

THE CENTER RANCHO NIGUEL

MASTER SIGN PROGRAM

4/5/2014

CONDITIONALLY
APPROVED

BY: PC DATE: 5.13.14

(Amd. 7 to SP 87-147P. Center at
Rancho Niguel - 28281 Crown Valley
Pkwy.)

SOUTHWEST SIGN CO.

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Introduction

The purpose of this sign program is to ensure the design and production of quality signage which reflects the integrity of the architecture and the intent of the Landlord and the City of Laguna Niguel for the Center. This 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 nonconforming signs will be removed by the Landlord at the tenant's sole expense.

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 sign program, innovative 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.

This sign program has been written in sections with numbered articles for easy reference. Each tenant and its sign contractor is to read Section A through Section K. Section D through Section K includes specific sign types and related design criteria contained within this sign program. For those sign types which are to be employed by any given tenant, the sections relating to each sign type must be reviewed and adhered to by each tenant and their sign contractor.

The sign program establishes minimum and maximum letter sizes, sign area allowance, and locations for each sign type which is subject to the sole discretionary approval of the Landlord and the Community Development Director of the City of Laguna Niguel or designee, within the context of this sign program.

Section A Landlord Submittal Requirements

Prior to fabrication, tenant shall submit sign plans to Landlord for approval prior to submitting to the City of Laguna Niguel for review, approval and permits, including:

1. Colored Storefront Elevation Plan - Exhibit drawn to scale identifying:
 - a) the sign placement and lease space width on the storefront;
 - b) sign copy lettering and graphics with design details (e.g. materials, colors, etc.);
 - c) dimensions of square footage;
 - d) method of illumination; and
 - e) construction specifications, including attachment devices, openings for conduit sleeves and supports in sign panels and building walls;
2. Section Profile Plan - Section cut through the sign showing the dimensional thickness of the letters, wiring and attachment details;
3. Site Plan - Plan illustrating the location of the lease space on the site, including the width of the tenant space. Note All sign layouts shall include a digital image of the building frontage with a proposed sign in a scaled format to include adjacent tenant signage

Sign drawings submitted for approval shall delineate graphics (min. scale 1/2"=1'0") and placement on the fully dimensioned storefront (min. scale 1/8"=1'0").

All permits for signs and their installation shall be obtained by the tenant or its representative prior to fabrication and installation. Tenant shall be responsible for submitting its sign drawing to the City of Laguna Niguel for review and approval. Sign plans shall include a letter of approval signed by the Landlord prior to submittal to the City of Laguna Niguel for a building permit.

Where the Sign Program is silent, the sign provisions of the Laguna Niguel Zoning code shall apply.

Minor exceptions to these criteria will be reviewed on a case-by-case basis by the Landlord and are also subject to the approval by the City of Laguna Niguel. Exceptions will usually only be granted if the proposal would result in a sign design that is better than the one designated consistent with the criteria.

Section B**Tenant/Sign Contractor Responsibilities:**

1. The fulfillment of all requirements of this sign program shall ultimately be the responsibility of the Tenant.
2. Prior to fabrication, each Tenant or their sign contractor shall submit complete and fully dimensioned shop drawings to the Landlord for approval.
3. Each Tenant or their sign contractor shall obtain approved sign permit(s) from the City prior to sign fabrication and deliver copies of same to Landlord.
4. Provide to Landlord, prior to commencing fabrication, an original certificate of insurance naming the Owner as an additional insured for liability coverage in the amount required by Landlord at time of submittal.
5. Following installation, the sign contractor shall obtain final inspection and provide documentation of approval by the City to the Tenant and Landlord.
6. The Landlord shall have the right to remove, at Tenant's expense upon seven days written notice, any signs installed contrary to these criteria.

Section C**Construction Requirements****(Sign Types 5 & 7)**

The following standards further specify the design and production requirements for tenant's storefront signs.

Along with the requirements of this Section, the tenant must also comply with all the requirements outlined in Section D- Wall Sign Criteria.

1. All tenant signs are to be internally illuminated.

2. Signs shall be controlled by a dedicated time clock, and have a disconnect means (switch) within visual proximity to the sign.

3. All signage and components shall be UL approved.

4. All signs and installation of signs must conform to the appropriate building and electrical codes. The tenant and contractor will obtain any and all permits required by City of Laguna Niguel. 2
5. In no case will there be any exposed electrical raceways, conduit, transformers, junction boxes, conductors or crossovers. Exposed hardware will be finished in a manner consistent with quality fabrication practices and the installation will be approved by the Landlord.
6. Tenant storefront identification signs are to be individual channel letters and logos.
7. Signage may employ metal, high-density urethane, glass or acrylic.
8. Lighting may be LED, high-intensity fluorescent, or exposed neon and may employ internal or halo illumination or a combination.
9. No can or cabinets are permitted except for graphic elements, i.e., three-dimensional logos as described in Section D, Item 13, subject to review and approval of the Landlord and Community Development Director.
10. Channel letters and logo forms are to be fabricated from aluminum 24 gauge sheet metal or .063 aluminum formed into a pan channel configuration with a 5" return. Each letter must have a minimum of two 1/4" diameter weep holes for drainage. The inside of the sheet metal letter and logo form are to be painted white. Letter and logo faces are to be fabricated from 1/8" thick minimum acrylic and be attached to the metal return with 3/4" wide trim cap anodized dark bronze. Internal illumination to be LED or 30 milliamp neon tube lighting, manufactured, labeled and installed in accordance with UL standards with 1/4" spacers between back of sign and building fascia.
11. Tenant and/or sign contractor shall not damage any of the building exterior or structure. Tenant will be held fully responsible for all costs incurred to repair any damage at the sole discretion of the Landlord.
12. All penetrations of the exterior fascia are to be sealed watertight then painted to match existing fascia color.

Section D

Wall Signs

General Sign Criteria

1. Tenant signage shall include only the business name (such as John's Market or Cleaners as opposed to brand names or product names such as "beer", "wine", etc.) as registered in the Lease, and established logo symbol. All logos and auxiliary graphic elements shall be reviewed and approved by the Landlord and Community Development Director.
2. Maintenance of each sign is the responsibility of the tenant. Letter forms or letter faces which require repair will be replaced or repaired within 10 days of damage or notice from the Landlord. If the signage is not rectified within the 10 day period, the Landlord may 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 will not be allowed.
5. No sign will be painted directly onto a wall or surface of any building.
6. Banners, pennants, or temporary signs may not be displayed on any building or in the parking area, without prior approval of the Landlord.
7. Tenant signs must be located visually centered, horizontally and vertically, above their store frontage.
8. The tenant will be fully responsible for the operation of its sign contractor and will indemnify, defend and hold harmless the Landlord and its agents from damages or liabilities resulting from its contractor's work.
9. Upon removal of any sign by tenant, any damage to the building facade or sign area, will be repaired by the tenant, or by the Landlord, at the tenant's expense. Repair work to be completed within a 10 day period.

10. Internally illuminated cabinets are prohibited except for logos with dimension, as detailed in item 13, below.
11. In-line tenant wall signs shall not exceed the maximum aggregate total area of 100 square feet.
12. Tenant's channel letter sign face may be any color, except bright neon subject to the approval of the Landlord and the Community Development Director.
13. Logos: Corporate logos may be permitted in conjunction with individual letters up to a maximum of 25% of the permitted sign area and a maximum height of 24 inches. Corporate logos shall be three dimensional with graphic embellishments; flat-faced logo signs (e.g. "can" or "cabinet" style signs) are prohibited. Exposed neon used on logos for auxiliary graphic elements shall only be used as accents. The proposed design and fabrication details are subject to approval of the Landlord and City of Laguna Niguel.
14. Final Building Department approval shall be delivered to the landlord within 5 days of sign installation.

Major Tenant ID (Sign Type 5)

1. A Major Tenant is defined as occupying 10,000 square feet or more.
2. The maximum allowable letter height is not to exceed five feet for a single line. Overall sign height not to exceed 10 feet for multi line signs. Maximum sign length not to exceed 70% of the storefront.
3. Major tenants may utilize its trademark logo, logotype and colors subject to the approval of the Landlord and the Community Development Director.
4. The maximum allowable sign area is not to exceed 1 square foot per lineal foot of tenant store frontage not to exceed a maximum aggregate total of 100 square feet. The sign area will be calculated by creating a polygon of no more than eight straight lines.

5. Major tenants with a storefront width greater than 75' may install one additional sign at Landlord's discretion. Such additional sign may repeat the business name or specify secondary trademarks and/or logos.

6. One tenant sign is allowed per elevation facing a street or parking lot. Sign must match storefront.

(Refer to section C - Construction Requirements for production standards)

Theatre Marquee (Sign Type 6)

1. In addition to the wall signage specified in Major Tenant ID above, theatre tenant may include a marquee sign with changeable copy not to exceed 8' x 36' in size, per design drawing, Sign Type 6-Theater Marquee.

Shop Tenant ID (Sign Type 7)

1. A Shop Tenant is defined as any tenant occupying a multi-tenant building other than a Major.

2. Shop tenant signs are to be individual, internally illuminated channel letters as per design drawing, item 7 Shop Tenant ID

3. The maximum allowable letter height is not to exceed 18 inches. Graphic elements may not exceed 24 inches. Two lines of text may be allowed with Landlord approval.

4. One tenant sign is allowed per elevation facing a street or parking lot. Sign must match storefront.

5. The length of the sign, including any logo may not exceed 75% of store lineal frontage.

Shop Tenant Rear ID (Sign Type 8)

1. A Shop Tenant is defined as any tenant occupying a multi-tenant building other than a Major.

2. Shop tenant signs are to be individual, internally illuminated channels per design drawing, Sign Type 8 - Shop Tenant Rear ID

3. Sign is limited to one line of text.

4. The maximum allowable letter height is not to exceed 28 inches.

5. One tenant sign is allowed on rear elevation facing a street or parking lot.

6. The sign may not exceed 75% of shop frontage.

Shop Tenant Tower ID (Sign Type 9)

1. Shop tenants under tower elements in the Center shall utilize the tower elevation for sign placement. In these cases, lettering may be increased to 24 inches in height and graphic elements to 36 inches in height. In no case may sign area exceed 1 square foot per lineal foot of frontage, to a maximum of 100 square feet. Per per design drawing, Sign Type 9 - Shop Tenant Tower Sign

Pad Tenant ID (Sign Type 10)

1. A Pad Tenant is defined as any tenant occupying single tenant building other than a Major.

2. Pad tenant signs are to be individual, internally illuminated channels per design drawing, Sign Type X - Pad Tenant ID

3. Tenant may place signs on up to 4 sides of building.

4. The maximum aggregate area of all wall sign combined is 100sf.

5. Restaurant pads with drive-thrus may have menu boards and directional signs subject to approval of site development permit.

CONDITIONALLY APPROVED
DATE: 9/29/10
S200
CITY LAGUNA NIGUEL
RECEIVED
JUN 11 2010
COMMUNITY DEVELOPMENT

Section E - Monument Signs

Corner Entry Monument Sign (Sign Type 1)

Availability of the tenant identification panels on the Corner Entry Monument is at the sole discretion of the Landlord.

Any Tenant Signage on the Corner Entry Monument will require separate site plan approval by the City of Laguna Niguel.

Primary Monument Sign (Sign Type 2)

Availability of the Primary Monument identification panels is at the sole discretion of the Landlord.

Onsite Multi-Tenant Monument (Theatres Site) (Sign Type 3)

Availability of the Offsite Multi-Tenant Monument identification panels is at the sole discretion of the Landlord.

Section F Freestanding Directional and Property Rule Signs

Vehicular Directional Monument (Sign Type 4)

Availability of the Vehicular Directional is at the sole discretion of the Landlord.

Property Rules and Regulations (Sign Type 14)

1. Aluminum fabricated panel with paint and vinyl graphics.
2. Refer to the design drawing contained within this sign program designated as Sign Type 13 - Property Rules and Regulations

Section G Miscellaneous Signs

Under Canopy ID Signs (Sign Type 11)

1. Tenant shall install, its sole cost, one Under Canopy ID Sign suspended from the canopy at primary entry to act as pedestrian-oriented identification sign.
2. Tenants may use their logo upon review and approval of the Landlord and the Community Development Director.
3. Refer to the design drawing contained within this sign program designated as Sign Type 11- Under Canopy ID for fabrication standards.

Tenant Entry Sign (Sign Type 12)

1. Each tenant is allowed one information sign at the entry to their store. The copy for this sign is limited to pertinent business information such as store hours, telephone numbers, and website.
2. This sign is to be white vinyl machine cut copy applied to the store window adjacent to the entry door.
3. The maximum area allowed for this sign is 144 square inches and maximum letter height must not exceed 1".
4. Refer to the design drawing contained within this sign program designated as Sign Type 12 - Tenant Entry sign.
5. Suite ID above entry in white vinyl 4" letters, shall be installed by the Landlord.

Service Door (Sign Type 13)

1. Landlord address and suite ID will be provided by Landlord
2. Each tenant may install vinyl letters at their service entry to identify their store. Lettering must match building standard.
3. Refer to the design drawing contained within this sign program designated as Sign Type 13 - Service Door Signage

Section H
Prohibited Signs:

In addition to the remedies for default set forth in the Lease, Landlord may, at Tenant's cost, remove any item erected in violation of this section.

1. No person shall install or maintain or cause to be installed or maintained any sign that simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER", or any other words, phrases, symbols, or characters in such a manner to interfere with, mislead or confuse traffic.
2. It shall be unlawful for any person to exhibit, post or display cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.
3. No window signs will be permitted except as noted herein. Tenant shall not affix, tape, place, or maintain within the interior of the premises any paper signs, cardboard signs, advertising placards, descriptive material or other such like items that can be seen from the community areas of the Center.
4. No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.
5. Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited.
6. Signs on or affixed to trucks, automobiles, trailers, or other vehicles parked within the Center that advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles, is prohibited.
7. External displays, other than temporary decorative holiday lighting, which consist of unshielded light bulbs and exposed neon tubing are prohibited.

8. Flags, balloons, pennants, inflatable displays, human signs (e.g., sign spinners) are strictly prohibited. Paper or cardboard signs, stickers, or decals hung around, on, or behind storefronts are also prohibited.

9. Any other sign prohibited by the City of Laguna Niguel Sign Ordinance, unless otherwise stated herein or approved in writing by the Landlord and the City.

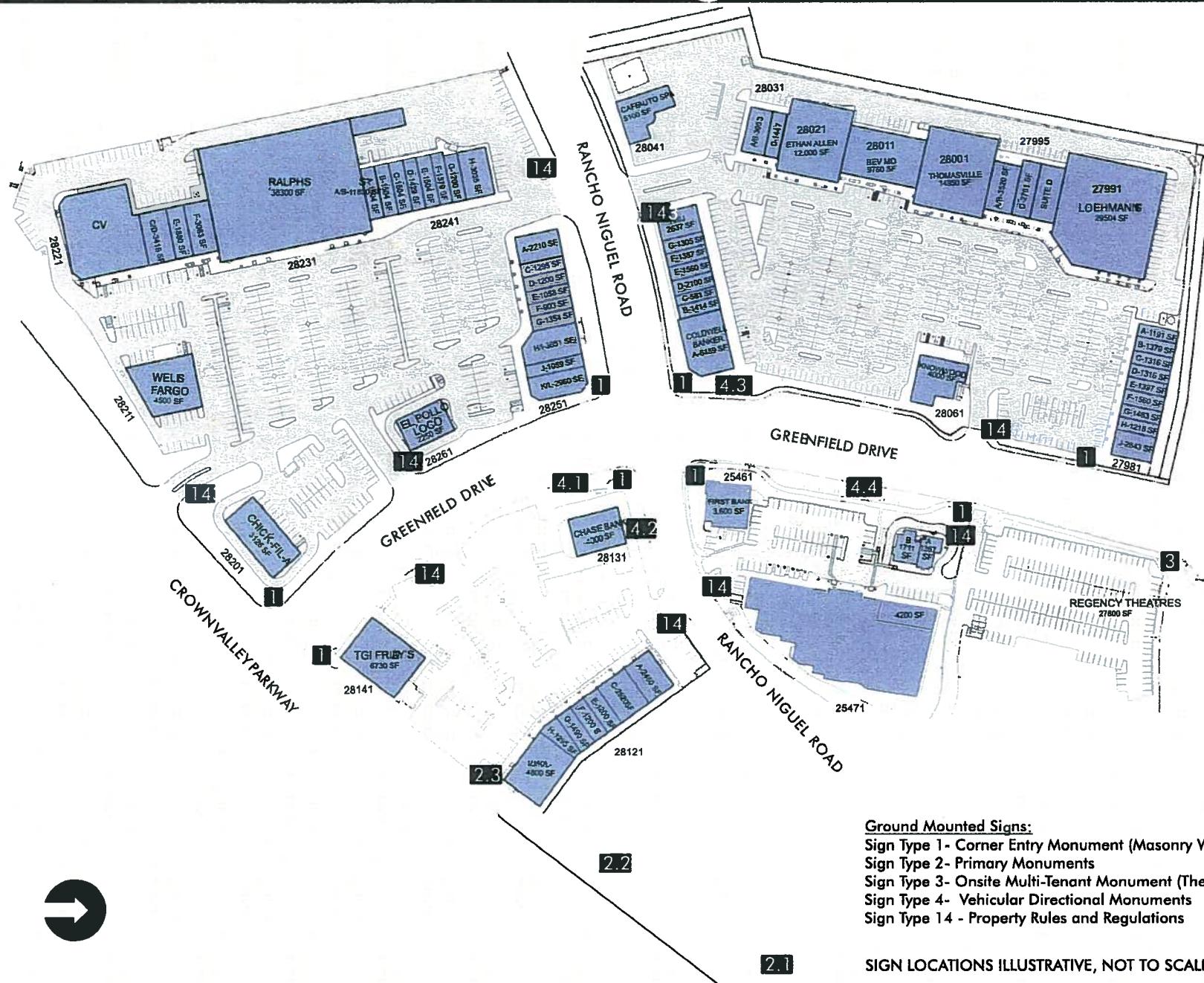
Submit sign drawings to Landlord prior to submittal to the City of Laguna Niguel for building permits:

VP Asset Management
 Buie Stoddard Group
 28281 Crown Valley Parkway, Suite 200
 Laguna Niguel, CA 92677 – 1488
 (949) 582-4000

Submit two sets of plans that have been reviewed, approved and signed by the Landlord to the City of Laguna Niguel:

City of Laguna Niguel – Community Development Department
 3011 Crown Valley Parkway
 Laguna Niguel, CA 92677
 (949) 362-4360

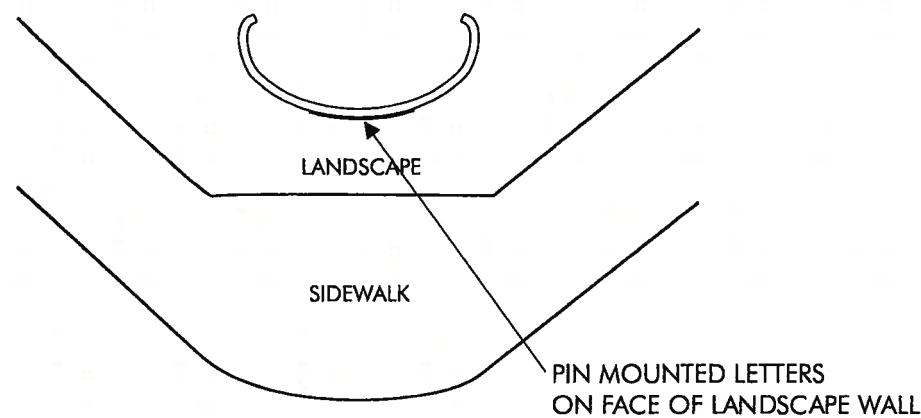
Office hours are 8 AM to 4 PM, Monday through Friday



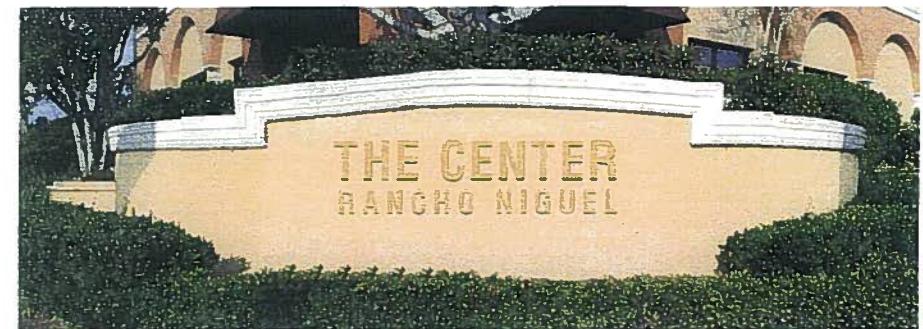


SIGN TYPE 1 - CORNER ENTRY MONUMENT SIGNAGE

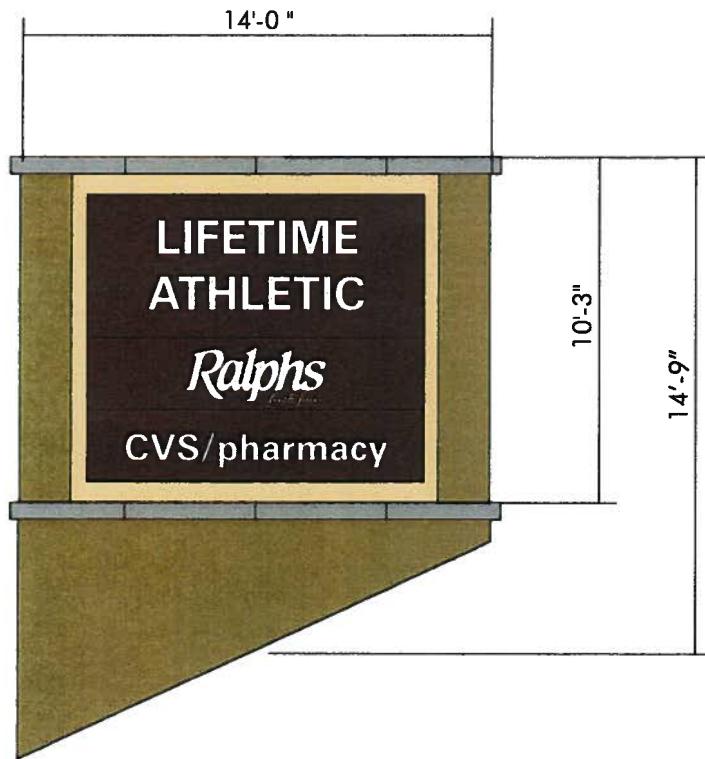
1/4" THICK ALUMINUM PIN MOUNTED LETTERS WITH GOLD PAINT FINISH.



TYPICAL PLAN VIEW



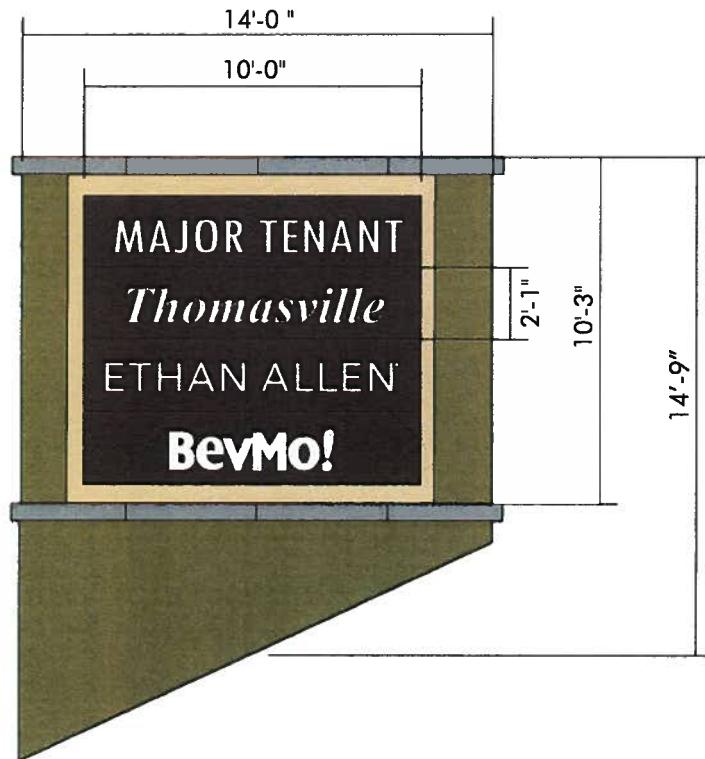
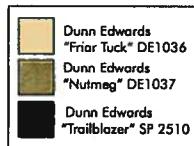
TYPICAL ILLUSTRATION VIEW



PROJECT SIGN 2.1 DETAIL
SCALE 3/16" = 1' 0"

ALUMINUM FABRICATED INTERNALLY ILLUMINATED MONUMENT SIGN WITH PRECAST CONCRETE CAP AND CONCRETE AND STUCCO BASE WITH PRECAST CONCRETE SILL

LETTERING IS 1/2" THICK WHITE PUSH THRU PLEX.



PROJECT SIGN 2.2 DETAIL
SCALE 3/16" = 1' 0"

ALUMINUM FABRICATED INTERNALLY ILLUMINATED MONUMENT SIGN WITH PRECAST CONCRETE CAP AND CONCRETE AND STUCCO BASE WITH PRECAST CONCRETE SILL

LETTERING IS 1/2" THICK WHITE PUSH THRU PLEX.
10'-0"

1'-8" MAX
COPY AND
CAP HEIGHT

TENANT NAME

9'-6" MAX
COPY WIDTH



PROJECT SIGN 2.1 ILLUSTRATION
NOT TO SCALE

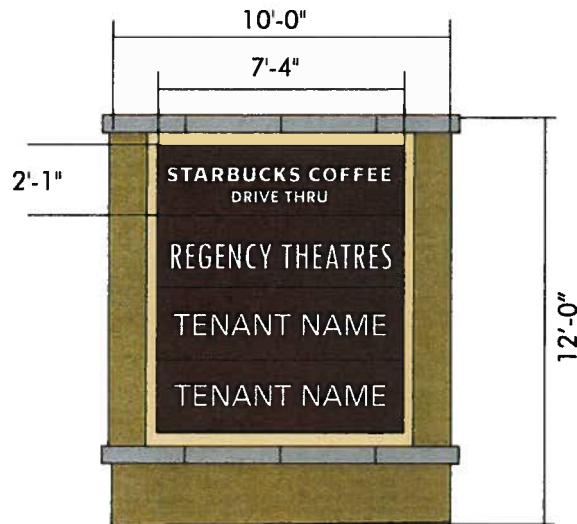
ALUMINUM FABRICATED INTERNALLY ILLUMINATED
MONUMENT SIGN WITH PRECAST CONCRETE CAP
AND CONCRETE AND STUCCO BASE WITH
PRECAST CONCRETE SILL



PROJECT SIGN 2.2 ILLUSTRATION
NOT TO SCALE

ALUMINUM FABRICATED INTERNALLY ILLUMINATED
MONUMENT SIGN WITH PRECAST CONCRETE CAP
AND CONCRETE AND STUCCO BASE WITH
PRECAST CONCRETE SILL

Renderings are for illustrative purposes only.
Exact placement to be defined in approved
precise plan prior to issuance of permit.



PROJECT SIGN 2.3 DETAIL

SCALE 3/16" = 1' 0"

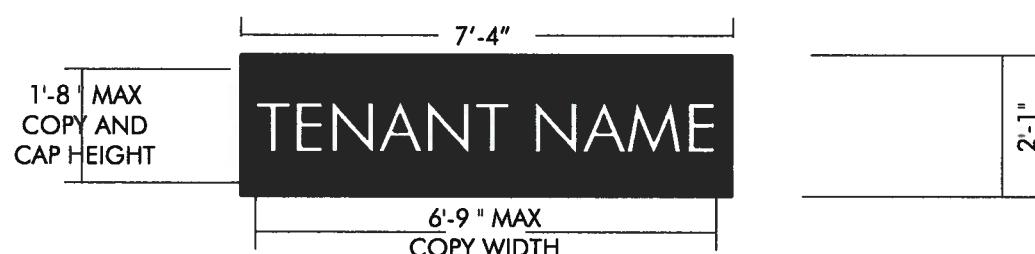
ALUMINUM FABRICATED INTERNALLY ILLUMINATED MONUMENT SIGN WITH PRECAST CONCRETE CAP AND CONCRETE AND STUCCO BASE WITH PRECAST CONCRETE SILL.

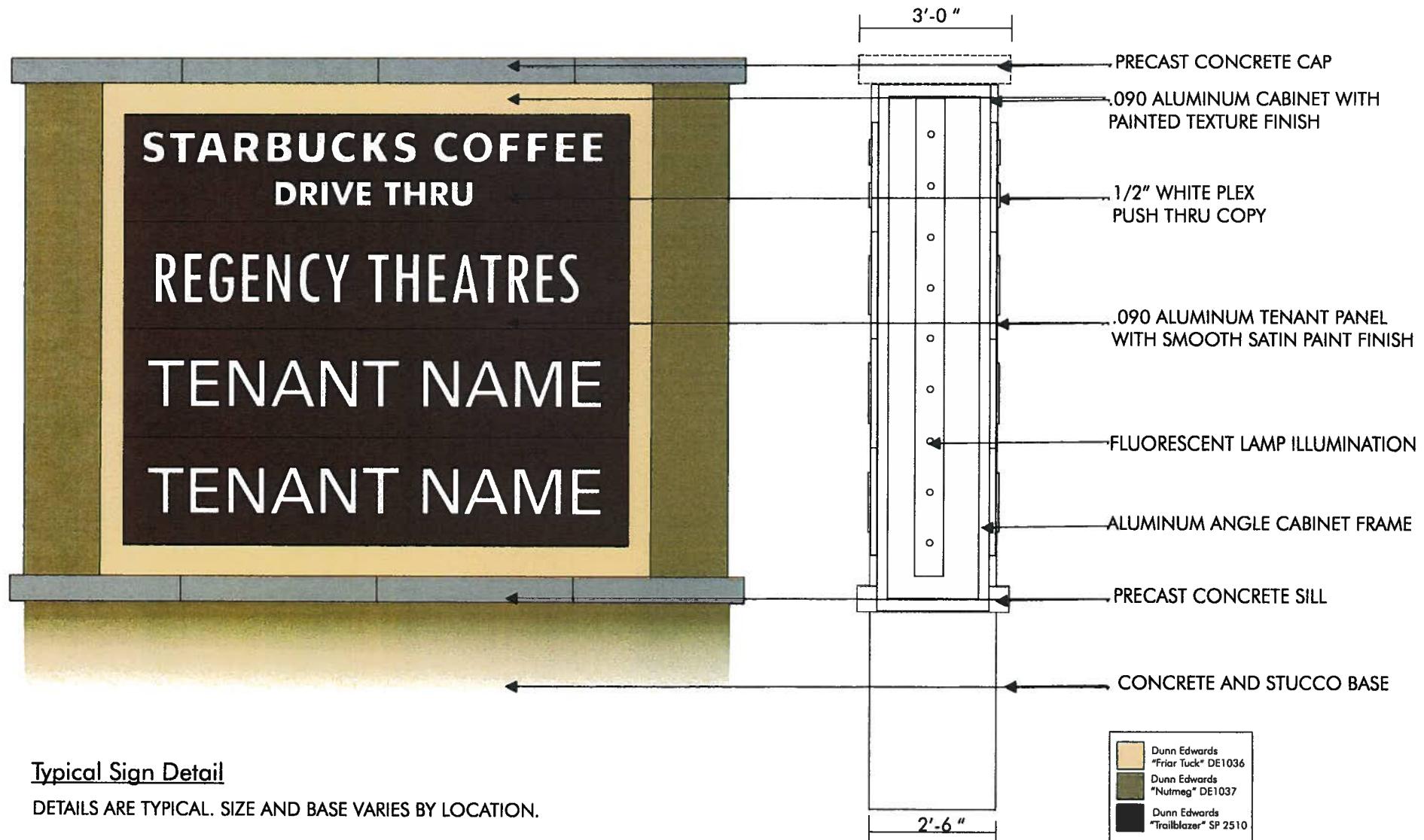
LETTERING IS 1/2" THICK WHITE PUSH THRU PLEX.

	Dunn Edwards "Friar Tuck" DE1036
	Dunn Edwards "Nutmeg" DE1037
	Dunn Edwards "Trailblazer" SP 2510



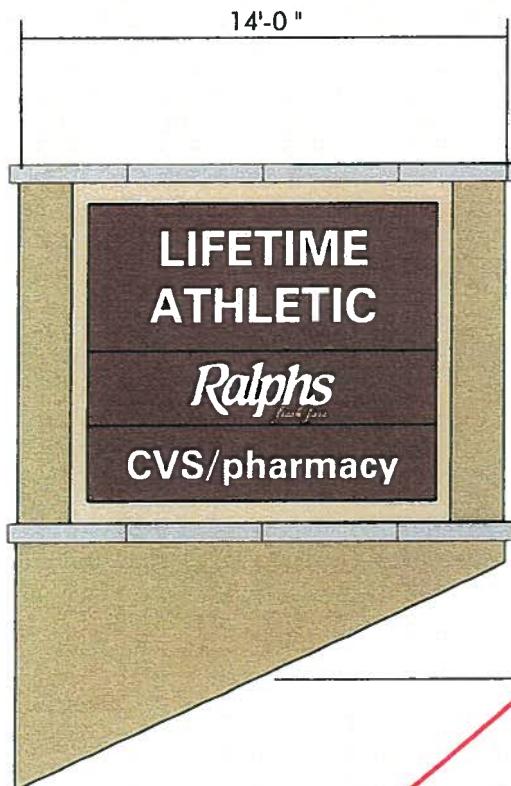
Renderings are for illustrative purposes only.
Exact placement to be defined in approved
precise plan prior to issuance of permit.





Typical Sign Detail

DETAILS ARE TYPICAL. SIZE AND BASE VARIES BY LOCATION.

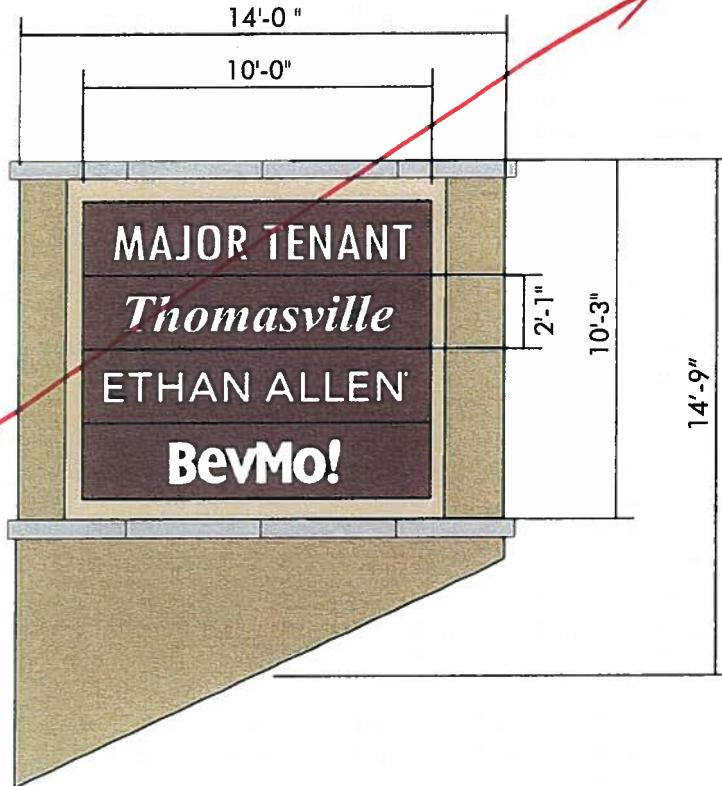


PROJECT SIGN 2.1 DETAIL

SCALE 3/16" = 1' 0"

ALUMINUM FABRICATED INTERNALLY ILLUMINATED MONUMENT SIGN WITH PRECAST CONCRETE CAP AND CONCRETE AND STUCCO BASE WITH PRECAST CONCRETE SILL

LETTERING IS 1/2" THICK WHITE PUSH THRU PLEX.



PROJECT SIGN 2.2 DETAIL

SCALE 3/16" = 1' 0"

ALUMINUM FABRICATED INTERNALLY ILLUMINATED MONUMENT SIGN WITH PRECAST CONCRETE CAP AND CONCRETE AND STUCCO BASE WITH PRECAST CONCRETE SILL

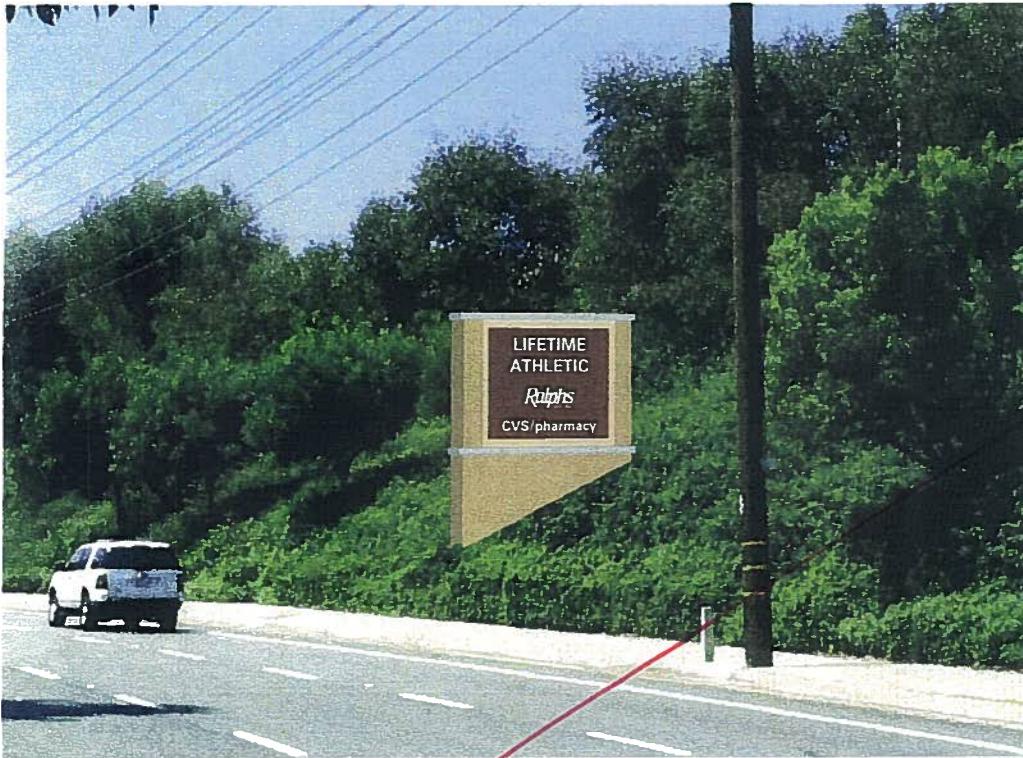
LETTERING IS 1/2" THICK WHITE PUSH THRU PLEX.

10'-0"

1'-8' MAX
COPY AND
CAP HEIGHT

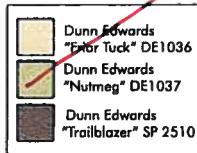


2'-1"



PROJECT SIGN 2.1 ILLUSTRATION
NOT TO SCALE

ALUMINUM FABRICATED INTERNALLY ILLUMINATED MONUMENT SIGN WITH PRECAST CONCRETE CAP AND CONCRETE AND STUCCO BASE WITH PRECAST CONCRETE SILL



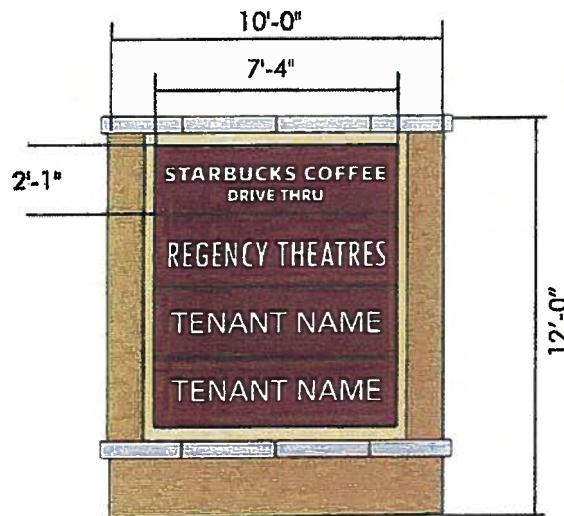
NOT
APPROVED



PROJECT SIGN 2.2 ILLUSTRATION
NOT TO SCALE

ALUMINUM FABRICATED INTERNALLY ILLUMINATED MONUMENT SIGN WITH PRECAST CONCRETE CAP AND CONCRETE AND STUCCO BASE WITH PRECAST CONCRETE SILL

Renderings are for illustrative purposes only.
Exact placement to be defined in approved
precise plan prior to issuance of permit.

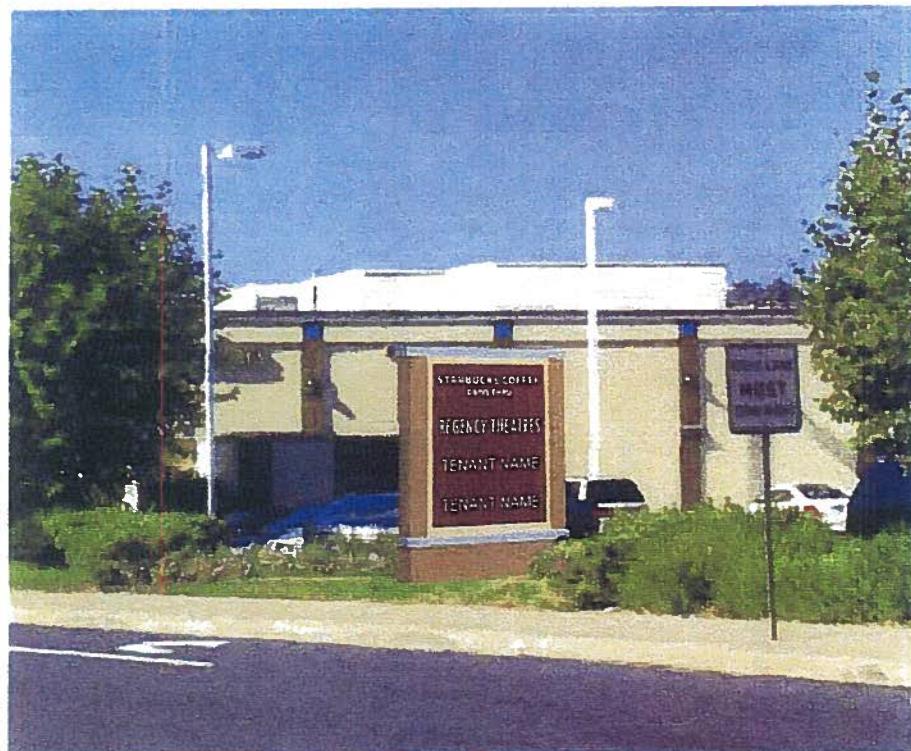


PROJECT SIGN 2.3 DETAIL

SCALE 3/16" = 1' 0"

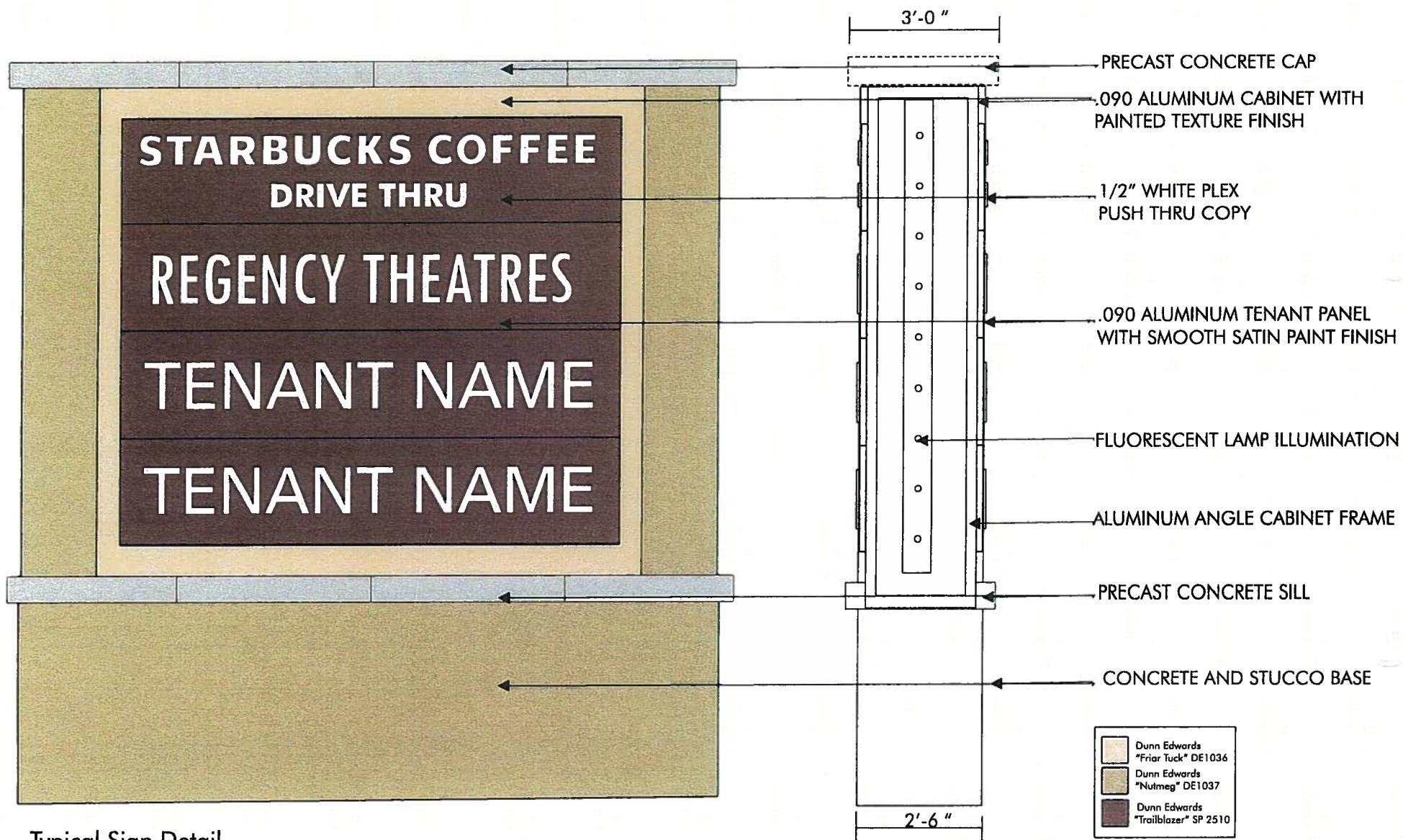
ALUMINUM FABRICATED INTERNALLY ILLUMINATED MONUMENT SIGN WITH PRECAST CONCRETE CAP AND CONCRETE AND STUCCO BASE WITH PRECAST CONCRETE SILL.

LETTERING IS 1/2" THICK WHITE PUSH THRU PLEX.



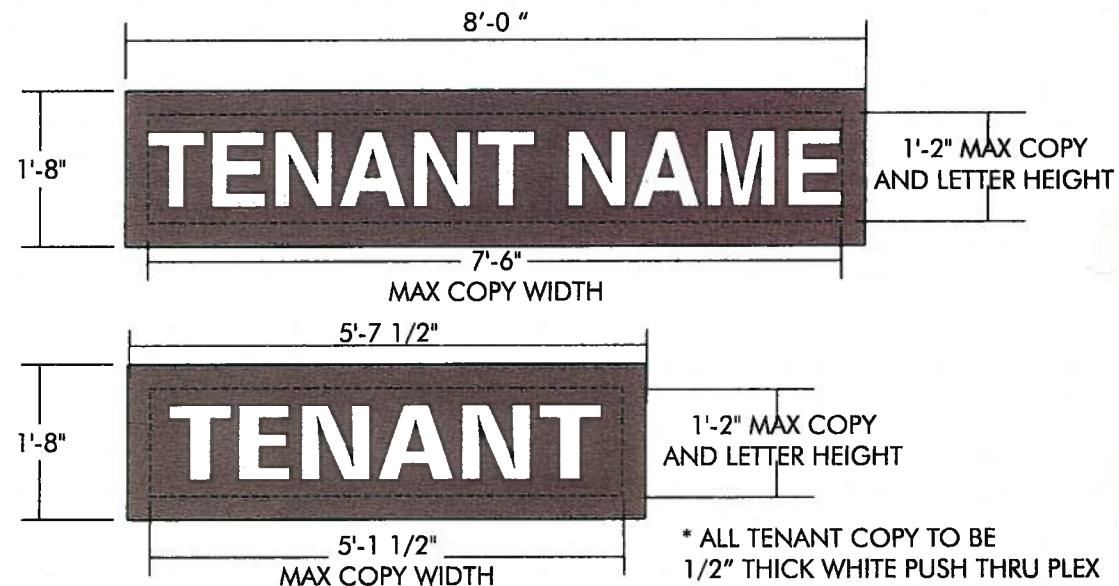
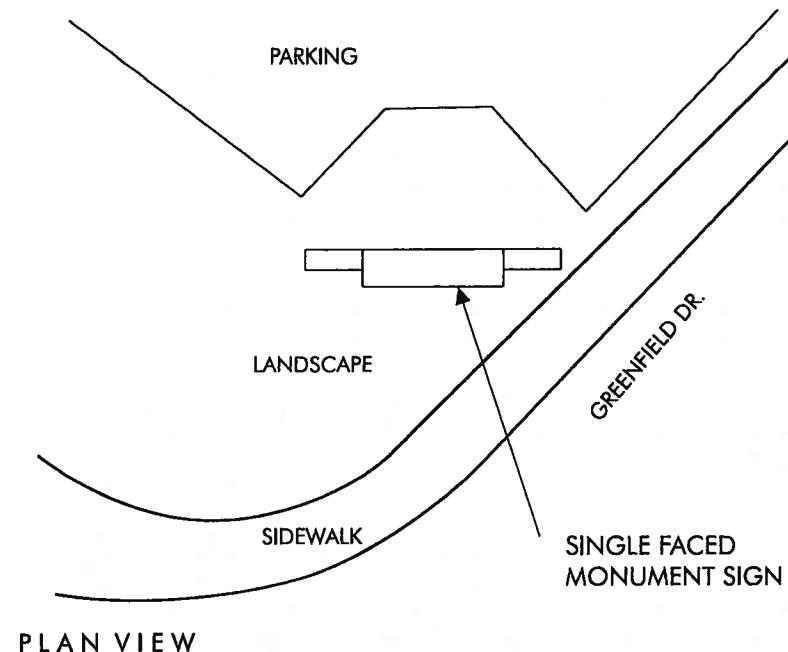
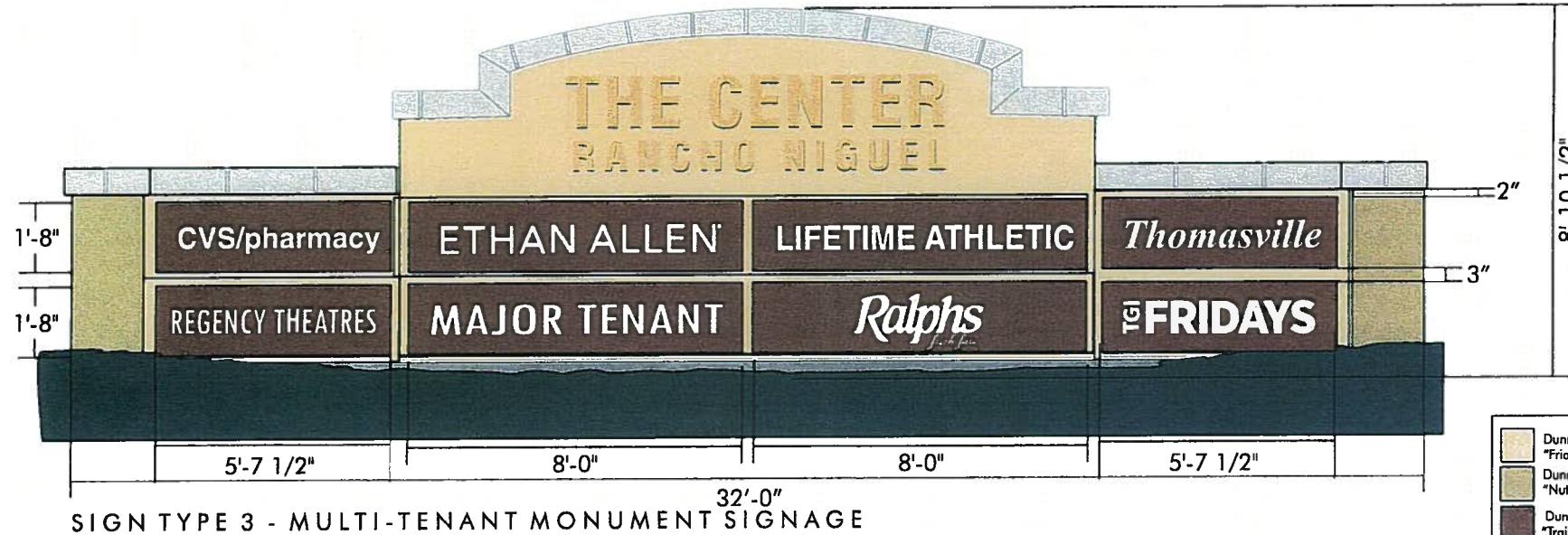
Renderings are for illustrative purposes only.
Exact placement to be defined in approved
precise plan prior to issuance of permit.





Typical Sign Detail

Scale 3/8" = 1' 0"





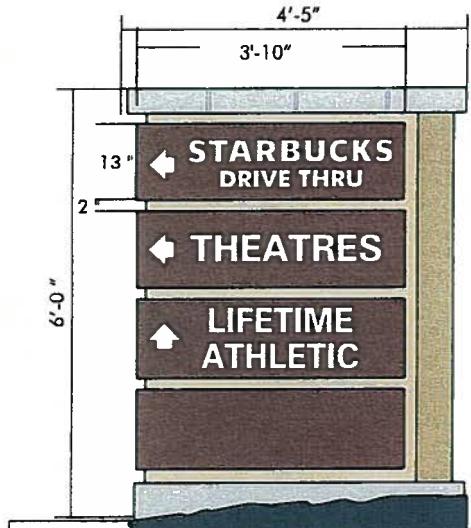
SIGN 4.1



SIGN 4.2



SIGN 4.3



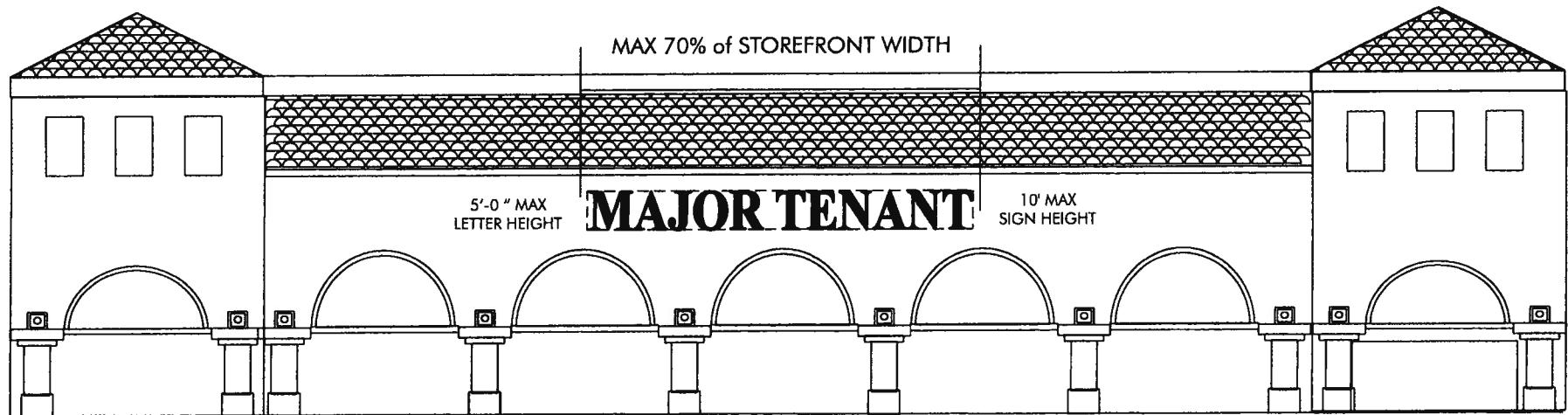
SIGN TYPE 4 DETAIL
SCALE 3/8" = 1' 0"

ALUMINUM FABRICATED INTERNALLY ILLUMINATED MONUMENT SIGN WITH PRECAST CONCRETE CAP AND CONCRETE BASE.

ALL TENANT COPY TO BE 1/2" THICK WHITE PUSH THRU PLEX

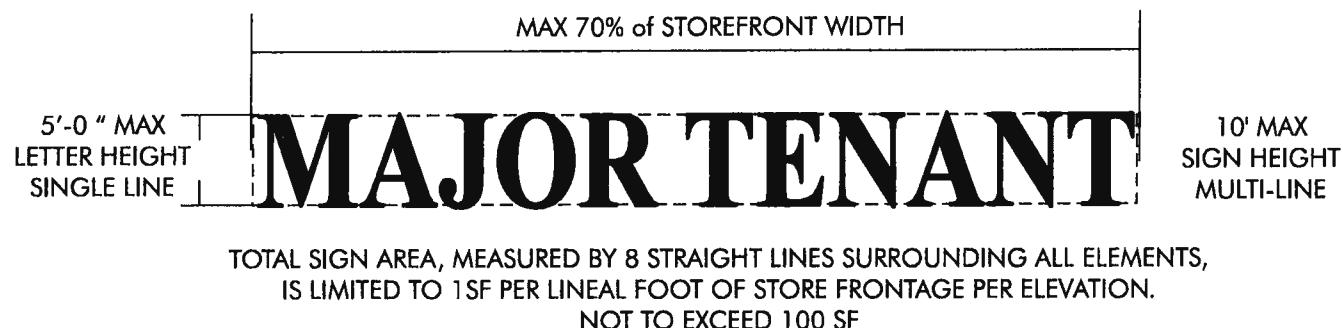


SIGN 4.4



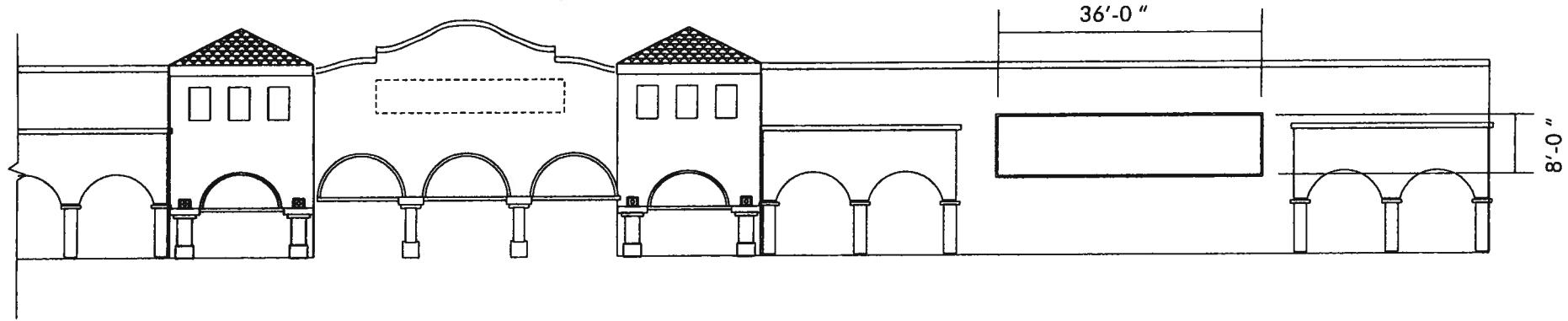
Typical Major Tenant Elevation

Not to Scale



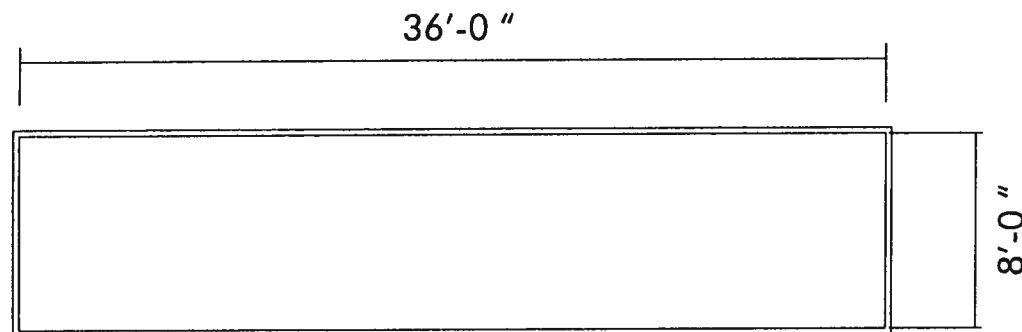
Typical Major Tenant Sign Type 5

Not to Scale



Theatre Elevation - Marquee Sign

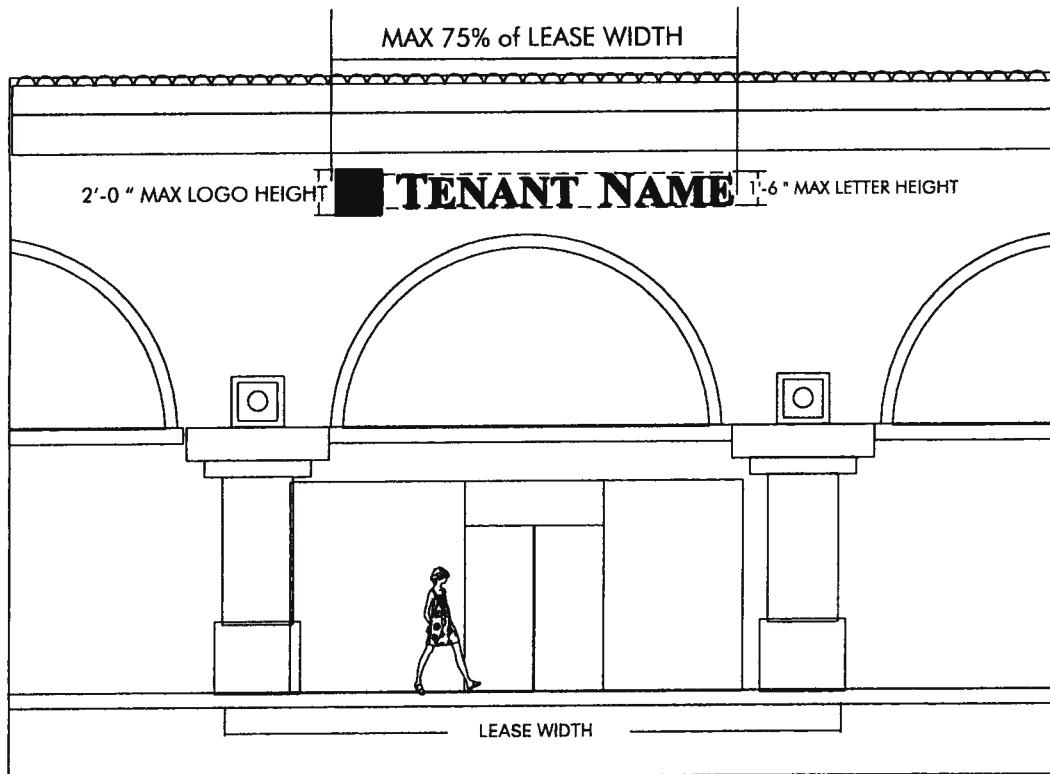
Not to Scale



Theater Marquee Type 6

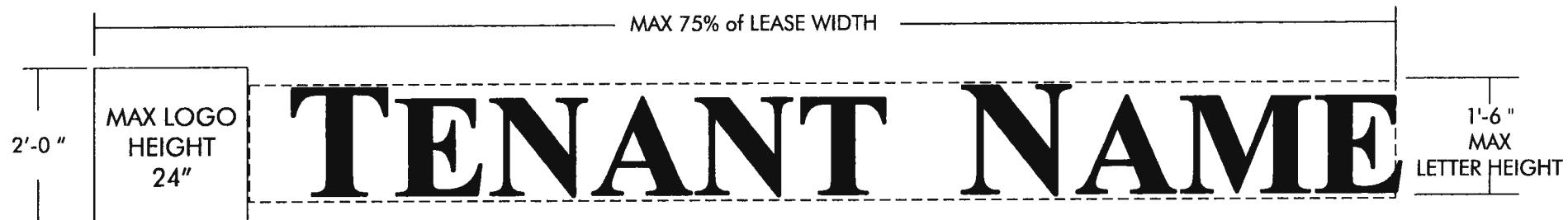
Not to Scale

Internally illuminated sign cabinet with changeable copy face.



Typical Tenant Elevation

Scale 1/8" = 1' 0"



Typical Tenant Sign Type 7

Scale 1/2" = 1' 0"

TOTAL SIGN AREA, MEASURED BY 8 STRAIGHT LINES SURROUNDING ALL ELEMENTS,
IS LIMITED TO 1SF PER LINEAL FOOT OF STORE FRONTAGE PER ELEVATION.

Typical Tenant Sign Type 7

Two line sign layout may be done with landlord approval.

Suggested letter types:

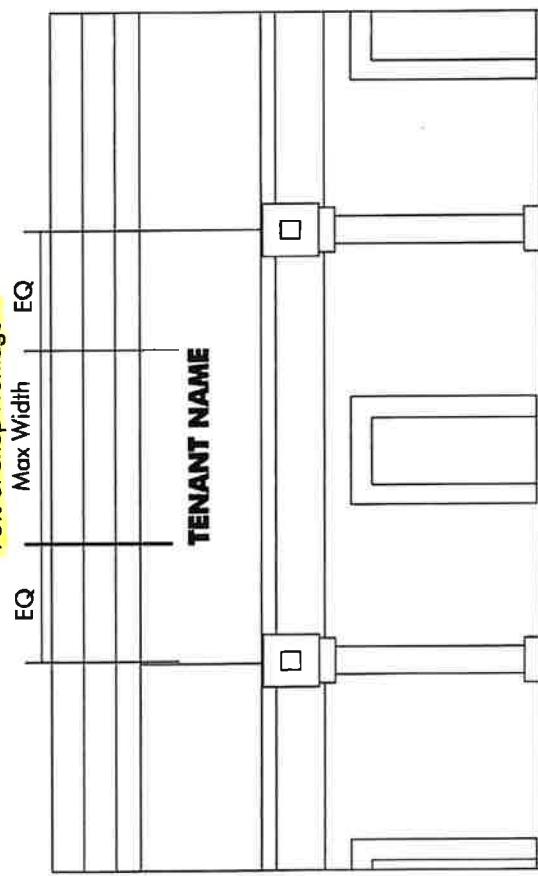
- Plex faced channel letters with LED illumination
- Reverse channel letters with LED illumination
- Open faced channel letters with exposed neon or LED strip

Graphic embellishments:

- It is encouraged that the graphic embellishments for this condition be as three dimensional as possible
- This may be achieved by the use of sculpted / fabricated icons representing a tenants product or service

Suggested materials are:

- Fabricated or solid aluminum
- Flat cut out acrylic or PVC
- Sculpted wood
- Molded fiberglass or cast resin



Typical Tenant Rear Wall Elevation
Scale 1/8" = 1' 0"

75% of Shop Frontage
Max Width

TENANT NAME

1'-6" MAX
LETTER HEIGHT

Typical Rear Tenant Sign Type 8
Not to Scale

Plex faced channel letters with LED illumination.
Sign is limited to one line of text.

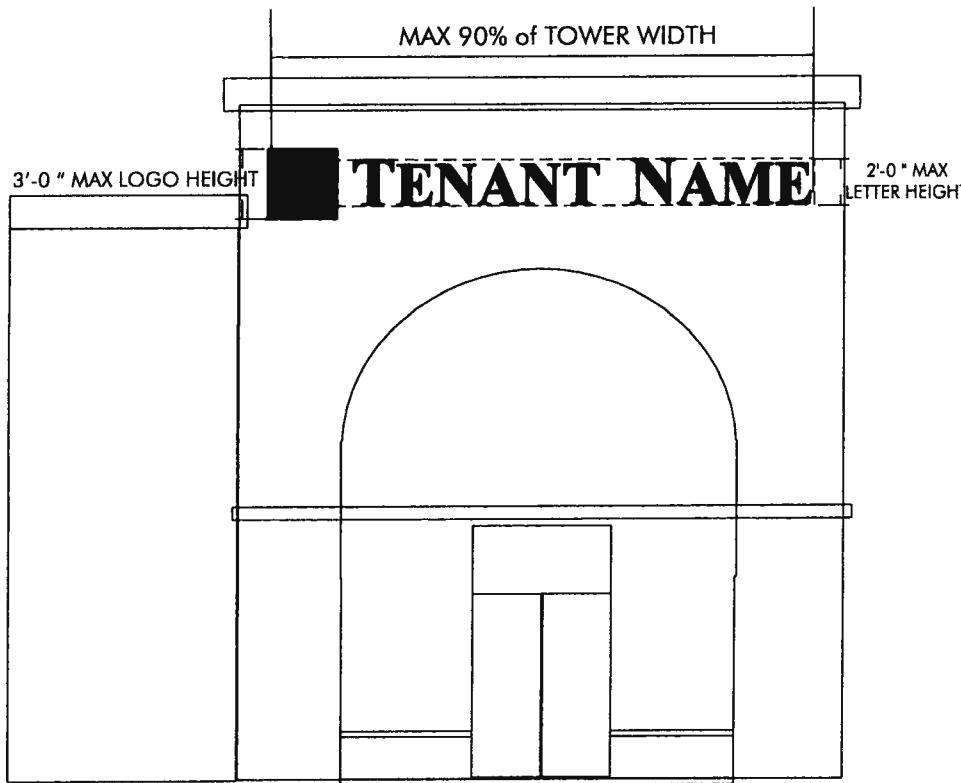
THE CENTER
RANCHO NIGUEL

SIGN TYPE 8 - SHOP TENANT REAR ELEVATION

COMMUNITY DEVELOPMENT
JUN 11 2013
CITY LAGUNA NIGUEL
RECEIVED

6/12/2013
Community Development
500-147 NOT CRO
center @ 11' 0" from
sign post
SOUTHWEST SIGN CO. safe zone

SOUTHWEST SIGN CO. safe zone



Typical Tenant Tower Elevation

Scale 1/8" = 1' 0"

Tenant Tower Sign Type 9

Two line sign layout may be done with landlord approval.

Suggested letter types:

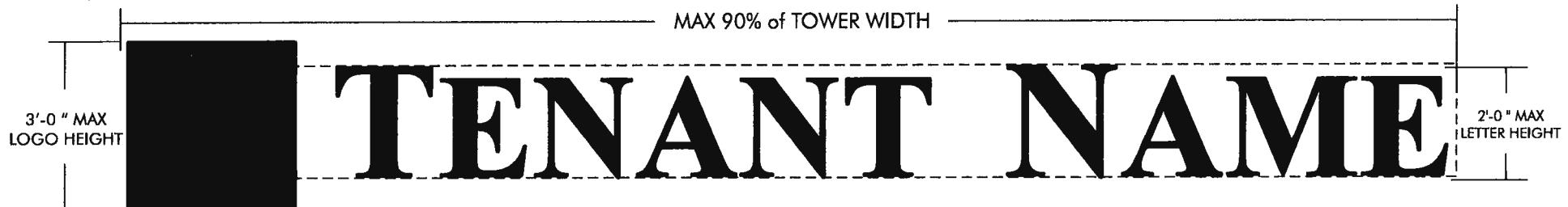
- Plex faced channel letters with LED illumination
- Reverse channel letters with LED illumination
- Open faced channel letters with exposed neon or LED strip

Graphic embellishments:

- It is encouraged that the graphic embellishments for this condition be as three dimensional as possible
- This may be achieved by the use of sculpted / fabricated icons representing a tenants product or service

Suggested materials are:

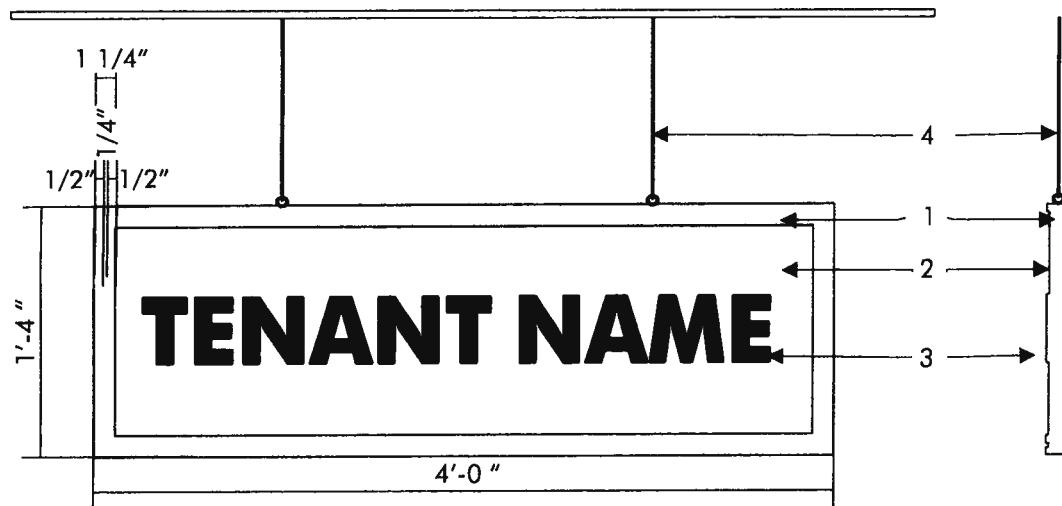
- Fabricated or solid aluminum
- Flat cut out acrylic or PVC
- Sculpted wood
- Molded fiberglass or cast resin



Tenant Tower Sign Type 9

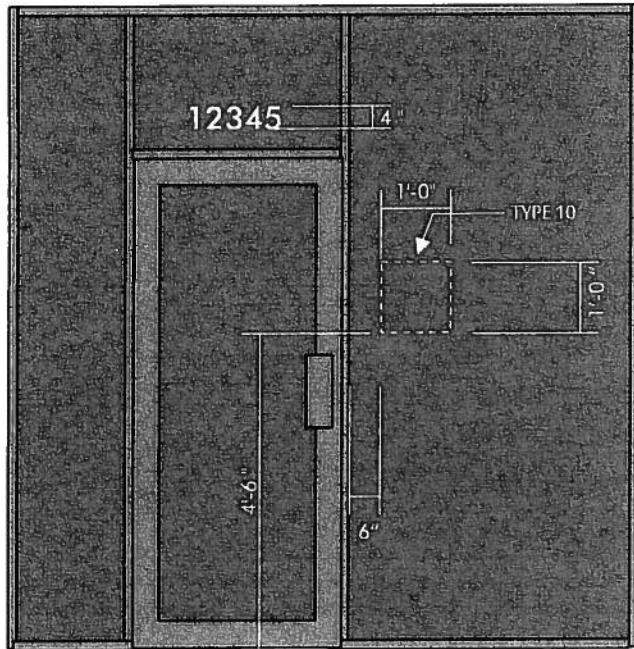
Scale 3/8" = 1' 0"

TOTAL SIGN AREA, MEASURED BY 8 STRAIGHT LINES SURROUNDING ALL ELEMENTS,
IS LIMITED TO 1SF PER LINEAL FOOT OF STORE FRONTAGE PER ELEVATION TO A MAXIMUM OF 100SF



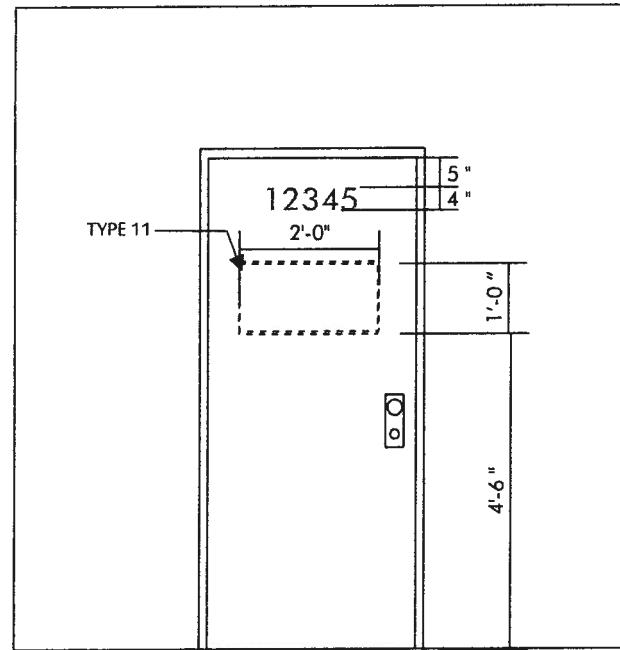
SIGN TYPE 11 - UNDER CANOPY ID

1. 1.5" WOOD BACKGROUND WITH 1-1/4" BORDER WITH 1/4" SANDBLASTED INLINE
2. SANDBLASTED WOOD BACKGROUND WITH PAINT FINISH
3. RAISED COPY WITH PAINT FINISH
4. STAINLESS STEEL CABLE WITH CRIMP ENDS AND SCREW EYES



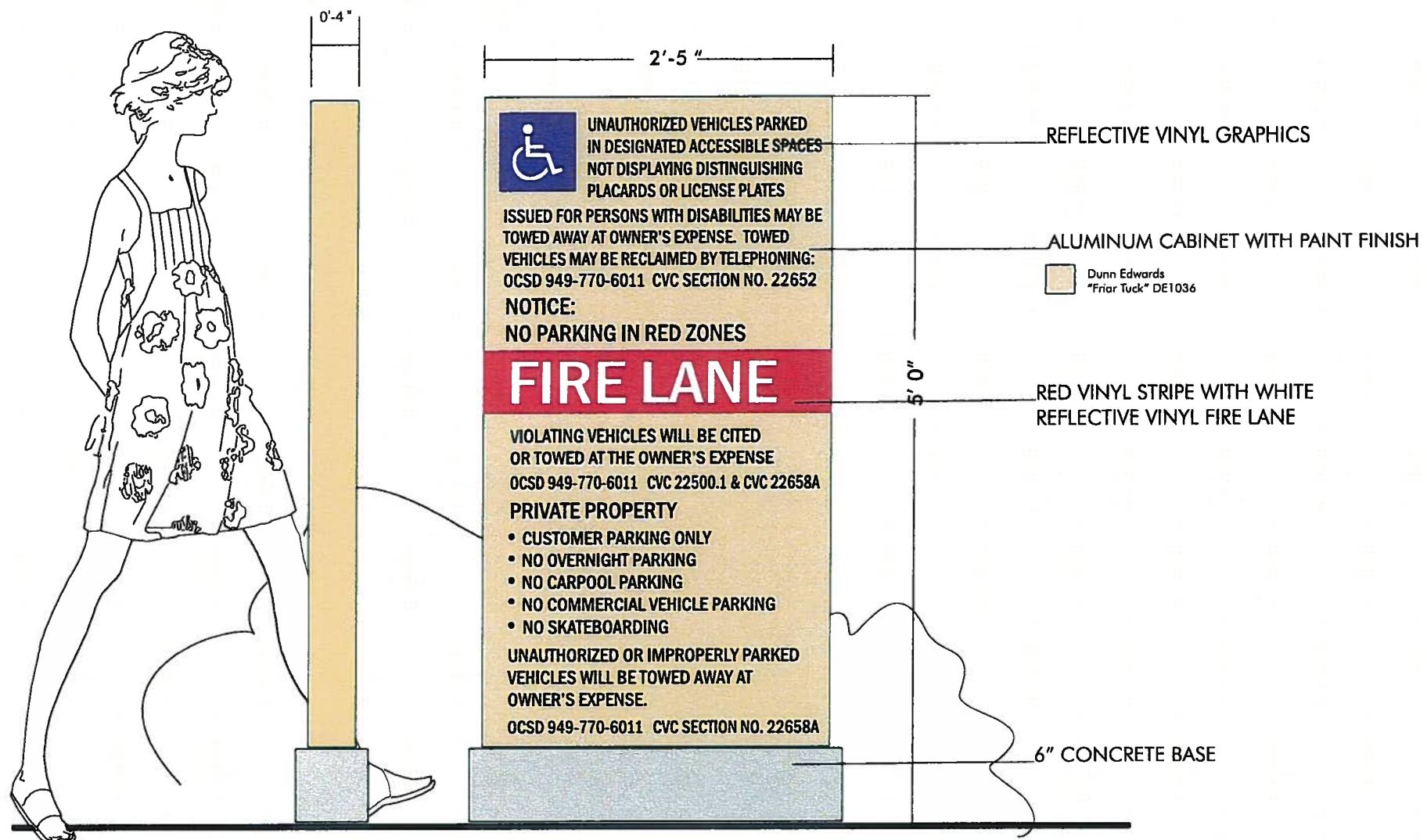
TENANT ENTRY INFO - SIGN TYPE 12

1. Letters shall be 3M white vinyl mounted on window glass
2. Letters shall be computer cut and spaced
3. Max area is 12sf, Max height is 1" letters
4. Copy may include store hours, store phone number, website or other tenant identification information, subject to Landlord approval

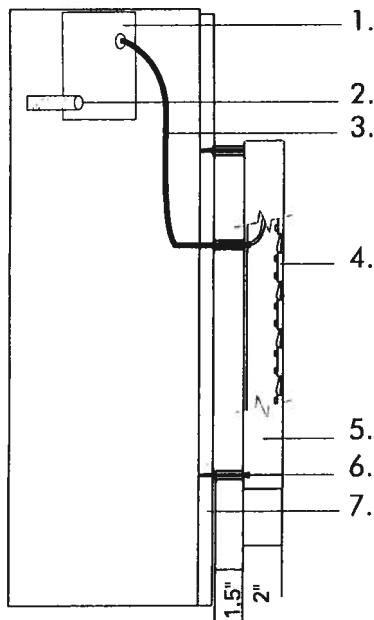


SERVICE DOOR ID - SIGN TYPE 13

1. Letters shall be 3M black vinyl
2. Letters shall be computer cut and spaced applied to door surface
3. Max area is 2sf
4. Suite address and store name only

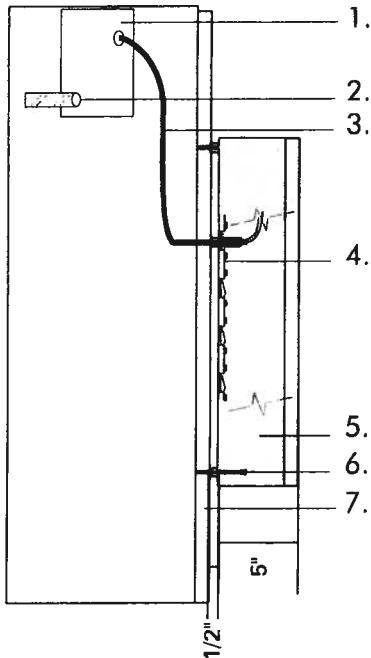


PROPERTY RULES AND REGULATIONS - SIGN TYPE 14



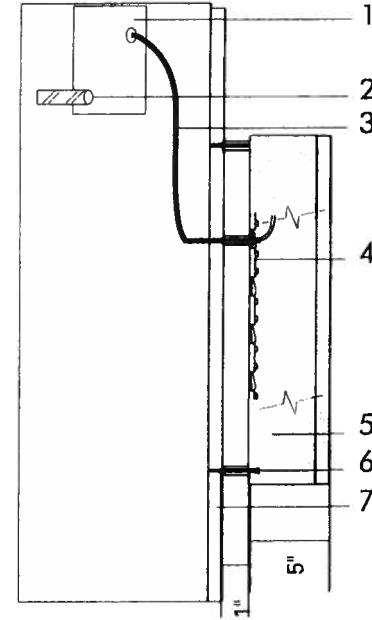
**REVERSE CHANNEL SIGN
SECTION DETAIL
UL LISTED**

1. Remote Transformer With Disconnect Switch (Location TBD)
2. Incoming Dedicated Primary Circuit (By Others)
3. 14g Low Voltage cable
4. Warm White LED Modules
5. 2" Deep Aluminum Reverse Channel Letter with clear Lexan back
6. #10 Screws and shields with 1.5" spacers painted to match storefront (TYP 3 Per Letter)
7. Existing storefront



**PLEX FACED CHANNEL SIGN
SECTION DETAIL
UL LISTED**

1. Remote Transformer With Disconnect Switch (Location TBD)
2. Incoming Dedicated Primary Circuit (By Others)
3. 14g Low Voltage cable
4. Warm White LED Modules
5. 5" Deep Aluminum Channel Letter
6. #10 Screws and shields with 1/2" spacers painted to match storefront (TYP 3 Per Letter)
7. Existing storefront



**COMBINATION CHANNEL SIGN
SECTION DETAIL
UL LISTED**

1. Remote Transformer With Disconnect Switch (Location TBD)
2. Incoming Dedicated Primary Circuit (By Others)
3. 14g Low Voltage cable
4. Warm White LED Modules
5. 5" Deep Aluminum Channel Letter with white Lexan back
6. #10 Screws and shields with 1" spacers painted to match storefront (TYP 3 Per Letter)
7. Existing storefront