

The Corners

WALNUT CREEK, CA

Project & Tenant Sign Program

5/1/03

Revised Final

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Introduction

The Corners Shopping Center Sign Program has been established for the purpose of assuring professional visual graphics, imagery and communications designed to mutually benefit the center, the center's merchants and their customers. The intent is to provide sign guidelines and criteria that are necessary to achieve a visually harmonious environment.

THE CORNERS SHOPPING CENTER IDENTIFICATION SIGNS

The intent of the primary center identification signing is to:

1. Clearly identify the center and/or its major tenants in a compatible design with the total project.
2. Adequately define the center's identity.
3. Identify to traffic that the center's parking is reserved parking only.

TENANT SIGNAGE

The design of the retail tenant signing clearly identifies individual businesses to vehicular and pedestrian traffic within the project site.

The design allows for individual trade/trademark style graphics within a uniform controlled and harmonious sign plan. This benefits all tenants equally throughout the center without visually dominating the architectural environment.

The following pages describe the overall sign program as well as the specifications for individual signs and graphic elements to be used throughout the project.

Criteria

Conformation to the criteria and guidelines for The Corners Shopping Center Sign Program will be strictly enforced. Any non-conforming or un-approved signing installed by the Tenant is not permitted and shall be brought into conformance at the tenant's expense.

Only the types of signs described in this document are permitted in, on and within the center.

Lamorinda Development & Investment Company (Owner) and City of Walnut Creek must approve any changes from The Corners Shopping Center Sign Program. Accordingly, the Owner must make any applications to City of Walnut Creek for revisions to The Corners Shopping Center Sign Program.

I. GENERAL CRITERIA

A. REQUIRED SIGNS

Tenant shall provide a minimum of one primary business identification sign per store frontage with a public entrance. Tenant's sign shall conform to the sign sizes and locations designated for its storefront area in this Criteria.

B. PROCEDURES FOR SIGNAGE APPLICATION

Lamorinda Development & Investment Company (Owner) shall provide the Tenant the criteria (herein) for The Corners Shopping Center Sign Program.

To obtain sign approval from Lamorinda Development & Investment Company (Owner), each applicant shall submit the following:

1. Submit to Lamorinda Development & Investment Company (Owner) a completed sign approval application (contained within this booklet) at the noticed address as stated in the fundamental lease provisions.
2. The completed City of Walnut Creek Sign Review Application form that is required by City of Walnut Creek.
3. Two copies of scaled drawings, one of which will be colored, including all lettering and graphic diagrams and

specifications for colors, construction, materials, illumination and installation. Cross-section details shall also be shown in scale along with relevant site, plot and elevation plans.

One set of approved plans and City of Walnut Creek application will be returned by Lamorinda Development & Investment Company (Owner) to the Tenant.

4. City of Walnut Creek approval is required for signs. The City requires the 3 sets of the items as described in paragraph 3 along with the application as described in paragraph 2.

C. CITY OF WALNUT CREEK SIGN & BUILDING PERMITS

All permits required for signing installation shall be obtained by the applicant, or his agent, at the applicant's expense.

The applicant shall be responsible for the fulfillment of all requirements and specifications contained in the sign program.

D. SIGN CONTRACTOR

Any sign contractor performing work for any Tenant shall have an applicable State of California Contractors License. Lamorinda Development & Investment Company (Owner) reserves the option to exclude any sign contractor from performing work on the site or buildings.

E. INSURANCE

Sign contractors shall carry *WORKER'S COMPENSATION AND PUBLIC LIABILITY INSURANCE* against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in an appropriate amount as required by Lamorinda Development & Investment Company (Owner) and City of Walnut Creek.

Contractor or Tenant shall indemnify Lamorinda Development & Investment Company (Owner) from any damages that may arise from the installation, maintenance or use of tenant's sign.

Criteria

F. SIGN MAINTENANCE

Tenant is responsible for the maintenance and repair of their signs and lighting. The Tenant shall keep the sign and its lighting in good appearance and proper operating condition, at all times.

G. SIGN REMOVAL AT TENANTS VACATION OF SPACE

At the time a Tenant vacates their space; the Tenant is to remove their sign and patch and repair the surfaces to which the signs were installed back to the original condition of the surface. This removal and repair is at the Tenant's expense.

If the Tenant fails to remove their sign and patch and repair the surfaces to which the signs were installed back to the original condition of the surface, Lamorinda Development & Investment Company (Owner) will have such work performed and back charge the Tenant for the cost of the work.

H. TENANT SIGN HOURS OF SIGN OPERATION

Hours of sign illumination shall be consistent with the operation of the shopping center and as stated in the lease.

I. LAMORINDA DEVELOPMENT & INVESTMENT COMPANY (Owner)'s RIGHT OF REFUSAL

Lamorinda Development & Investment Company (Owner) reserves the right to refuse acceptance of any design for aesthetic compliance to theme of the Center, or for any reason whatsoever.

J. TEMPORARY TENANT SIGNAGE

Temporary signs for grand openings or change of ownership will be allowed with the approval of Lamorinda Development & Investment Company (Owner) and City of Walnut Creek.

A banner permit is required from the City of Walnut Creek. The cities ordinance states that business opening signs must be removed 15 days after the first day of such opening or within 20 days of installation, whichever ever occurs first.

K. LEASING SIGNS

All leasing and "For Rent" signs, throughout the entire shopping center, are under the direct control of Lamorinda Development & Investment Company (Owner).

Leasing signs shall conform to the City of Walnut Creek Sign Ordinance

L. CODES

All signs and their installation are to meet all applicable electrical, structural and building codes.

II. SIGN CRITERIA

A. ELECTRICAL & ILLUMINATION

1. Sign illumination shall not include flashing, moving or audible effects.
2. Exposed conduit or tubing will not be permitted, except as may be approved by Lamorinda Development & Investment Company (Owner) and City of Walnut Creek.
3. All sign lighting is to be indirect as per Owner's standard low voltage floodlights or indirect by internal lamping that provides "reflected" visible light.
4. All conductors, transformers and other equipment shall be concealed.
5. Primary electrical service to all signs shall be placed on tenant's meter and shall be part of tenant's construction and operating costs. Time clocks and photocell switches are required and time clocks will be within the tenant's space.
6. Electrical components shall bear the Underwriter's Laboratories (UL) label of approval, or equal, and shall also comply with all local building and electrical codes and industry standards and practices.
7. All Tenant signs will be illuminated in accord with the Tenant's lease provisions. If illumination requirements are

Criteria

not specified, the Tenant's sign shall be turned on from dusk till dawn.

B. CONSTRUCTION

1. All bolts, fastenings, clips, conduit, etc., shall be hot-dipped galvanized iron or equal, stainless, aluminum, brass or bronze. Where externally mounted, all items shall be painted to match the exterior colors of the surfaces mounted thereon.
2. All manufacturers/installers are advised that prior to final acceptance, each unit may be inspected for conformance by authorized representative of Lamorinda Development & Investment Company (Owner). Any signs found not to be in conformance will be rejected and removed immediately by the Tenant or Tenant's contractor at the Tenant's expense.
3. No substitutes will be accepted by Lamorinda Development & Investment Company (Owner) whatsoever, unless so indicated in the specifications and approved by both Lamorinda Development & Investment Company (Owner) and City of Walnut Creek.

C. INSTALLATION

1. Locations of signs: All signs or advertising devices advertising an individual use, building, or business shall be attached to the building at a location, described herein, or in attached drawings.
2. All penetrations of the building structure and raceway required for sign installation shall be neatly sealed and continuously maintained in watertight condition.
3. Attachments of signs to building shall be made per specifications contained herein.
4. Tenant's sign contractor shall repair any damage to the building caused by sign installation. Un-repaired damage caused by Tenant's sign and/or sign contractor, shall be Tenant's responsibility to correct at Tenant's expense.

Tenant shall be fully responsible for the operations of Tenant's contractor.

5. Tenant's sign contractor must secure building permits. Fabrication and installation must comply with all local building and electrical codes.
6. All contractors must be fully licensed (California Contractors License C-45 or C-61), and must provide Lamorinda Development & Investment Company (Owner) with a certificate of liability insurance prior to commencing any work on the property.

D. TENANT COPY

1. All Tenants signing shall be combined to consist solely of the Tenant's trade name, logo and recognizable trademark insignia.
2. Sign copy may include products or services as may legally be part of the Tenant's trade.
3. All signing shall have the written approval of Lamorinda Development & Investment Company (Owner) in each case.

E. SIGN COLORS

1. Sign colors and the entire display shall be approved Lamorinda Development & Investment Company (Owner) and the City of Walnut Creek.
2. Colors may conform to the Tenants color scheme. No fluorescent or "day glow" colors permitted.
3. Lamorinda Development & Investment Company (Owner) reserves the right to not allow colors to be used that are inconsistent with the building colors and overall theme colors of the shopping center.

F. PROHIBITED SIGNS

1. Inflatable signs, displays and exhibits.
2. Exposed neon.
3. Animated or moving signs/displays.

Criteria

4. Paper, cardboard, foam board, decals.
5. Interior illuminated store signs that are visible through the windows unless approved by both Lamorinda Development & Investment Company (Owner) and City of Walnut Creek.
6. Roof mounted signs.
7. Freestanding easel or sandwich board type signs.
8. Painted signs directly on walls unless approved by both Lamorinda Development & Investment Company (Owner) and City of Walnut Creek.
9. Signs which advertise a product or service that is not available on the premises.
10. Internally illuminated signs except as identified in the sign types for the project.
11. Signs that are illuminated with or contain exposed light.
12. Signs placed on or in vehicles parked primarily for the purpose of displaying the sign.
13. Signs mounted on windows.
14. No manufacturer labels to be visible on signs except those required by code or ordinance and those are to be locate on the sign so as not to be visible from the street or walkway.

G. WARRANTY

The entire display shall be guaranteed by fabricator/installer for 5 years against defects in material and workmanship. Defective parts, displays or installation shall be replaced or repaired without charge to Lamorinda Development & Investment Company (Owner). All lamps, tubes, ballast's and transformers are excluded, but such parts will be unconditionally guaranteed and replaced without charge for a period of 90 days from date of installation.

H. SIGN HIERARCHY

1. PROJECT SIGNS

These signs are related to the overall shopping center and do not contain any signing that is specific to tenants.

They provide project identity and address code requirements and other general functional communication needs. Typically these sign do not change.

2. TENANT SIGNS

These signs specifically identify tenants that occupy the buildings.

Periodically, as tenants change, the signs will change to reflect their changing name/service.

Sign Location & Type Descriptions

THE CORNERS SHOPPING CENTER PROJECT SIGNS

LOCATIONS: A

SIGN TYPE: M1

Oak Alley Identity Sign/Letters

This sign provides formal identification to the walkway that leads to the oak tree.

LOCATION: North walkway (entrance from Mt. Diablo) between Buildings D & E

SIZE: 1'-3" high x 7'-8" wide x 3" deep

SQUARE FOOTAGE: 9.6

SIGN DESCRIPTION: Fabricated wrought iron with cast bronze letters and logo

ILLUMINATION: None

COLOR / FINISH: Wrought iron is black and letters are bronze and black

COPY: Oak Alley (No tenant's names permitted)

LOCATION: C

SIGN TYPE: M2

Driveway entry parking control identification

This sign provides identification at the driveway entrance regarding the projects reserved parking.

LOCATION: Side of building E or on fence/wall at driveway entrance off Mt. Diablo Blvd.

SIZE: 3'-0" high x 2'-0" wide

SQUARE FOOTAGE: 6'

SIGN DESCRIPTION: Aluminum panel with white reflective vinyl letters

ILLUMINATION: None

COLOR / FINISH:

COPY: The Corners

Reserved Parking & Freight Deliveries Only

No Public Parking

"code required tow away text."

LOCATION: B

SIGN TYPE: M3

Office Building Lobby Address

This sign provides address identification for the office building.

LOCATION: On top of the office building entrance canopy.

SIZE: 1'-6" high

CAPITAL LETTER HEIGHT: 18"

SIGN DESCRIPTION: Fabricated metal letters with painted color aluminum back coordinated with window mullion color.

ILLUMINATION: Indirect, halo illumination

COLOR / FINISH: Stainless steel with vertical #4 finish

COPY: 1501

THE CORNERS SHOPPING CENTER SIGN PROGRAM

Sign Location & Type Descriptions

SIGN TYPE: R1
Handicapped Parking Stall Sign

This sign identifies that the parking stall is for handicapped parking.

LOCATION: At head of parking stall

SIZE: 18" high x 12" wide

SQUARE FOOTAGE: 1.5

SIGN DESCRIPTION: Painted Aluminum sign panel with reflective vinyl letters

ILLUMINATION: None

COLOR / FINISH: Handicapped blue and white sign on black post.

COPY: "Symbol" & Handicapped Parking

Sign Location & Type Descriptions

TENANT SIGNS

Each tenant is entitled to one each of the signs identified to the bay/elevation location assigned.

TENANTS WITH 2 OR MORE BUILDING ELEVATIONS: Each tenant entitled to one sign per building elevation that the leased space includes.

BUILDING A

LOCATION: 7 – North Facing Elevation

SIGN TYPE: A2

Tenant Store Front Letters

Graphics (name, services or logo) applied to the store front awning

LOCATION: First story awning

SIZE: 4" high x 4'-0" wide

CAPITAL LETTER HEIGHT: 4" maximum

SQUARE FOOTAGE: 2'

SIGN DESCRIPTION: Screened or painted letters.

ILLUMINATION: None

COLOR / FINISH: Tenant's option – Black, White, Silver, Gold Leaf, or other metal finish.

COPY: "The tenant name and logo"

LOCATION: 6 – Northeast Facing Elevation

SIGN TYPE: L1

Tenant Store Front Letters

Indirectly illuminated dimensional letters identifying tenant name, in the trade style of the tenant, mounted on the fascia of the building.

LOCATION: Above door

SIZE: 15" high x 10'-7" wide

CAPITAL LETTER HEIGHT: 15" maximum

SQUARE FOOTAGE: 13.1

SIGN DESCRIPTION: Fabricated metal letters.

ILLUMINATION: Owner specified, tenant provided, indirect low voltage spot/flood lights or internal neon providing "halo" illumination.

COLOR / FINISH: COLOR / FINISH: Tenant's option – Black, White, Silver, Gold Leaf, or other metal finish.

COPY: "The tenant name and logo"

LOCATION: 5 – East Facing Elevation

SIGN TYPE: L1

Tenant Store Front Letters

Graphics (name, services or logo) applied to the store front awning

LOCATION: First story awning

SIZE: 4" high x 4'-0" wide

CAPITAL LETTER HEIGHT: 4" maximum

SQUARE FOOTAGE: 2'

SIGN DESCRIPTION: Screened or painted letters.

ILLUMINATION: None

COLOR / FINISH: Tenant's option – Black, White, Silver, Gold Leaf, or other metal finish.

THE CORNERS SHOPPING CENTER SIGN PROGRAM

Sign Location & Type Descriptions

COPY: "The tenant name and logo"

LOCATION: North and East

SIGN TYPE: V1
Window Graphics

Graphics (name, service or logo) of the tenant applied to the store front windows. The copy/logo will be in the trade style and color of the tenant.

LOCATION: Centered on the window, no higher than 30" from grade. Not permitted on entry doors.

SIZE: 6" high maximum

SQUARE FOOTAGE: 50 square inches

SIGN DESCRIPTION: Vinyl or silk-screened image on the inside of the glass.

ILLUMINATION: None

COLOR / FINISH: Tenant's option - Primary colors: Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, Silver, White and Black.

COPY: "The tenant name, service or logo"

BUILDING B

LOCATION: 4

SIGN TYPE: L
Tenant Store Front Letters

Internally illuminated dimensional logo/symbol identifying tenant in the panel that is a part of the fascia of the building.

LOCATION: Fascia panel between first and second floors

SIZE: Lettering field on panel 7'-6" high x 6'-1" wide

CAPITAL LETTER HEIGHT: none

SQUARE FOOTAGE: 45.9

SIGN DESCRIPTION: Illuminated acrylic logo

ILLUMINATION: Internal fluorescent.

COLOR / FINISH: COLOR / FINISH: White

COPY: "The tenant logo"

LOCATION: East

SIGN TYPE: V1
Window Graphics

Graphics (name, service or logo) of the tenant applied to the store front windows. The copy/logo will be in the trade style and color of the tenant.

LOCATION: Centered on the window, no higher than 30" from grade. Not permitted on entry doors.

SIZE: 6" high maximum

SQUARE FOOTAGE: 50 square inches

SIGN DESCRIPTION: Vinyl or silk-screened image on the inside of the glass.

ILLUMINATION: None

COLOR / FINISH: Tenant's option - Primary colors: Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, Silver, White and Black.

COPY: "The tenant name, service or logo"

Sign Location & Type Descriptions

BUILDING C

LOCATION: 1 - East

SIGN TYPE: L1

Tenant Store Front Letters

Indirectly illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Second Story Façade

SIZE: 22" high x 18'-0" wide

CAPITAL LETTER HEIGHT: 18" maximum

SQUARE FOOTAGE: 33'

SIGN DESCRIPTION: Fabricated metal letters.

ILLUMINATION: Owner specified, tenant provided, indirect low voltage spot/flood lights or internal neon providing "halo" illumination.

COLOR / FINISH: COLOR / FINISH: Tenant's option - Black, White, Silver, Gold Leaf, or other metal finish.

COPY: "The tenant name and logo"

LOCATION: 2A - East

SIGN TYPE: L1

Tenant Store Front Letters

Indirectly illuminated dimensional letters identifying tenant name mounted above the entrance canopy. The copy will be in the trade style and color of the tenant.

LOCATION: Above canopy

SIZE: 10" high x 99" wide

CAPITAL LETTER HEIGHT: 10" maximum

SQUARE FOOTAGE: 6.9'

SIGN DESCRIPTION: Fabricated metal letters.

ILLUMINATION: none

COLOR / FINISH: COLOR / FINISH: Tenant's option - Black, White, Silver, Gold Leaf, or other metal finish.

COPY: "The tenant name"

LOCATION: East

SIGN TYPE: V1

Window Graphics

Graphics (name, service or logo) of the tenant applied to the store front windows. The copy/logo will be in the trade style and color of the tenant.

LOCATION: Centered on the window, no higher than 30" from grade. Not permitted on entry doors.

SIZE: 3.5" high maximum

SQUARE FOOTAGE: 150 square inches

SIGN DESCRIPTION: Vinyl or silk-screened image on the inside of the glass.

ILLUMINATION: None

COLOR / FINISH: Tenant's option - Primary colors: Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, Silver, White and Black.

COPY: "The tenant name, service or logo"

Sign Location & Type Descriptions

LOCATION: 2B - East
SIGN TYPE: B1
Blade Sign

Non illuminated blade sign mounted to the building. The copy will be in the trade style and color of the tenant.

LOCATION: On left side of building

SIZE: 20" high x 20" wide. Pole: 25 1/2"

CAPITAL LETTER HEIGHT: 1 1/2"

SQUARE FOOTAGE: 2.8

SIGN DESCRIPTION: Pole is painted steel tube. Sign is painted wood with stainless image and letters

ILLUMINATION: none

COLOR / FINISH: COLOR / FINISH: Tenant's option

COPY: "The tenant name and image"

COPY: "The tenant name, service or logo"

LOCATION: 2C - East
SIGN TYPE: B1
Blade Sign

Non illuminated blade sign mounted to the building. The copy will be in the trade style and color of the tenant.

LOCATION: On right side of building

SIZE: 20" high x 20" wide. Pole: 25 1/2"

CAPITAL LETTER HEIGHT: 1 1/2"

SQUARE FOOTAGE: 2.8

SIGN DESCRIPTION: Pole is painted steel tube. Sign is painted wood with stainless image and letters

ILLUMINATION: none

COLOR / FINISH: COLOR / FINISH: Tenant's option

COPY: "The tenant name and image"

LOCATION: 20 - West
SIGN TYPE: L1
Tenant Store Front Letters

Indirectly illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Façade of building, above back doorway at alley entrance.

SIZE: 24" high x 10'-0" wide

CAPITAL LETTER HEIGHT: 18" maximum

SQUARE FOOTAGE: 20'

SIGN DESCRIPTION: Fabricated metal letters.

ILLUMINATION: Owner specified, tenant provided, indirect low voltage spot/flood lights or internal neon providing "halo" illumination.

COLOR / FINISH: COLOR / FINISH: Tenant's option - Black, White, Silver, Gold Leaf, or other metal finish.

COPY: "The tenant name and logo"

Sign Location & Type Descriptions

LOCATION: 21 - West
SIGN TYPE: V3
Window Graphics

Graphics (name, service or logo) of the tenant applied to the store front windows. The copy/logo will be in the trade style and color of the tenant.

LOCATION: Centered on transom glass

SIZE: 5" high maximum

SQUARE FOOTAGE: 250 square inches

SIGN DESCRIPTION: stainless steel letters applied to glass

ILLUMINATION: None

COLOR / FINISH: Stainless steel

COPY: "The tenant name"

BUILDING D

LOCATION: 9 - North
SIGN TYPE: L1
Tenant Store Front Letters

Indirectly illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Façade of building, above doorway or canopy of building, but not both.

SIZE: 24" high x 12'-0" wide building fascia, 3'-2" high x 6'-0" wide canopy

CAPITAL LETTER HEIGHT: 18" maximum

SQUARE FOOTAGE: 24' building fascia, 19' canopy

SIGN DESCRIPTION: Fabricated metal letters or screened graphic on canopy.

ILLUMINATION: Owner specified, tenant provided, indirect low voltage spot/flood lights (either option) or internal neon providing "halo" illumination (letter option only).

COLOR / FINISH: Tenant's option - If on façade: Black, White, Silver, Gold Leaf, or other metal finish. If on canopy: primary colors.

COPY: "The tenant name and logo"

LOCATION: 13 - South
SIGN TYPE: L1
Tenant Store Front Letters

Indirectly illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Façade of building, above doorway

SIZE: 24" high x 12'-0" wide

CAPITAL LETTER HEIGHT: 18" maximum

SQUARE FOOTAGE: 24'

SIGN DESCRIPTION: Fabricated metal letters.

ILLUMINATION: Owner specified, tenant provided, indirect low voltage spot/flood lights or internal neon providing "halo" illumination.

COLOR / FINISH: COLOR / FINISH: Tenant's option - Black, White, Silver, Gold Leaf, or other metal finish.

Sign Location & Type Descriptions

COPY: "The tenant name and logo"

LOCATIONS: 14 - 19 West

SIGN TYPE: V1

Window Graphics or Canopy Graphics

Graphics (name, service or logo) of the tenant applied to the store front window or store front awnings. Graphics must be either all on the canopy or all on the glass, but not mixed.

The copy/logo will be in the trade style and color of the tenant.

LOCATION: Centered on the window or on the canopy. If on window, no higher than 30" from grade. Not permitted on entry doors.

SIZE: 6" high maximum x 48" wide maximum

SQUARE FOOTAGE: 2

SIGN DESCRIPTION: Vinyl or silk-screened image on the inside of the glass or on the awning.

ILLUMINATION: None

COLOR / FINISH: Tenant's trade style.

COPY: "The tenant name, service or logo"

BUILDING E

LOCATION: 10A - North

SIGN TYPE: P1

Tenant Store Front Sign

Indirectly illuminated painted plywood sign identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Fascia of building, centered above entrance.

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SIZE: 36" high x 10'-0" wide

CAPITAL LETTER HEIGHT: 12" maximum

SQUARE FOOTAGE: 30'

SIGN DESCRIPTION: Painted plywood sign with painted lettering and wood trim frame.

ILLUMINATION: Owner specified, tenant provided, indirect spot/flood lights.

COLOR / FINISH: COLOR / FINISH: Tenant's option - primary and/or pastel colors

COPY: "The tenant name and logo"

LOCATION: 12 - South

SIGN TYPE: L1

Tenant Store Front Sign

Indirectly illuminated painted plywood sign identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Fascia of building, centered on back of building.

SIZE: 36" high x 10'-0" wide

CAPITAL LETTER HEIGHT: 12" maximum

SQUARE FOOTAGE: 30'

SIGN DESCRIPTION: Painted plywood sign with painted lettering and wood trim frame.

ILLUMINATION: Owner specified, tenant provided, indirect spot/flood lights.

Sign Location & Type Descriptions

COLOR / FINISH: COLOR / FINISH: Tenant's option -- primary and/or pastel colors

LOCATION: 10B - North
SIGN TYPE: B2
 Blade Sign

Non illuminated blade sign mounted to the building. The copy will be in the trade style and color of the tenant.

LOCATION: On right side of building

SIZE: 17" high x 24" wide. Bracket: 28"

CAPITAL LETTER HEIGHT: 1 1/2"

SQUARE FOOTAGE: 2.8

SIGN DESCRIPTION: Bracket is painted steel. Sign is painted wood with painted letters

ILLUMINATION: none

COLOR / FINISH: COLOR / FINISH: Tenant's option

COPY: "The tenant name and image"

LOCATION: 10C - East
SIGN TYPE: B2
 Blade Sign

Non illuminated blade sign mounted to the building. The copy will be in the trade style and color of the tenant.

LOCATION: On alley side of building

SIZE: 17" high x 24" wide. Bracket: 28"

CAPITAL LETTER HEIGHT: 1 1/2"

SQUARE FOOTAGE: 2.8

SIGN DESCRIPTION: Bracket is painted steel. Sign is painted wood with painted letters

ILLUMINATION: none

COLOR / FINISH: COLOR / FINISH: Tenant's option

COPY: "The tenant name and image"

LOCATION: 10D West Elevation
SIGN TYPE: P2
 Tenant Store Front Sign

Non-illuminated painted plywood sign identifying tenant logo mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Fascia of building, flanking a light fixture.

SIZE: 30" high x 28" wide

CAPITAL LETTER HEIGHT: 9" maximum

SQUARE FOOTAGE: 11.6' (5.8 for each)

SIGN DESCRIPTION: Painted plywood sign with painted lettering and wood trim frame.

ILLUMINATION: Owner specified, tenant provided, indirect spot/flood lights.

COLOR / FINISH: COLOR / FINISH: Tenant's option -- primary and/or pastel colors

COPY: "The tenant logo"

Sign Location & Type Descriptions

OFFICE BUILDING

LOCATION: 8 - North
SIGN TYPE: L1
Tenant Store Front Letters

Indirectly illuminated dimensional letters identifying tenant name mounted on each side of the canopy of the building. The copy will be Black, White, Silver, Gold Leaf, or other metal finish.

LOCATION: On both sides of the canopy in front of the building entrance; perpendicular to the façade of the building.

SIZE: 4" high x 4'-0" wide

CAPITAL LETTER HEIGHT: 4" maximum

SQUARE FOOTAGE: 1.3

SIGN DESCRIPTION: Fabricated metal letters.

ILLUMINATION: Owner specified, tenant provided, indirect low voltage spot/flood lights.

COLOR / FINISH: COLOR / FINISH: Tenant's option - Black, White, Silver, Gold Leaf, or other metal finish.

COPY: "The tenant name and logo"

LOCATION: 8C

SIGN TYPE: D
Office Building Tenant Letters

This sign/letters provide address/suite identification for the office building tenants on the second floor.

LOCATION: Adjacent to the office building entrance.

SIZE: Up to 2 1/2" cap height letters in a 2'-6" high x 2'-0" wide field

SQUARE FOOTAGE: 5

SIGN DESCRIPTION: Mill cut metal letters with painted color.

ILLUMINATION: None

COLOR / FINISH: Stainless steel with vertical #4 finish

COPY: Office building tenant names

MISCELLANEOUS SIGNS ALL BUILDINGS

The following defines the criteria for miscellaneous signs as applicable to all retail tenants.

SIGN TYPE Z1

Tenant/Store Address

LOCATION: Tenant addresses are to be installed centered above entrance door or adjacent to the door.

SIZE: 6" High

SIGN DESCRIPTION: Stylus cut vinyl numbers, right reading, first surface applied or dimensional.

COLORS: White gloss vinyl or in color complementary to tenants signs.

COPY: Tenant address number in Caslon or tenants type style.

SIGN TYPE Z2

Tenant Rear Entry Sign

Identifies non-customer door for receiving merchandise.

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LOCATION: Tenant must place on the exterior of the rear entry door.

The sign plaque is to be installed in the center of the door on the knob side 6" down from the top.

If more than one tenant shares the same door, each additional tenant's name and suite number shall be applied below the first tenant's name.

SIZE: 12" x 12"

SIGN DESCRIPTION: Painted aluminum .125" thick with stylus cut vinyl numbers and text adhesive applied to door surface.

COLORS: Background color to match building; Type color, dark gray.

COPY: Tenant address number in Caslon Bold type style. Type style for the Tenant name is Caslon in initial caps.

SIGN TYPE Z3

Tenant Miscellaneous Window Signs

Certain miscellaneous signs will be permitted on storefront windows. These consist only of hours of operation and phone numbers to be called in case of an emergency.

LOCATION: Hours of operation and phone numbers to be called in case of an emergency is to be placed on the window immediately adjacent to the left side of the entrance door.

SIZE: Miscellaneous Window Signs shall occupy an area no larger than 10" x 15", 1.05 square feet and must be located no higher than 30" from grade.

Hours of operation shall be in a size no larger than 1 1/2" cap height. Emergency information shall be no larger than 1" cap height.

SIGN DESCRIPTION: Stylus cut vinyl letters reversed cut and installed on the inside of the glass.

COLORS: White

COPY: Any text or message beyond hours of operation and emergency information will require landlord approval prior to installation.

SIGN TYPE Z4

Tenant Promotional Window Signs

Certain promotional signs will be permitted which are visible through storefront windows. These consist of promotional messages related to sales and other specific store events.

These signs are considered temporary and shall be permitted for 30 consecutive days and for no more than a total of 60 calendar days per calendar year

LOCATION: Within the tenant's premises and only on the glass.

ILLUMINATION: None.

SIZE: Temporary promotional signs shall not exceed 15% of the window area.

NOTE: All temporary signs are to be approved by Lamorinda Development & Investment Company (Owner) prior to installation.

SIGN DESCRIPTION: No permanent materials

COLORS: Any primary color. No fluorescent or "day glow" colors permitted.

COPY: Any text or message subject to landlord's approval prior to installation.

Approval Application

Lessor Name & Address

Description of Sign

Lessor

Date

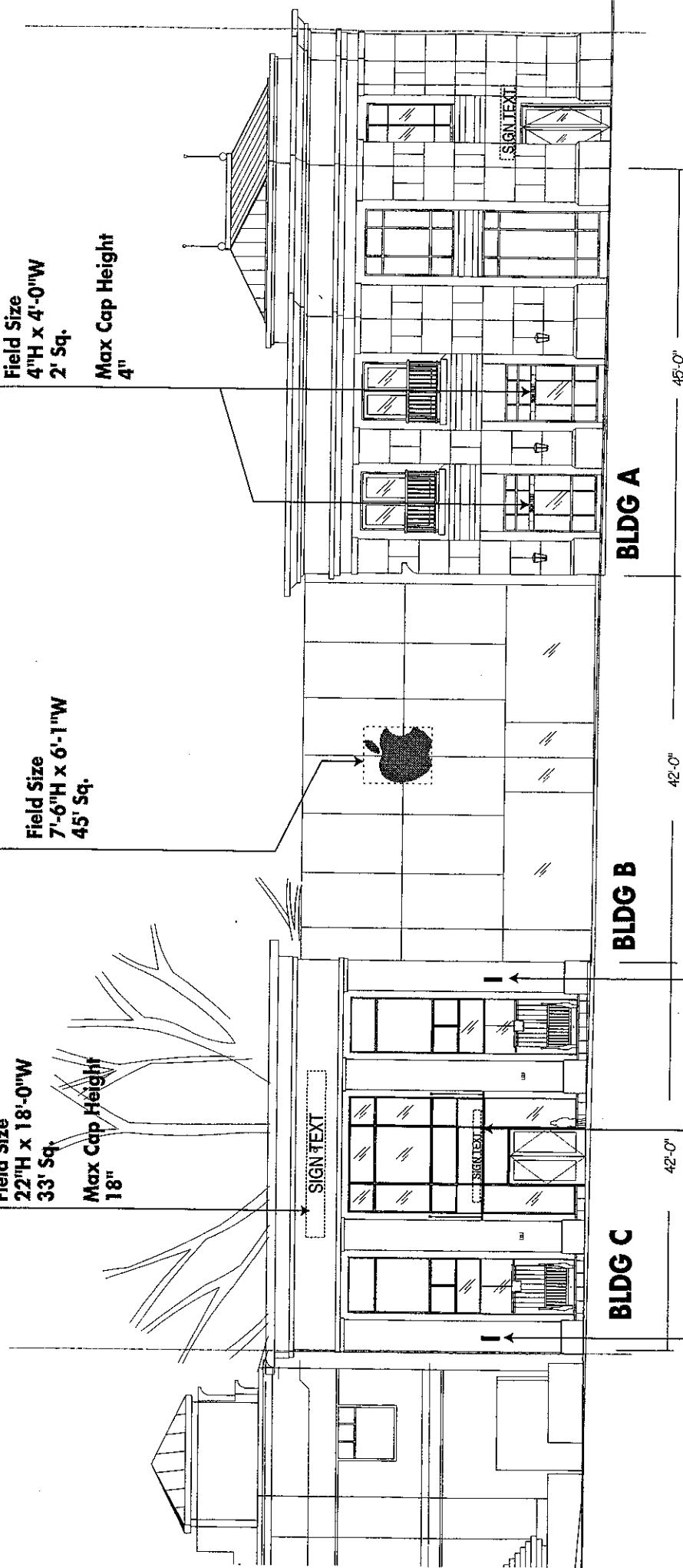
Lamorinda Development & Investment Company

Date

LOCATION: 1
 Field Size
 22"H x 18'-0"W
 33' Sq.
 Max Cap Height
 18"

LOCATION: 4
 Field Size
 7'-6"H x 6'-1"W
 45' Sq.

LOCATION: 5
 Field Size
 4"H x 4'-0"W
 2' Sq.
 Max Cap Height
 4"



BLDG A

BLDG B

BLDG C

48'-0"

42'-0"

42'-0"

LOCATION: 2A
 Field Size
 10"H x 99"W
 6.9' Sq.
 Max Cap Hgt
 10"

LOCATION: 2B
 Field Size
 20"H x 20"W
 2.8' Sq.

LOCATION: 2C
 Field Size
 20"H x 20"W
 2.8' Sq.

- East Facing Elevations

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THE CORNERS

4/1/03
 Job #: BCY0101
 Scale: 1/16" = 1'-0"
SHEET 1

SOUTH MAIN ST. ELEVATIONS

e n g l a n d
 D E S I G N W O R K S I N C .

LOCATION: 9
FACADE OR CANOPY
OPTION

Building Facade
Field Size
 2'-0"H x 12'-0"W
 24' Sq.

Max Cap Height
 18"

Canopy Graphic
Field Size
 3'-2"H x 6'-0"W
 19' Sq.

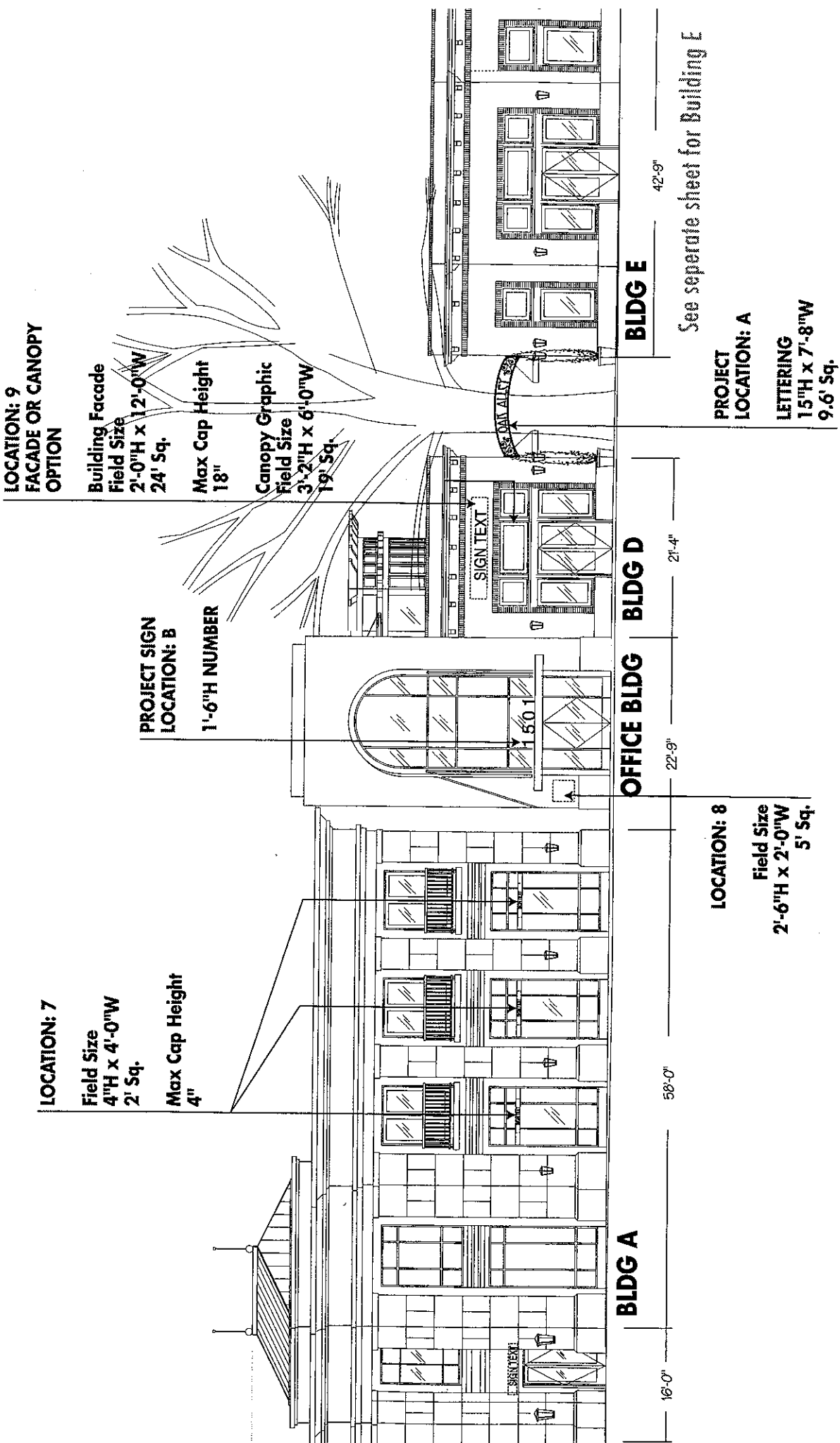
PROJECT SIGN
LOCATION: B

1'-6"H NUMBER

LOCATION: 7

Field Size
 4"H x 4'-0"W
 2' Sq.

Max Cap Height
 4"



BLDG E

OFFICE BLDG

BLDG D

BLDG A

See separate sheet for Building E

PROJECT
LOCATION: A

LETTERING
 15"H x 7'-8"W
 9.6' Sq.

LOCATION: 8

Field Size
 2'-6"H x 2'-0"W
 5' Sq.

- North Facing Elevations

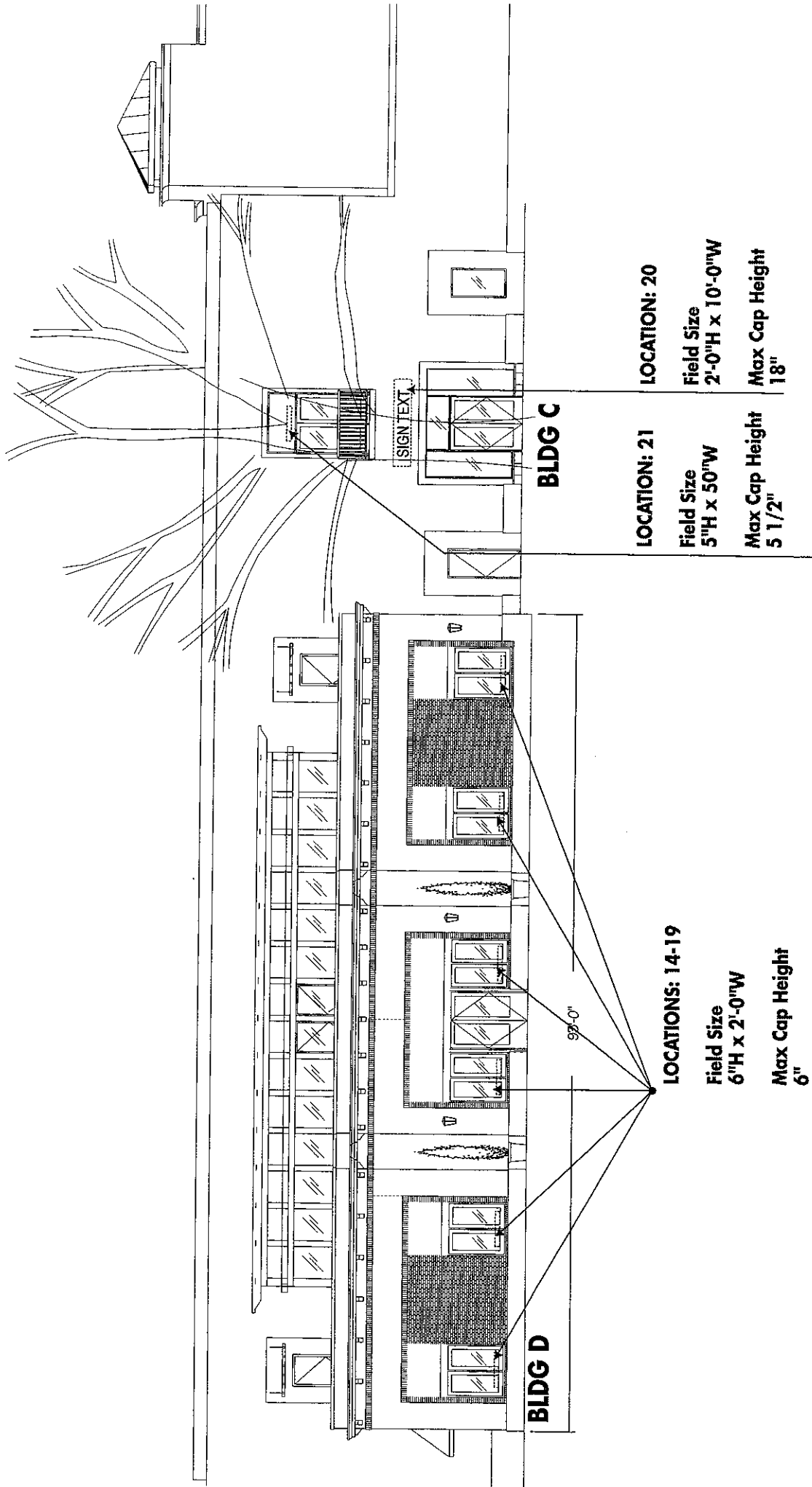
THE CORNERS

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e n g l u n d **D E S I G N** **W O R K S** **I N C.**

MT. DIABLO BLVD ELEVATIONS

4/1/03
 Job #: BCY0101
 Scale: 1/16" = 1'-0"
SHEET 2



- West Facing Elevations

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THE CORNERS

e n g l a n d D E S I G N W O R K S I N C .

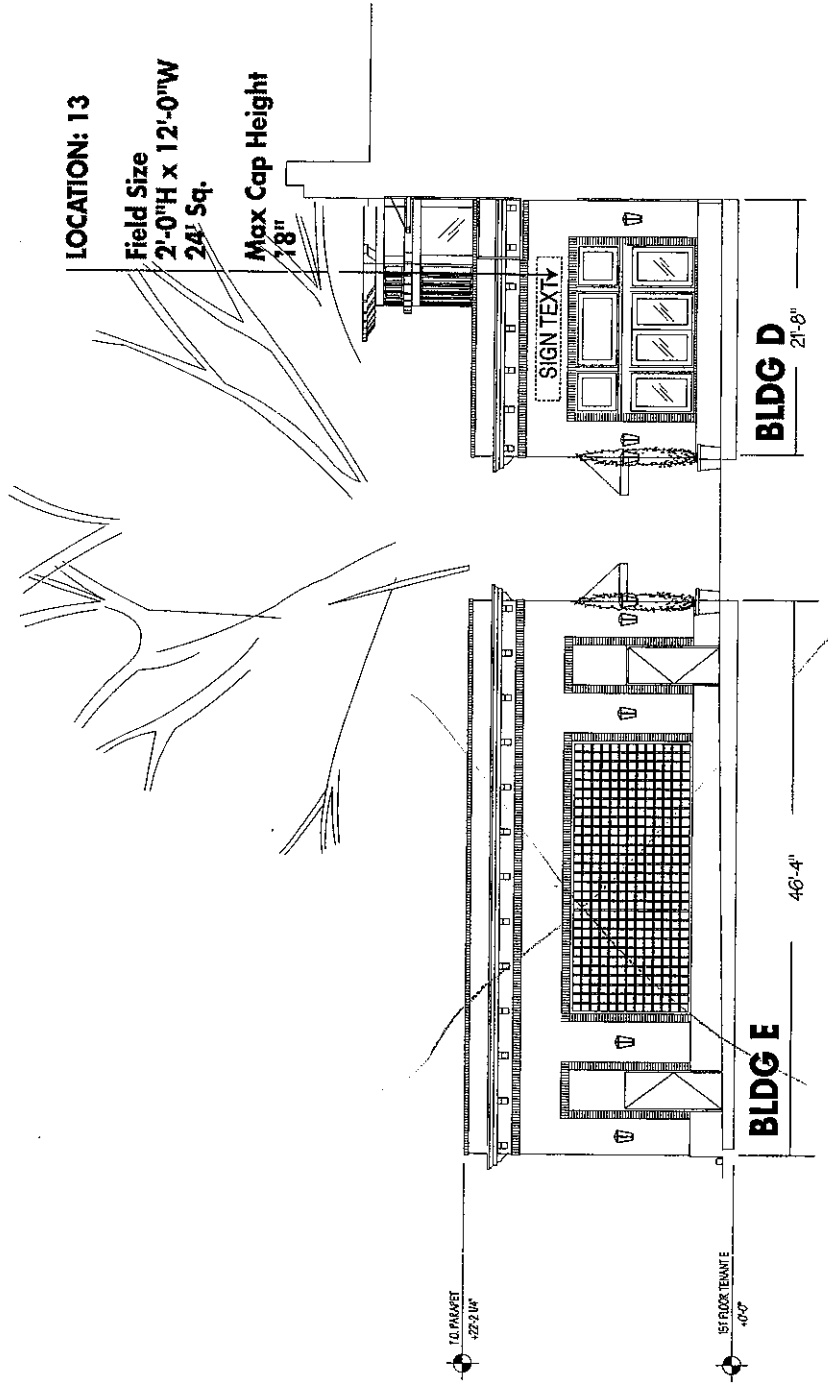
4/1/03

Job #: BCY0101

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

SHEET 3

OAK LANE WEST ELEVATIONS



LOCATION: 13

Field Size
2'-0" H x 12'-0" W
24' Sq.

Max Cap Height
18"

SIGN TEXTV

BLDG D
21'-8"

46'-4"

BLDG E

See separate sheet for Building E

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THE CORNERS

e n g l u n d D E S I G N W O R K S I N C .

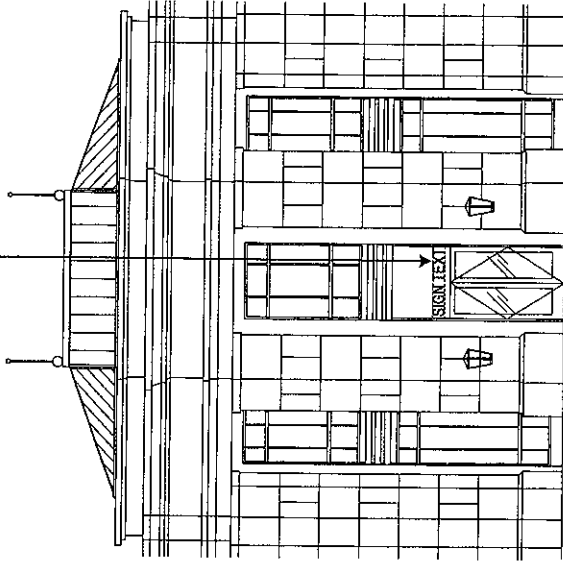
SOUTH ELEVATIONS

4/1/03
Job #: BCY0101
Scale: 1/16" = 1'-0"
SHEET 4

LOCATION: 6

Field Size
1'-3"H x 10'-7"W
13.1' Sq.

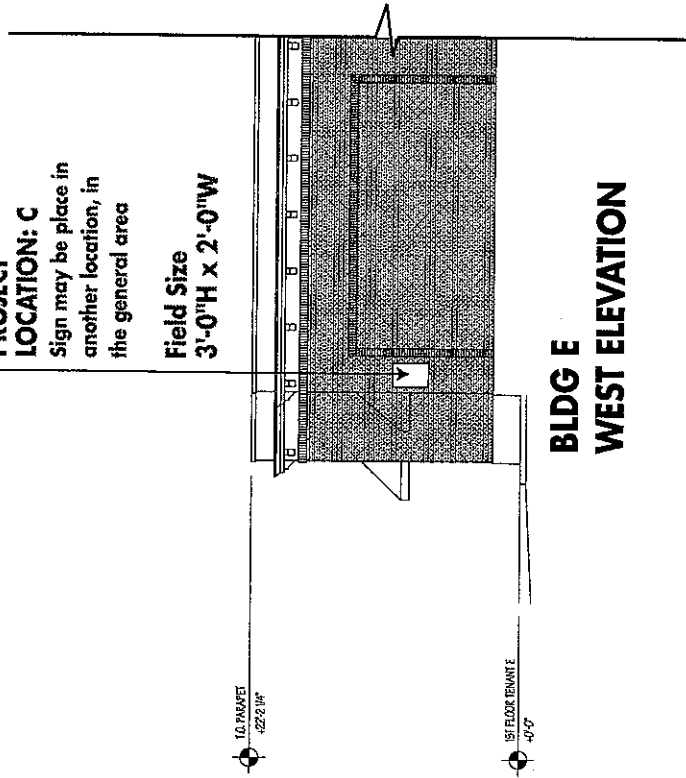
Max Cap Height
15"



BLDG A
NORTHEAST ELEVATION

PROJECT LOCATION: C
Sign may be placed in another location, in the general area

Field Size
3'-0"H x 2'-0"W



BLDG E
WEST ELEVATION

1/8" PARALLEL
422.2/14"

1/8" FLOOR FINISH
40'-0"

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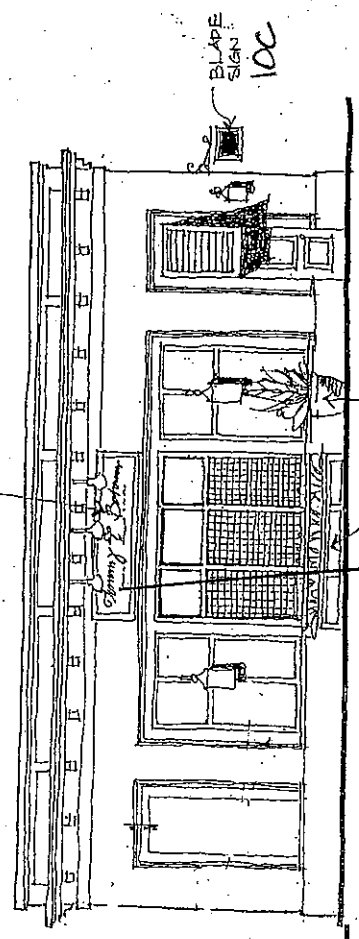
THE CORNERS

e n g l u n d **D E S I G N W O R K S I N C.**

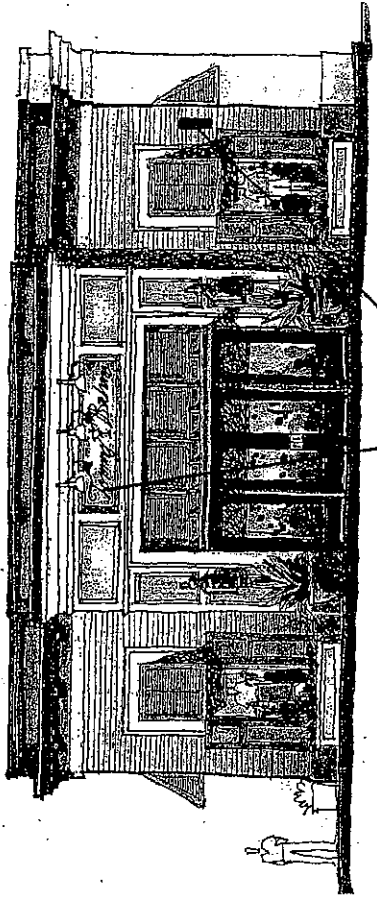
BUILDING E & A DETAILS

4/1/03
Job #: BCY0101
Scale: 1/16" = 1'-0"
SHEET 5

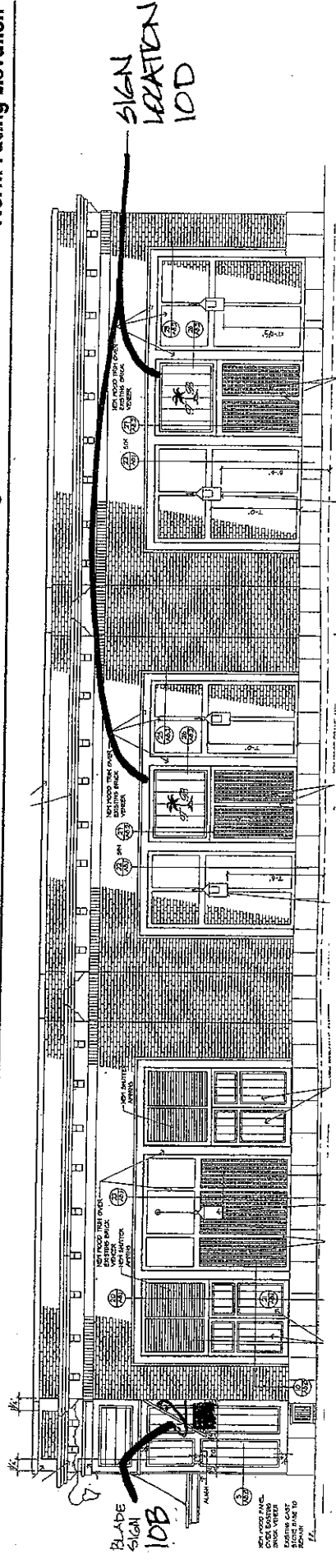
HAND PAINTED SIGN WITH GOOSENECK LIGHTING ABOVE



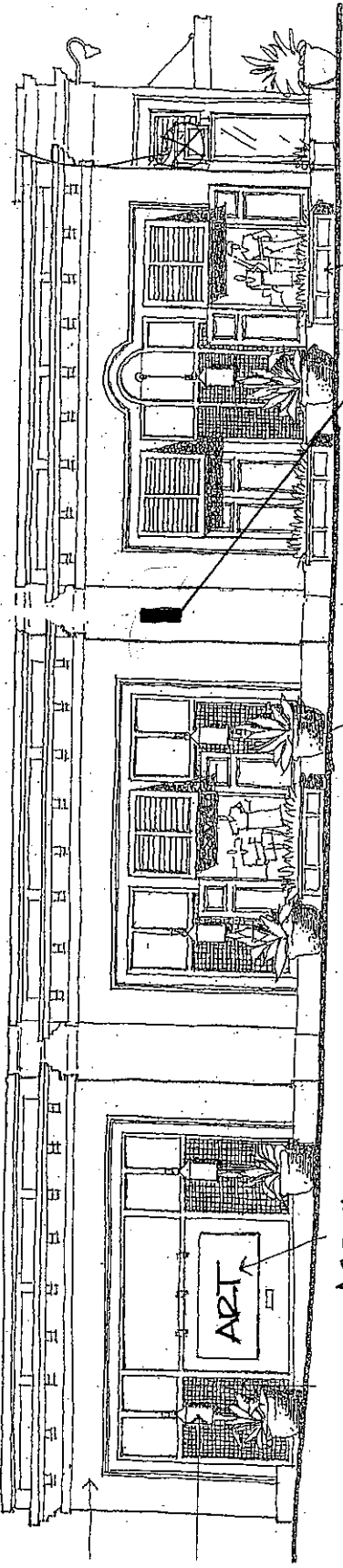
Sign Location 12 - South Facing Elevation



Sign Location 10A & 10B - North Facing Elevation



- West Facing Elevation



Sign Location 10C - East Facing Elevation

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THE CORNERS

4/1/03

Job #: BCVD101

Scale: none

SHEET 6

BUILDING E ELEVATIONS

englund DESIGN WORKS INC.

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 2396
DESIGN REVIEW APPLICATION NO. Y00-050
THE CORNERS MASTER SIGN PROGRAM REVISIONS

Section 1. Findings.

1. On August 29, 2001 the Design Review Commission reviewed and approved the Master Sign Program for the Corners project.
2. On June 4, 2003 the Sign Subcommittee reviewed revisions to the Master Sign Program with regard to Tommy Bahama's, Tiffany's and the Apple Store and recommended approval to the Design Review Commission.
3. The Ygnacio Center Master Sign Program was approved on August 29, 2001 and included: a) the Oak Alley identity sign, b) driveway entry parking control signs, c) office lobby address identification, and d) tenant store front signs. Since approval of the Master Sign Program, specific tenants have requested modification to the Sign Program with regard to storefront signs including Tommy Bahama's and Apple. A minor modification to the Tiffany's storefront sign was also requested.
4. On March 5, 2003, the Design Review Commission reviewed and approved the Apple storefront and conceptually approved the storefront sign subject to amendment to the Sign Program. The front elevation for Apple will consist of a 9 ½' high frameless glazing storefront and three rows of approximately 7 ½ x 4' stainless steel panels reaching to a height of approximately 32'. The proposed sign is a 7' - 8" high by 6' wide Apple logo (no text) that will be centered on the stainless steel fascia, directly above the door.
5. While the Apple sign is larger than typically would be considered, it is well below the allowed square footage for signage. In addition, the Commission feels that it will be architecturally integrated with the façade design and well balanced with the overall height and width of the building.
6. Tommy Bahama's will be locating in the single story, freestanding building which flanks Oak Alley on the west side (Building E). A Subcommittee of the Design Review Commission reviewed and approved some exterior changes to the building at the request of Tommy Bahama's (consistent with their Caribbean motif) including: a) applying a matte glaze to the exterior brick for an aged appearance, b) staining the cast stone bases, c) incorporating various painted wood planter boxes and glazed pots planted with various tropical-like plants at the entrance and along Oak Alley, d) treating windows with painted wood trim and louvered awnings, e) reclading the entry portico in painted, paneled wood, f) incorporating painted wood panels set within new wood frames on the side and back elevations, and g) replacing approved building lighting with custom punched copper sconces. (The alley elevation will still host a display of public art as originally approved.)
7. To go with the Caribbean theme, the proposed signage consists of painted lettering on painted plywood within a wood trim frame. The plywood sign, located over the front door, is 3' high by 10' wide to match the width of the front doors. The lettering is in script with a maximum capital letter height of 12" and overall square footage of the sign will not exceed 30'. The sign will be indirectly illuminated with gooseneck lamps mounted above the sign. This same type of sign is proposed on the rear elevation facing the oak courtyard. Along the west elevation, facing the driveway, there will be two, non-illuminated painted, plywood signs identifying the tenant logo. Proposed maximum capital letter height is 9". Each sign is 5.8 square feet (11.6 for both).

Section 3. Effective Date. This resolution shall take effect upon July 16, 2003.

PASSED AND ADOPTED ON June 18, 2003 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Becker and seconded by Commissioner Harriman.

Ayes: Becker, Harriman, Bassett, Killian, Cothren

Noes: None

Absent: None

Abstain: None



SCOTT HARRIMAN, Secretary
Walnut Creek Design Review Commission