

Canada Business Center

22600-A, 22600-B, 22600-C, 22600-D, 22600-E, 22600-F, 22600-G, 22600-H
Lambert Street.

22622-22642-22651-22672-22691-22722-22741 Lambert Street

Planned Sign Program

PSP 7-16-4947

Prepared For:

PS Business Parks

22722 Lambert Street #1707

Lake Forest, CA 92630

949-454-7662

Prepared By:

Stanford Sign & Awning Inc.

2556 Faivre St.

Chula Vista, CA 91911

619-423-6200

Table of Contents:

Sheet 1:	CBC Cover Sheet
Sheet 2:	Table of Contents
Sheet 3:	Purpose and Intent, Maint., Approvals
Sheet 4:	Compliance & Design Criteria
Sheet 5:	Sign Type A Primary Ground Sign
Sheet 6:	Sign Type B Secondary Ground Sign
Sheet 7:	Sign Type C Directional Ground Sign
Sheet 8:	Sign Type D Wall Signs & Placement
Sheet 9:	Sign Type E Tenant ID-Window Vinyl Bldgs 100-1500
Sheet 10:	Sign Type F Real Estate-Leasing
Sheet 11-16:	Tenant Space Floor Plan By Building and Suite

CANADA BUSINESS CENTER
PLANNED SIGN PROGRAM

PURPOSE AND INTENT

The purpose of this Planned Sign Program is to provide for adequate and aesthetically pleasing On-building and Ground Mounted Signage in conformance with the provisions set forth in the Lake Forest Sign Criteria.

The intent of this Planned Sign Program is to produce uniform standards for all signage required by the project know as Canada Business Center.

MAINTENANCE

All signs within Canada Business Center shall be maintained in an as-new condition. The owner shall make periodic inspections of all signs on site. The party responsible for said signs shall immediately correct any deficiencies.

APPROVALS

All signage must have written approval of PS Business Parks or its designee. Prior to City review eligible sign applicants shall first obtain the approval of PS Business Parks or its designee by submitting the following:

1. For Preliminary Approval submit in triplicate the following to PS Business Parks or its designee.
 - a. Site plan and building elevation(s) showing proposed sign location(s) size(s) and dimensions.
 - b. Proposed materials, finishes and colors, in writing and samples if requested
 - c. Installation detail

2. For City approval submit shop drawings as approved by PS Business Parks or its designee to The City of Lake Forest Planning Department to obtain sign and building permit. No Ground Mounted Signs may be install by tenant.

UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to PS Business Parks or its designee for clarification and determination. Ps Business Parks shall than approve signing that best meets the intent of the Planned Sign Program

COMPLIANCE REQUIREMENTS

No person shall erect, re-erect, construct, enlarge, move improve, remove, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by the owner and the City of Lake Forest Planning Department. All such non-conforming or unapproved sign(s) must be brought into conformance at the expense of the tenant responsible for the installation of said sign(s).

Design Criteria

GENERAL SIGN STANDARDS

1. Sign area is defined as the entire area within a perimeter defined by a continuous line composed of right angles which enclose the extreme outer limits of lettering, logo or trademarks together with any frame or structure trim forming a part of the display used to differentiate the sign from the background against which it is placed.
2. The letter style and colors for tenants I.D. sign type "D" is at the discretion of PS Business Parks
3. The letter style for tenants I.D. sign type "E" is ~~Swiss Bold~~, the color is white
HELVETICA FONT (MEDIUM)
4. The location of all applicable ground mounted signs shall conform to the City of Lake Forest site distance triangle standard.
5. All paint on aluminum shall be semi-gloss over proper primer.
6. Sign type "D" attached to the building shall be formed by individual channel letters and shall be mounted to raceway. All signs shall be single-line-of-copy signs. No "cabinet signs" or signs painted directly on the building will be permitted.
7. All attachment hardware will be stainless steel to preclude rust staining of architectural surfaces and to permit ease of future removal and servicing
8. All signage to be of aluminum construction
9. All on-building signs shall be mounted directly onto the building surface. Graphics may not cross over horizontal reveals.

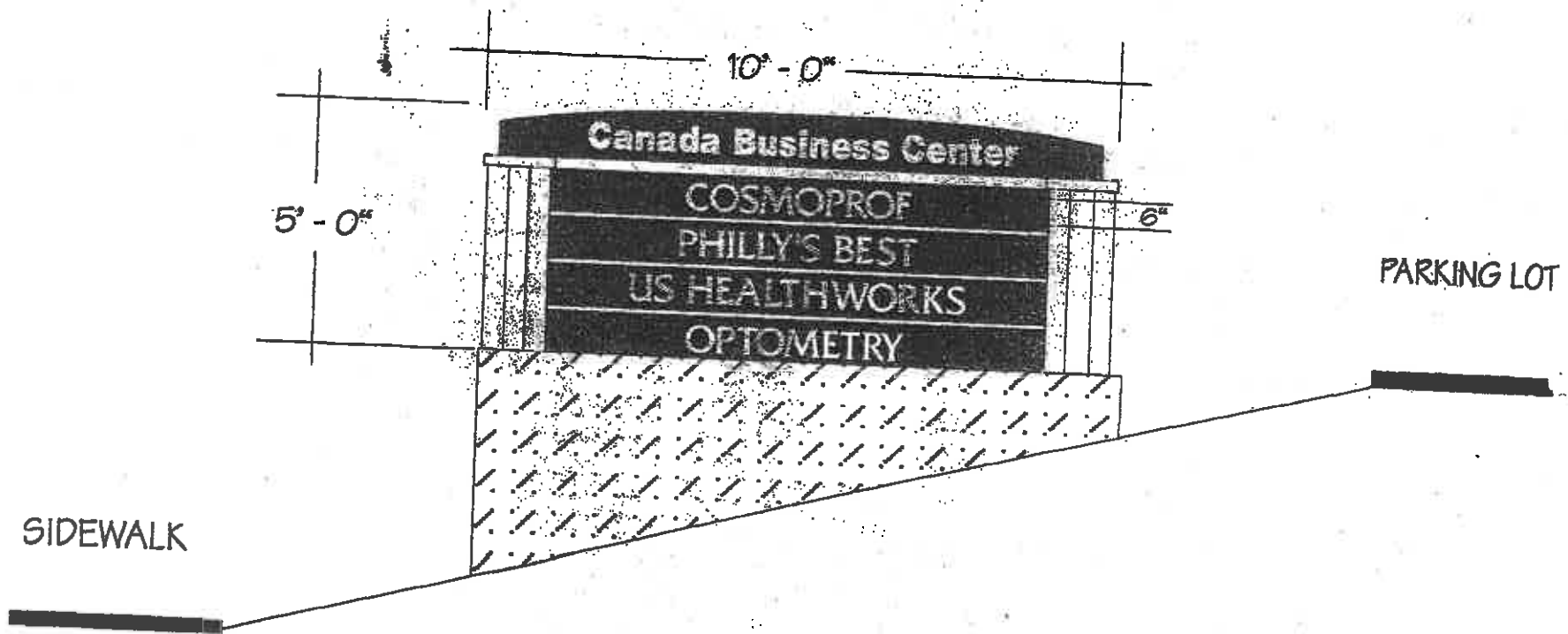
SIGN DESCRIPTIONS

The following describes the types of signs allowed within the project. The tenant is referred to their lease agreement or rider attached to this document to determine the types of signs allowed, if any, for their premises. Any tenant specific signage shall be fabricated and installed at tenant's sole expense.

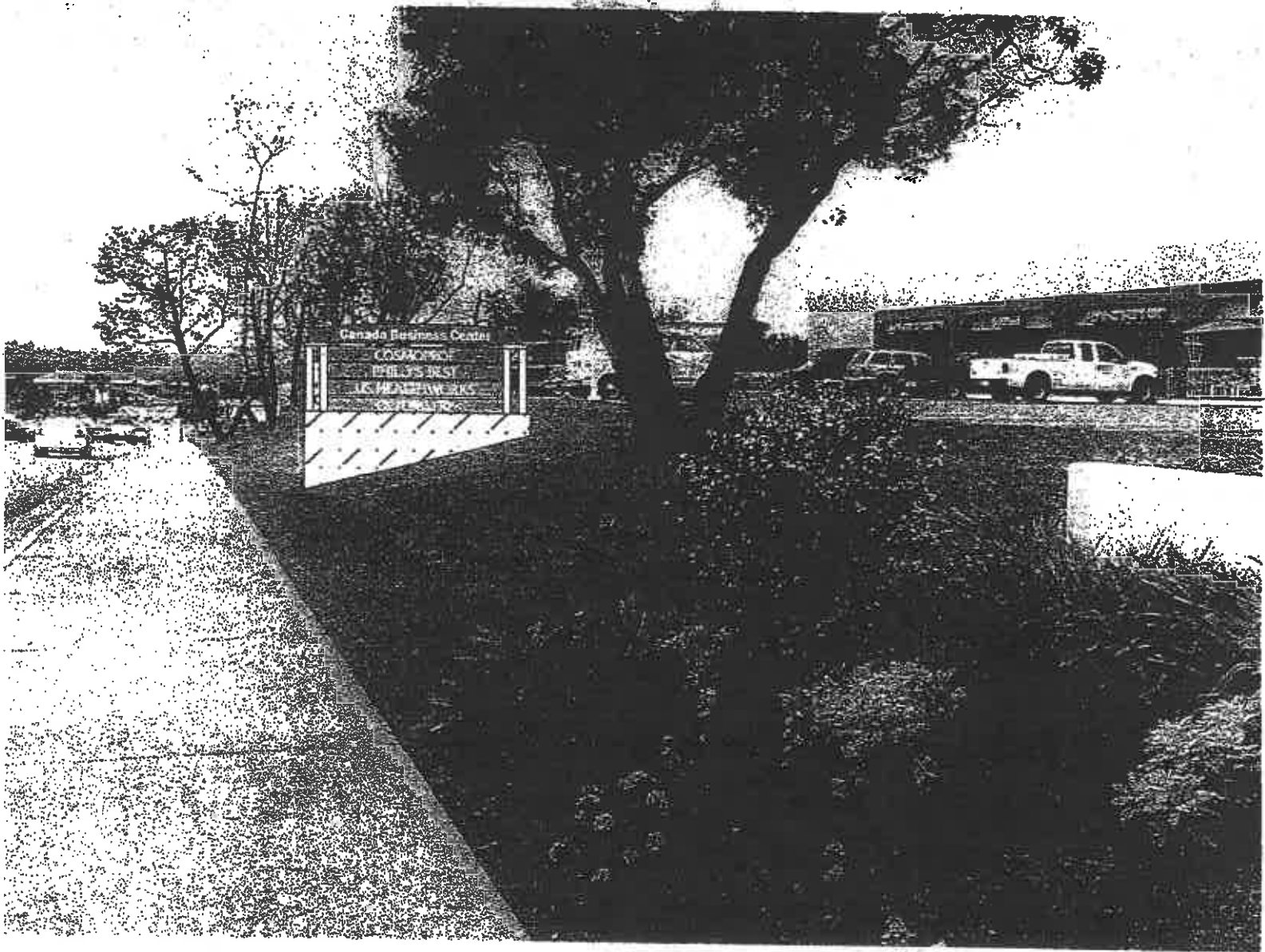
GENERAL NOTES:

- INTERNALLY ILLUMINATED
- CONCRETE BASE PAINTED S1W0091
- 18" DEEP ALUMINUM CABINET PAINTED TWO COLORS TO MATCH BUILDING
- WHITE ACRYLIC PUSH THRU COPY
- SIGN AREA 50 SQ. FT.

PAGE 5

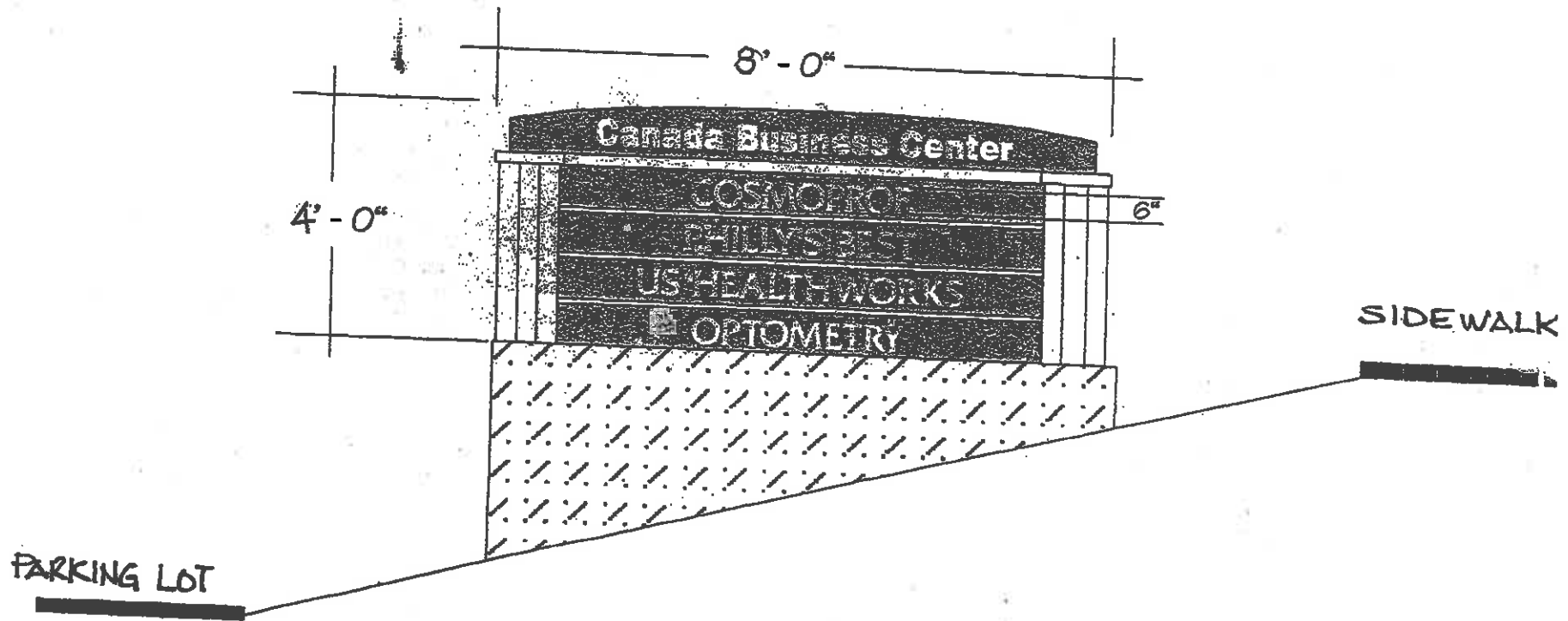


SIGN TYPE A: PRIMARY GROUND MOUNTED SIGN



GENERAL NOTES:

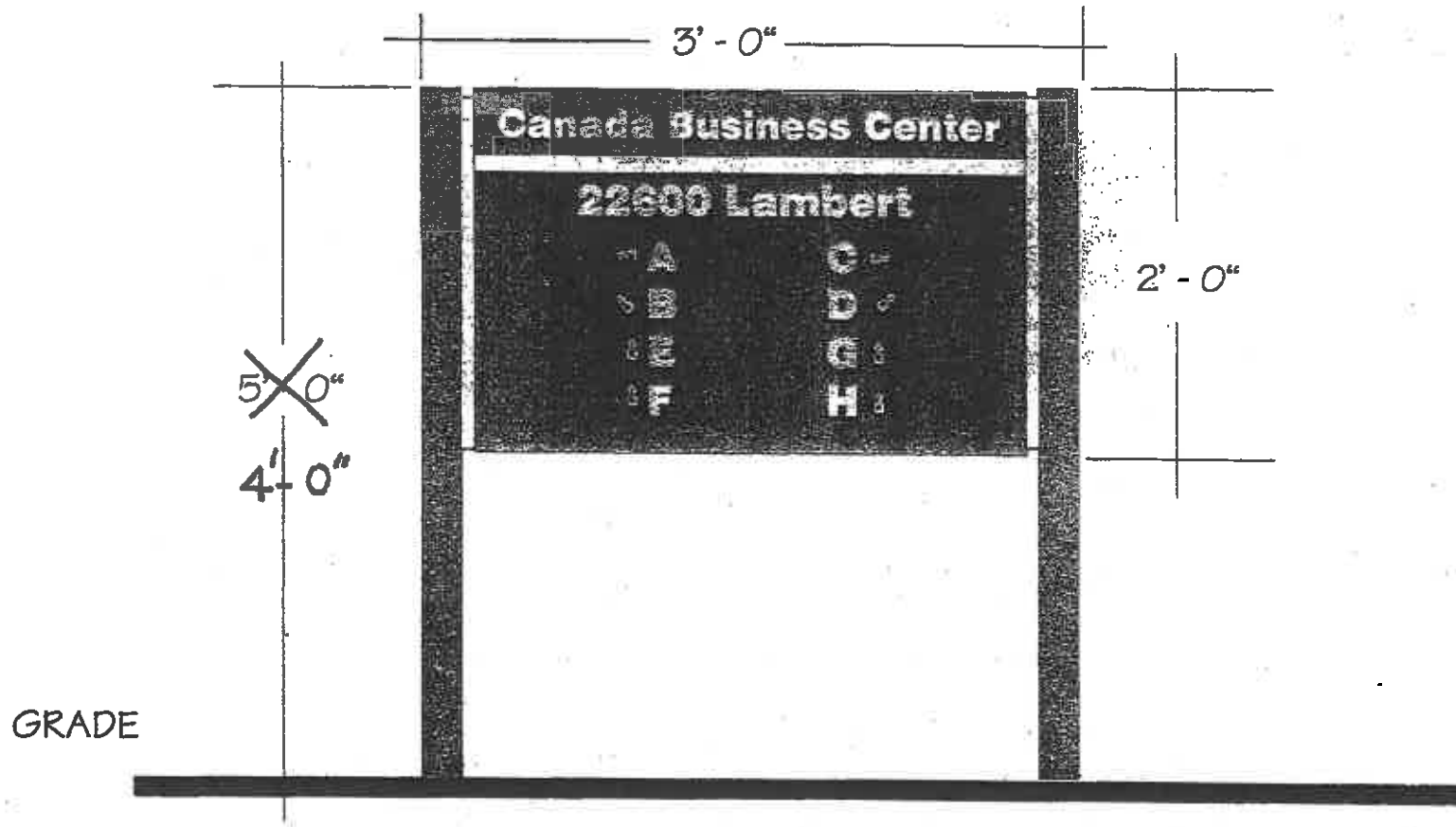
- INTERNALLY ILLUMINATED
- CONCRETE BASE PAINTED SW0091
- 12" DEEP ALUMINUM CABINET PAINTED TWO COLORS TO MATCH BUILDING
- WHITE ACYRLIC PUSH THRU COPY
- SIGN AREA 32 SQ. FT.



SIGN TYPE RECOMMENDED BY CROWN

GENERAL NOTES:

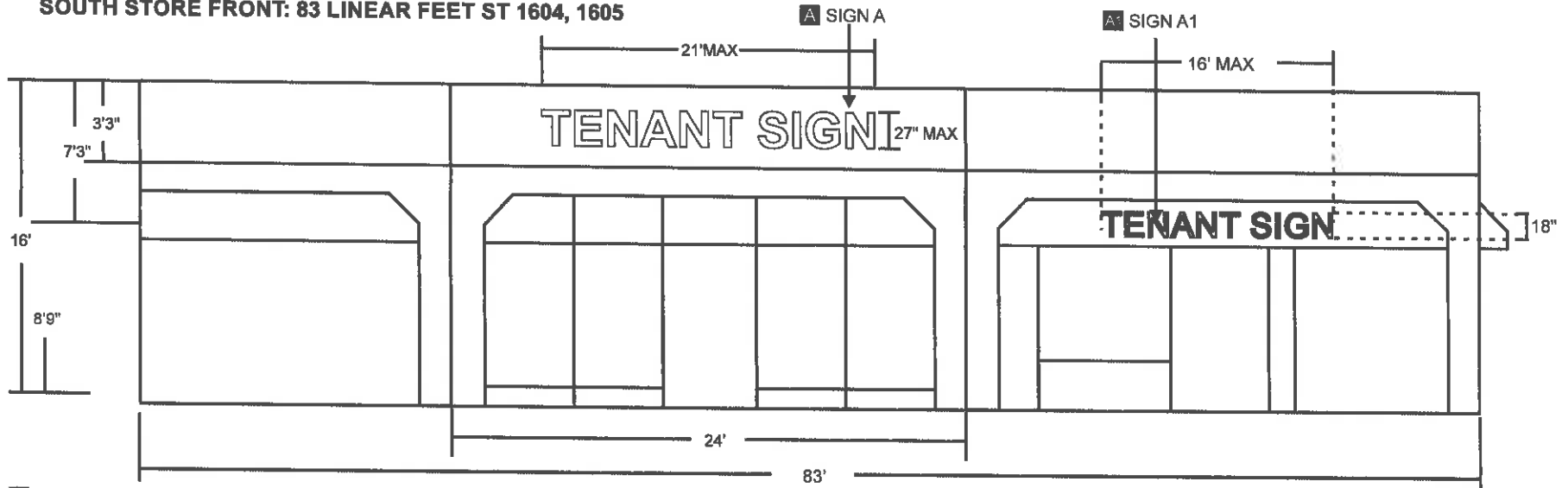
- NON-ILLUMINATED GROUND MOUNTED DIRECTIONAL S
- ALUMINUM CABINET PAINTED DARK BRONZE
- WHITE VINYL COPY
- SIGN AREA 6 SQ. FT.



PAGE 7

SIGN TYPE C: GROUND MOUNTED DIRECTIONAL SIGNS

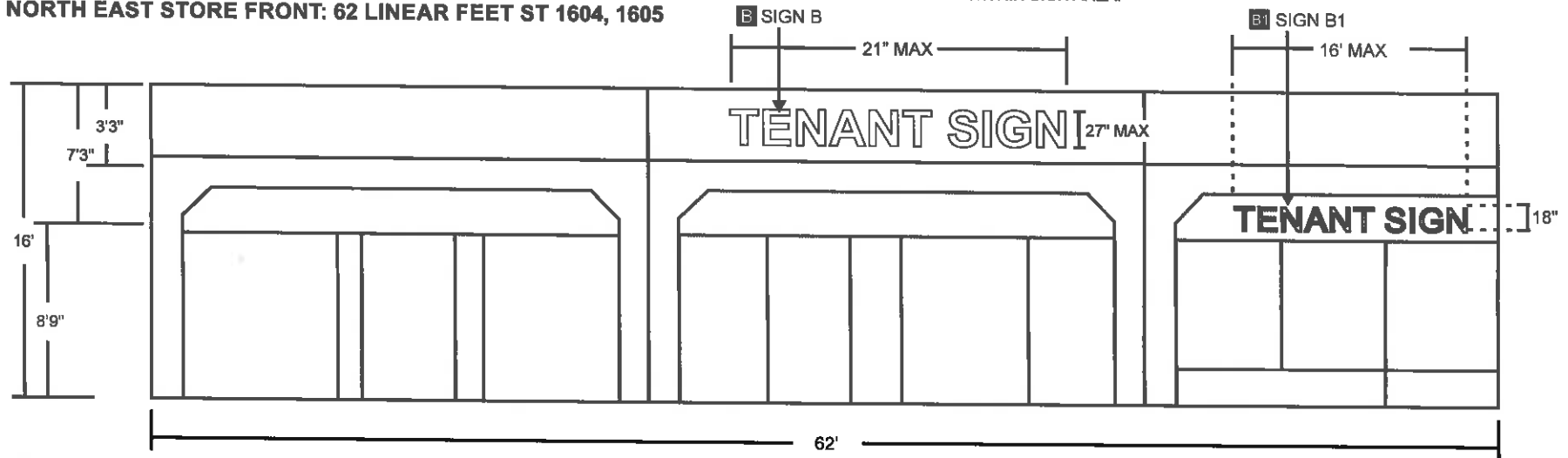
SOUTH STORE FRONT: 83 LINEAR FEET ST 1604, 1605



A PLACEMENT OPTION 22741 LAMBERT STREET SUITE 1604 & 1605
 INTERNALLY ILLUMINATED CHANNEL LETTERS REVERSE PAN OR HALO LETTER WALL SIGN
 TRIM CAP RETURNS AND SIGNS FACE COLOR TO BE APPROVED BY PROPERTY MANAGER.
 ILLUMINATED WITH WHITE LEDS
 PRIMARY ELECTRICAL TO SIGN BY OTHERS
 UL LISTED COMPONENTS
 SIGN TO BE CENTERED WITHIN SIGN AREA.

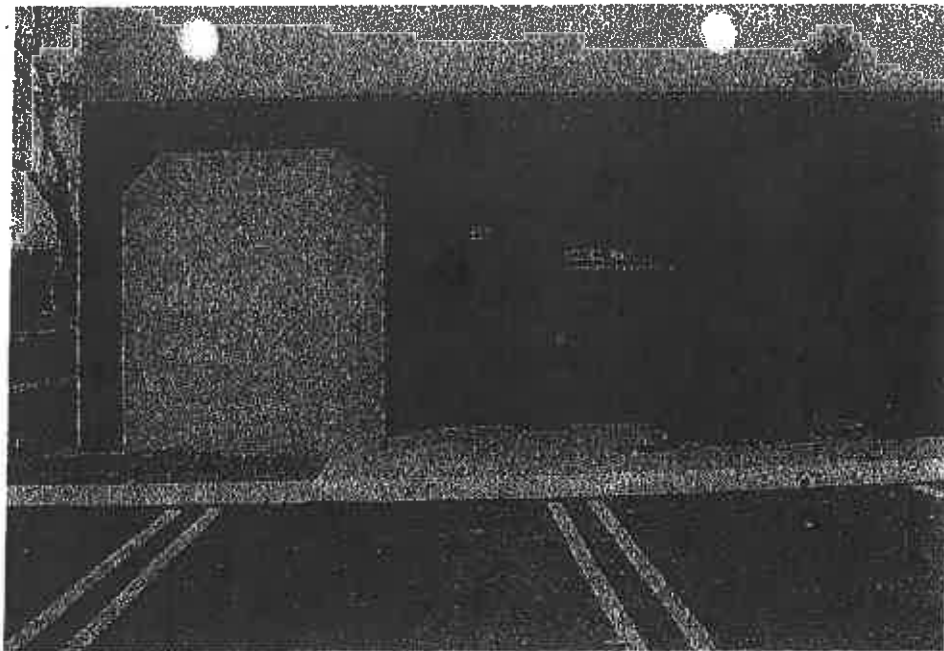
A1 PLACEMENT OPTION SIGN TYPE D ON BUILDING ILLUMINATED WALL SIGN
 BUILDINGS 22741 & 22722 LAMBERT ONLY
 INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGN
 MOUNTED TO RACEWAY 8" DEEP X 18" TALL X LENGTH OF SIGN, PAINTED TO MATCH BUILDING WALL Sw0091
 LETTER HEIGHT 18" MAXIMUM
 SIGN LENGTH NOT TO EXCEED 16' LONG
 TRIM CAP & RETURN COLOR TO BE APPROVED BY PROPERTY MANAGER
 UL LISTED TRANSFORMERS 30ma UL 2161 w/SGFP
 SIGN AREA NOT TO EXCEED 24 SQUARE FEET
 SIGN TO BE CENTERED WITHIN SIGN AREA.

NORTH EAST STORE FRONT: 62 LINEAR FEET ST 1604, 1605



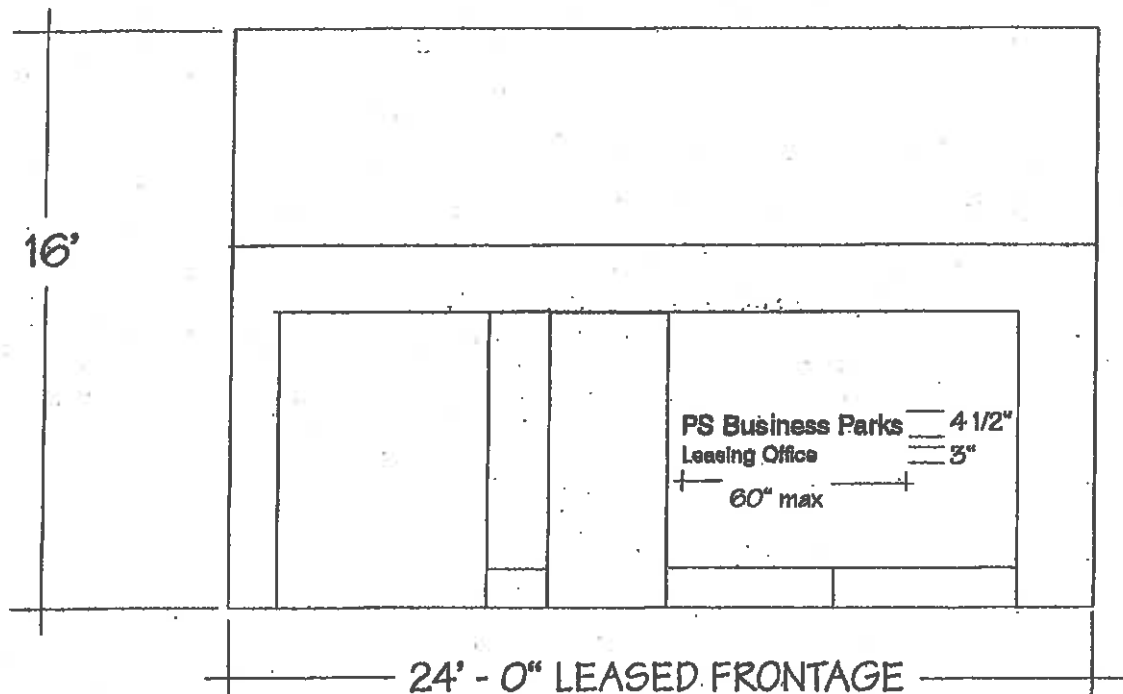
B PLACEMENT OPTION 22741 LAMBERT STREET SUITE 1604 & 1605
 INTERNALLY ILLUMINATED CHANNEL LETTERS REVERSE PAN OR HALO LETTER WALL SIGN
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 LETTER HEIGHT 18" MAXIMUM
 SIGN LENGTH NOT TO EXCEED 16' LONG
 TRIM CAP & RETURN COLOR TO BE APPROVED BY PROPERTY MANAGER
 UL LISTED TRANSFORMERS 30ma UL 2161 w/SGFP
 SIGN AREA NOT TO EXCEED 24 SQUARE FEET
 SIGN TO BE CENTERED WITHIN SIGN AREA.



GENERAL NOTES:

- TENANT ID SIGN
- APPLIED HIGH-PERFORMANCE WHITE VINYL TO GLASS
- TOP LINE: BUSINESS NAME @ 4 1/2" TALL U/L CASE
- NEXT LINE: INFORMATION LINE @ 3" TALL U/L CASE
- HELVETICA MED. TYPE STYLE
- SIGN AREA 5 SQ. FT. MAX



**SIGN TYPE E: TENANT ID - VINYL APPLIED TO GLASS WINDOW
BUILDINGS 100 THRU 1500**

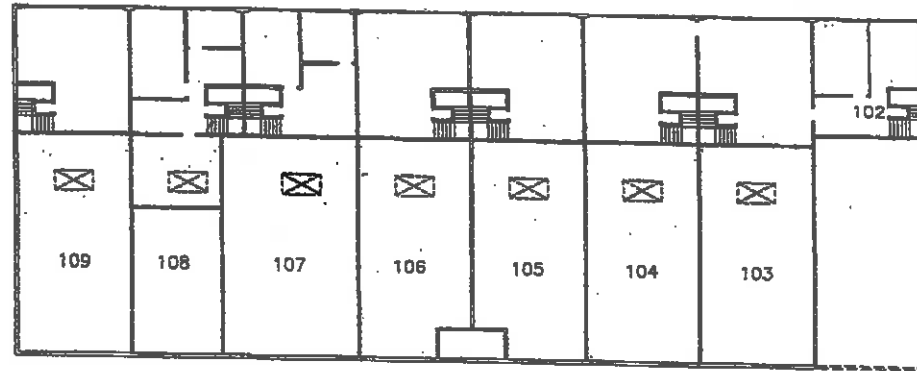
GENERAL NOTES:

- NON-ILLUMINATED GROUND MOUNTED REAL ESTATE SIGN
- MDO PLYWOOD
- WHITE VINYL COPY
- SIGN AREA 16 SQ. FT.

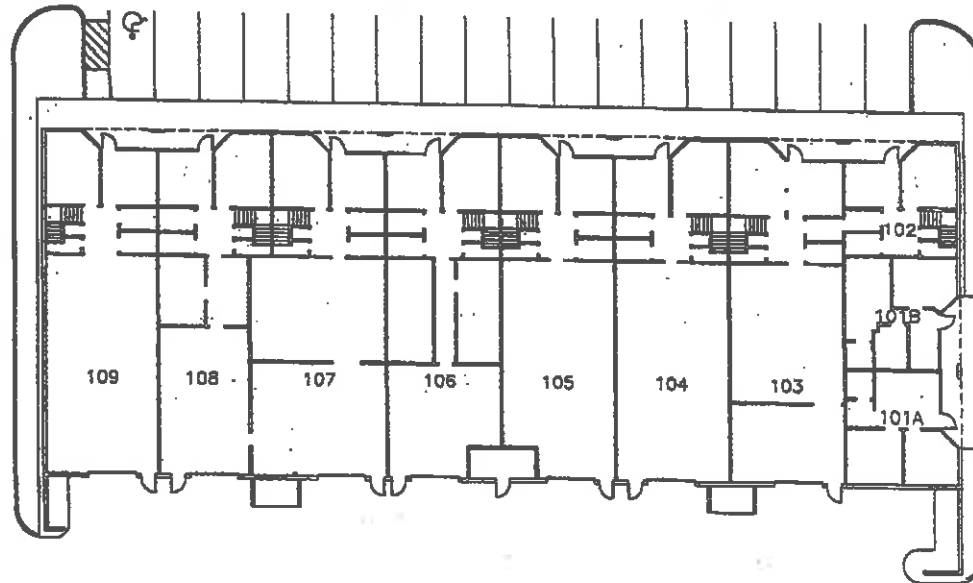
PAGE 10



SIGN TYPE F: REAL ESTATE - LEASING



SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING # 100

10,664 S. F.



CANADA BUSINESS CENTER

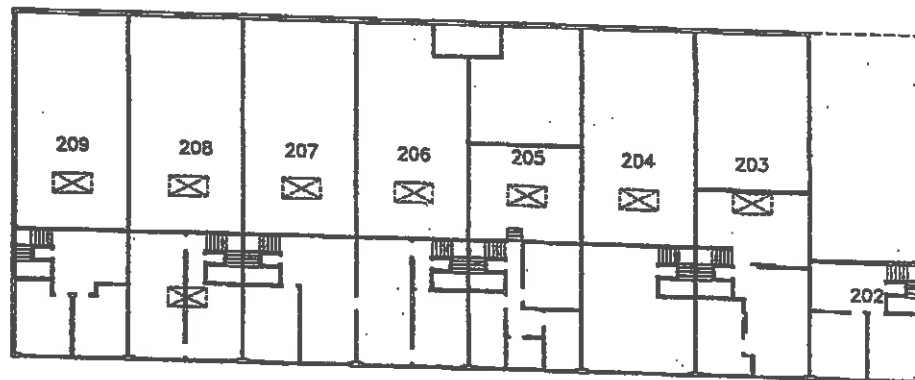
22661 LAMBERT STREET
LAKE FOREST, CA 96230



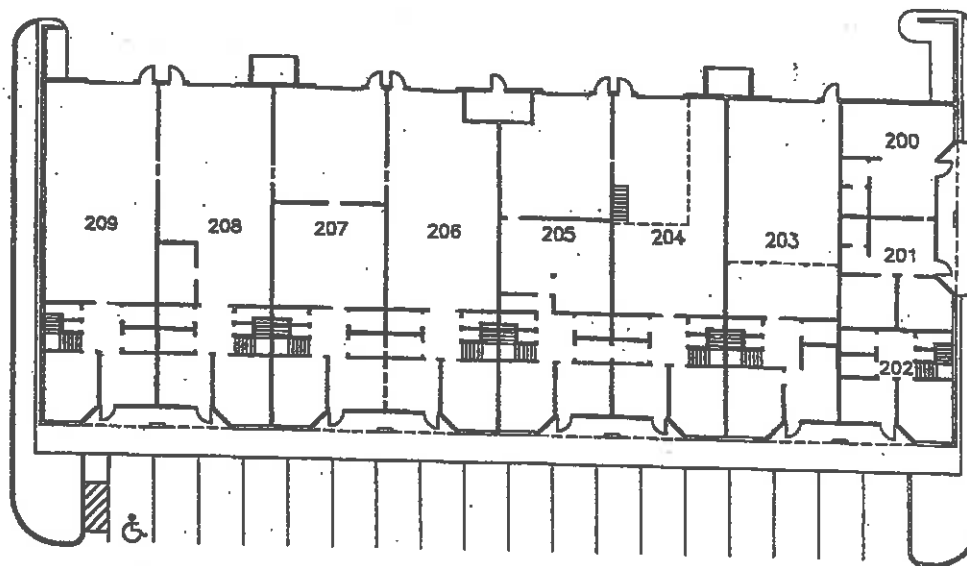
PS BUSINESS PARKS, L.P.
22600-C Lambert Street
Suite 902
Lake Forest, Ca. 92630



MVA
INTERIORS
ARCHITECTURE
SPACE PLANNING



SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING # 200

10,604 S.F.



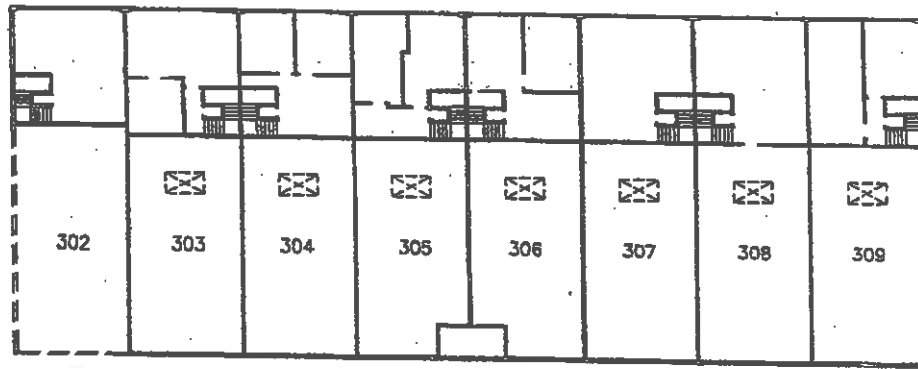
PS BUSINESS PARKS, L.P.
 22600-C Lambert Street
 Suite 902
 Lake Forest, Ca. 92630

CANADA BUSINESS CENTER

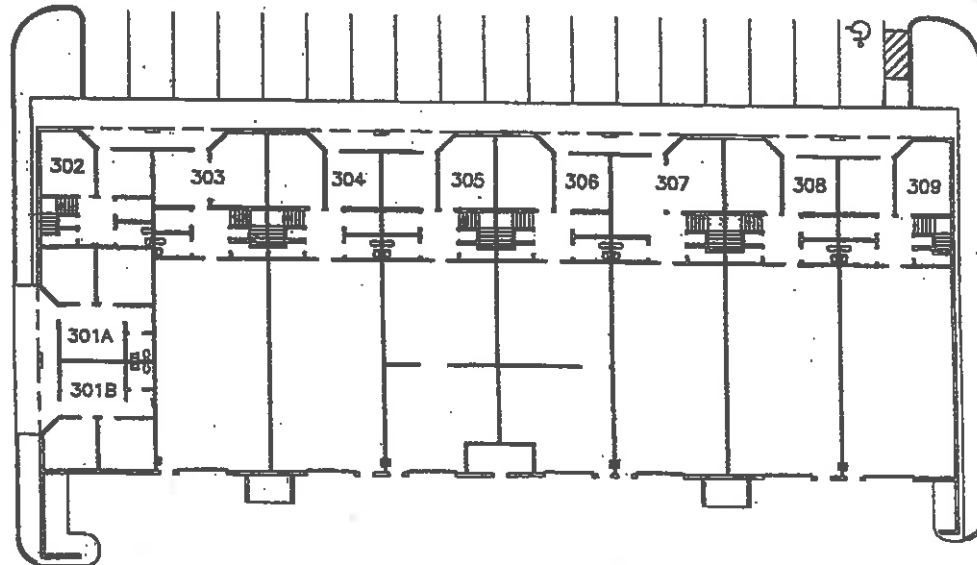
22661 LAMBERT STREET
 LAKE FOREST, CA 96230



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 ARCHITECTURE
 SPACE PLANNING



SECOND FLOOR PLAN



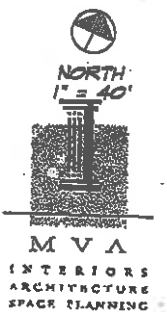
FIRST FLOOR PLAN

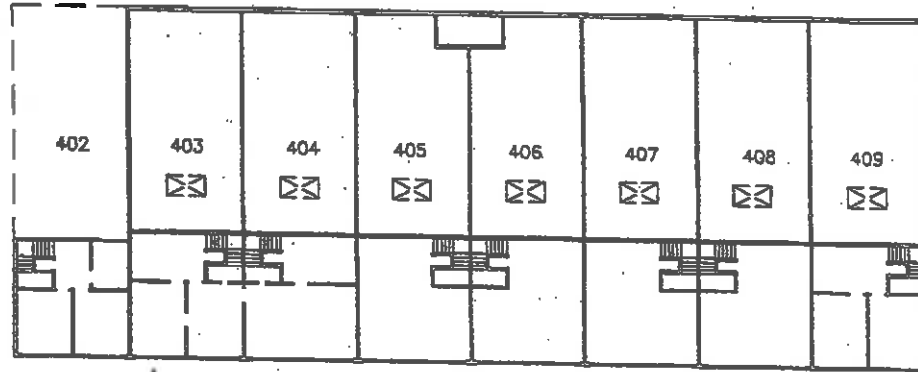
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12,684 S. F.

CANADA BUSINESS CENTER

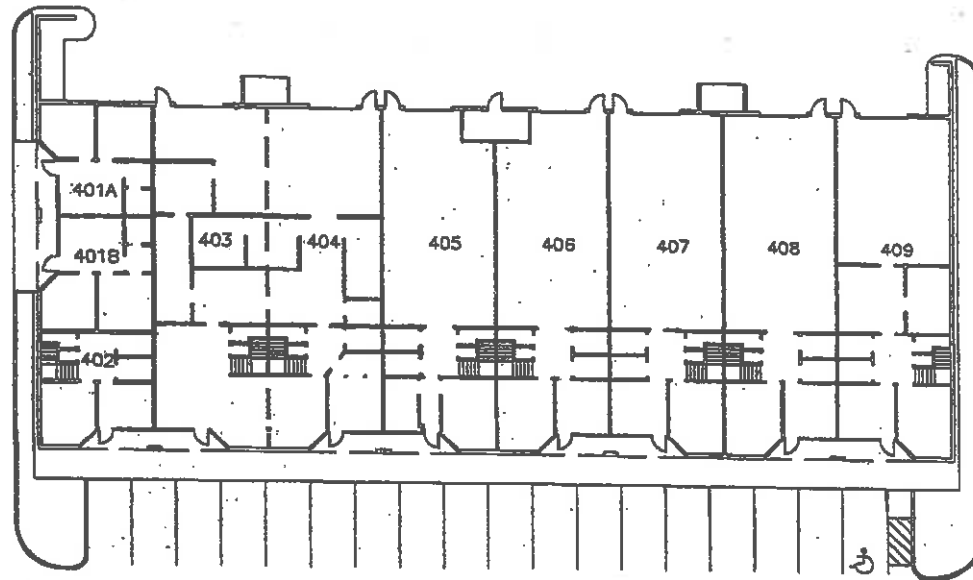
22622 LAMBERT STREET
LAKE FOREST, CA 96230

PS
PS BUSINESS PARKS, L.P.
22600-C Lambert Street
Suite 902
Lake Forest, Ca. 92630





SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING # 400

18,684 S.F.

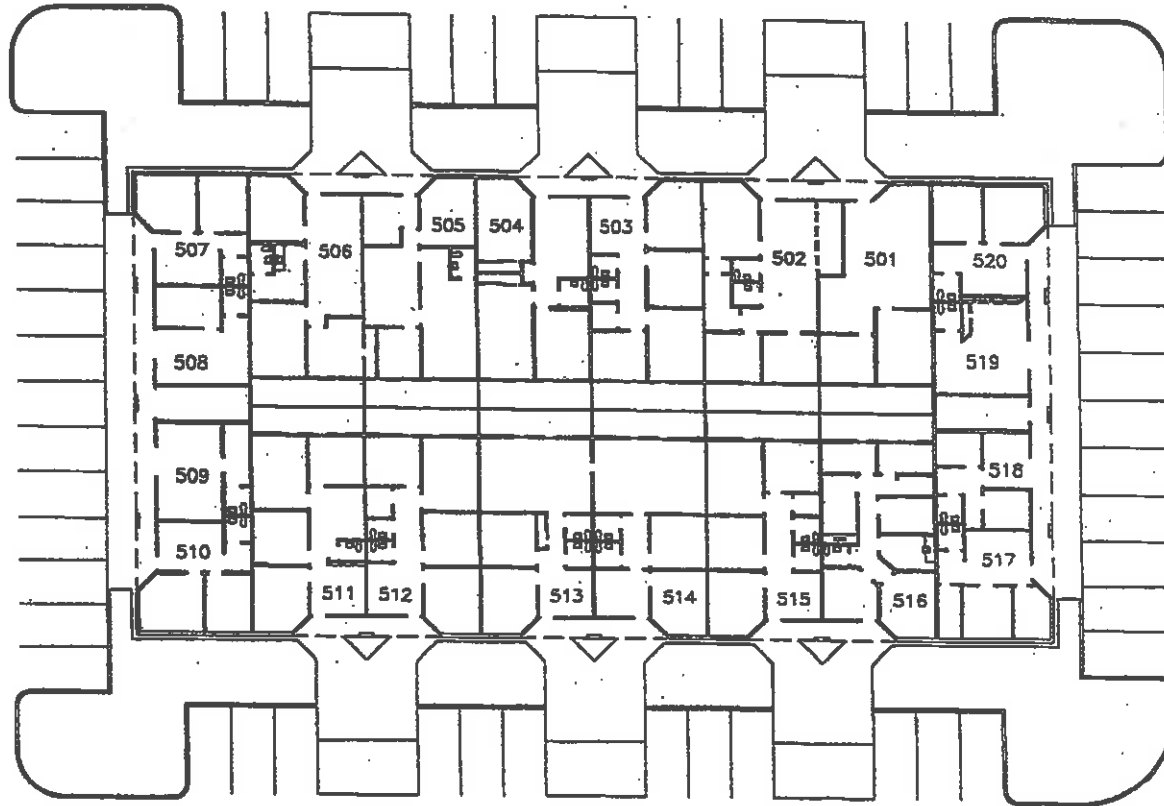


PS
PS BUSINESS PARKS, L.P.
 22600-C Lambert Street

CANADA BUSINESS CENTER

22642 LAMBERT STREET
 LAKE FOREST, CA 96230





BUILDING # 500

18,144 S. F.

FLOOR PLAN



CANADA BUSINESS CENTER

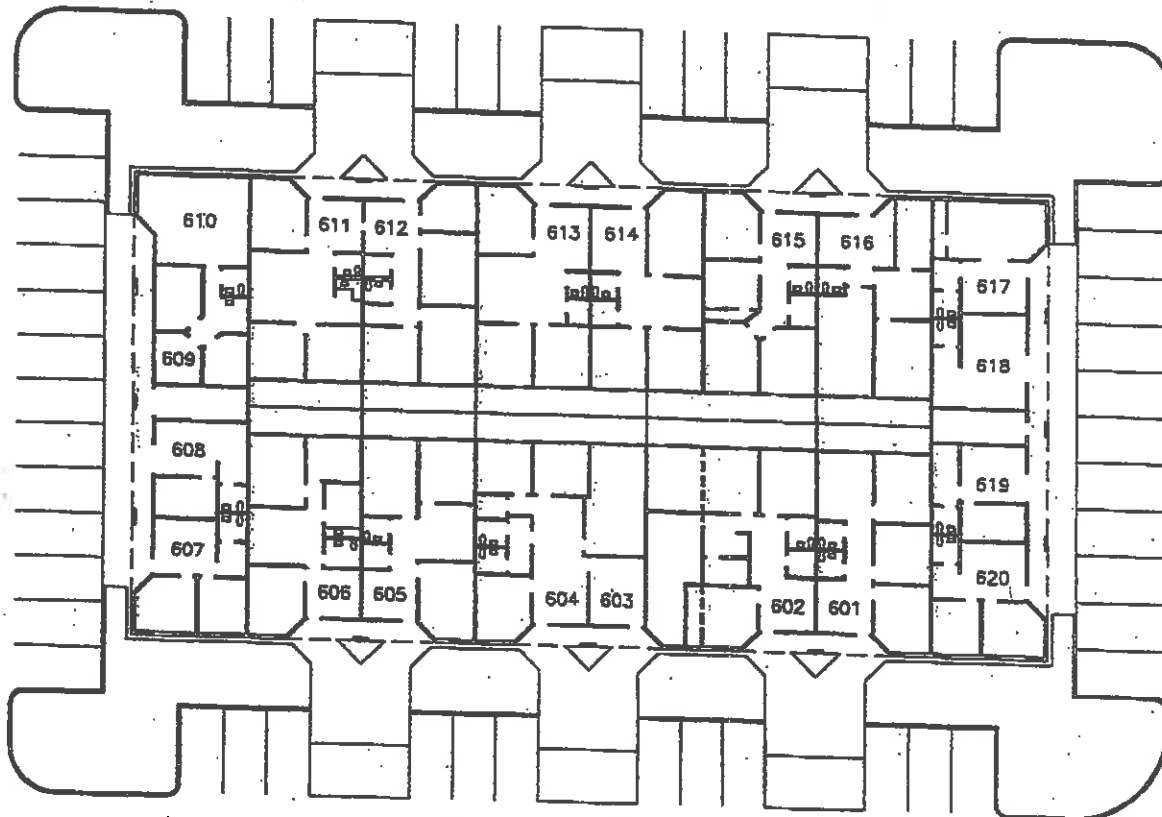
22691 LAMBERT STREET
LAKE FOREST, CA 92630

PS

PS BUSINESS PARKS, L.P.
22600-C Lambert Street
Suite 902
Lake Forest, Ca. 92630



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BUILDING # 600
18,144 S. F.

FLOOR PLAN



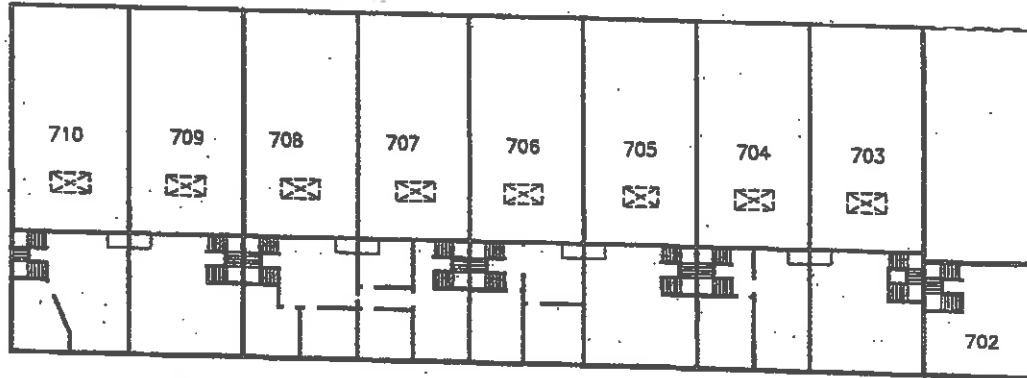
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PS BUSINESS PARKS, L.P.
22600-C Lambert Street
Suite 902
Lake Forest, Ca. 92630

CANADA BUSINESS CENTER

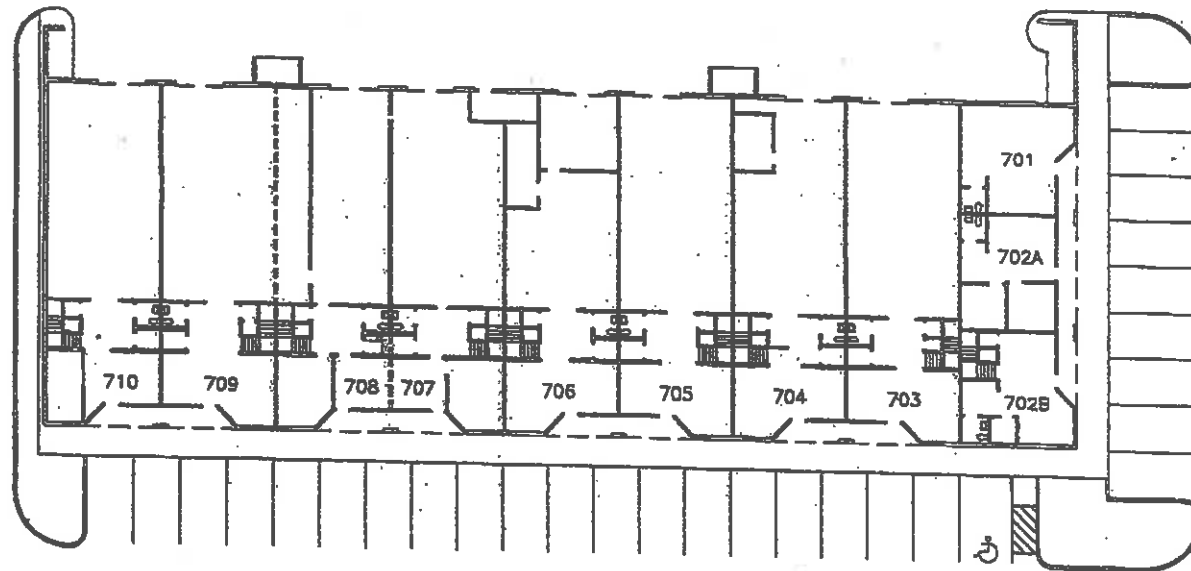
22672 LAMBERT STREET
LAKE FOREST, CA 92630



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ARCHITECTURE
SPACE PLANNING



SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING # 700

21,036 S. F.



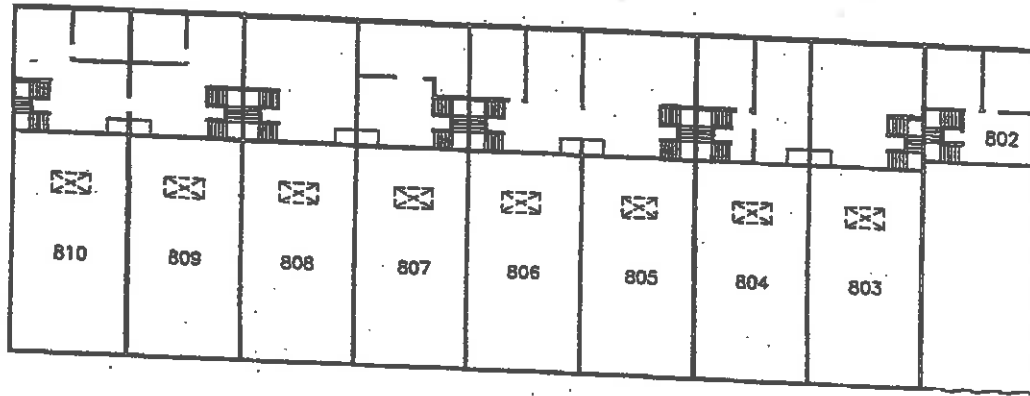
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PS BUSINESS PARKS, L.P.
 22600-C Lambert Street
 Suite 902
 Lake Forest, Ca. 92630

CANADA BUSINESS CENTER

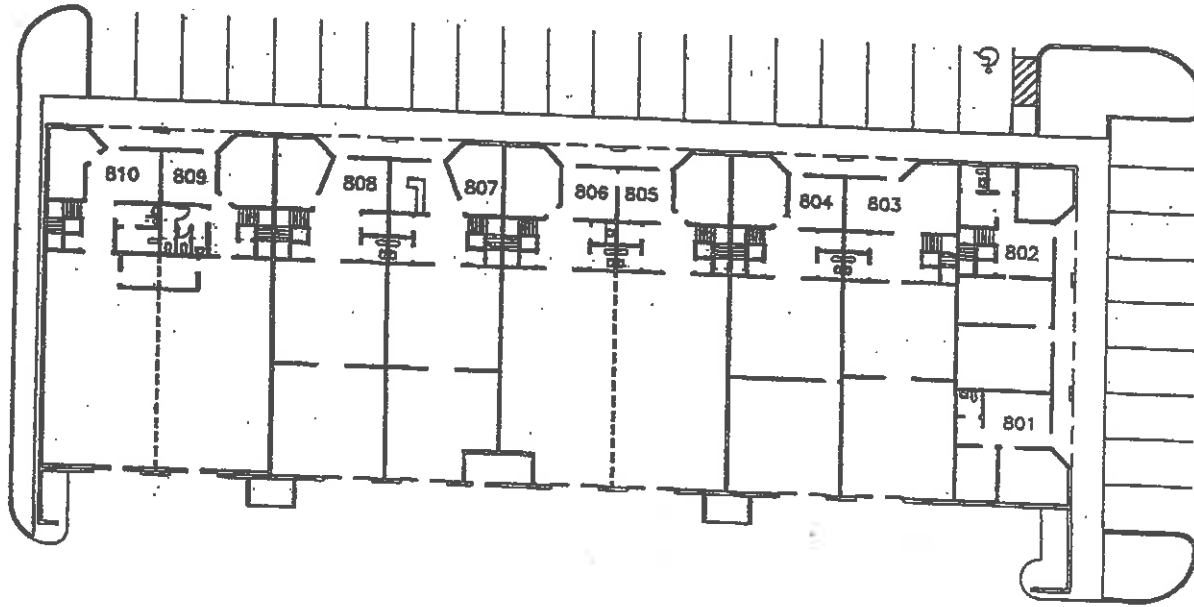
22600-A LAMBERT STREET
 LAKE FOREST, CA 92630



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 SPACE PLANNING



SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING # 800

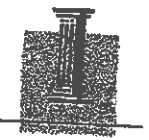
21,036 S. F.



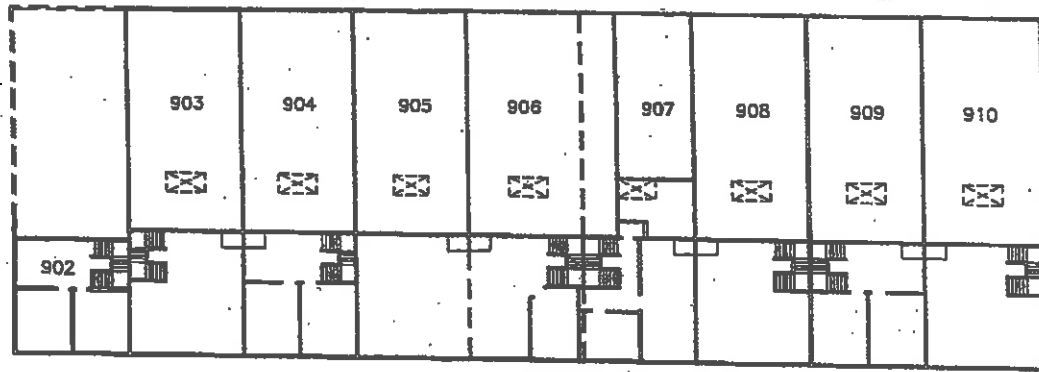
PS BUSINESS PARKS, L.P.
 22600-C Lambert Street
 Suite 902
 Lake Forest, Ca. 92630

CANADA BUSINESS CENTER

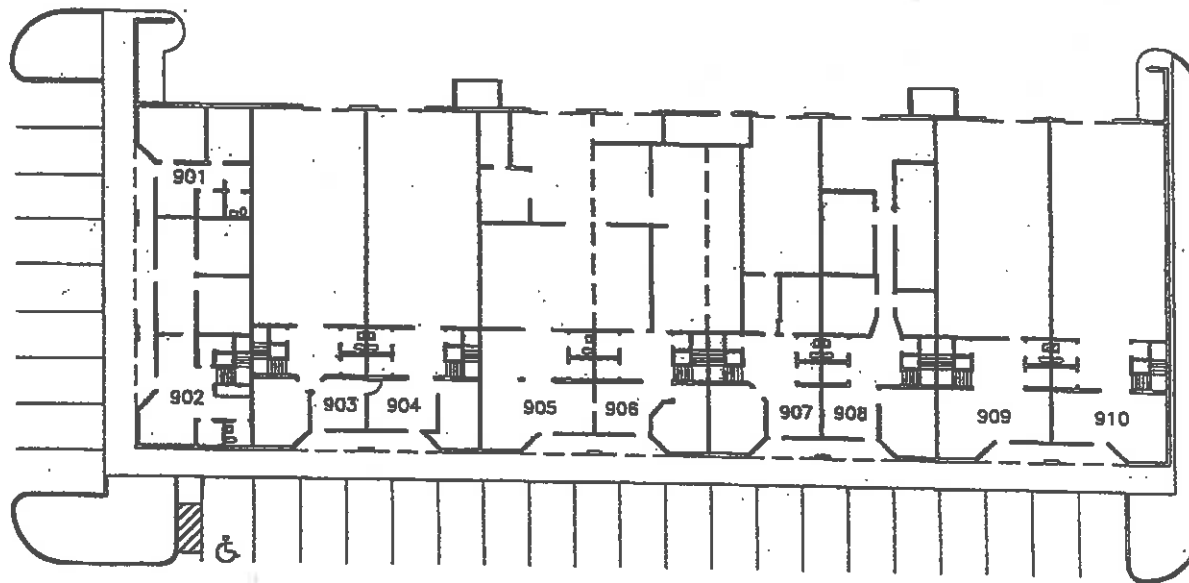
22600-B LAMBERT STREET
 LAKE FOREST, CA 92630



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SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING # 900
20,950 S.F.



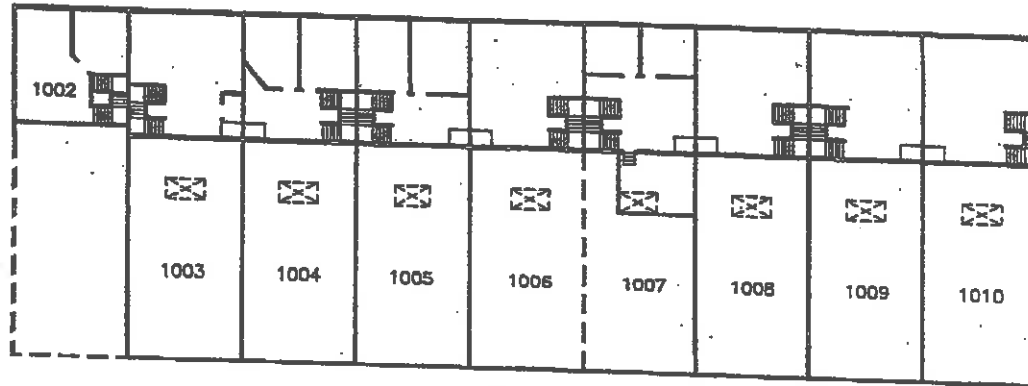
PS
PS BUSINESS PARKS, L.P.
22600-C Lambert Street
Suite 902
Lake Forest, Ca. 92630

CANADA BUSINESS CENTER

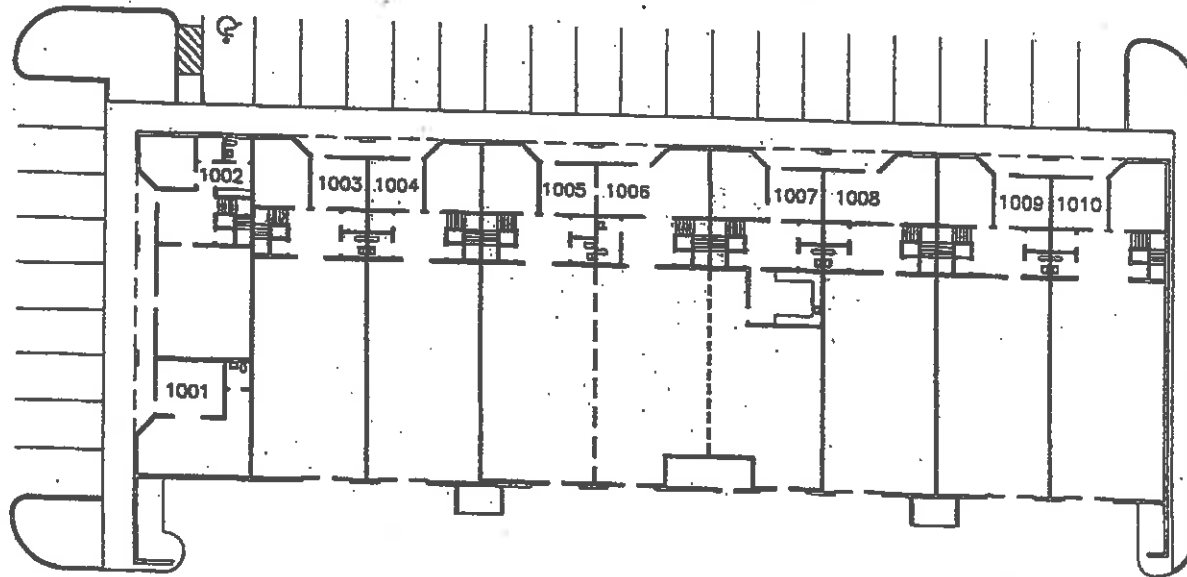
22600-C LAMBERT STREET
LAKE FOREST, CA 92630



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INTERIOR
ARCHITECTURE
SPACE PLANNING



SECOND FLOOR PLAN



FIRST FLOOR PLAN

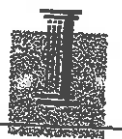
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21,086 S. F.



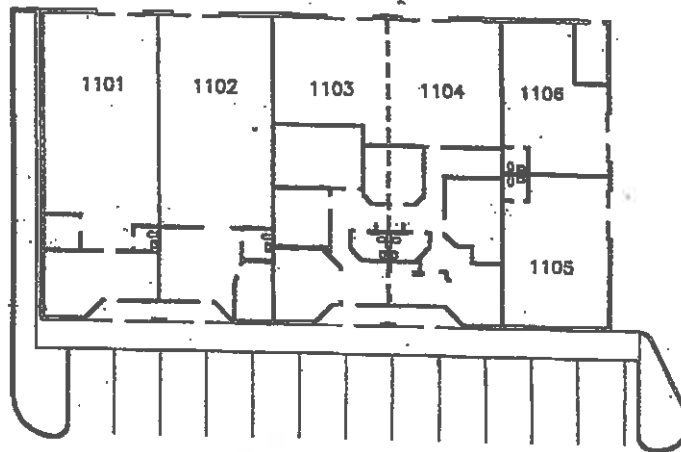
PS
PS BUSINESS PARKS, L.P.
22600-C Lambert Street
Suite 902
Lake Forest, Ca. 92630

CANADA BUSINESS CENTER

22600-D LAMBERT STREET
LAKE FOREST, CA 92630



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BUILDING # 1100
7,600 S. F.

FLOOR PLAN.



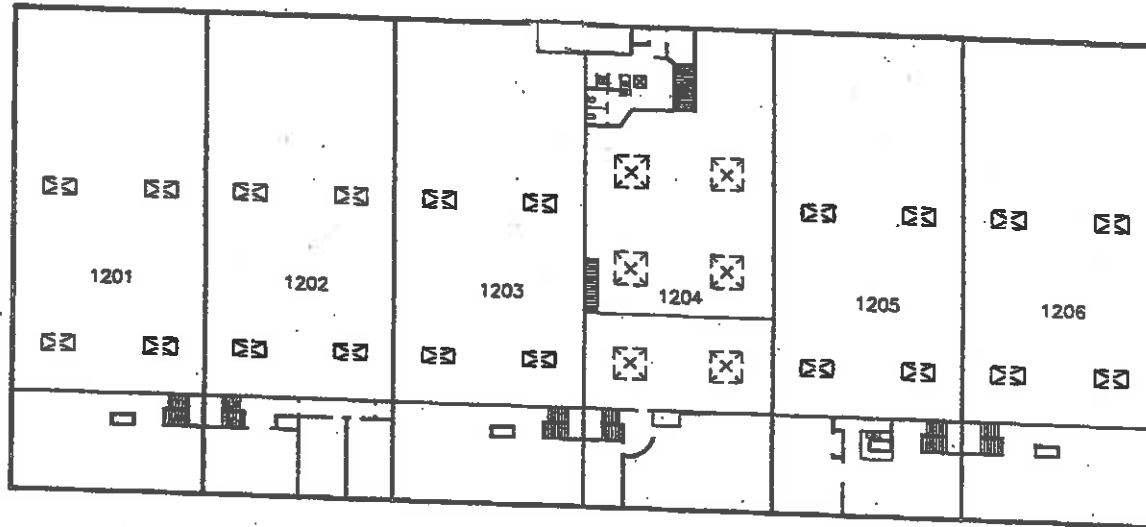
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PS BUSINESS PARKS, L.P.
22600-C Lambert Street
Suite 902
Lake Forest, Ca. 92630

CANADA BUSINESS CENTER

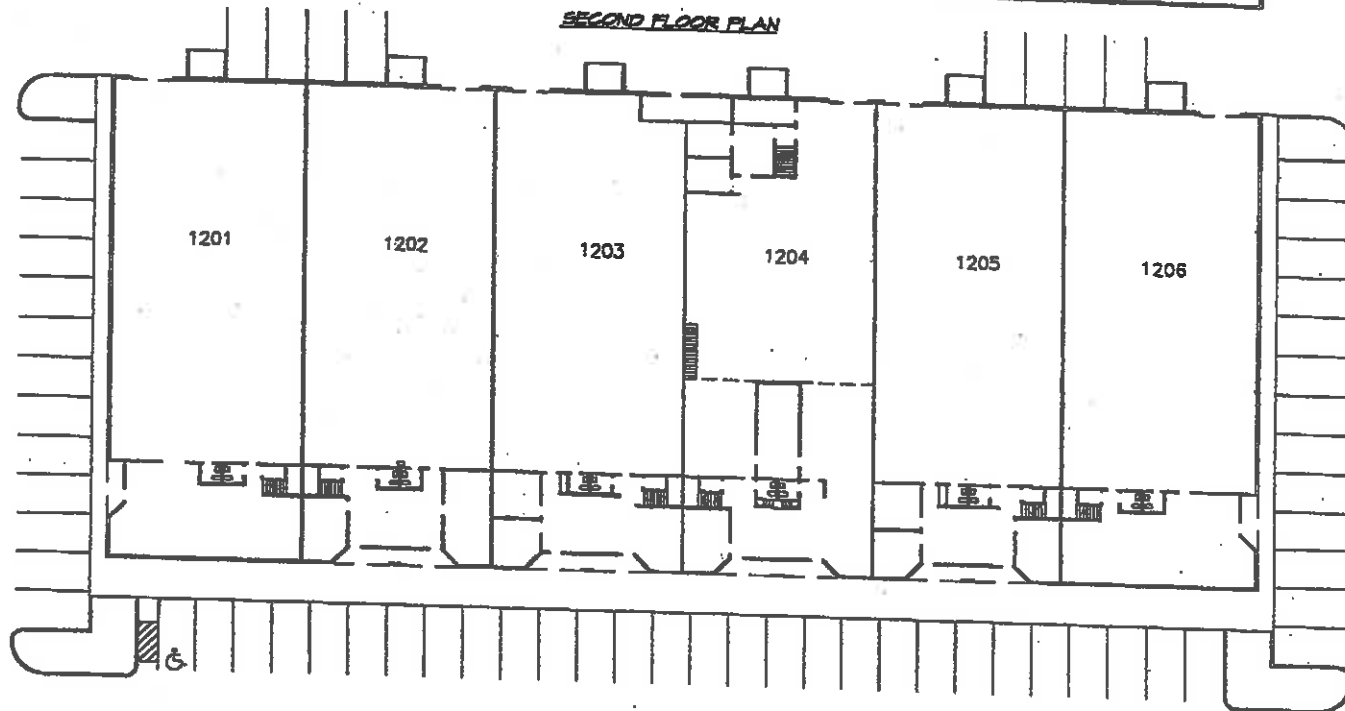
22600-E LAMBERT STREET
LAKE FOREST, CA 92630



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ARCHITECTUR
SPACE PLANNING



SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING # 1200
41,472 S. F.

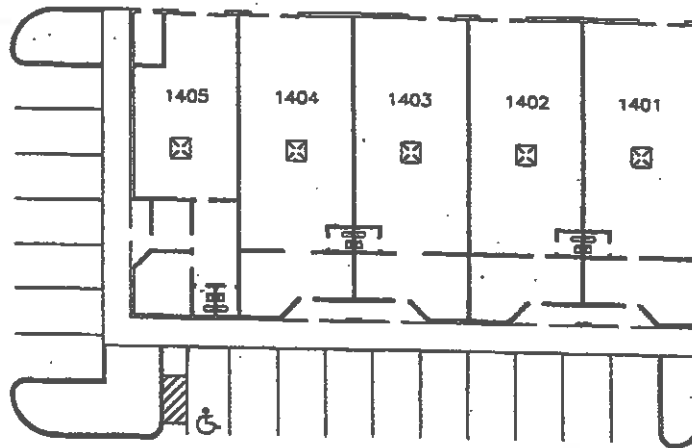


CANADA BUSINESS CENTER

22600-F LAMBERT STREET
LAKE FOREST, CA 96230

PS
PS BUSINESS PARKS, L.P.
22600-C Lambert Street
Suite 902
Lake Forest, Ca. 92630

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ARCHITECTURE
SPACE PLANNING



BUILDING # 1400
7589 S. F.

FLOOR PLAN

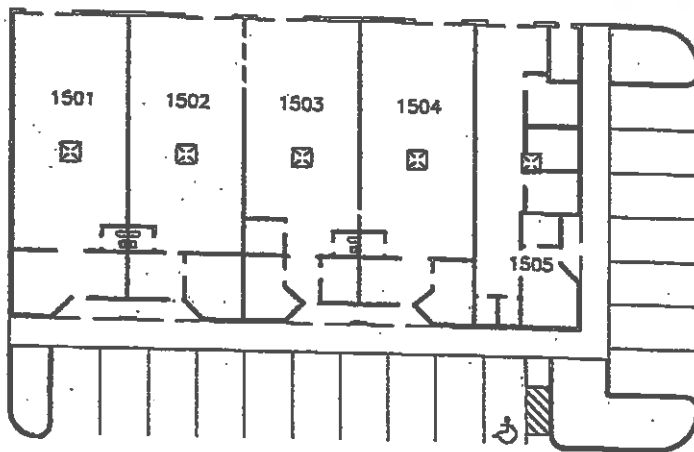


PS
PS BUSINESS PARKS, L.P.
22600-C Lambert Street
Suite 902
Lake Forest, Ca. 92630

CANADA BUSINESS CENTER

22600-G LAMBERT STREET
LAKE FOREST, CA 92630





BUILDING # 1500
7,638 S.F.

FLOOR PLAN



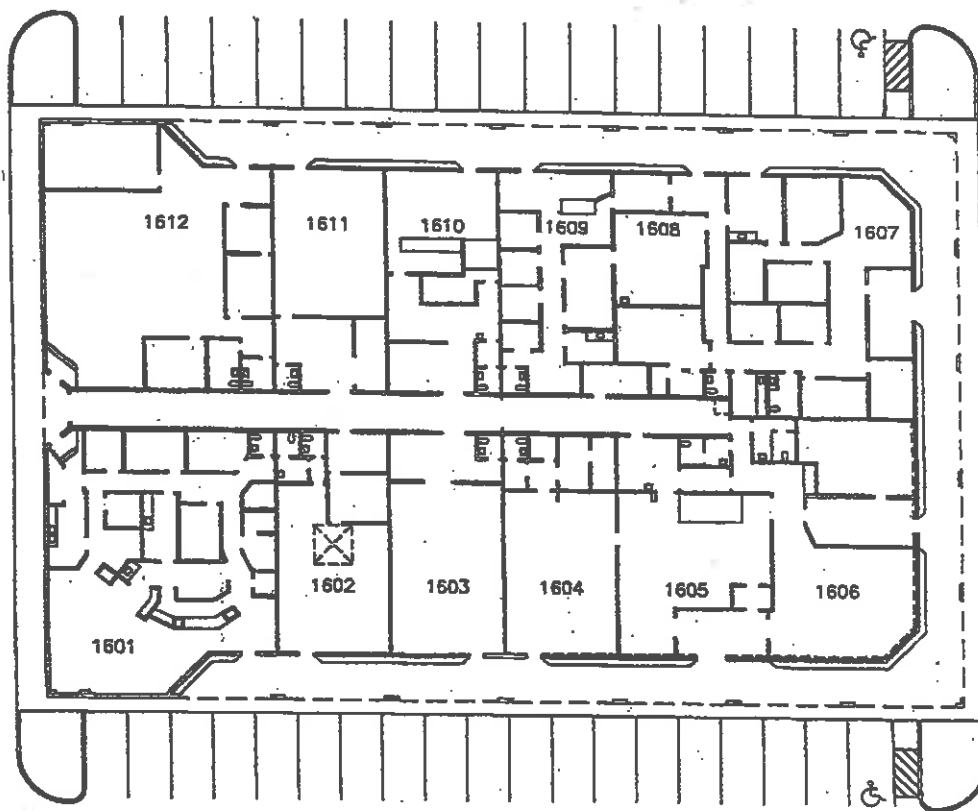
PS
PS BUSINESS PARKS, L.P.
22600-C Lambert Street
Suite 902
Lake Forest, Ca. 92630

CANADA BUSINESS CENTER

22600-H LAMBERT STREET
LAKE FOREST, CA 92630



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BUILDING # 1600
17,800 S. F.

FLOOR PLAN



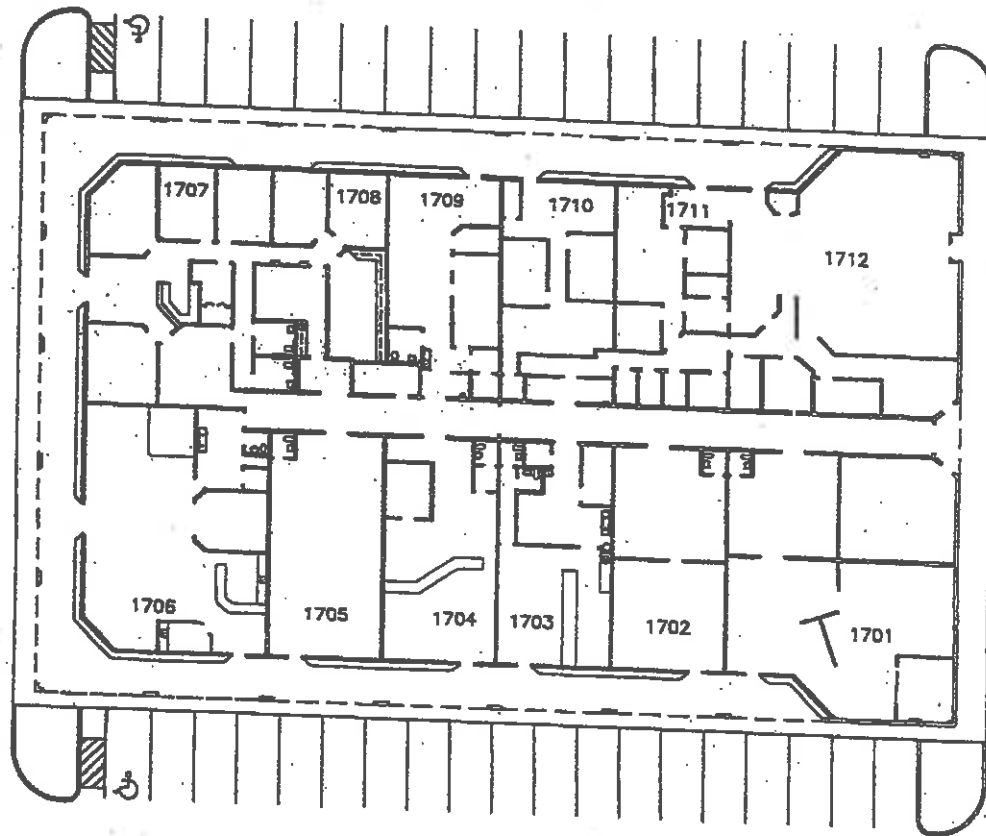
CANADA BUSINESS CENTER

22741 LAMBERT STREET
LAKE FOREST, CA 96230

PS
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22722-C Lambert Street
Suite 1707
Lake Forest, Ca. 92630



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BUILDING # 1700
19,256 S.F.

FLOOR PLAN



PS
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22600-C Lambert Street
Suite 902
Lake Forest, Ca. 92430

CANADA BUSINESS CENTER

22722 LAMBERT STREET
LAKE FOREST, CA 92630



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