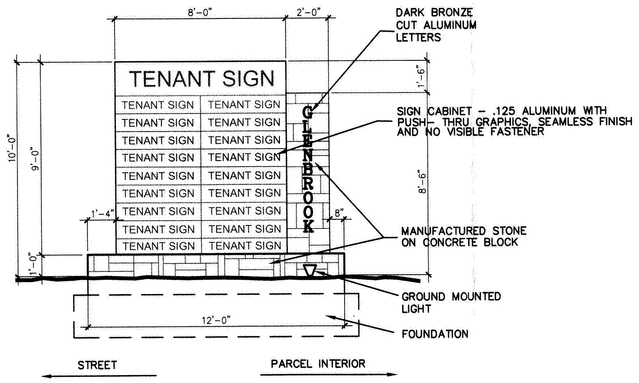
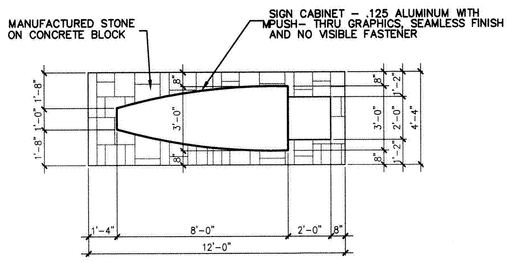


TYPICAL MONUMENT SIGN TYPE "A"

72 SF

1/4" = 1'-0"



PLAN VIEW

1/4" = 1'-0"

SIGNAGE EXHIBIT SITE PLAN

SIGNAGE TABLE

BUILDING FACE	FRONTAGE	1.5 X FRONTAGE	DISTANCE FROM SETBACK	ALLOWABLE SIGN AREA	PROPOSED SIGN AREA
NORTH	293 L.F.	439.5 S.F.	81 L.F.	520.5 L.F.	519.5 S.F.
EAST	186.7 L.F.	280 S.F.	72 L.F.	352 S.F.	295.3 S.F.
SOUTH	298.3 L.F.	447.5 S.F.	115 L.F.	562.5 S.F.	477.3 S.F.
WEST	239.1 L.F.	358.6 S.F.	61 L.F.	419.6 S.F.	403.6 S.F.
	1,017.1 L.F.	1,525.6 S.F.	329 L.F.	1,854.6 S.F.	1,695.7 S.F.
MONUMENT SIGN				80 S.F.	72 S.F.
TOTAL W/ MONUMENT				1,935 S.F.	1,767.7 S.F.

SIGN AREA NOTES

1. REFER TO BUILDING SIGNAGE PLAN FOR INDIVIDUAL TENANT SPACE SIGN ALLOWANCES

I. General Criteria

The intent of this drawing is to develop a unified signage criteria for Glenbrook Centre, while offering each participant the ability to display his own corporate identity. It is also intended to provide an equality so that no one sign will dominate or distract from the quality or appearance of the other facilities. Final approval for any sign will be granted by the Glenbrook Architectural Review Committee ("ARC") through the standard review process. Please refer to the Glenbrook Design Guidelines for more detailed information. These guidelines shall apply to all building identification signs and the appurtenances that are visible from the outside of buildings. Plans may be submitted simultaneously to the City of Hendersonville for review, but must receive ARC approval prior to presentation before the Hendersonville Regional Planning Commission. Once the ARC has approved all plans, a certificate of compliance will be issued.

II. Monument Signs

1. Only one sign per zoned lot shall be permitted regardless of length of street frontage.

2. Signs shall not be permitted within five (5) feet of the front property line.

3. Monument sign shall be a minimum ten (10) feet from side property line.

4. Refer to the City of Hendersonville Sign Ordinance for sign heights and allowable areas.

5. Precaution should be taken for monument signs near drive entrances to avoid blocking views at the intersections.

6. Sign illumination shall be reviewed on a case-by-case basis.

III. Building Mounted Signs

1. General - Only raised letters attached to the building wall or recessed into the building shall be permitted as building identification signs.

2. Refer to the City of Hendersonville Sign Ordinance for sign area restrictions.

3. Sign Material - Sign shall be of raised letter attached to the building wall with a depth not more than six (6) inches. Bas-relief letters shall also be allowed.

4. Sign Mounting - Individual letters may be mounted directly to face of building with all connections concealed. Wire raceway may be used if face of raceway is flush with face of building and if raceway is painted to match building color.

5. Sign Illumination - Sign letters shall be internally illuminated where the front sign surface is transparent and sign sides are opaque material; or, spot light applications where source of light is not visible, and rear illumination or channel light where mounted surface is illuminated and sign appears.

6. Retail Signs - Retail signs shall be reviewed on a case-by-case basis. Continuity of design is required to provide for unified center. Anchor stores may have larger non-conforming signs subject to approval by the ARC. Sign width may not exceed 75 % of width of tenant space.

7. Exceptions may be taken to the sign standards if the ARC deems appropriate. All signs in addition to meeting these standards shall also meet local codes.

APPROVED
DATE 10/21/05
BY Timothy Whitt
EXCEPTIONS

HENRY M. HINDMAN
REGISTERED ARCHITECT
No. 01958
STATE OF TENNESSEE
10-18-05

OCT 21 2005

Site Signage Master Plan

The Shops at Glenbrook Centre
Glenbrook North - Section 5, Lot 16 Hendersonville, Tennessee
Vastland Development Group, LLC

H. MICHAEL HINDMAN
ARCHITECTS, P.C.
1607 WESTGATE CIRCLE • SUITE 100 • BRENTWOOD, TENNESSEE 37027
PHONE 615/370-3252 • EMAIL hmh@hmharchitects.com • FAX 615/373-1450

REVISIONS

JOB NUMBER
03073

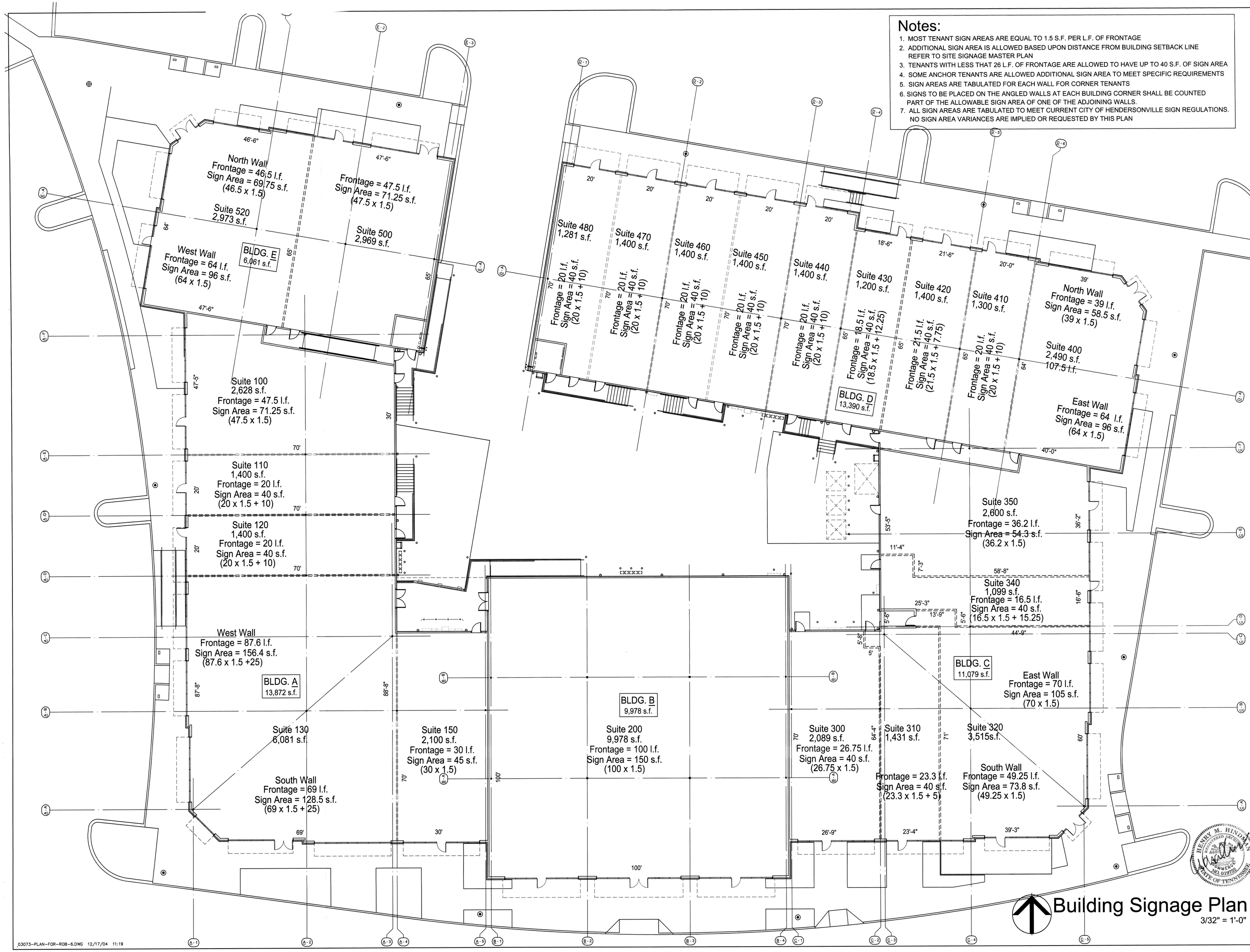
DRAWN BY
HMH

DATE
10-18-05

DRAWING
Signage 1
OF

Notes:

1. MOST TENANT SIGN AREAS ARE EQUAL TO 1.5 S.F. PER L.F. OF FRONTAGE
2. ADDITIONAL SIGN AREA IS ALLOWED BASED UPON DISTANCE FROM BUILDING SETBACK LINE REFER TO SITE SIGNAGE MASTER PLAN
3. TENANTS WITH LESS THAT 26 L.F. OF FRONTAGE ARE ALLOWED TO HAVE UP TO 40 S.F. OF SIGN AREA
4. SOME ANCHOR TENANTS ARE ALLOWED ADDITIONAL SIGN AREA TO MEET SPECIFIC REQUIREMENTS
5. SIGN AREAS ARE TABULATED FOR EACH WALL FOR CORNER TENANTS
6. SIGNS TO BE PLACED ON THE ANGLED WALLS AT EACH BUILDING CORNER SHALL BE COUNTED PART OF THE ALLOWABLE SIGN AREA OF ONE OF THE ADJOINING WALLS.
7. ALL SIGN AREAS ARE TABULATED TO MEET CURRENT CITY OF HENDERSONVILLE SIGN REGULATIONS. NO SIGN AREA VARIANCES ARE IMPLIED OR REQUESTED BY THIS PLAN



Building Signage Plan

3/32" = 1'-0"

The Shops at Glenbrook Centre

Glenbrook North - Section 5, Lot 16 Hendersonville, Tennessee

Vastland Development Group, LLC

H. MICHAEL HINDMAN
ARCHITECTS, P.C.
ARCHITECTURE • SUITE 100 BRENTWOOD, TENNESSEE 37027
PHONE 615/370-1252 • EMAIL hmh@hmharchitects.com • FAX 615/373-1450

REVISIONS

JOB NUMBER
03073

DRAWN BY
HMH

DATE
10-18-05

DRAWING
Signage 2

OF

HENRY M. HINDMAN REGISTERED ARCHITECT AGENT OBERSER NO. 01872 STATE OF TENNESSEE

10-18-05

03073-PLAN-FOR-ROB-6.DWG 12/17/04 11:19