

PLANNED SIGN PROGRAM

Purpose

This submittal is intended to define and describe all signs proposed for the development known as Lake Forest Corridor Center. By preparing a coordinated sign program, the graphic imagery will enhance the project's aesthetic continuity while also serving the needs of the tenants.

Retail Pads

Those buildings labeled B, C, D, E, F and I are considered retail pad buildings. At this point, each of the pads is planned to house a single tenant. Freestanding signs for single pad users are not permitted. Instead, each pad tenant is allowed one wall sign per building elevation, not to exceed one square foot of sign area per linear foot of a given elevation. The signs shall consist of individual, internally illuminated channel letters with translucent acrylic face. Typestyles and letter face colors are at tenant's option, but letter returns must be painted to match the field color of the building wall surface. Logos are allowed within the approved sign areas, with the same color requirements as the letters.

For retail pads occupied by fast food uses, additional sign types are required. A variety of directional or regulatory signs will be necessary. Typical messages would be DRIVE THRU; DO NOT ENTER; ONE WAY; or any such message necessary for facilitating proper traffic flow. These signs shall not exceed four feet in height with a maximum sign area of six square feet.

In addition, one menu preview board will be allowed. This component portrays items being offered prior to approaching the menu order board. Finally, one menu order board is also allowed. The preview board and the order board may be up to six feet in height, with a maximum sign area of thirty-two square feet each.

Service Station Pad

Pad building G is designated for use as a service station. Freestanding signs, one per street frontage, are permitted. However, these signs will function primarily as gasoline rates signs, while also identifying the user name and/or logo. Please refer to sheet 3.1 for the specific design configuration. In addition, the service station canopy may be used to identify the user. Each canopy elevation shall be allowed a maximum of one illuminated sign consisting of letters or logo with not more than twenty five square feet of sign area per elevation. Corporate graphics and colors are permitted. One building wall sign will also be allowed to identify retail use within the service station. This sign, not more than twenty feet in area, shall consist of individual, internally illuminated channel letters with acrylic faces and must be located on the building elevation providing pedestrian access to the use. Typestyle and letter face color are at tenant's option, with letter returns painted to match the building wall surface color.

Project/Tenant Monument Identification

Two freestanding signs are proposed to identify the development and its tenants; one along Rancho Parkway and the other fronting Lake Forest Drive. Please refer to sheet 1.1 for design specifications. Although these signs exceed dimensions allowed by approval of the placement and scale relationship to the site provide a proper scale, color, and size OR ORDINANCES.

Vehicular Directional Sign

These two signs, one serving the primary Rancho Parkway access and one serving the Lake Forest Drive access, are to assist visitors in locating retail uses not necessarily visible from the location of the sign. The size and configuration of the site warrants signs of this type. Please refer to sheet 2.1 for design specifications.

Service Station Rates Sign

Please refer to previous comments under Service Station Pad, or see sheet 3.1.

Code Related Signs

Sheets 4.1 and 5.1 illustrate code related signs. The signs have been upgraded to conform to the design characteristics of other ground mounted signs.

Anchor Tenant Wall Signs

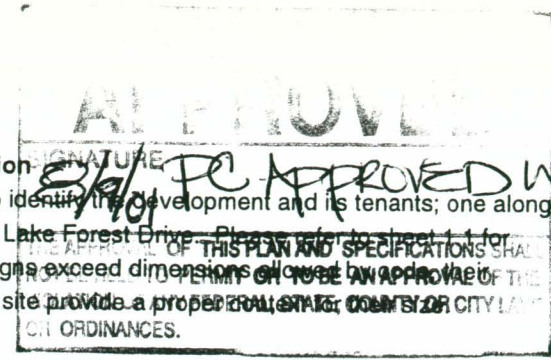
On sheets E.1 and E.2 you will find specifications for the proposed anchor tenant wall signs. The sizes, locations and material specifications for these signs are typical of those associated with a national or regional retail user. In each case, the sign fits comfortably within its architectural context.

Building A Tenant Wall Signs

The signs proposed consist of two sign types, found on sheet E.1. First of all, the south facing tower will allow three primary tenants sign exposure facing Rancho Parkway. This will give those tenants an opportunity for visibility from portions of the site not necessarily accessed from Lake Forest Drive. In addition, each tenant shall be allowed one sign on the east elevation directly above the leased space.

Building H Tenant Wall Signs

The signs proposed consist of two sign types, found on sheet E.3. First of all, the north facing tower will allow ~~three primary~~ ^{ONE MAJOR} tenants sign exposure facing the Foothill Transportation Corridor. This will give ~~these~~ tenants an opportunity for visibility from freeway traffic. In addition, each tenant shall be allowed one sign on the south elevation directly above the leased space.



Lake Forest Corridor Center

Preliminary Planning & Design

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Job Number: _____

Date: 1/11/99

Scale: _____

Revised: 3/9/99
6/1/99 2/28/01

GS.1

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The Design Factor

10 Carriage Hill Lane
Laguna Hills, CA 92653

(949) 457-7880
(949) 472-4240

Lake Forest Corridor Center

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Job Number: _____

Date: 1/11/99

Scale: _____

Revised: 3/9/99 6/1/99

GS.2

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General Provisions and Requirements

- Notwithstanding the maximum square footage specified for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. All signs shall fit comfortably into designated architectural spaces, leaving sufficient margins and negative space on all sides. Thickness height and color of sign lettering shall be visually balanced and in proportion to other signs on the building.
- Dimensional letters shall be affixed without visible means of attachment.
- All sign fabrication work shall be of excellent quality. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. Landlord reserves the right to reject any fabrication work deemed to be below standard.
- Signs must be made of durable rust-inhibiting materials that are appropriate and complementary to the building.
- All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- Paint colors and finishes must be reviewed and approved by Landlord. Color coatings shall exactly match the colors specified on the approved plans.
- Joining materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be ground smooth and finished with autobody filler. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs, and shall have a uniform surface conforming to the highest standards of the industry.
- Electrical components must match the exact specifications of the approved design.

- Brightness of signs is subject to approval by Landlord. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- All conduit, raceways, crossovers, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed.
- Underwriter's Laboratory approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with all national and local building and electrical codes.
- Penetrations into building walls, where required, shall be made waterproof.
- Penetrations into building walls must be repaired prior to tenant vacating leased space.
- In no case shall any manufacturer's label be visible from the street or parking lots.

Prohibited Signs

- Window signs;
- Exposed junction boxes, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type;
- Sign Manufacturer's names, stamps or decals;
- Luminous vacuum formed type plastic letters;
- Paper, cardboard or Styrofoam signs, stickers, or decals, or decals hung around, on or behind storefronts;
- Exposed fastenings;
- Simulated materials (i.e., wood grained plastic laminates, etc.);
- Animated lights or other "moving" sign components;
- Neon signs visible through windows;
- Roof mounted signs;
- Signs on background panels mounted to buildings;
- Signs identifying secondary business except where specifically approved by Landlord;
- Any sign form not specifically allowed by this criteria.

SIGN SUMMARY

Sign Type	Description	Ground Sign	Wall Sign	Quantity	Maximum Sign height and width	Maximum Sign Area (in Sq. Ft.)	Sign Location (by building)	Logos Allowed (Yes or No)	Illumination Allowed (Yes or No)	Total Sign Area for this sign type (in Sq. Ft.)
1	Project / Tenant Monument Sign	X		2	15'-6" (h) 9'-0" (w)	139.5	n/a	Yes	Yes	279.0
2	Vehicular Directional Sign	X		2	5'-2" (h) 3'-3" (w)	16.8	n/a	No	Yes	33.6
3	Service Station Rates Sign	X		2	5'-6" (h) 6'-0" (w)	33.0	n/a	Yes	Yes	66.0
4	Disabled Access/Private Property Sign	X		6	5'-5" (h) 2'-3" (w)	12.19	n/a	No	No	73.14
5	Stop Sign	X		6	6'-0" (h) 1'-6" (w)	2.25	n/a	No	No	13.5
6	Anchor Tenant Primary ID Sign		X	1	8'-0" (h) 58'-0" (w)	464.0	Anchor Building	Yes	Yes	464.0
7	Anchor Tenant Secondary ID Sign		X	1	3'-0" (h) 36'-0" (w)	108.0	Building A	Yes	Yes	108.0
8	Anchor Tenant Freeway ID Sign		X	1	3'-0" (h) 36'-0" (w)	108.0	Anchor Building	Yes	Yes	108.0
9	Anchor Tenant Specialty Product Entrance Sign		X	2	2'-0" (h) 31'-0" (w)	62.0	Anchor Building	No	No	124.0
10	Building A Primary Tenant ID Sign		X	3	2'-6" (h) 20'-6" (w)	51.25	Building A	Yes	Yes	153.75
11	Building A Tenant ID Sign		X	9	2'-6" (h) 12'-0" (w)	30.0	Building A	Yes	Yes	270.0
12	Building H Primary Tenant ID Sign		X	X 1	8'-6" (h) 25'-0" (w)	62.5 100	Building H	Yes	Yes	167.5 100
13	Building H Tenant ID Sign		X	4	2'-6" (h) 19'-0" (w)	47.5	Building H	Yes	Yes	190.0
					4'-0"					

Lake Forest Corridor Center

Preliminary Planning & Design

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Job Number: _____

Date: 3/9/99

Scale: Not to Scale

Revised: 6/1/99 2/28/01

SM.1

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10 Carriage Hill Lane
Laguna Hills, CA 92653

(949) 457-7880

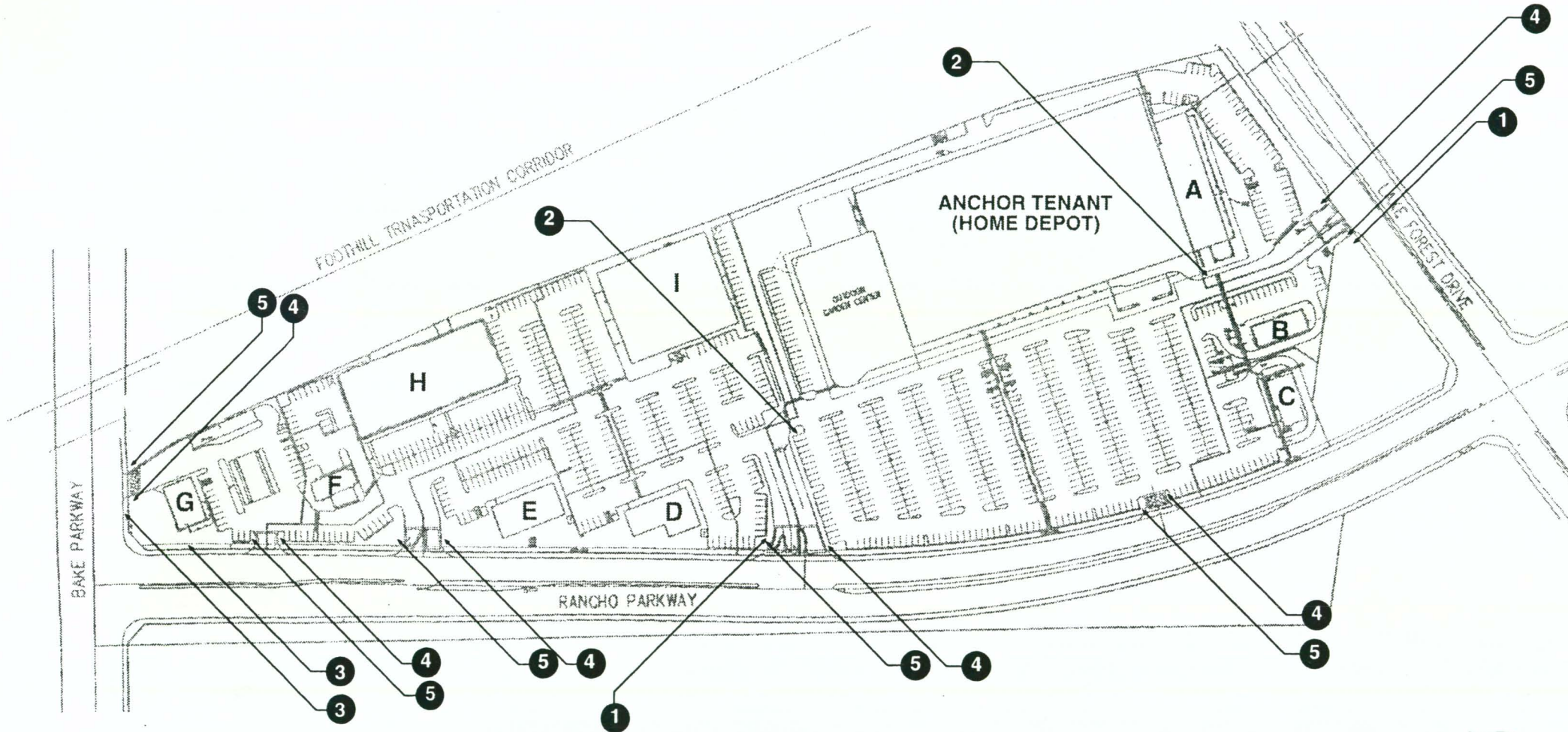
Fax: (949) 472-4240

Lake Forest Corridor Center

Preliminary
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LOCATION PLAN FOR FREESTANDING SIGNS

1. Project/Tenant Monument Identification
2. Vehicular Directional Sign
3. Service Station Rates Sign
4. Disabled Access / Private Property Sign
5. Stop Sign



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Job Number: _____

Date: 12/15/98

Scale: Not to Scale

12/24/98
Revised: 1/11/99 2/29/01

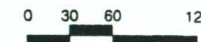
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1. PROJECT / TENANT MONUMENT IDENTIFICATION

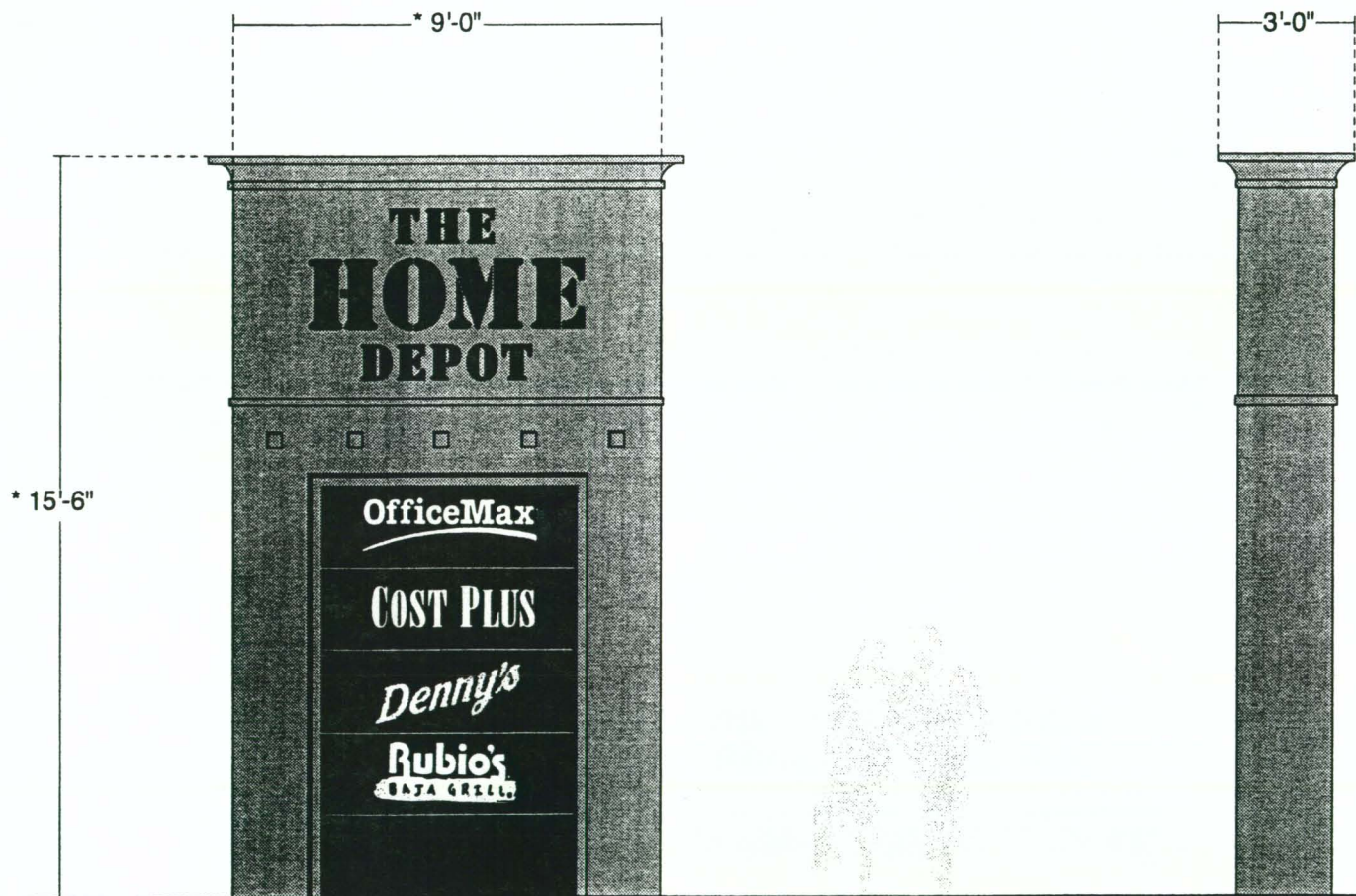
Two-sided internally illuminated fabricated aluminum monolith with routed push through acrylic graphics. Graphics only to illuminate.

Sign cabinet colors and finishes to match buildings. Graphics and colors are per individual tenant standards.

Tenant names depicted are hypothetical and are shown to establish intent. Not more than five tenant names shall be allowed per sign.

139.5 Square Feet Total Sign Area

* Dimensions used to calculate Sign Area.



Lake Forest Corridor Center

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Job Number: _____

Date: 12/16/98

Scale: 1/4" = 1'-0"

Revised: 12/20/98 1/11/99

1.1

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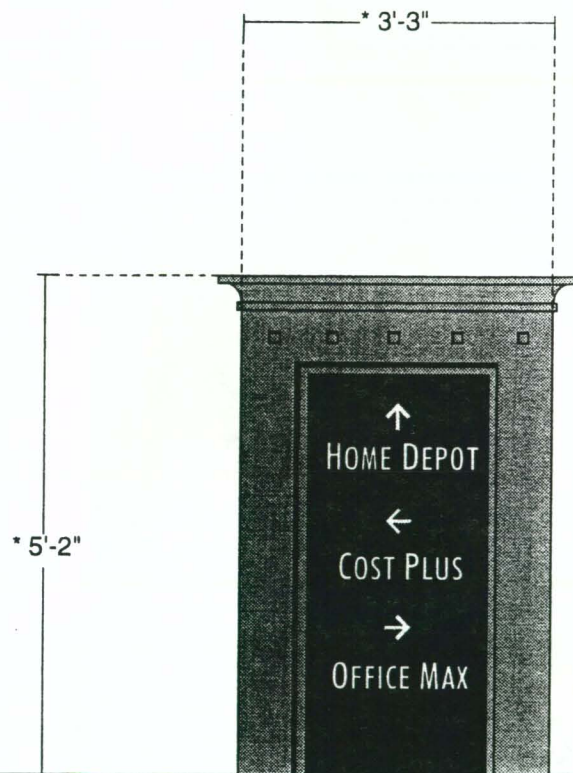
Fax: (949) 472-4240

2. VEHICULAR DIRECTIONAL SIGN

One-sided fabricated aluminum monolith. Graphics to be 1/8" thick flat cut out painted acrylic. Illumination via ground mounted fixtures.
Sign cabinet colors and finishes to match buildings. Graphics to match building accent colors. Tenant names to be in standard project typestyle of Futura Medium Condensed.

16.8 Square Feet Total Sign Area.

* Dimensions used to calculate sign area.



Lake Forest Corridor Center

Preliminary
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Job Number: _____

Date: 12/16/98

Scale: 1/2" = 1'-0"

Revised: 12/20/98 1/11/99

2.1

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Job Number: _____

Date: 12/23/98

Scale: 1/2" = 1'-0"

Revised: 1/11/99

3.1

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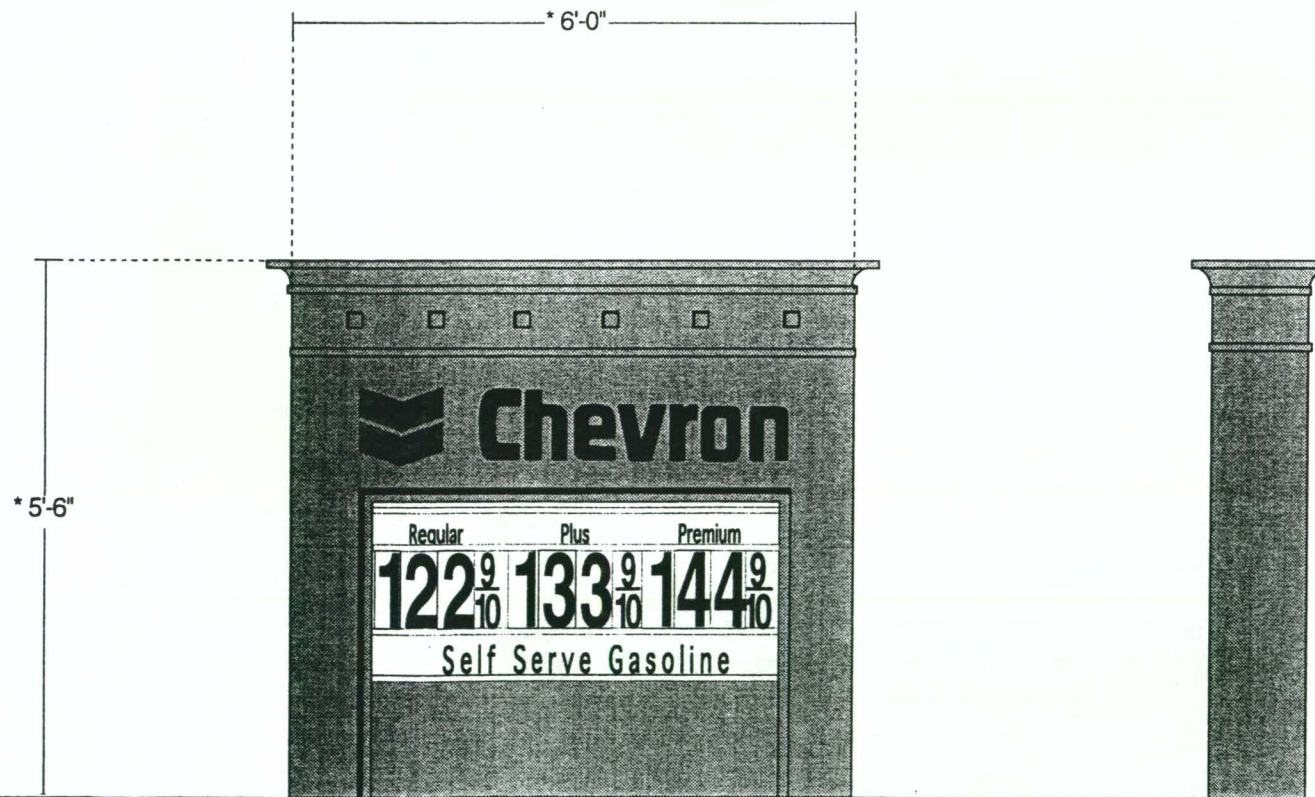
3. SERVICE STATION RATES SIGN

Two-sided internally illuminated fabricated aluminum monolith with routed push through acrylic logo and name. Pricing information area to be a translucent illuminated changeable letter board. Sign cabinet colors and finishes to match buildings.

User depicted is hypothetical and is shown to establish design intent.

33.0 Square Feet Total Sign Area.

* Dimensions used to calculate sign area.



4. DISABLED ACCESS / PRIVATE PROPERTY SIGN

One sided, fabricated aluminum monolith with painted and silk-screened graphics mounted on concrete base. Sign cabinet, sign base colors and finishes to match buildings.

Typestyle: Futura Medium Condensed

12.19 Square Feet Total Sign Area

* Dimensions used to calculate sign area.



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Job Number: _____

Date: 12/20/98

Scale: 3/4" = 1'-0"

Revised: 1/11/99

4.1

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Job Number: _____

Date: 12/20/98

Scale: 3/4" = 1'-0"

Revised: 1/11/99

5.1

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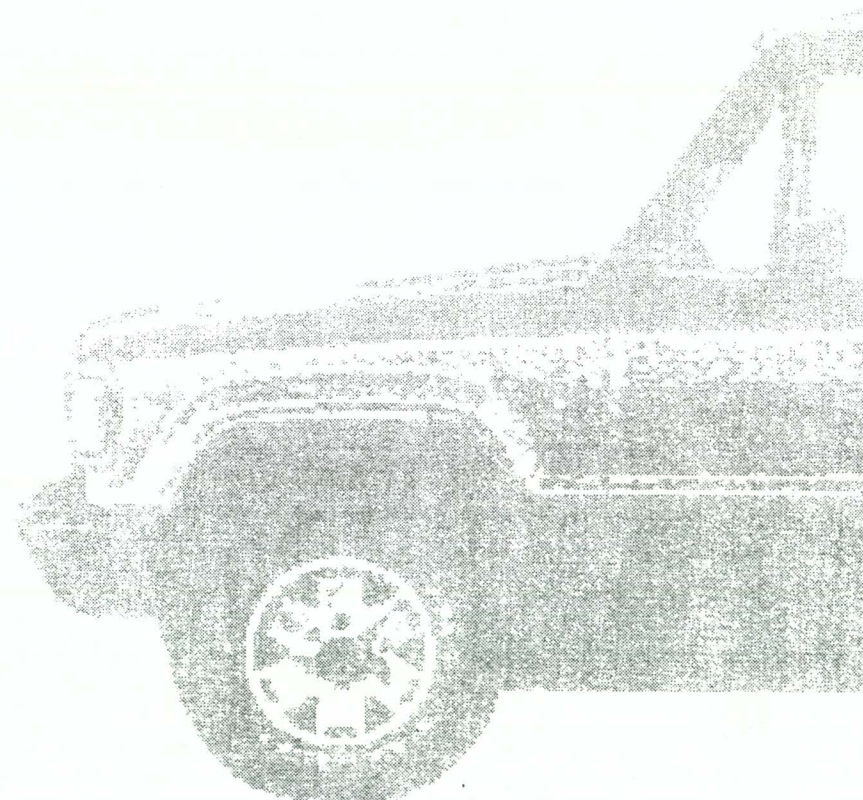
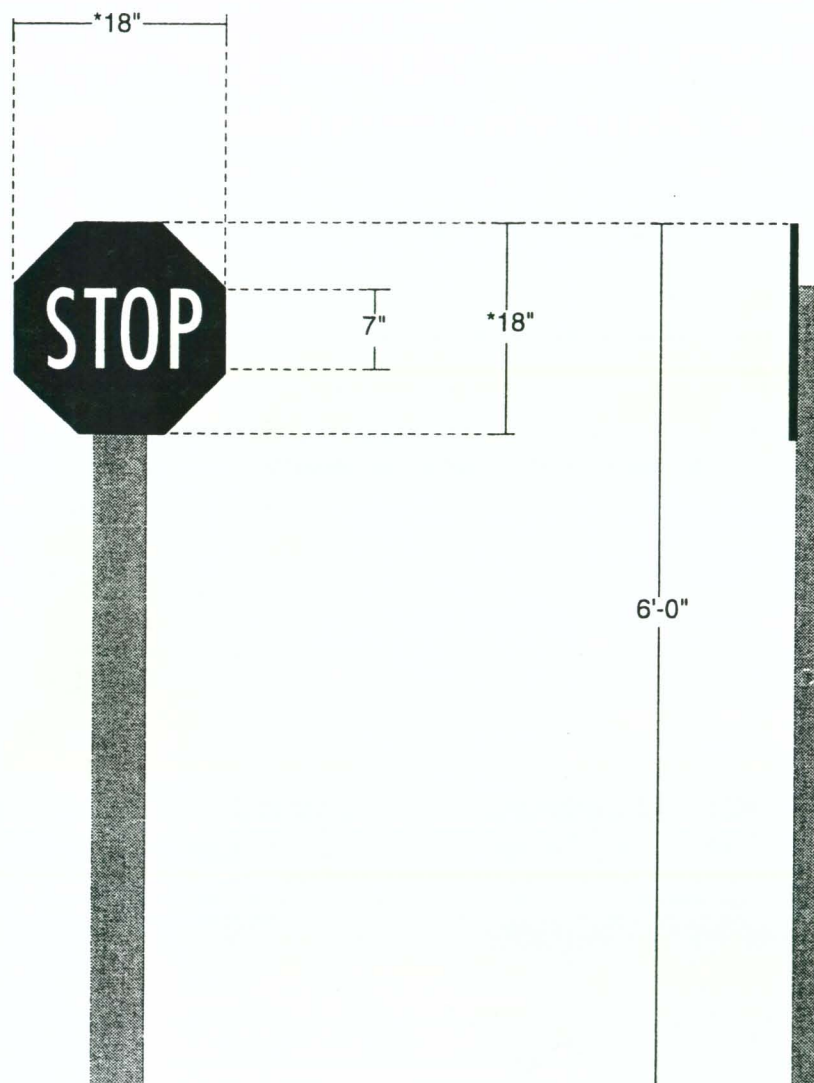
5. STOP SIGN

2" x 4" rectangular aluminum post with painted red plate aluminum sign face and white reflective vinyl die cut letters. Sign post color to match buildings.

Typestyle: Futura Medium Condensed

2.25 Square Feet Total Sign Area.

* Dimensions used to calculate Sign Area.



ANCHOR TENANT SECONDARY IDENTIFICATION SIGN

Internally illuminated fabricated aluminum pan-channel letters with translucent acrylic faces. Letter face color and typestyle at tenant's option with landlord approval.

108.0 Square Feet Total Sign Area

BUILDING A TENANT IDENTIFICATION SIGNS

Internally illuminated fabricated aluminum pan-channel letters with translucent acrylic faces. Letter face color and typestyle at tenant's option with landlord approval. Letter return color to match building wall color.

30.0 Square Feet Total Sign Area Each

* Dimensions used to calculate sign area.

**Lake Forest
Corridor Center**

*Preliminary
Planning & Design*

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Job Number: _____

Date: 12/23/98

Scale: 1" = 30'-0"

1/9/98

Revised: 3/9/99 5/30/99

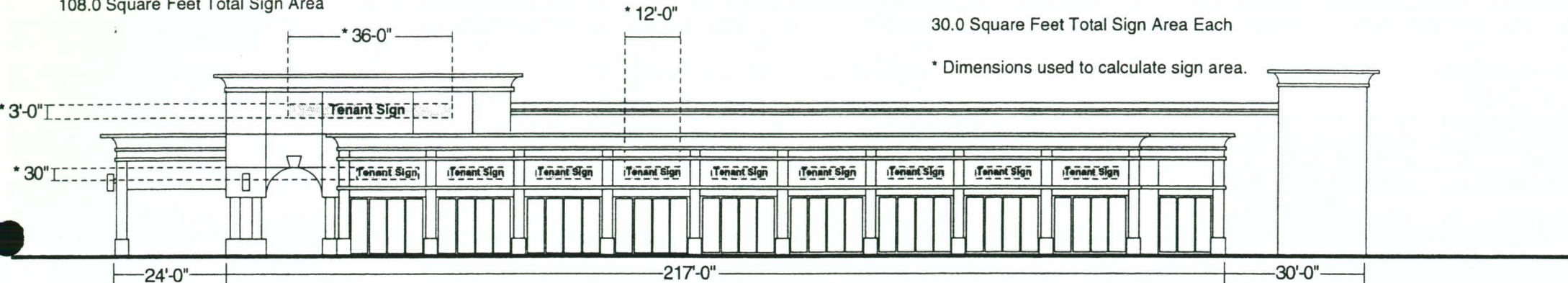
E.1

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East Elevation

ANCHOR TENANT SPECIALTY PRODUCT ENTRANCE SIGN

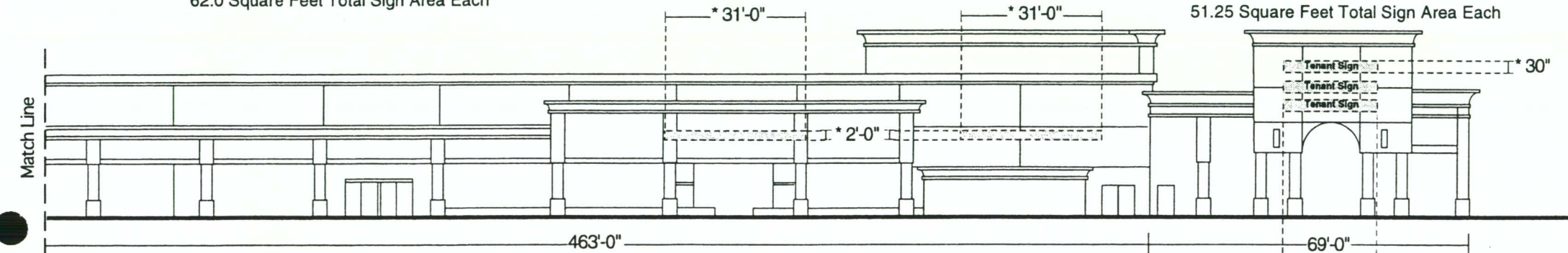
Non-illuminated cut out foam letters with high impact styrene faces. Letter face color and typestyle at tenant's option with landlord approval.

62.0 Square Feet Total Sign Area Each

BUILDING A PRIMARY TENANT IDENTIFICATION SIGN

Internally illuminated fabricated aluminum pan-channel letters with translucent acrylic faces. Letter face color and typestyle at tenant's option with landlord approval. Letter return color to match building wall color.

51.25 Square Feet Total Sign Area Each



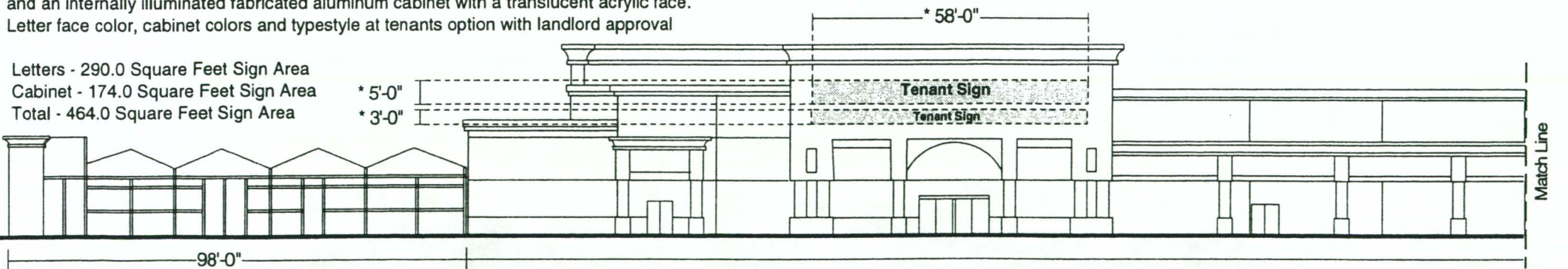
South Elevation

ANCHOR TENANT PRIMARY IDENTIFICATION SIGN

Internally illuminated fabricated aluminum pan-channel letters with translucent acrylic faces and an internally illuminated fabricated aluminum cabinet with a translucent acrylic face. Letter face color, cabinet colors and typestyle at tenants option with landlord approval

Letters - 290.0 Square Feet Sign Area
Cabinet - 174.0 Square Feet Sign Area
Total - 464.0 Square Feet Sign Area

* 5'-0"
* 3'-0"



Match Line

Lake Forest Corridor Center

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Scale: 1" = 30'-0"

Revised: 1/9/98 3/9/99

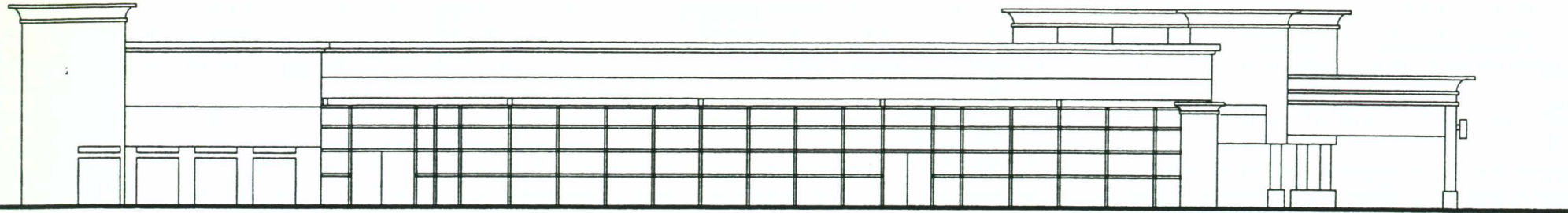
E.2

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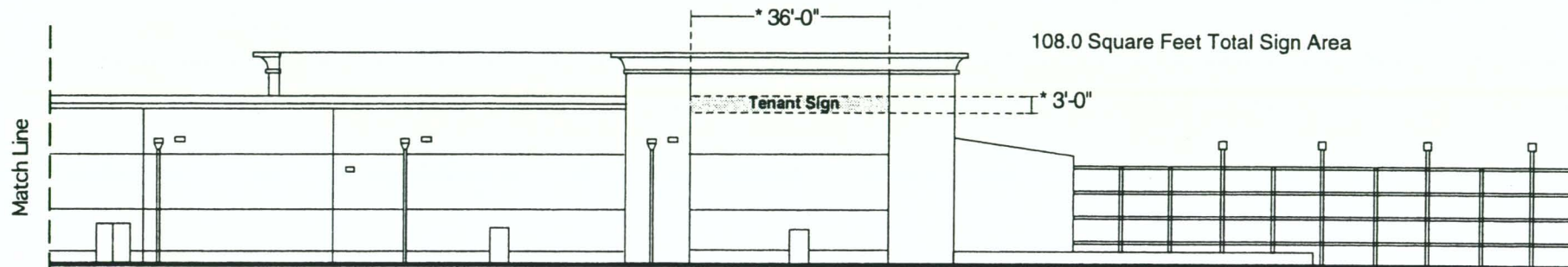
Fax: (949) 472-4240



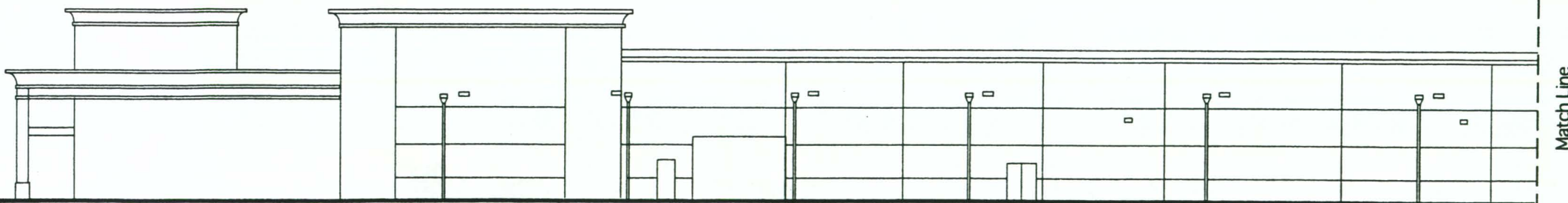
West Elevation

ANCHOR TENANT FREEWAY IDENTIFICATION SIGN

Internally illuminated fabricated aluminum pan-channel letters with translucent acrylic faces. Letter face color and typestyle at tenant's option with landlord approval.



North Elevation



North Elevation (continued)

Lake Forest Corridor Center

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Job Number: _____

Date: 2/28/01

Scale: 1" = 30'-0"

Revised: _____

E.3

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10 Carriage Hill Lane
Laguna Hills, CA 92653

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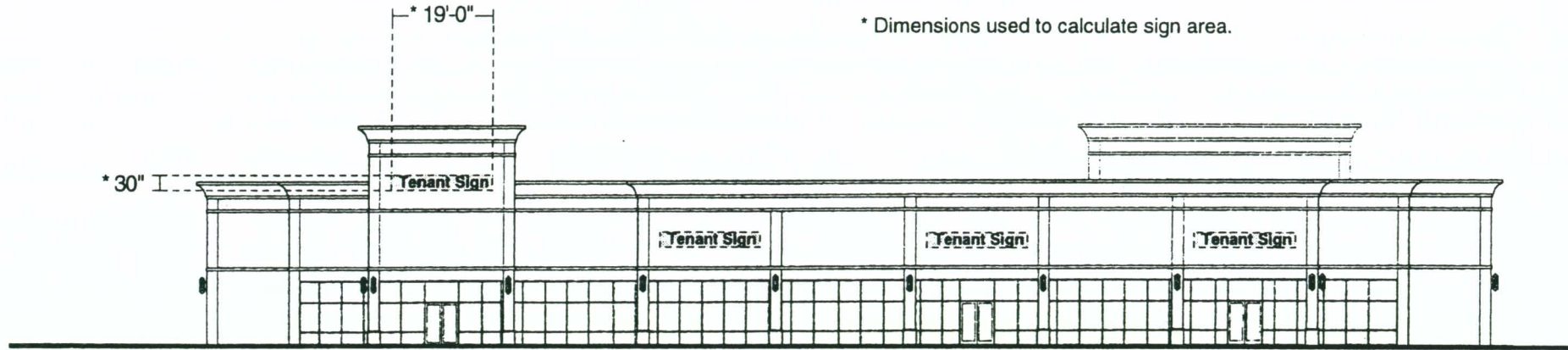
Fax: (949) 472-4240

BUILDING H TENANT IDENTIFICATION SIGNS

Internally illuminated fabricated aluminum pan-channel letters with translucent acrylic faces. Letter face color and typestyle at tenant's option with landlord approval. Letter return color to match building wall color.

47.5 Square Feet Total Sign Area Each

* Dimensions used to calculate sign area.



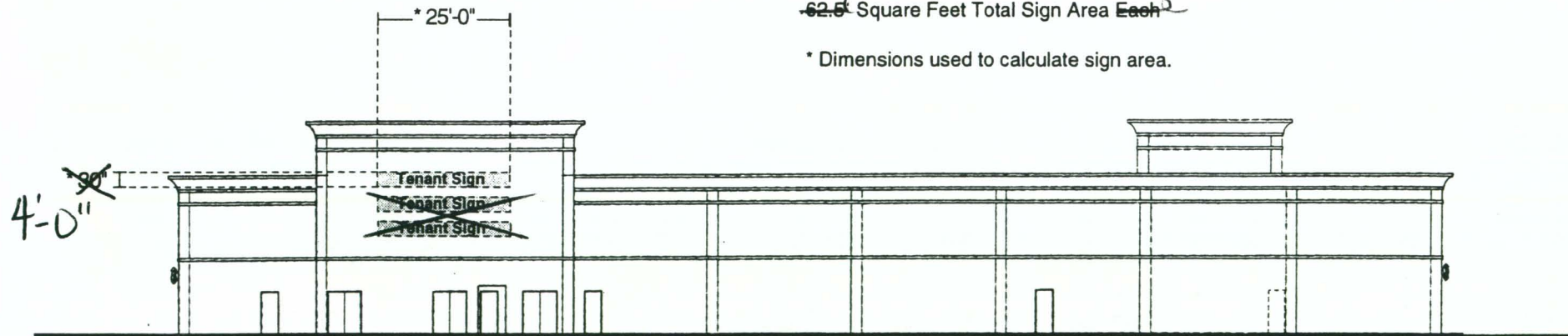
South Elevation

BUILDING H PRIMARY TENANT IDENTIFICATION SIGNS

Internally illuminated fabricated aluminum pan-channel letters with translucent acrylic faces. Letter face color and typestyle at tenant's option with landlord approval. Letter return color to match building wall color.

¹⁰⁰
~~62.5~~ Square Feet Total Sign Area Each

* Dimensions used to calculate sign area.



North Elevation