

# FOOTHILL BUSINESS PARK

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## PLANNED SIGN PROGRAM



### Project Address:

Bake Parkway & Rancho Parkway  
Lake Forest, CA. 92630

### Property Owner:

Bake & Rancho JP/PI, LLC  
c/o Panattoni Development Company, LLC  
18111 Von Karman Avenue, Suite 500  
Irvine, CA 92612  
(949) 474-7830  
(949) 474-7833 Fax

4-24-06

**J B 3 D**

Architectural Graphics & Branding

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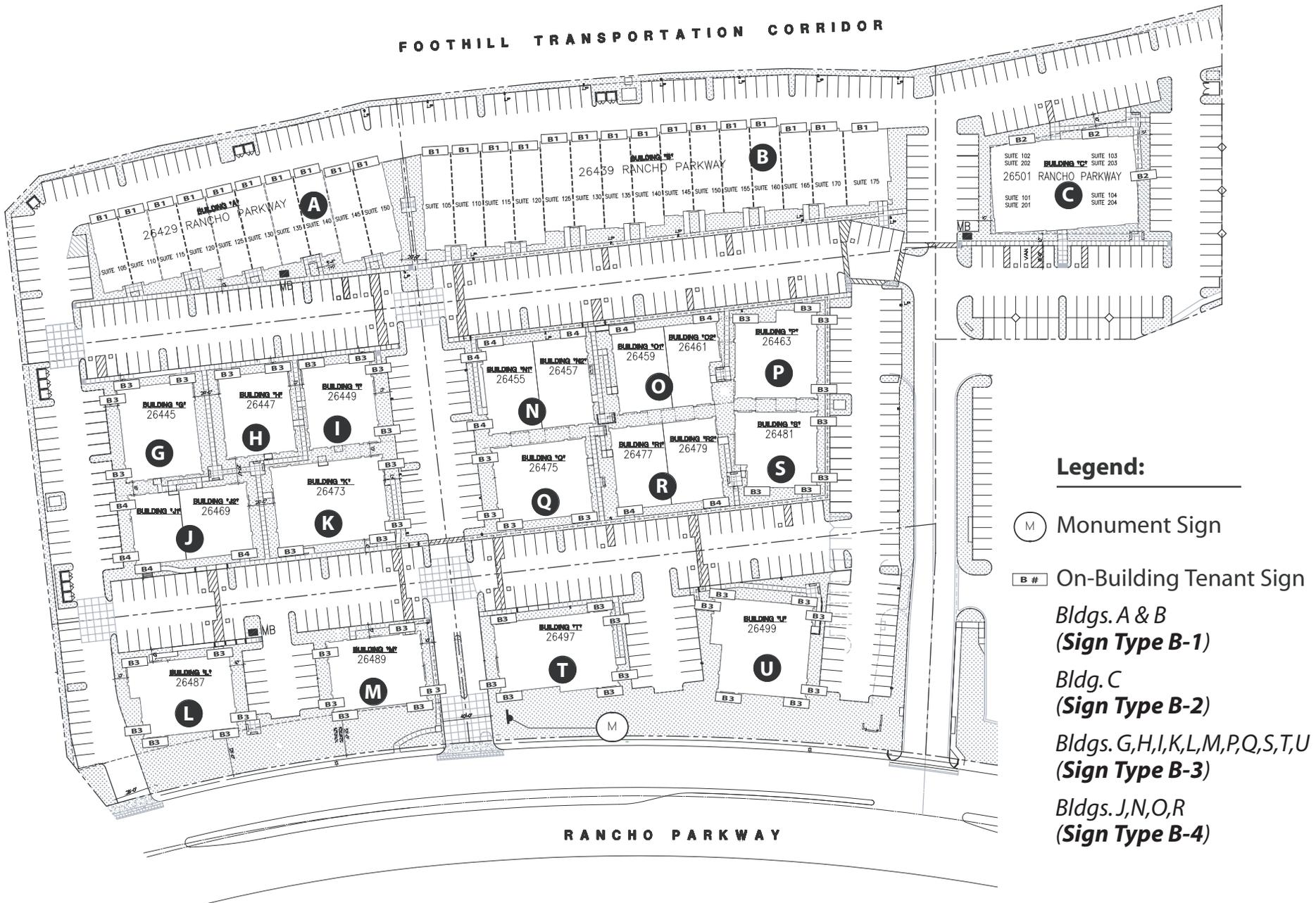
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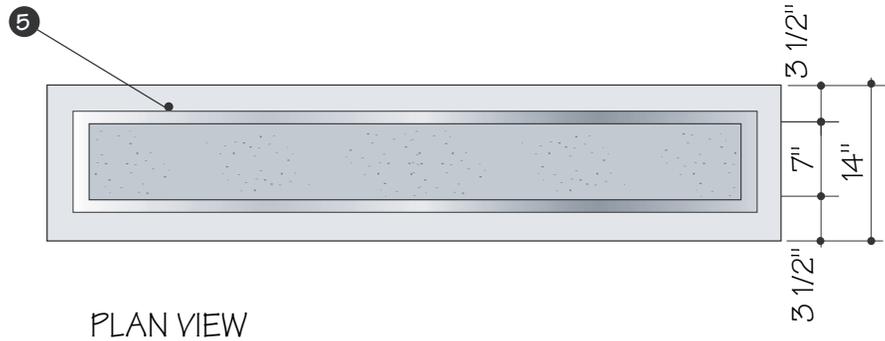
FOOTHILL TRANSPORTATION CORRIDOR



**Legend:**

- (M) Monument Sign
- B # On-Building Tenant Sign
- Bldgs. A & B  
(Sign Type B-1)
- Bldg. C  
(Sign Type B-2)
- Bldgs. G,H,I,K,L,M,P,Q,S,T,U  
(Sign Type B-3)
- Bldgs. J,N,O,R  
(Sign Type B-4)





PLAN VIEW

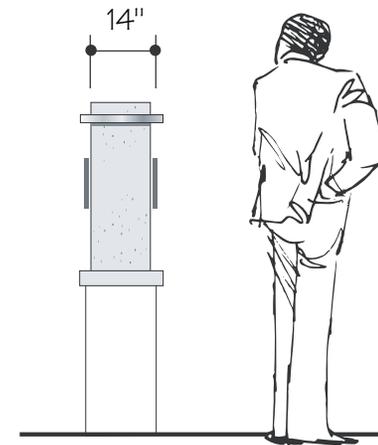
### LEGEND

- 1 12" DEEP SMOOTH FINISH CONCRETE OR STUCCO
- 2 3/4" THICK BRUSHED STAINLESS GRAPHICS. (FUTURA MEDIUM)
- 3 BASE : CULTURED STONE COUNTRY LEDGESTONE CARMEL CSV 2007.
- 4 SMOOTH FINISH CONCRETE MOWSTRIP -MIN. 6" ALL EDGES.
- 5 FABRICATED STAINLESS EYEBROW
- 6 SMOOTH CONCRETE CAP



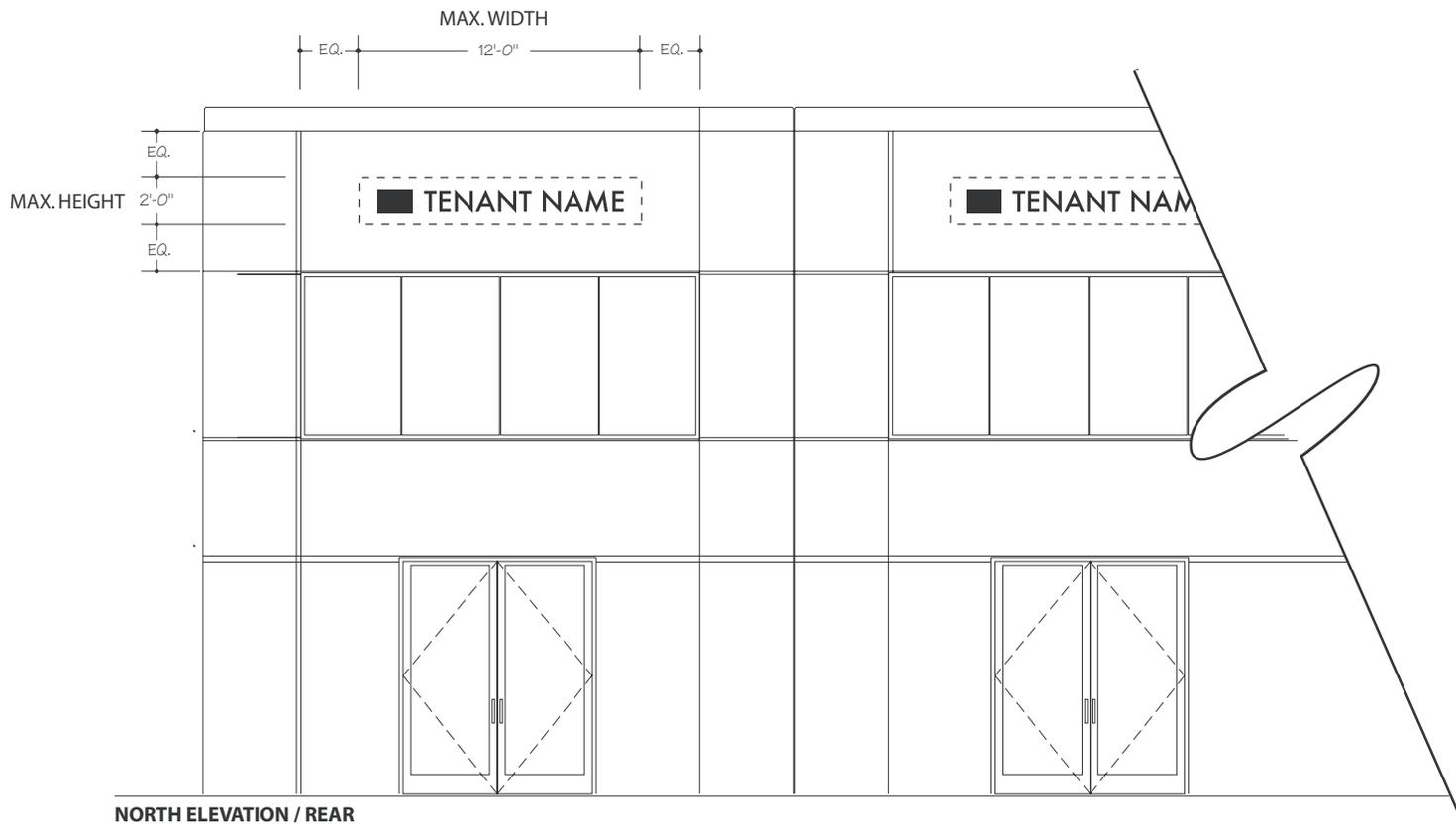
NOTE: MAINTAIN 12" MIN. OF BASE ON SLOPED LANDSCAPE

ELEVATION-DOUBLE FACED



END VIEW

## FOOTHILL BUSINESS PARK MONUMENT SIGN

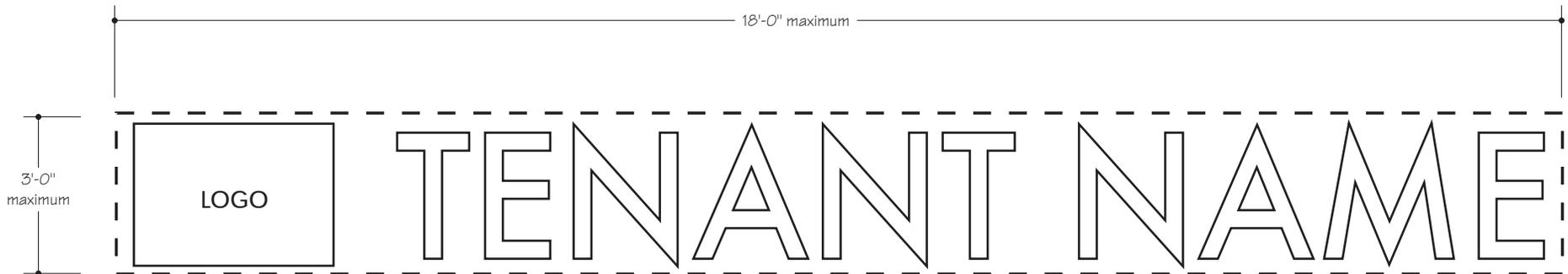
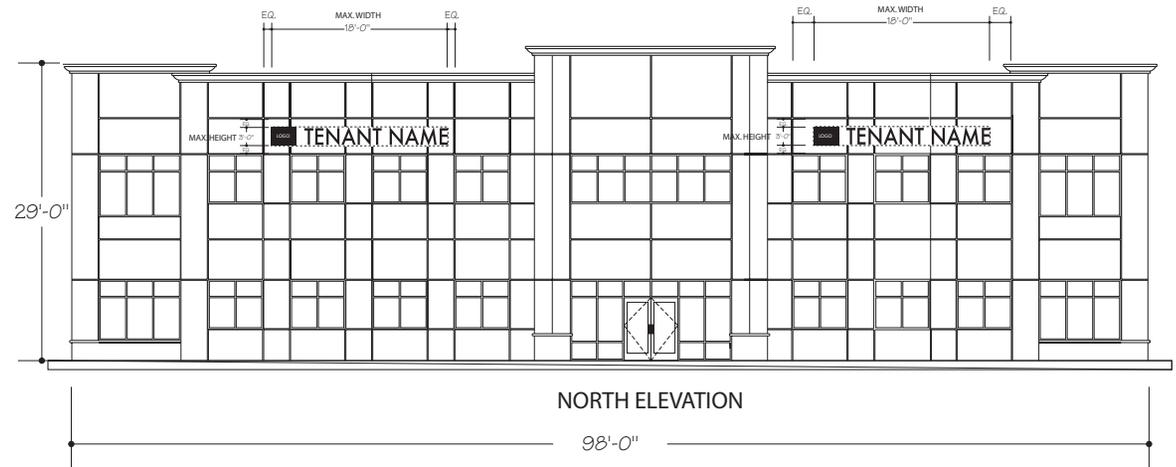
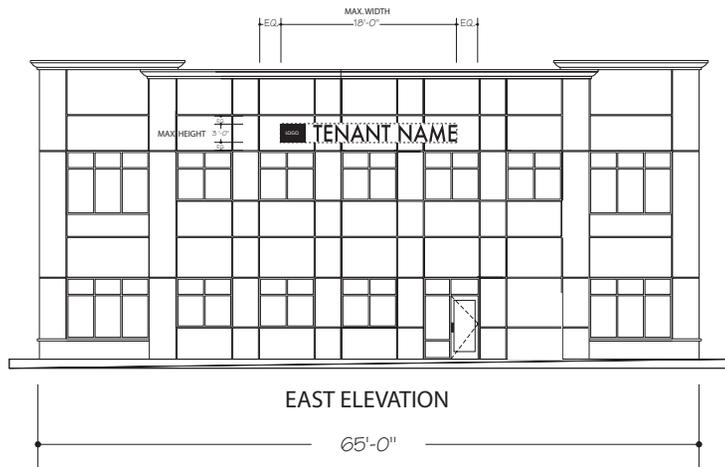


**SIGN TYPE B1 MULTI - TENANT ON-BUILDING / TENANT I.D. SIGN**

The maximum area for this sign type is 12 square feet, this sign type can be 2 ft. maximum height by a length to equal 12 sq.ft. OR 12 ft. maximum width by a height to equal 12 sq.ft.. This sign type shall occur as shown in elevation. The copy shall be limited to company name in project or corporate letter style. Logos 24" max height (three colors max.) may be permitted upon approval from Property management or its Designee. Only one sign will be permitted per north elevation, per tenant within tenants lease line. Letters or logos must be located in the allowed sign area ( dashed box in elevation).

Option #1 (Non Illuminated): Individual reverse pan channel letters, 3" deep, fabricated from .063 aluminum with .090 aluminum faces. Paint edges white and faces painted black. Pin mount 1/2" off wall.

Option #2 (Internally Illuminated): Individual reverse pan channel letters, 3" deep, fabricated from .063 aluminum with .090 aluminum faces. Paint edges white and faces painted black. Halo Internal neon or L.E.D. illumination. Pin mount 1/2" off wall.



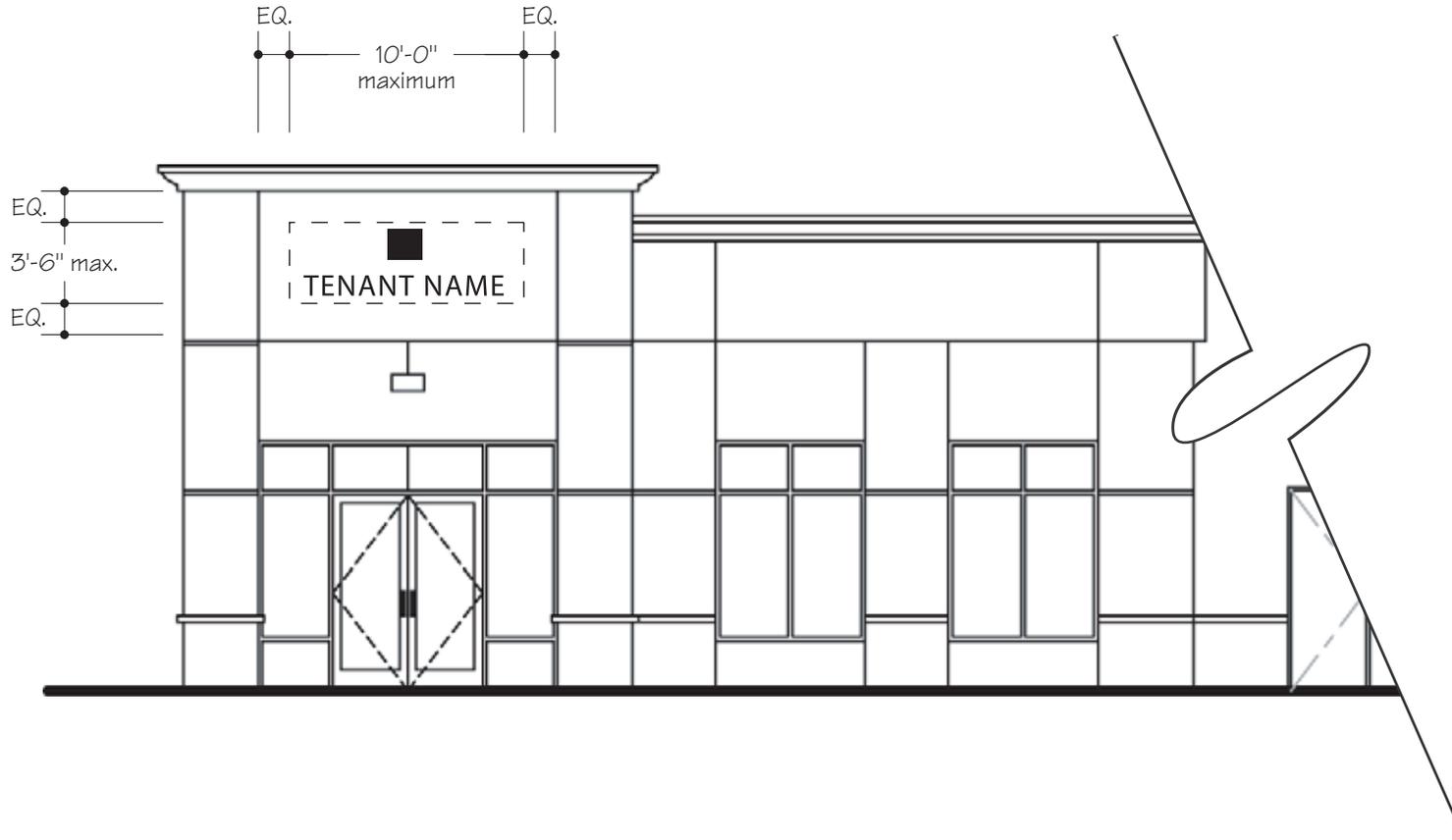
**SIGN TYPE B2 ON-BUILDING / OWNER I.D. SIGN**

The maximum area for this sign type is 36 square feet, this sign type can be 2 ft. maximum height by a length to equal 36 sq.ft. OR 18 ft. maximum width by a height to equal 36 sq.ft.. This sign type shall occur as shown in elevation. The copy shall be limited to company name in project or corporate letter style. Logos 36" max height (three colors max.) may be permitted upon approval from Property management or its Designee. Only one sign will be permitted per north elevation, per tenant within tenants lease line. Letters or logos must be located in the allowed sign area ( dashed box in elevation).

Option #1 (Non Illuminated): Individual reverse pan channel letters, 3" deep, fabricated from .063 aluminum with .090 aluminum faces. Paint edges white and faces painted black. Pin mount 1/2" off wall.

Option #2 (Internally Illuminated): Individual reverse pan channel letters, 3" deep, fabricated from .063 aluminum with .090 aluminum faces. Paint edges white and faces painted black. Halo Internal neon or L.E.D. illumination. Pin mount 1/2" off wall.

**FOOTHILL BUSINESS PARK**

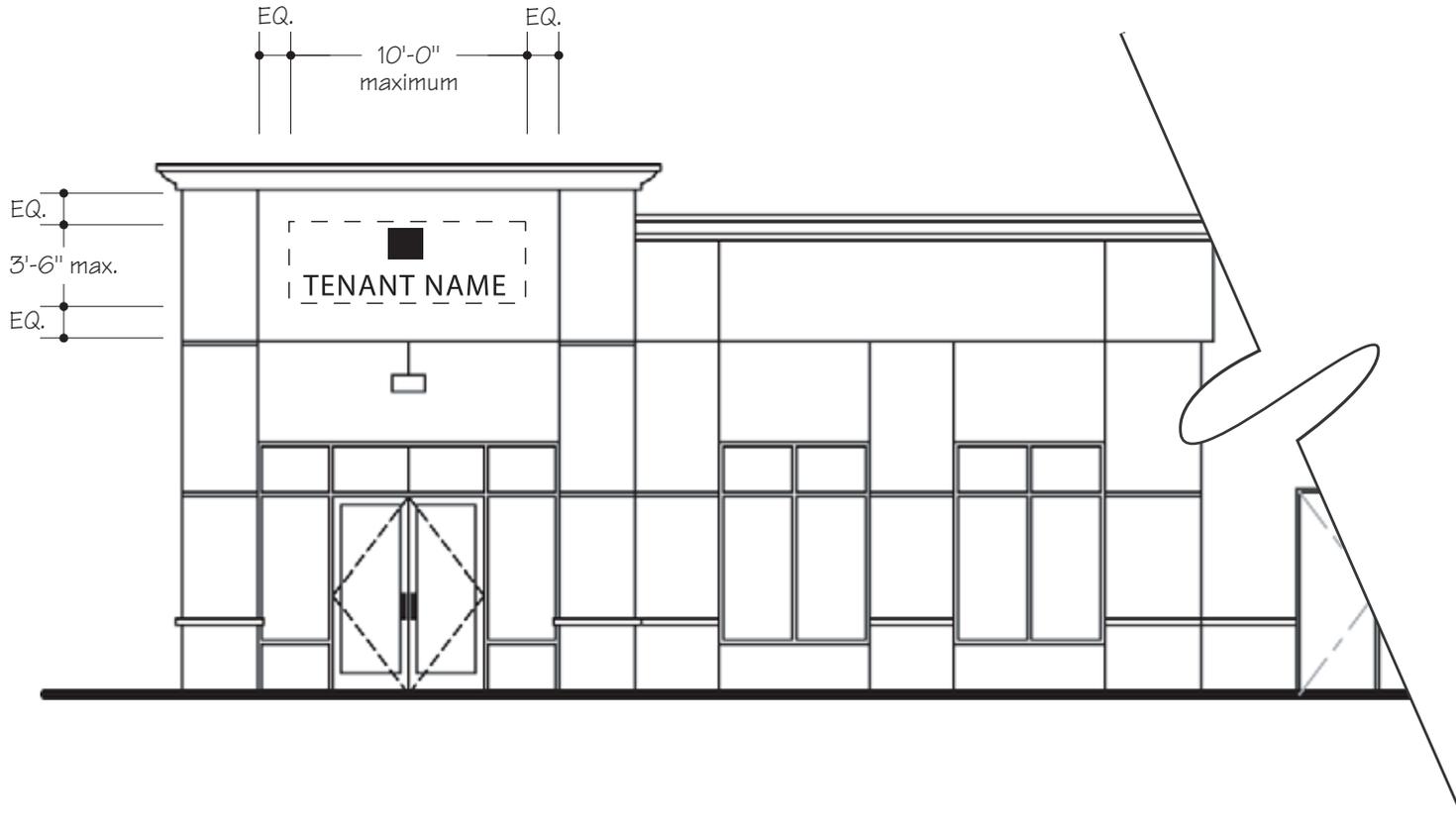


**SIGN TYPE B3 - Single-Tenant On-Building / Tenant/Owner I.D. Sign**

The maximum area for this sign type is 36 square feet with a 42" maximum height and 10' maximum width. This sign type shall occur at the concrete spandrel as shown (centered) in elevation, but not within 10' of building address. The copy shall be limited to company name in project or corporate letter style. Logos (three colors max.) may be permitted upon approval from Foothill Business Park Owners Association or it's Designee. Two signs will be permitted per owner. One sign over entry and one on secondary elevation as shown on site map. Letters or logos may not be located closer than one half of the letter height to any building edge or architectural feature.

Option #1 (non-illuminated) Individual cut out dimensional letters and graphics fabricated from aluminum or acrylic materials. All letters and graphics to be pin mounted off wall 1/4".

Option #2 (Internally Illuminated) Individual standard pan channel letters, 5" deep, fabricated from minimum .040 aluminum with minimum 1/8" thick acrylic faces affixed to channel using 3/4" trim cap. Internal neon or L.E.D. illumination. Pin mount 1/4" off wall.



**SIGN TYPE B4 - Multi-Tenant On-Building / Tenant/Owner I.D. Sign**

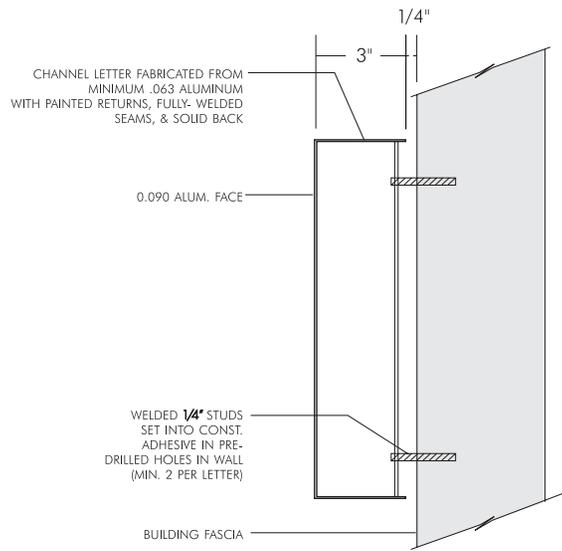
The maximum area for this sign type is 36 square feet with a 42" maximum height and 10' maximum width. This sign type shall occur at the concrete spandrel as shown (centered) in elevation, but not within 10' of building address. The copy shall be limited to company name in project or corporate letter style. Logos (three colors max.) may be permitted upon approval from Foothill Business Park Condo Owners Association or it's Designee. Two signs will be permitted per owner. One sign over entry and one on secondary elevation as shown on site map. Letters or logos may not be located closer than one half of the letter height to any building edge or architectural feature.

Option #1 (non-illuminated) Individual cut out dimensional letters and graphics fabricated from aluminum or acrylic materials. All letters and graphics to be pin mounted off wall 1/4".

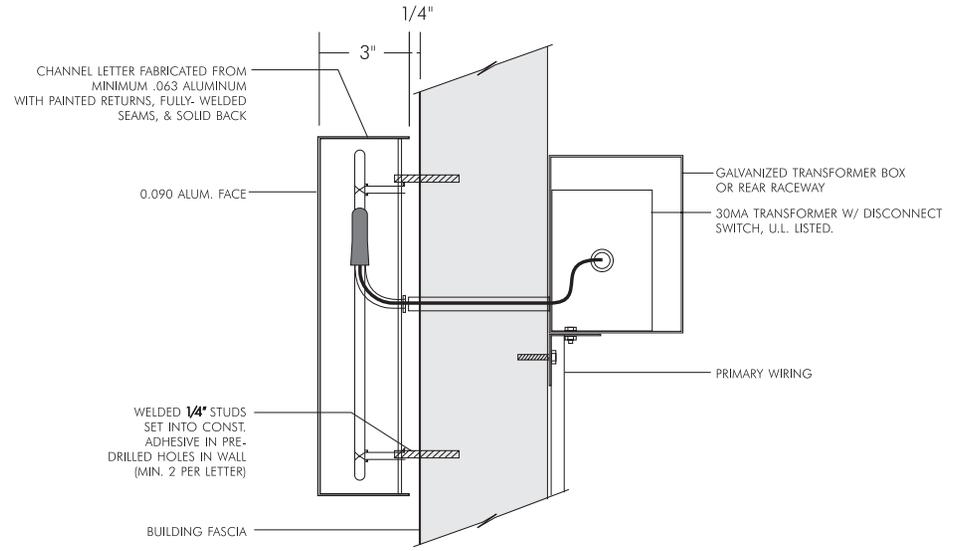
Option #2 (Internally Illuminated) Individual standard pan channel letters, 5" deep, fabricated from minimum .040 aluminum with minimum 1/8" thick acrylic faces affixed to channel using 3/4" trim cap. Internal neon or L.E.D. illumination. Pin mount 1/4" off wall.

**FOOTHILL BUSINESS PARK J,N,O,R BUILDINGS**

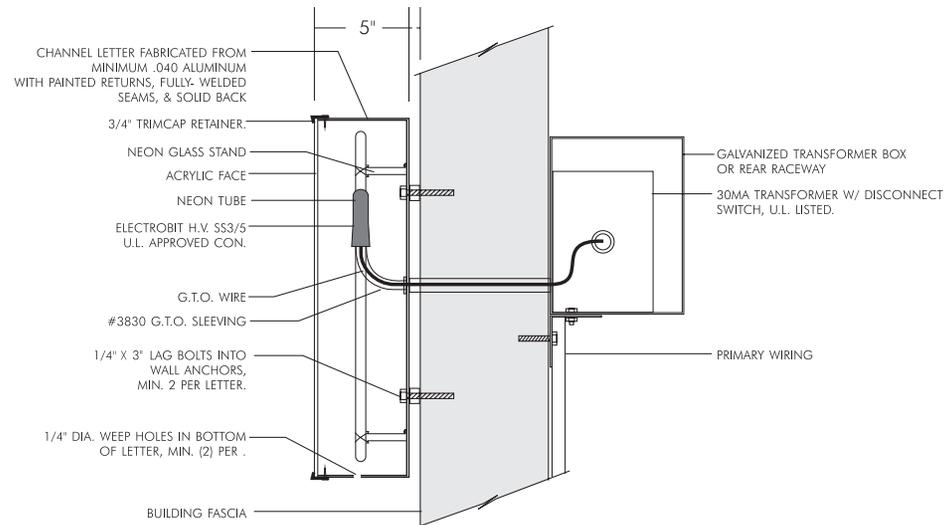
**MULTI TENANT ON-BUILDING SIGN / SIGN TYPE B4**



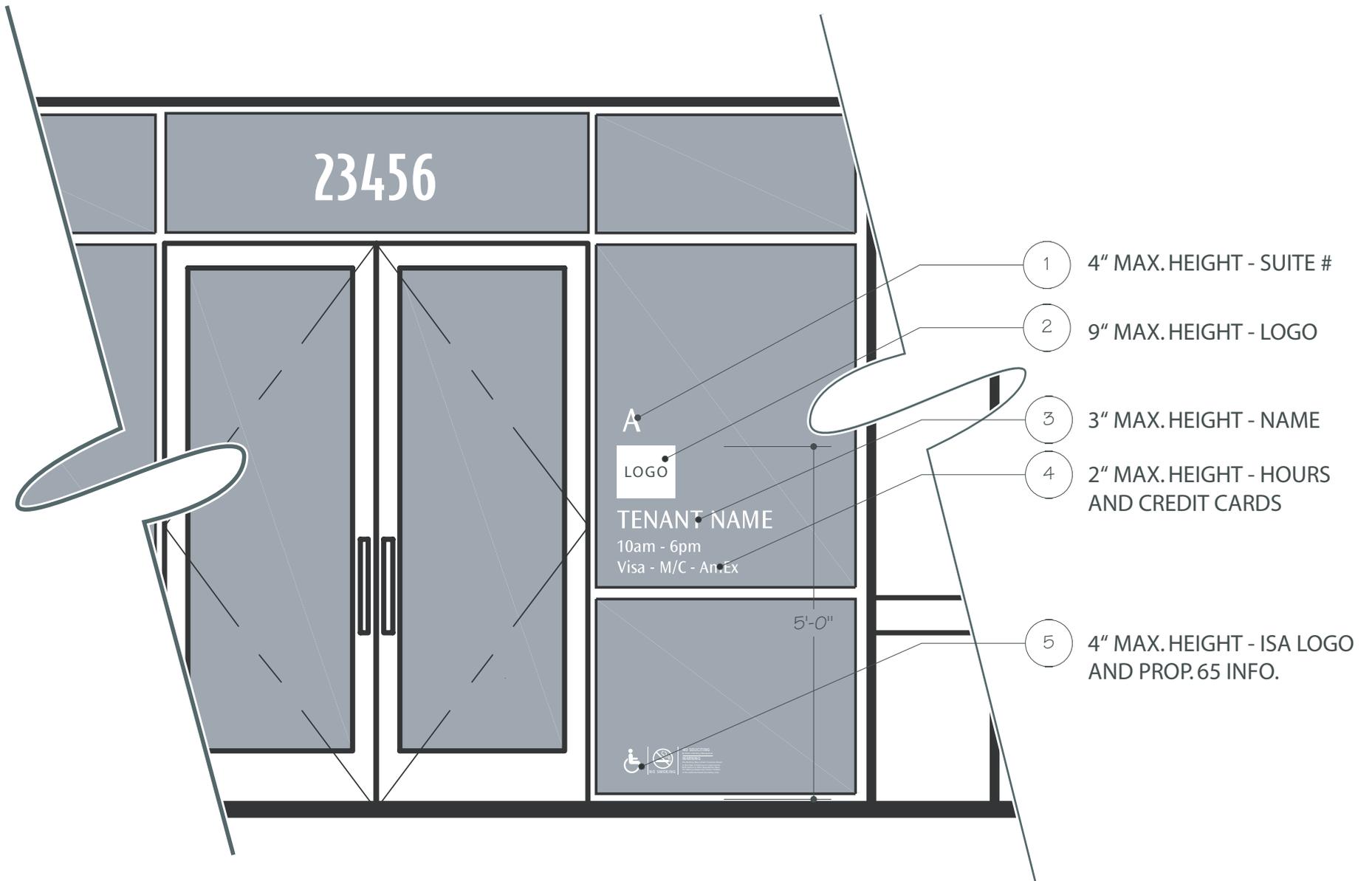
FABRICATION OPTION #1  
TYPICAL REVERSE PAN CHANNEL LETTER SECTION DETAIL  
(NON ILLUMINATED)



FABRICATION OPTION #2  
TYPICAL REVERSE PAN CHANNEL LETTER SECTION DETAIL  
(INTERNALLY ILLUMINATED)



FABRICATION OPTION #3  
TYPICAL STANDARD PAN CHANNEL LETTER SECTION DETAIL  
(INTERNALLY ILLUMINATED)



**FOOTHILL BUSINESS PARK**

GRAPHICS ON GLASS

PROHIBITED SIGNS AND SIGN RESTRICTIONS

As per city code Section 9.164.080 Prohibited Signs.

All signs that are not expressly permitted under this chapter or exempt from regulation hereunder in accordance with the previous article shall be prohibited in the City of Lake Forest. Such signs include:

- A. Signs on public property except those serving a public purpose and approved by a government agency.
- B. Signs in public rights-of-way\* except those needed for traffic safety regulation, signs providing public information, and except as permitted according to the provisions under signs permitted in all districts as approved by planning commission.
- C. Any offsite or outdoor advertising sign or structures, such as billboards or snipe signs, placed for the purpose of advertising a business not on the property upon which the sign is placed.
- D. Banners, flags, kites, pennants, balloons, or other such advertising devices or displays, except as permitted according to the provisions under signs permitted in residential districts and special signs permitted in commercial and industrial districts.
- E. Signs which revolve, rotate, move, flash, reflect, blink, or appear to do any of the foregoing, including searchlights, and animated signs shall be permitted in residential districts and special signs permitted in commercial and industrial districts.
- F. Electronic message board signs, except those which display time and temperature.
- G. Signs which constitute a nuisance or hazard due to their intensity of light.
- H. Animals or human beings, live or simulated, designed or used so as to attract attention to the premises.
- I. Loudspeakers or signs which emit sound, odor, or visible matter, except as provided within this sign ordinance.
- J. Roof signs.
- K. Abandoned signs.
- L. Vehicle signs, including signs attached by any means to automobiles, trucks, trailers, or other vehicles on private or public property for the purpose of advertising, identifying, or providing direction to a use or activity not related to the lawful use of the vehicle for rendering service or delivering merchandise, that remain unmoved for four or more hours, as per this code.
- M. Neon signs/bands in residential areas, and neon bands exceeding two hundred (200) percent of the lineal frontage of a building.
- N. Portable signs.
- O. Pole signs.
- P. Signs that create hazards.
- Q. Signs advertising or displaying any unlawful act, business or purpose.

\* That is, on fire hydrants, traffic signs, or traffic signals, or so as to obscure fire hydrants, traffic signs, or traffic signals, to block motorist's line of sight, or to otherwise inhibit or interfere with vehicular or pedestrian traffic.

## FOR SIGN TYPE B1

### A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at Foothill Business Park reflects the integrity and overall aesthetic values of the Property Management company and the City of Lake Forest. Conformity with this program will be strictly enforced, and any non-conforming signs will be removed by the Property Management company at the expense of the owner.

### B. GENERAL PROPERTY MANAGEMENT / TENANT REQUIREMENTS

1. Prior to manufacture of any sign in the Park, the owner shall submit to the Property management Company, one copy detailed drawing. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, materials, graphics, location, colors, and method of attachment. Once approval is secured from the Property management Company, Tenant shall submit the approved prints to the City of Lake Forest for sign permits.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Property Management company.
3. Prior to the install and manufacture of any sign, the tenant shall obtain a sign permit from the City of Lake Forest using section 9.164.040 computation of City Municipal Code to determine square footage.
4. The tenant shall pay for all signs, related materials, and installation fees (including final inspection costs).
5. Tenant fascia signs will be limited to tenant's name, logo, and/or logo type. The use of brand name logos will not be allowed on the sign unless it is specifically included in the owner D.B.A.
6. It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. In the event an tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia.
8. The Property Management company reserves the right to periodically hire an independent electrical engineer, at tenant's sole expense, to inspect the installation of all owner's signs. Any discrepancies and/or code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Property Management company at owners expense.

9. Cooperative owner advertising, signing or seasonal event signing will require a specialty event sign permit from the City of Lake Forest.

### C. GENERAL SPECIFICATIONS

1. Sign sizes shall be limited to maximum widths shown on owners elevation, and also shall not exceed the general sizes outlined. the Property Management company has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets this criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications.
5. Sign company to be fully licensed with the City and State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior).
7. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Exposed hardware shall be finished in a manner consistent with quality fabrication practices.
8. Signs shall be placed in locations as shown on elevations with the Property Management company.
9. All electrical signs shall have its sign permit number, name of fabricator, and voltage in a visible location.
10. Any tenant's sign left thirty (30) days after vacating premises shall become the property of the Property Management company unless previous arrangements have been agreed upon by owner and the Property Management company.
11. All paint on aluminum or acrylic shall be Matthew's semi-gloss acrylic polyurethane over proper primer.

## FOR SIGN TYPE B2

### A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at Foothill Business Park reflects the integrity and overall aesthetic values of Foothill Business Park Office Condominium Owners Association (referred to as "The FBP Office Condominium Owners Association") and the City of Lake Forest. Conformity with this program will be strictly enforced, and any non-conforming signs will be removed by The Owners Association at the expense of the owner.

### B. GENERAL OWNER ASSOCIATION / OWNER REQUIREMENTS

1. Prior to manufacture of any sign in the Park, the owner shall submit to "The FBP Office Condominium Owners Association", one copy detailed drawing. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, materials, graphics, location, colors, and method of attachment. Once approval is secured from "The FBP Office Condominium Owners Association", Owner shall submit the approved prints to the City of Lake Forest for sign permits.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of The FBP Office Condominium Owners Association.
3. Prior to the install and manufacture of any sign, the owner shall obtain a sign permit from the City of Lake Forest using section 9.164.040 computation of City Municipal Code to determine square footage.
4. The owner shall pay for all signs, related materials, and installation fees (including final inspection costs).
5. Owner fascia signs will be limited to owner's name, logo, and/or logo type. The use of brand name logos will not be allowed on the sign unless it is specifically included in the owner D.B.A.
6. It is the responsibility of the owner's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. In the event an owner vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia.
8. The FBP Office Condominium Owners Association reserves the right to periodically hire an independent electrical engineer, at owner's sole expense, to inspect the installation of all owner's signs. Any discrepancies and/or code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by The FBP Office Condominium Owners Association at owners expense.

9. Cooperative owner advertising, signing or seasonal event signing will require a specialty event sign permit from the City of Lake Forest.

### C. GENERAL SPECIFICATIONS

1. Sign sizes shall be limited to maximum widths shown on owners elevation, and also shall not exceed the general sizes outlined. The FBP Office Condominium Owners Association has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets this criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications.
5. Sign company to be fully licensed with the City and State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior).
7. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Exposed hardware shall be finished in a manner consistent with quality fabrication practices.
8. Signs shall be placed in locations as shown on elevations with The FBP Office Condominium Owners Association approval.
9. All electrical signs shall have its sign permit number, name of fabricator, and voltage in a visible location.
10. Any owner's sign left thirty (30) days after vacating premises shall become the property of The FBP Office Condominium Owners Association unless previous arrangements have been agreed upon by owner and The FBP Office Condominium Owners Association.
11. All paint on aluminum or acrylic shall be Matthew's semi-gloss acrylic polyurethane over proper primer.

## FOR SIGN TYPE B3

### A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at Foothill Business Park reflects the integrity and overall aesthetic values of Foothill Business Park Owners Association (referred to as "The FBP Owners Association") and the City of Lake Forest. Conformity with this program will be strictly enforced, and any non-conforming signs will be removed by The Owners Association at the expense of the owner.

### B. GENERAL OWNER ASSOCIATION / OWNER REQUIREMENTS

1. Prior to manufacture of any sign in the Park, the owner shall submit to "The FBP Owners Association", one copy detailed drawing. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, materials, graphics, location, colors, and method of attachment. Once approval is secured from "The FBP Owners Association", Owner shall submit the approved prints to the City of Lake Forest for sign permits.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of The FBP Owners Association.
3. Prior to the install and manufacture of any sign, the owner shall obtain a sign permit from the City of Lake Forest using section 9.164.040 computation of City Municipal Code to determine square footage.
4. The owner shall pay for all signs, related materials, and installation fees (including final inspection costs).
5. Owner fascia signs will be limited to owner's name, logo, and/or logo type. The use of brand name logos will not be allowed on the sign unless it is specifically included in the owner D.B.A.
6. It is the responsibility of the owner's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. In the event an owner vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia.
8. The FBP Owners Association reserves the right to periodically hire an independent electrical engineer, at owner's sole expense, to inspect the installation of all owner's signs. Any discrepancies and/or code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by The FBP Owners Association at owners expense.

9. Cooperative owner advertising, signing or seasonal event signing will require a specialty event sign permit from the City of Lake Forest.

### C. GENERAL SPECIFICATIONS

1. Sign sizes shall be limited to maximum widths shown on owners elevation, and also shall not exceed the general sizes outlined. The FBP Owners Association has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets this criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications.
5. Sign company to be fully licensed with the City and State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior).
7. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Exposed hardware shall be finished in a manner consistent with quality fabrication practices.
8. Signs shall be placed in locations as shown on elevations with The FBP Owners Association approval.
9. All electrical signs shall have its sign permit number, name of fabricator, and voltage in a visible location.
10. Any owner's sign left thirty (30) days after vacating premises shall become the property of The FBP Owners Association unless previous arrangements have been agreed upon by owner and The FBP Owners Association.
11. All paint on aluminum or acrylic shall be Matthew's semi-gloss acrylic polyurethane over proper primer.

## FOR SIGN TYPE B4

### A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at Foothill Business Park reflects the integrity and overall aesthetic values of Foothill Business Park Condominium Owners Association (referred to as "The FBP Condominium Owners Association") and the City of Lake Forest. Conformity with this program will be strictly enforced, and any non-conforming signs will be removed by The FBP Condominium Owners Association at the expense of the owner.

### B. GENERAL OWNER ASSOCIATION / OWNER REQUIREMENTS

1. Prior to manufacture of any sign in the Park, the owner shall submit to "The FBP Condominium Owners Association", two copies detailed drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, materials, graphics, location, colors, and method of attachment. Once approval is secured from "The FBP Condominium Owners Association", Owner shall submit the approved prints to the City of Lake Forest for sign permits.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of The FBP Condominium Owners Association.
3. Prior to the install and manufacture of any sign, the owner shall obtain a sign permit from the City of Lake Forest using section 9.164.040 computation of City Municipal Code to determine square footage.
4. The owner shall pay for all signs, related materials, and installation fees (including final inspection costs).
5. Owner fascia signs will be limited to owner's name, logo, and/or logo type. The use of brand name logos will not be allowed on the sign unless it is specifically included in the owner D.B.A.
6. It is the responsibility of the owner's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. In the event an owner vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia.
8. The FBP Condominium Owners Association reserves the right to periodically hire an independent electrical engineer, at owner's sole expense, to inspect the installation of all owner's signs. Any discrepancies and/or code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by The FBP Condominium Owners Association at owner's expense.

9. Cooperative owner advertising, signing or seasonal event signing will require a specialty event sign permit from the City of Lake Forest.

### C. GENERAL SPECIFICATIONS

1. Sign sizes shall be limited to maximum widths shown on owners elevation, and also shall not exceed the general sizes outlined. The FBP Condominium Owners Association has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets this criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications.
5. Sign company to be fully licensed with the City and State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior).
7. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Exposed hardware shall be finished in a manner consistent with quality fabrication practices.
8. Signs shall be placed in locations as shown on elevations with The FBP Condominium Owners Association approval.
9. All electrical signs shall have its sign permit number, name of fabricator, and voltage in a visible location.
10. Any owner's sign left thirty (30) days after vacating premises shall become the property of The FBP Condominium Owners Association unless previous arrangements have been agreed upon by owner and The FBP Condominium Owners Association.
11. All paint on aluminum or acrylic shall be Matthew's semi-gloss acrylic polyurethane over proper primer.

