



Congratulations and welcome to Sierra Oaks Plaza Center in Granite Bay, California!

The following information will be of assistance to you and your team during your lease term:

Landlord Contact Information

Vestar Properties

2225 Village Walk Drive, Suite 171
Phone: (702) 564-8595
Henderson, Nevada 89052

Contacts:	Nicole Doane	Associate Property Manager	ndoane@vestar.com
	Matthew Levin	General Manager	mlevin@vestar.com
	Parie Thorpe	Administrative Assistant	greception@vestar.com

Please feel free to contact the Management Office during business hours for any questions, concerns or emergencies.

Security

Security patrol is onsite 7 days per week. Security is responsible for the common areas of the center. Any security issues within your store should be addressed by your internal risk management department. Security is available for any issues in the common area, to escort employees to their cars, and address any concerns in the common areas. Security can be reached at **866-921-9484**.

Approval of Tenant Improvement Plans & Signage

Tenant improvement plans and signage must be submitted to Landlord for approval prior to commencement of work. Please refer to the Lease's Sign Criteria for signage requirements. Landlord's written approval is required prior to sign installation. Please note that it is required that signage be installed prior to Tenant's opening date.

Fire Sprinkler and Monitoring Systems

The fire system is maintained by Bay Alarm. Bay Alarm's office number is **800-470-1000**. The Management Office will schedule and notify Tenant of all quarterly/annual inspections. Should you have any issues with the fire system, please contact the Management Office.

Utilities

Please transfer any applicable utilities immediately.

Gas & Electric – Pacific Gas & Electric
1-800-468-4743
<https://www.pge.com>

Water – San Juan Water District
(916) 791-0115
www.sjwd.org

Payments

Please follow the accompanying instructions to setup online payment. Below is the entity for your property:

VESTAR SIERRA OAKS LLC

We look forward to working with you on what is certain to be a mutually successful business relationship.

Once again, welcome and thank you!

Nicole Doane
Associate Property Manager