

PLANNED SIGN PROGRAM 10-17-5092

(Originally approved as PSP 1995-73)

FOOTHILL RANCH TOWNE CENTRE - PHASE II
26652 – 26696 Portola Parkway
Foothill Ranch (Lake Forest), Orange County, CA

Original Developer:

FOOTHILL-PACIFIC TOWNE CENTRE
P.O. Box 3060
Newport Beach, CA 92658
949-760-8591

CITY OF LAKE FOREST
PLANNING COMMISSION
APPROVAL
DATE: <u>12/14/17</u>
SUBJECT TO CONDITIONS OF APPROVAL
APPLICATION: <u>PSP 10-17-5092</u>
APPROVAL OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY, OR CITY LAWS OR ORDINANCES.

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FOOTHILL RANCH TOWNE CENTRE – PHASE II PLANNED SIGN PROGRAM

SECTION I. INTRODUCTION

The purpose of this Planned Sign Program is to ensure design and production of quality signage which reflects the integrity of the architecture and the intent of all parties, including the original Developer, the City of Lake Forest and any other applicable governing authority for this center. This Planned Sign Program has been developed to communicate the particular parameters each Tenant is to follow so their individual store signage will be effective and also complement the project as a whole. Performance will be strictly enforced and any non-conforming signs will be removed by the Tenant at Tenant's sole expense.

Tenant signs are encouraged to be designed and produced in a fashion which exceeds the quality and the aesthetic impact of most shopping center Tenant signs. Within the context of the Planned Sign Program, innovation use of materials, fabrication techniques, typography, and color are encouraged in an effort to create an exciting and unique graphic atmosphere which will add to the shopping experience of the center.

The Planned Sign Program has been written in sections with numbered articles for easy reference. Each Tenant and sign contractor is to read Section I to Section VII. Section VI addresses the specific sign types and related design guidelines contained within this Planned Sign Program. For those sign types which are to be employed by any given Tenant, the section relating to each sign type must be reviewed and adhered to by each Tenant and their sign contractor.

The Planned Sign Program establishes minimum and maximum letter sizes, sign area allowances, and locations for each sign type which is subject to the sole discretionary approval of the original Developer, and/or Landlord and/or Common Area Manager, within the context of this sign program.

SECTION II. APPROVAL PROCEDURE

Tenant shall submit to Landlord and/or Common Area Manager through the Tenant's sign company for approval before fabrication, three (3) copies (in color) of detailed drawings indicating the location, size, layout, design, and color of the proposed sign, including all the lettering and logo information, and a color sample, prior to submitting to the City of Lake Forest and any other applicable governing authority, for review, approval, and permit.

All permits for signs and their installation shall be obtained by Tenant or its representative. Tenant shall be responsible for submitting its sign drawing to all applicable governing authorities for approval. Tenant shall be responsible for all fees associated with such approvals.

A dated signature approval by the Landlord and/or Common Area Manager will be placed on each sign working drawing prior to submittal to the City of Lake Forest (and any other applicable governing authority), for a building permit.

SECTION III. SIGN TYPE SCHEDULE

GROUND MOUNTED:

- Sign Type 1: Primary Shopping Center Monument Signs
- Sign Type 2: Secondary Tenant Monument Signs
- Sign Type 3: Leasing Signs
- Sign Type 4: Project Identity (Entry) Monument Signs

EXTERIOR WALL MOUNTED:

- Sign Type 5: Major Tenant I.D. (16,000 s.f. to 120,000 s.f.)
- Sign Type 6: Anchor Tenant I.D. (10,001 s.f. to 15,999 s.f.)
- Sign Type 7: Intermediate Tenant I.D. (Less than 10,000 s.f.)
- Sign Type 8: Shop Tenant I.D. (Shops B and G)
- Sign Type 9: Pad Tenant I.D.
- Sign Type 10: Multi-Tenant Pad I.D.

SECTION IV. GENERAL SIGN CRITERIA

- 1. Tenant signage shall include only the business name, as registered on the lease agreement, and established logo symbol.
- 2. Maintenance of each sign is the responsibility of the Tenant who erected and installed it. Letter forms or letter faces which require repair will be replaced or repaired within thirty (30) days of damaged or notice from the Landlord and/or Common Area Manager. If the signage is not rectified within the thirty (30) day period, the Landlord and/or Common Area Manager will repair the sign at the Tenant's expense.
- 3. Signs will be free of all labels and manufacturer's advertising with the exception of code requirements.
- 4. Roof mounted signs are not permitted.
- 5. No sign will be painted directly onto a wall or surface of any building.
- 6. Banners, banner flags, pennants, or temporary signs may not be displayed on any building or in the parking area, and temporary signs may not be placed on the inside surface of any window or hung closer than ten (10) feet behind the inside window without prior approval of the Landlord and/or Common Area Manager, the City of Lake Forest and any other applicable governing authority.
- 7. Cooperative Tenant seasonal promotions signing will be permitted only upon review and approval of the Landlord and/or Common Area Manager, the City of Lake Forest and any other applicable governing authority.
- 8. Tenant signs must be located visually centered, horizontally and vertically, within the fascia (sign band) above their store frontage, exceptions may be made wherein the sign is an architectural element related to the Tenant's premises.
- 9. The Tenant will be fully responsible for the operation of their sign contractor will indemnify, defend, and hold harmless the original Developer, Landlord and/or Common Area Manager and their agents from damage or liabilities resulting from the contractor's work.
- 10. Tenant shall immediately remove all signs representing a discontinued service and/or project.
- 11. Upon removal of any sign by Tenant any damage to the building fascia or sign area will be repaired by the Tenant or by the Landlord and/or Common Area Manager at the Tenant's sole expense. Repair work to be completed within a ten (10) day period.
- 12. The sign area for Tenant wall signage shall be calculated per Lake Forest Municipal Code Section 9.164.040. Per the code section, the sign area shall be calculated by computing the area contained within a figure represented by a maximum of eight perpendicular lines (see following graphic for example). (Sample calculation for area = (length of side 1 x length of side 8) + (length of side 3 x length of side 4).



SECTION V. PRIMARY, SECONDARY, LEASING & PROJECT IDENTITY (ENTRY) MONUMENT SIGNS (Sign Type 1, 2, 3, 4)

SIGN TYPE 1A & 1B: PRIMARY SHOPPING CENTER MONUMENT SIGNS

1. Location – The approved locations of all Primary Shopping Center Monument signs are shown on Exhibit A: Site Plan.
2. Monument Sign Design – The size and design of the Primary Shopping Center Monument signs shall be consistent with Exhibit B.
3. Availability of Tenant identification area on the Primary Shopping Center Monument Signs is based on the sole discretion of the original Developer. Once original Developer approval has been obtained, Tenant shall obtain approval from the City of Lake Forest and any other governing authority.
4. Tenant Sign Panel - Tenants may utilize their letter type, logo type and colors. Brand names and information which make the sign appear to be an advertisement is not permitted.
5. Tenant Sign Panel Construction – Minimum of 1/8" thickness, aluminum sign panels with flush push thru acrylic graphics. The sign panels should be smooth, durable, non-weathering and of high quality. Sign panels with translucent or transparent backgrounds are not permitted. All hardware shall be of nonferrous metals. Exposed hardware is not permitted.
6. Tenant Sign Copy Maximum Height – Sign Type 1A: The maximum height for sign copy on Tenant sign panels A-D (see Exhibit B) shall be nineteen and one half inches (19.50"). The maximum height for sign copy on Tenant sign panels E and F (see Exhibit B) shall be twenty five and one half inches (25.50"). Sign Type 1B: The maximum height for sign copy on Tenant sign panels A-D (see Exhibit B) shall be eleven and three quarter inches (11.75"). The maximum height for sign copy on Tenant sign panels E and F (see Exhibit B) shall be fifteen and three quarter inches (15.75").
7. Tenant Sign Copy Maximum Width – Sign Type 1A: The maximum width for sign copy on Tenant sign panels A-D (see Exhibit B) shall be seven feet (7'), nine inches (9"). The maximum width for sign copy on Tenant sign panels E and F (see Exhibit B) shall be thirteen feet (13'), five inches (5"). Sign Type 1B: The maximum width for sign copy on Tenant sign panels A-D (see Exhibit B) shall be five feet (5'), two inches (2"). The maximum width for sign copy on Tenant sign panels E and F (see Exhibit B) shall be seven feet (7'), nine inches (9").
8. Tenant Sign Panel Illumination – LED, internally illuminated in a manner that lights only the sign copy. Illumination of sign background is not permitted. Lighting shall be designed so it does not cause glare to motorists. Exposed neon is not permitted.
9. Tenant Sign Panel Color – Tenant sign panels are to match the Primary Shopping Center Monument Sign cabinets in paint brand and color. The current paint brand is Matthews Polyurethane Paint colored to match certain Sherwin-Williams paint colors. The current colors consist of warm browns, tans and white. Landlord and/or Common Area Manager shall provide the exact paint colors to Tenant when needed.

SIGN TYPE 2: SECONDARY TENANT MONUMENT SIGNS

1. Location – The approved locations of all Secondary Tenant Monument Signs are shown on Exhibit A: Site Plan.
2. Monument Sign Design – The size and design of the Secondary Tenant Monument Signs shall be consistent with Exhibit C.
3. Availability of Tenant identification area on the Secondary Tenant Monument Signs is based on Tenant obtaining the approval of the original Developer, the City of Lake Forest and any other governing authority.
4. Tenant Sign Panel - Tenants may utilize their letter type, logo type and colors. Brand names and information which make the sign appear to be an advertisement is not permitted.
5. Tenant Sign Panel Construction – Minimum 1/8" thickness, aluminum sign panels with flush push thru acrylic graphics. The sign panels should be smooth, durable, non-weathering and of high quality. Sign panels with translucent or transparent backgrounds are not permitted. All hardware shall be of nonferrous metals. Exposed hardware is not permitted.
6. Tenant Sign Copy Maximum Height – The maximum height for sign copy for Tenant sign panels on a Single-Tenant sign (Sign Type ST-2.1 and ST-2.2 on Exhibit C) shall be twenty four inches (24'). The maximum height for sign copy for Tenant sign panels on a Double-Tenant sign (Sign Type ST-2.3 on Exhibit C) shall be eleven inches (11").
7. Tenant Sign Copy Maximum Width - The maximum width for sign copy for Tenant sign panels shall be six feet (6').
8. Tenant Sign Panel Illumination – LED, internally illuminated in a manner that lights only the sign copy. Illumination of sign background is not permitted. Lighting shall be designed so it does not cause glare to motorists. Exposed neon is not permitted.
9. Tenant Sign Panel Color – Tenant sign panels are to match the Primary Shopping Center Monument Sign cabinets in paint brand and color. The current paint brand is Matthews Polyurethane Paint colored to match certain Sherwin-Williams paint colors. The current colors consist of warm browns, tans and white. Landlord and/or Common Area Manager shall provide the exact paint colors to Tenant when needed.

SIGN TYPE 3: LEASING SIGNS

1. Location – The approved locations of all Leasing Signs are shown on Exhibit A: Site Plan.
2. Leasing Sign Design – The size and design of the Leasing Signs shall be consistent with Exhibit D.
3. Availability of the broker information on the Leasing Signs is based on the sole discretion of the original Developer.
4. Leasing Sign Illumination – None.

SIGN TYPE 4: PROJECT IDENTITY (ENTRY) MONUMENT SIGNS

1. Location – The approved locations of all Project Identity (Entry) Monument Signs are shown on Exhibit A: Site Plan.
2. Monument Sign Design – The size and design of the Project Identity (Entry) Monument Signs shall be consistent with Exhibit E.
3. Availability of Tenant identification area on the Project Identity (Entry) Monument Signs is based on the sole discretion of the original Developer. Once original Developer approval has been obtained, Tenant shall obtain approval from the City of Lake Forest and any other governing authority.
4. Tenant Sign Panel - Tenants may utilize their letter type, logo type and colors. Brand names and information which make the sign appear to be an advertisement is not permitted.
5. Tenant Sign Panel Construction – Minimum 1/8" thickness, aluminum panels with flush push thru acrylic graphics. The sign panels should be smooth, durable, non-weathering and of high quality. Sign panels with translucent or transparent backgrounds are not permitted. All hardware shall be of nonferrous metals. Exposed hardware is not permitted.
6. Tenant Sign Copy Maximum Height – The maximum height for sign copy for Tenant sign panels shall be two feet (2').
7. Tenant Sign Copy Maximum Width - The maximum width for sign copy for Tenant sign panels shall be twelve feet (12'), ten and one half inches (10.50").
8. Tenant Sign Panel Illumination – LED, internally illuminated in a manner that lights only the sign copy. Illumination of sign background is not permitted. Lighting shall be designed so it does not cause glare to motorists. Exposed neon is not permitted.
9. Tenant Sign Panel Color – Tenant sign panels are to match the Primary Shopping Center Monument Sign cabinets in paint brand and color. The current paint brand is Matthews Polyurethane Paint colored to match certain Sherwin-Williams paint colors. The current colors consist of warm browns, tans and white. Landlord and/or Common Area Manager shall provide the exact paint colors to Tenant when needed.

SECTION VI. TENANT STOREFRONT I.D. (Sign Type 5, 6, 7, 8, 9, 10)

SIGN TYPE 5: MAJOR TENANT I.D. SIGNS

1. Definition - A Major Tenant is defined as any Tenant occupying 16,000 s.f. to 120,000 s.f. of gross floor area.
2. Letter/Logo Height - The maximum allowable letter/logo height is not to exceed six feet (6') for a single line.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area is not to exceed ten percent (10%) of the building face to a maximum of one hundred seventy (150) square feet per elevation.
5. Sign Length - Tenant sign length must not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Major Tenant storefront identification sign is allowed per elevation facing a street or parking lot. The maximum number of Major Tenant wall mounted identification signs shall not exceed three (3).
7. Secondary Signage – Major Tenants may install up to two (2) minor secondary wall signs with a maximum allowable area of fifty (50) square feet each.

SIGN TYPE 6: ANCHOR TENANT I.D. SIGNS

1. Definition - An Anchor Tenant is defined as any Tenant occupying 10,001 s.f. to 15,999 s.f. of gross floor area.
2. Letter/Logo Height - The maximum allowable letter/logo height is not to exceed six feet (6') for a single line.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area is not to exceed ten percent (10%) of the building face to a maximum of one hundred fifty (150) square feet per elevation.
5. Sign Length - Tenant sign length must not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Anchor Tenant storefront identification sign is allowed per building elevation facing a street or the parking lot. The maximum number of Anchor Tenant wall mounted identification signs shall not exceed three (3).
7. Secondary Signage – Anchor Tenants may install up to two (2) minor secondary wall signs with a maximum allowable area of fifty (50) square feet each.

SIGN TYPE 7: INTERMEDIATE TENANT I.D. SIGNS

1. Definition - An Intermediate Tenant is defined as any Tenant occupying less than 10,000 s.f. of gross floor area.
2. Letter/Logo Height - The maximum allowable letter/logo height is not to exceed four feet (4') for a single line.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area is not to exceed ten percent (10%) of the building face to a maximum of one hundred (100) square feet per elevation.
5. Sign Length - Tenant sign length must not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Intermediate Tenant storefront identification sign is allowed per building elevation facing street or parking lot. The maximum number of Intermediate Tenant wall mounted identification signs shall not exceed three (3).

SIGN TYPE 8: SHOP TENANT I.D. SIGNS

1. Definition - A Shop Tenant is defined as any Tenant occupying less than 10,000 s.f. in Shop Buildings B and G.
2. Design - Shop Tenant signs are to be individually mounted, internally illuminated, channel letters.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area – None. Sign is limited in size by sign height and width limitations.
5. Letter/Logo Height - The maximum allowable letter/logo height for Shop Tenants occupying 2,500 s.f. or more is not to exceed thirty inches (30"). For Shop Tenants occupying less than 2,500 s.f., the maximum allowable letter/logo height is not to exceed twenty four inches (24").
6. Sign Length - Tenant sign length must not exceed seventy five percent (75%) of the store frontage.
7. Quantity - One (1) Shop Tenant storefront identification sign is allowed per building elevation facing street or parking lot. The maximum number of Shop Tenant wall mounted identification signs shall not exceed one (1).

SIGN TYPE 9: PAD TENANT I.D. SIGNS

1. Definition - A Pad Tenant is defined as any Tenant solely occupying a single freestanding pad building.
2. Letter/Logo Height - The maximum allowable letter/logo height is not to exceed three feet (3') for a single line.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area is not to exceed two (2) square feet per linear foot of frontage to a maximum of one hundred twenty five (125) square feet per elevation.
5. Sign Length - Tenant sign length must not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Pad Tenant storefront identification sign is allowed per elevation. The maximum number of Pad Tenant wall mounted identification signs shall not exceed three (3).

SIGN TYPE 10: MULTI-TENANT PAD I.D. SIGNS

1. Definition - A Multi-Tenant Pad Tenant is defined as a single freestanding pad building with more than one Tenant.
2. Letter/Logo Height - The maximum allowable letter/logo height for Tenants occupying 2,500 s.f. or more is not to exceed thirty inches (30"). For Tenants occupying less than 2,500 s.f., the maximum allowable letter/logo height is not to exceed twenty four inches (24").
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area is not to exceed two (2) square feet per linear foot of Tenant frontage to a maximum of one hundred twenty five (125) square feet per elevation of each Tenant space.
5. Sign Length - Tenant sign length must not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Tenant storefront identification sign is allowed per elevation for each Tenant space. The maximum number of tenant signs shall not exceed three (3) for each tenant.

SECTION VII. TENANT STOREFRONT I.D. FABRICATION STANDARDS (SIGN TYPE 5, 6, 7, 8, 9, 10)

The following standards further specify the design and production requirements for Tenant storefront signs. After reviewing the text, refer to the location plan for the corresponding sign type and locate the particular store to be signed. Along with the requirements of this section, the Tenant must also comply with all the requirements outlined in Section IV "General Sign Criteria".

GENERAL STANDARDS:

1. All Tenant signs are to be illuminated signs which are connected to an assigned J box provided by the Landlord which must be controlled by a dedicated time clock, and have a disconnect switch within visible proximity to the sign.
2. All signs and installation of signs must conform to the appropriate building and electrical codes. The Tenant and the sign contractor will obtain any and all permits required.
3. In no case will there be any exposed electrical raceways, conduit, transformers, junction boxes, conductors, or crossovers. Exposed transformers will be finished in manner consistent with quality fabrication practices and the installation will be approved by the Landlord and/or Common Area Manager.
4. Major Tenant storefront identification signs may be fabricated as individually mounted closed pan or reverse pan channel letters to be floodlit. All other Tenant signs are to be closed pan channel letters.
5. Sign Construction shall conform to the following criteria for the center or equivalent:
 - a. Channel letter and logo forms are to be fabricated from .063 inch aluminum or greater, formed into a pan channel configuration.
 - b. All letter returns shall have depth of 5 inches and be .063 inch aluminum or greater.
 - c. All sign trim caps shall be a minimum of .75 inches and be .040 inch aluminum or greater.
 - d. Each letter must have a minimum of 2 1/4" diameter seep holes for drainage of water.
 - e. The inside of each letter and logo form are to be painted white.
 - f. Any permitted cabinets shall be .063 inch aluminum or greater.

- g. All lighting shall be LED, manufactured, labeled, and installed in accordance with U/L (Underwriters Laboratory) standards with 1/2" spacers between back of sign and building fascia.
 - h. Please refer to the Tenant Storefront I.D Fabrication Standards for the production standard. All returns shall be pre-coated or painted with a polyurethane paint (i.e. Matthews Paint).
 - i. All vinyl construction shall be 3M vinyl or equivalent.
 - j. All acrylic faces shall be of a minimum of 1/8" thickness.
6. Tenant and/or the sign contractor shall not, in course of sign installation or removal, damage any of the building exterior of the structure. The Tenant will be held fully responsible for all costs incurred to repair any damage, at the sole discretion of the Landlord and/or Common Area Manager.
7. All penetrations of the exterior fascia are to be sealed watertight and painted to match the existing fascia color.

SITE PLAN

- ST-1A PRIMARY SHOPPING MONUMENT
- ST-1B PRIMARY SHOPPING MONUMENT
- ST-2 SECONDARY TENANT MONUMENT
- ST-3 LEASING SIGN
- ST-4 PROJECT IDENTITY (ENTRY) MONUMENT

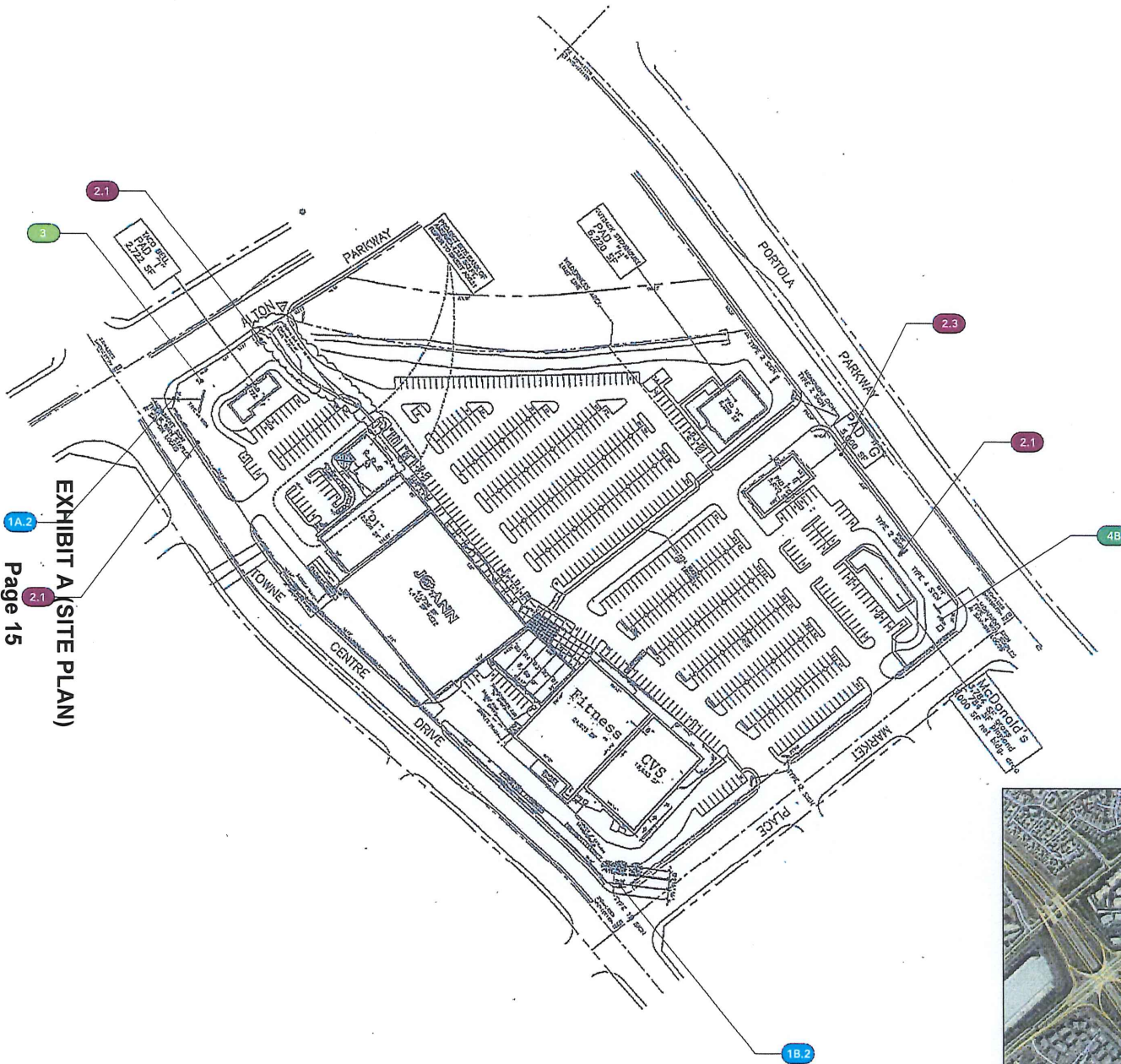


EXHIBIT A (SITE PLAN)

SIGN TYPE 1A

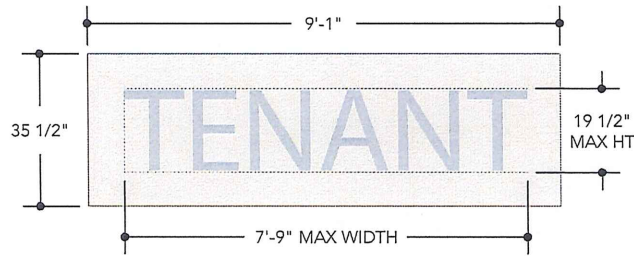
PRIMARY SHOPPING MONUMENT

TOTAL SIGN AREA = 360 SQFT

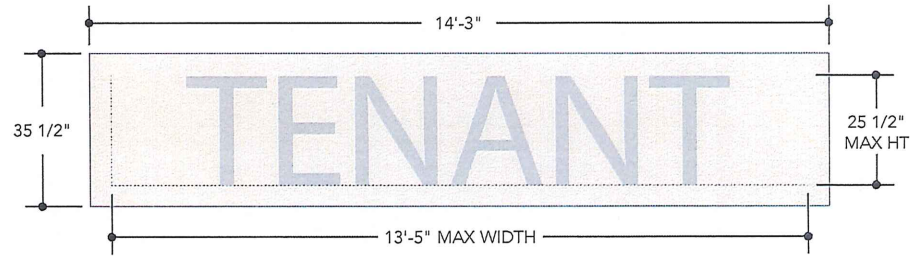
1. FOND DU LAC STONE VENEER. GROUT SIZES & STYLE TO MATCH FOOTHILL RANCH WALLS AT ALTON & PORTOLA.
 2. 1/8" THK ALUM TENANT PANELS WITH FLUSH PUSH THRU ACRYLIC GRAPHICS WITH TENANT'S CORPORATE COLOR VINYL ON FACES. PAINTED TO MATCH SHERWIN WILLIAMS SW6105.
 3. SIGN CABINET FABRICATED FROM 1/8" THK ALUM. PAINTED TO MATCH SHERWIN WILLIAMS SW6109 HOPSACK.
 4. 1/4" THK X 1.5" DEEP ALUM TENANT PANEL FRAME PAINTED MATTHEWS MP02250 ALTON BROWN.
 5. 1/8" THK ALUM FABRICATED CAP PAINTED TO MATCH SHERWIN WILLIAMS SW6385 DOVER WHITE.
 6. 1" X 1.5" DEEP ALUM TENANT PANEL DIVIDER PAINTED MATTHEWS MP02250 ALTON BROWN.
 7. 1/4" PROUD PUSH THRU WHITE 7328 ACRYLIC
- *ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE*
**ALL INTERNAL ILLUMINATION SHALL BE LED*

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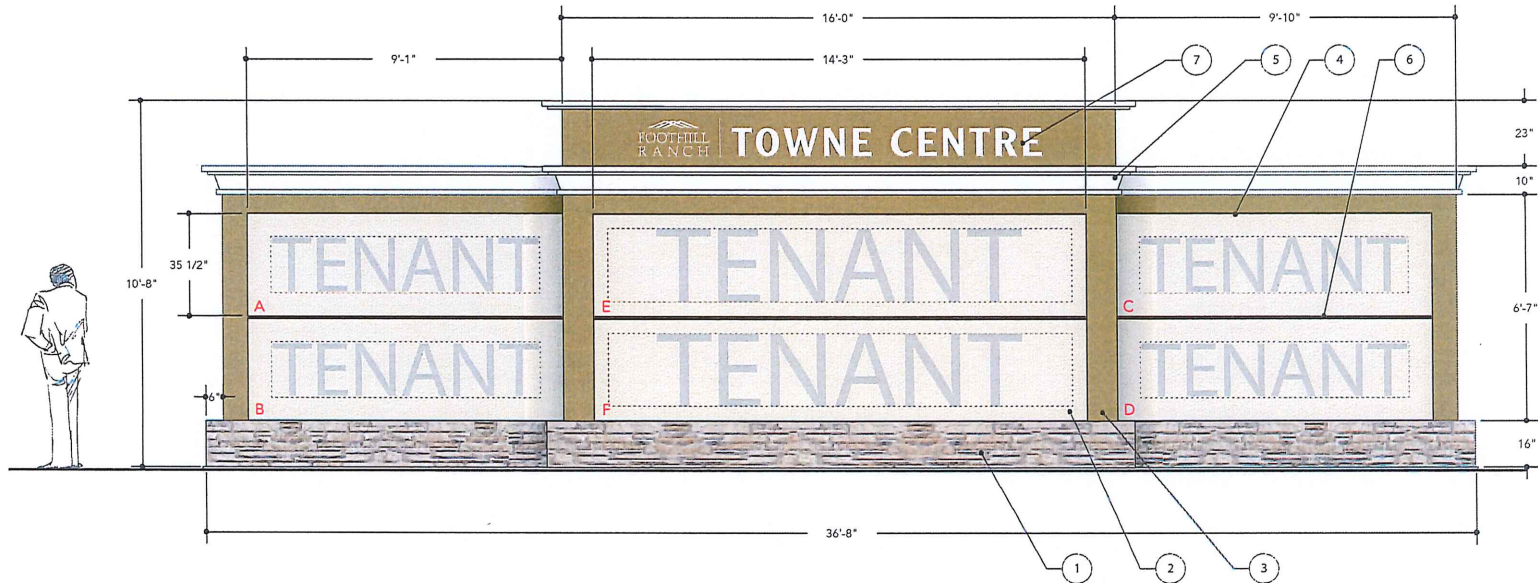
EXHIBIT B



TENANT PANELS A - D (MIN. 8" BORDER)



TENANT PANELS E & F (MIN. 5" BORDER)



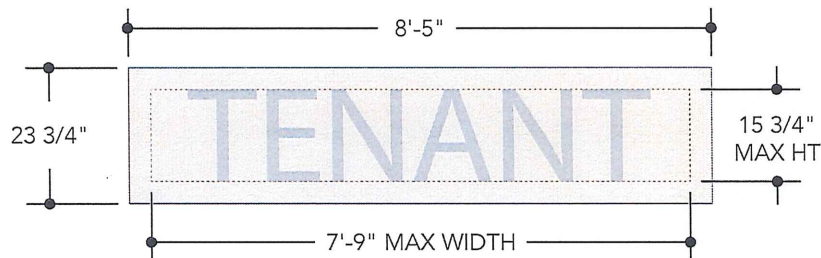
FRONT ELEVATION

SIGN TYPE 1B

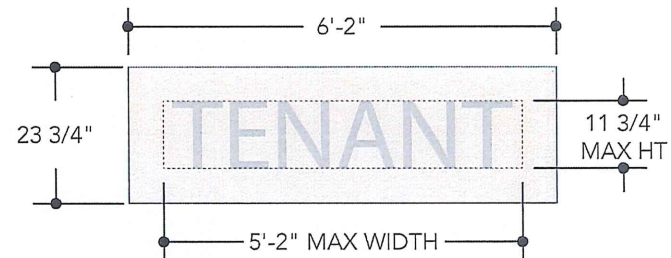
PRIMARY SHOPPING MONUMENT

TOTAL SIGN AREA = 160 SQFT

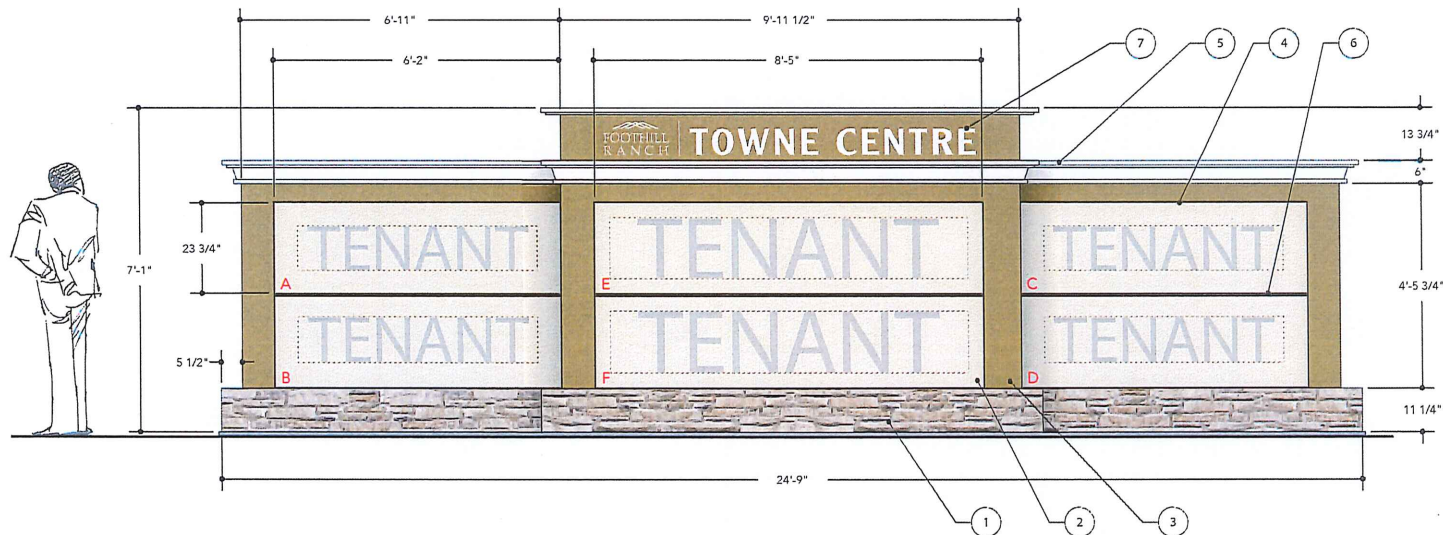
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 2. 1/8" THK ALUM TENANT PANELS WITH FLUSH PUSH THRU ACRYLIC GRAPHICS WITH TENANT'S CORPORATE COLOR VINYL ON FACES. PAINTED TO MATCH SHERWIN WILLIAMS SW6105.
 3. SIGN CABINET FABRICATED FROM 1/8" THK ALUM. PAINTED TO MATCH SHERWIN WILLIAMS SW6109 HOPSACK.
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 5. 1/8" THK ALUM FABRICATED CAP PAINTED TO MATCH SHERWIN WILLIAMS SW6385 DOVER WHITE.
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 7. 1/4" PROUD PUSH THRU WHITE 7328 ACRYLIC
- *ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE*
**ALL INTERNAL ILLUMINATION SHALL BE LED*



TENANT PANELS E & F (MIN. 4" BORDER)



TENANT PANELS A - D (MIN. 6" BORDER)



FRONT ELEVATION

SIGN TYPE 2

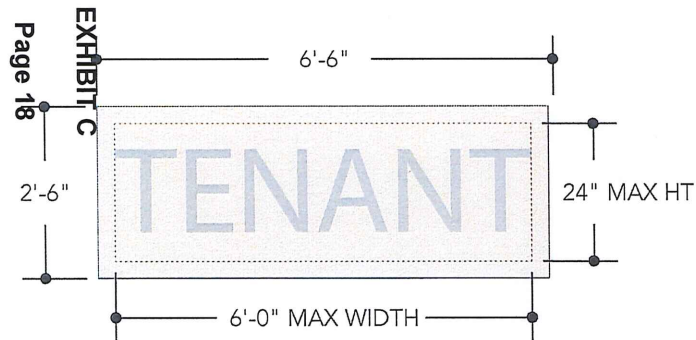
SECONDARY TENANT MONUMENT

TOTAL SIGN AREA = 40 SQFT

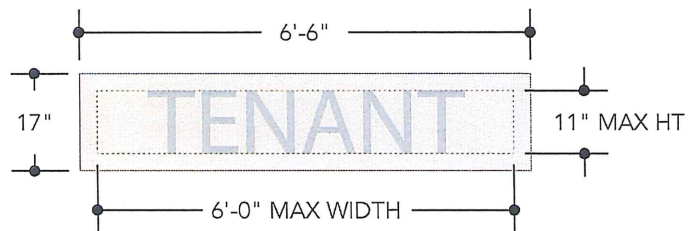
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*ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE

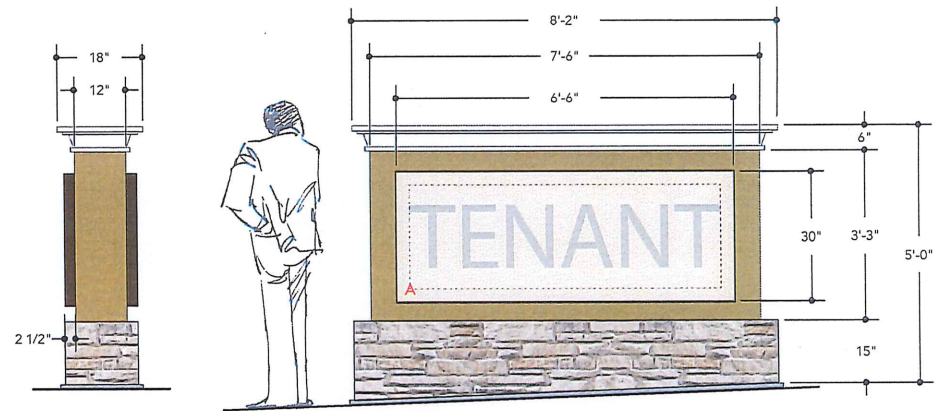
*ALL INTERNAL ILLUMINATION SHALL BE LED



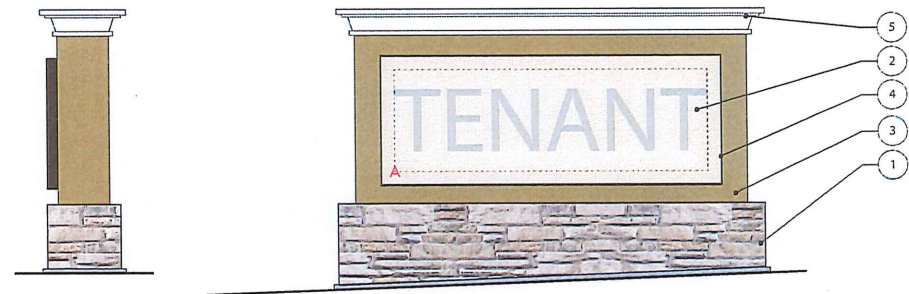
TENANT PANELS A (MIN. 3" BORDER)



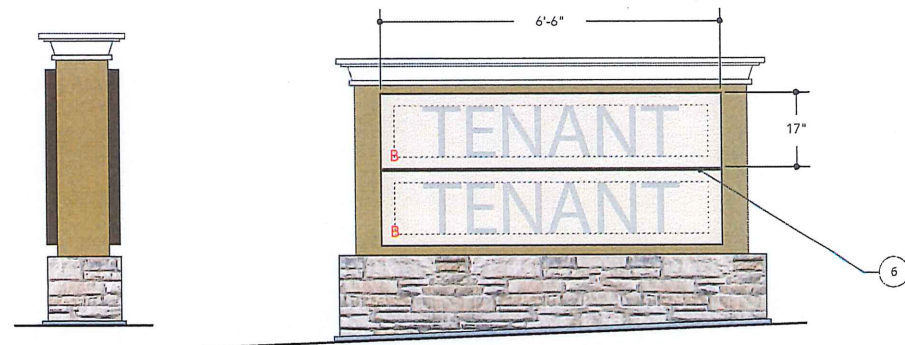
TENANT PANELS B (MIN. 3" BORDER)



ST-2.1 - DOUBLE SIDED SINGLE TENANT



ST-2.2 - SINGLE SIDED SINGLE TENANT



ST-2.3 - DOUBLE SIDED DOUBLE TENANT

1. REMOVABLE PANEL WITH VINYL GRAPHICS
2. SIGN BODY PAINTED TO MATCH SHERWIN WILLIAMS SW6109 HOPSACK.
3. PANEL FRAME PAINTED MATTHEWS MP02250 ALTON BROWN.
4. CAP PAINTED TO MATCH SHERWIN WILLIAMS SW6385 DOVER WHITE.
5. PIN MOUNTED LOGO PAINTED TO MATCH SHERWIN WILLIAMS SW6385 DOVER WHITE.

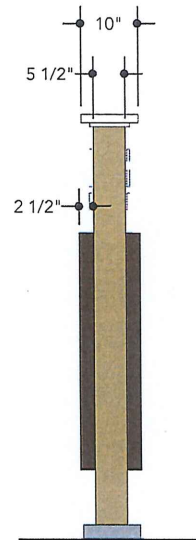
**ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE*

SIGN TYPE 3

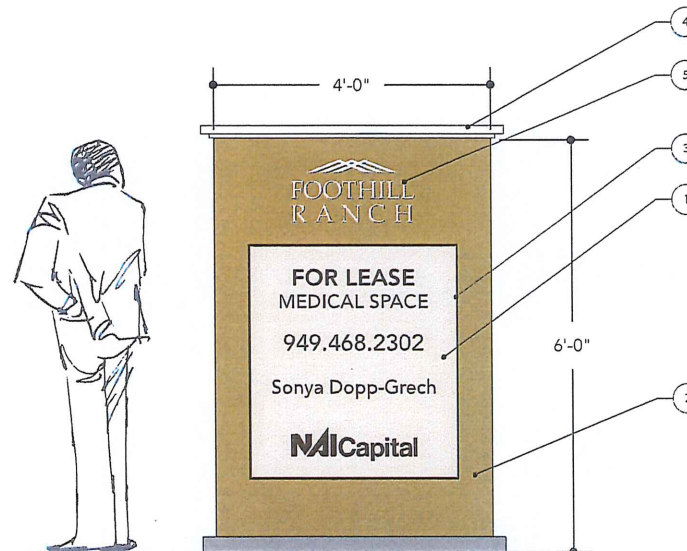
LEASING SIGN

TOTAL SIGN AREA = 24 SQFT

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 EXHIBIT D



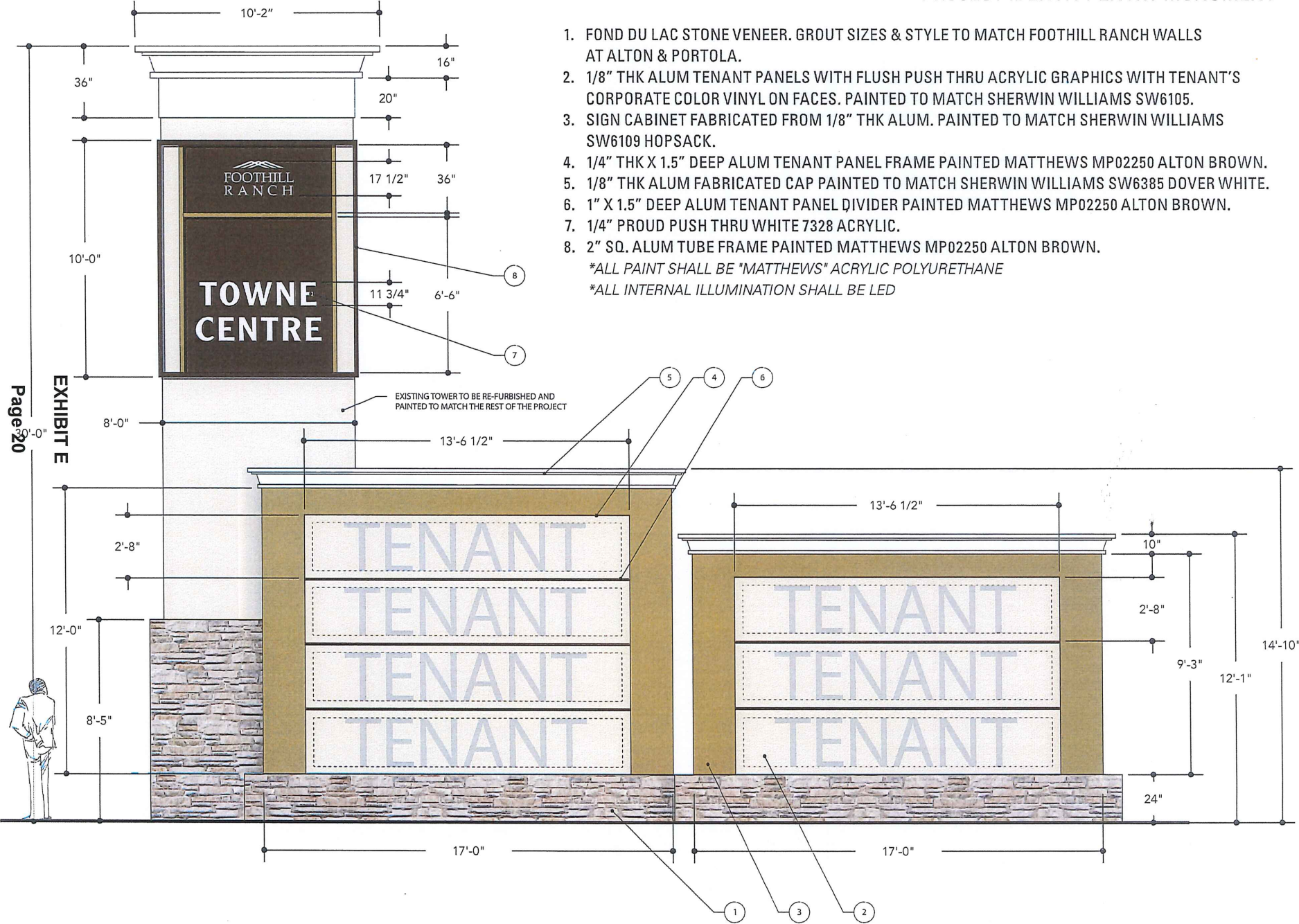
SIDE ELEVATION
 SCALE: 1/2" = 1'



FRONT ELEVATION
 SCALE: 1/2" = 1'

SIGN TYPE 4

PROJECT IDENTITY ENTRY MONUMENT



1. FOND DU LAC STONE VENEER. GROUT SIZES & STYLE TO MATCH FOOTHILL RANCH WALLS AT ALTON & PORTOLA.
 2. 1/8" THK ALUM TENANT PANELS WITH FLUSH PUSH THRU ACRYLIC GRAPHICS WITH TENANT'S CORPORATE COLOR VINYL ON FACES. PAINTED TO MATCH SHERWIN WILLIAMS SW6105.
 3. SIGN CABINET FABRICATED FROM 1/8" THK ALUM. PAINTED TO MATCH SHERWIN WILLIAMS SW6109 HOPSACK.
 4. 1/4" THK X 1.5" DEEP ALUM TENANT PANEL FRAME PAINTED MATTHEWS MP02250 ALTON BROWN.
 5. 1/8" THK ALUM FABRICATED CAP PAINTED TO MATCH SHERWIN WILLIAMS SW6385 DOVER WHITE.
 6. 1" X 1.5" DEEP ALUM TENANT PANEL DIVIDER PAINTED MATTHEWS MP02250 ALTON BROWN.
 7. 1/4" PROUD PUSH THRU WHITE 7328 ACRYLIC.
 8. 2" SQ. ALUM TUBE FRAME PAINTED MATTHEWS MP02250 ALTON BROWN.
- *ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE*
**ALL INTERNAL ILLUMINATION SHALL BE LED*

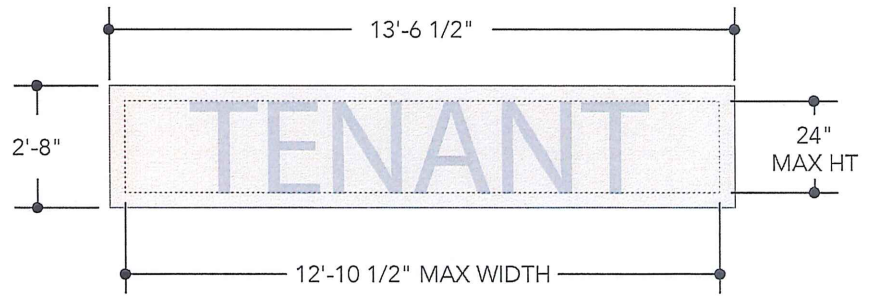
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EXHIBIT E



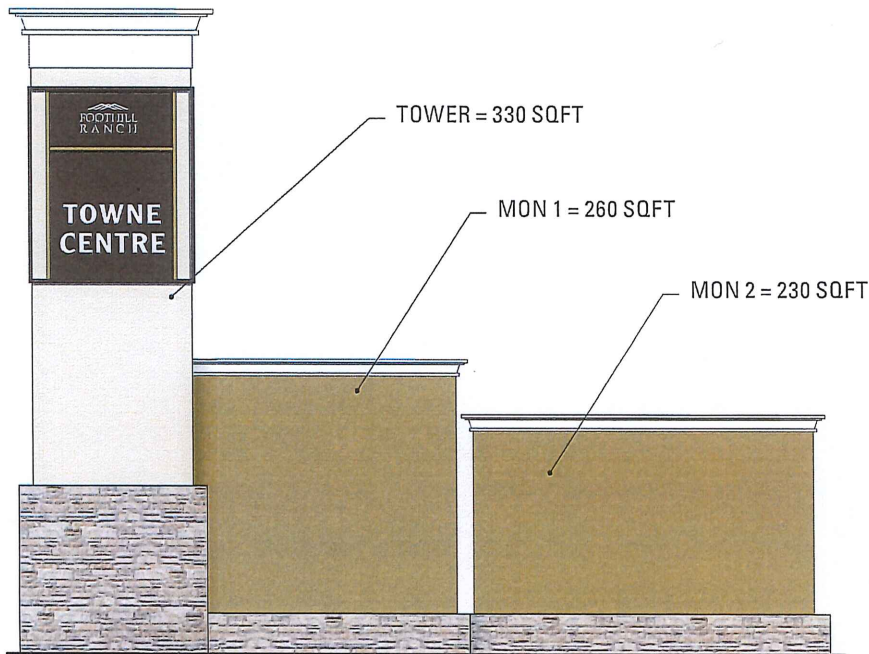
SIGN TYPE 4

PROJECT IDENTITY ENTRY MONUMENT

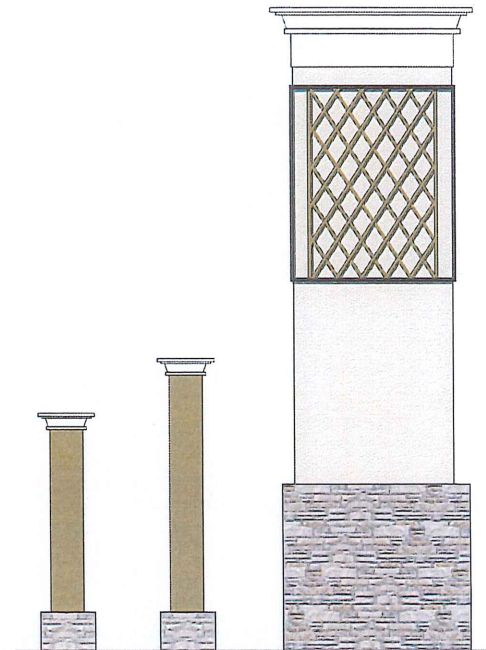


TENANT PANELS (MIN. 4" BORDER)

EXHIBIT E
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TYPICAL REAR ELEVATION



TYPICAL SIDE ELEVATION