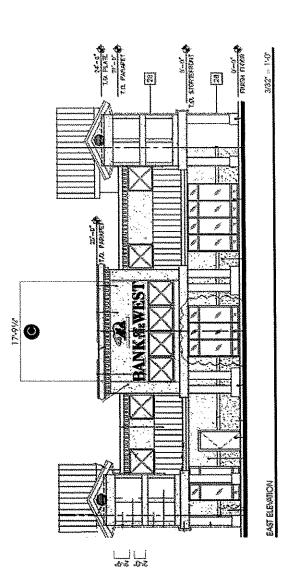
LANDLORD APPROVAL CLIENT APPROVAL DATE: 3-1-64 PROJECT LOCATION: LONETREE SHOPPING CENTER ANTIOCH, CA WORK OFFER#:
CLIENT: LONETREE LANDING
CONTACT:

REVISIONS: SCALE: 9-18-06 bam NOTED

DATE

DESIGN MANUFACTURING





REVISIONS. SCALE:
9-18-66 barn MOTED
FILE NAME:
COMFINE LAMBING-JOB INFO DATE LANDLORD APPROVAL CUENT APPROVAL

WORK ORDER #:
CLIENT LONETREE LANDING
CONTACT:
DATE: 3-1-04
PROJECT LOCATION:
LONETREE SHOPPING CENTER
ANTIOCH, CA.

DATE

5201 Pentacost Drive Modesto, Calif. 95358 1-800-481-SIGN FAX (209) 543-1328 SIGN SYSTEMS

(SS UNITED

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

BANKEWEST



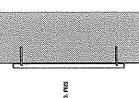
E/C/O LETTERS & LOGO LAYOUT (1) REQUIRED

1" Thk. Clear plex RC.G. (Etters / RCES & Returns Ptb. to Hatch Pays 540c Dark Bije

LOGO COLORS AS MOTED / RETURNS PTD. PLAS 5400 DARK BUB

ATRABEM SALE DEPOSITS MADEES IVE

1060 DETAIL



SECTION DETAIL

NOT TO SCALE

SIGN SYSTEMS FAX (209) 543-1326

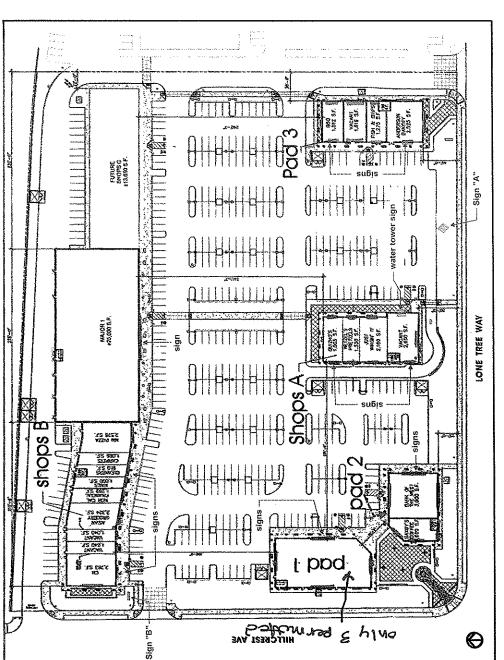
CSCL #718965

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO SALESPERSON: CHARITY BOWMAN DRAWN BY: HSE PAGE 13 OF 14 LANDLORD APPROVAL CLIENT APPROVAL WORK ORDER #:
CLIERTS LONETREE LANDING
CONTACT:
DATE: 3-1-04
PROJECT LOCATION:
LONETRE SHOPPING CENTER
ANTIOCK, CA.

REVISIONS: SCALE:
9-18-06 bam MOTED
9-21-06 bam FILE NAME:
nsp

SPECIFICATIONS See Drowing for Spenincollons



shops C

PRELIMINARY LEASING PLAN/not to scale

JOB INFO SPECIFICATIONS	See Drowth BY: HSE PAGE 14 of 14 CLIENTAME: CLIENTAME PAGE 14 of 14 CLIENTAME CLIENTAME CLIENTAME CLIENTAME CLIENTAME CLIENTAME CLIENTAME CLIENTAME CONSTRUCTOR CO	
	WORK OTDER #: CLIENT: LONETREE LANDING DATE: 3-1-04 PROJECT LOCATION: CONTACT: DATE: CLICATION: CONTACT: CONTAC	
	5201 Pentecost Drive Modesto, Celif. 95356 1-800-481-SIGN FAX (209) 543-1326 LLATION MAINTENANCE	
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