

RANCHO BUSINESS



C E N T E R

at A.J. WEST RANCH

PLANNED SIGN PROGRAM

05-08-03

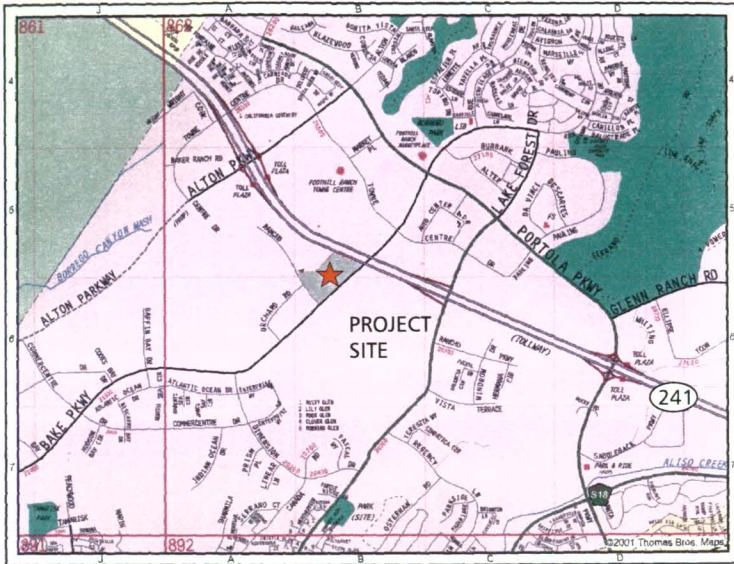
CITY OF LAKE FOREST
APPROVED

SIGNATURE

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES

Bake Parkway & Rancho Parkway
Lake Forest, California

CP 2003-10
RSP 99.06



PREPARED FOR:
 CENTRA / AB COMMERCE CENTER HOLDINGS, LLC
 3 PARK PLAZA, SUITE 1490
 IRVINE, CALIFORNIA 92614
 TEL (949) 476-2246
 FAX (949) 476-8520

CITY OF LAKE FOREST
 DEVELOPMENT SERVICES DEPARTMENT
 23161 LAKE CENTER DRIVE
 SUITE 100
 LAKE FOREST, CA 92630
 TEL (949) 461-3400
 FAX (949) 461-3511

PREPARED BY:
 sign/age
 1711 WESTCLIFF DR.
 NEWPORT BEACH, CA 92660
 TEL (949) 642-7092
 FAX (949) 631-8813

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PROJECT
**Rancho Business Center
 Bake Parkway & Rancho Parkway
 Lake Forest, California**

DATE: _____

APPROVED BY: _____

Approved with changes: _____

1711 Westcliff Dr.
 Newport Beach, CA 92660
 Telephone (949) 642-7092
 Fax (949) 631-8813 or (949) 675-2896

DESIGN DATE: 8/30/02

REV: 05-08-03

SUBMITTALS & APPROVALS FOR EXTERIOR OWNER SIGNS

There is a formal process for the creation, review and approval of Owner signs at Rancho Business Center. All Owner's signage is subject to the governing agents/association (hereinafter referred to as "Association"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this Planned Sign Program and applicable provisions of the Uniform Building Code and Uniform Electrical Code as required by the City of Lake Forest.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for the Rancho Business Center.

A. SUBMITTAL TO THE ASSOCIATION'S ARCHITECTURAL COMMITTEE:

Owner shall submit three (3) copies of detailed shop drawings to the Association's Architectural Committee for approval prior to governing agents submittals to the City or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the requirements of the City of Lake Forest Development Services Department.

Submittals shall include the following:

1. **SIGNELEVATION:**
Scaled elevation of the building location depicting the proposed sign design and all the dimensions as they relate to the Owner's building face.
2. **SHOPDRAWINGS:**
Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. A section through letter and/or sign panel

showing the dimensioned projection of the face of the letter or sign panel and the illumination should also be provided. Show power consumption specifications on plan.

3. SAMPLE BOARD:

Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

If shop drawings are denied, Owner must resubmit revised plans until Architectural Committee approval is obtained. If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to the Association's Architectural Committee and the City of Lake Forest for clarification and determination. The Association shall then approve signing that best meets the intent of this Planned Sign Program.

B. SUBMITTAL TO CITY:

A full set of plans must be approved and stamped by the Association's Architectural Committee prior to permit application. Owner or his sign contractor must submit to the City of Lake Forest Development Services Department, and will be responsible for all applicable applications and permit fees as required by the City's Development Services and Building Departments.

All applications for Sign Permits shall be submitted to the City Development Services Department on an application obtained from the City. Completed applications shall include detailed drawings to show the dimensions, design, structure, location, relevant landscaping, illumination, materials and sign colors. One application may be submitted for multiple signs on the same site. Each application for a sign permit shall be accompanied by the applicable fees in accordance with the City's adopted fee schedule.

Owner and his sign contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Association's and governing agents approval shall be on file in the Association's office.
 2. All sign contractors must be fully insured and approved by the Association prior to installation. The Association must receive the sign Contractor's Certificate of Insurance.
 3. The Association must be notified 48 hours in advance prior to sign installation.
- C. The Association may, at its sole discretion and at the Owner's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this Planned Sign Program.
- D. If the Owner chooses to change his exterior sign at anytime, the Owner must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this Planned Sign Program for this center after the execution of his purchase or lease agreement.
- E. Owner shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Association, governing agents, UL and the Uniform Building and Electrical Codes.
- F. All Owner wall signage shall be maintained at Building Owner's sole cost and responsibility.
- G. All permanent signs shall be maintained at sole cost of the Rancho Business Center Owner's Association.

PROJECT

Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California

DATE:
APPROVED BY:
Approved with changes:

sign/age

1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

REV: 05-08-03

DESIGN DATE: 8/30/02

DESIGN GUIDELINES FOR EXTERIOR OWNER SIGNS

The purpose of establishing these design guidelines is to ensure that each exterior sign will contribute to the success of the Rancho Business Center. High quality channel letter signage, which reflects the integrity of the architecture, will be used.

A. ILLUMINATION

- Neon within individual pan channel letters.
- LED lighting within individual pan channel letters.

B. SIGN COLORS AND FINISHES

All Owners' colors must be approved by the Association's Architectural Committee prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Match project standard finishes.
- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Color of letter returns to be Matthews Acrylic Polyurethane #27168 "Old Copper" Bronze here after defined as "Project Bronze."

C. TYPESTYLES

Owners may incorporate established typestyles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. These images must be architecturally compatible and approved by the Association's Architectural Committee. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

PROHIBITED EXTERIOR OWNER SIGNS

Only those sign types provided herein and specifically approved in writing by the Association's Architectural Committee will be allowed. The following signs are prohibited:

- Outdoor advertising or advertising structures.
- Roof Signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Association approval, except when located on public property.
- Exposed conduits and raceways.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design.

PROJECT

Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California

DATE:

APPROVED BY:

Approved
with changes:

sign / age

1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7052
Fax (949) 631-8813 or (949) 675-2886

DESIGN DATE: 8/30/02

REV: 05-08-03

FABRICATION REQUIREMENTS FOR EXTERIOR OWNER SIGNS

The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs to consist of individual pan channel letters fabricated from .060 aluminum. Letter return depth to be 5" deep painted "Project Bronze." All letters to have 3/16" thick Black-to-White plex faces with 3/4" bronze trim cap and minimum (2) 1/4" dia. weep holes drilled in bottom of each letter. Logos to be fabricated as pan channels (same specifications as letters) or color as approved by the Association's Architectural Committee.
- B. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- C. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
- D. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- E. Sign finishes are to be appropriate and complementary to the building.
- F. All letters shall be fabricated using full weld construction.
- G. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- H. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- I. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- J. Any variation in paint colors and finishes from those specified by this Planned Sign Program must be reviewed and approved by the Association's Architectural Committee prior to submitting for a sign permit to the City of Lake Forest. Color coatings shall match exactly the specified colors on the approved plans.
- K. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- L. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- M. Letter returns shall be painted "Project Bronze."
- N. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. All lighting must match the exact specifications of the approved shop drawings.
- O. LED illumination shall be GELcore® or equal.

PROJECT

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DATE:

APPROVED BY:

Approved
with changes:

sign / age

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Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

REV: 05-08-03

DESIGN DATE: 8/30/02

RANCHO BUSINESS



C E N T E R

at A.J. WEST RANCH

P E R M A N E N T S I G N S

05-08-03

Bake Parkway & Rancho Parkway
Lake Forest, California

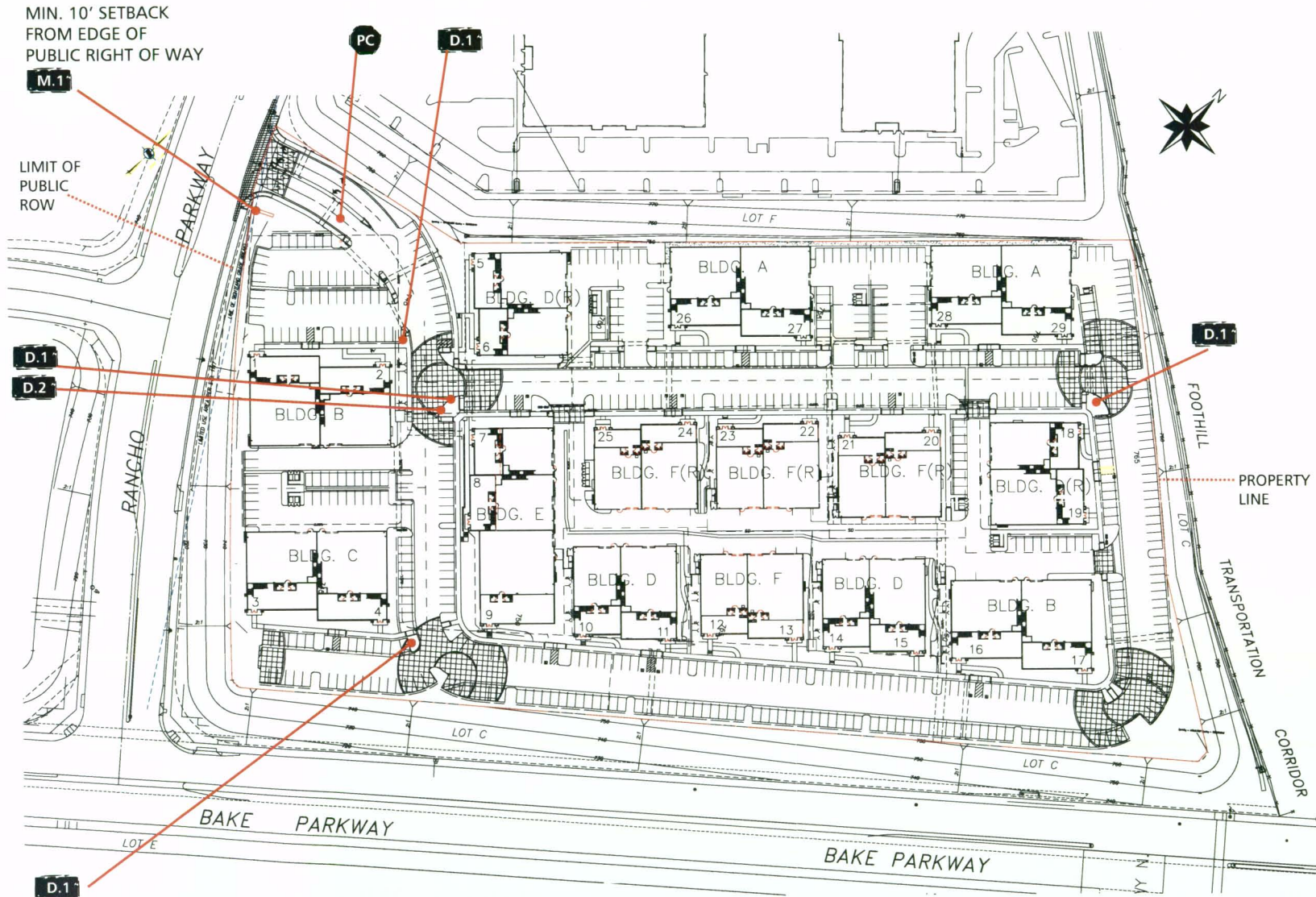
PERMANENT SIGN TYPE SCHEDULE

ITEM GROUND MOUNTED SIGNS

- M.1** Center I.D.
- D.1** Vehicular Directional
- D.2** Directory

REGULATORY SIGNS

- PC** Parking Code Entry
- TC** Traffic Control Sign



PROJECT

**Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California**

DATE:

APPROVED BY:

Approved with changes:

sign / age

1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

DESIGN DATE: 8/30/02

REV: 05-08-03

M.1 CENTER I.D. ON EXISTING WALL

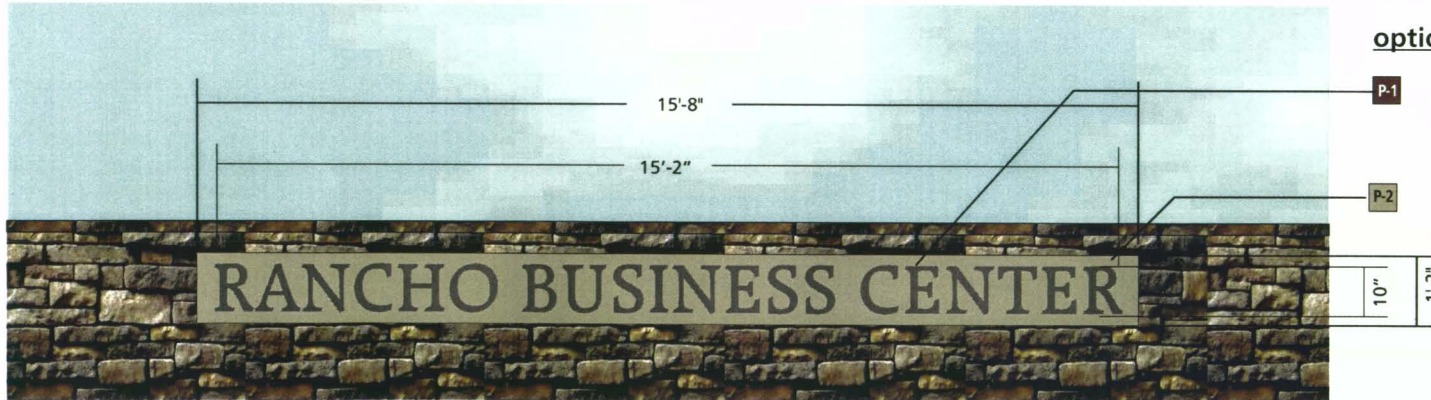
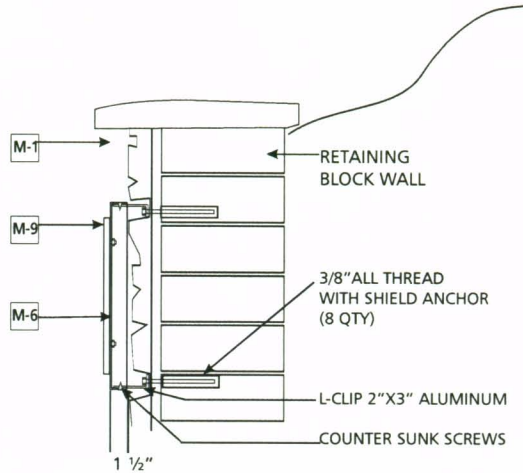
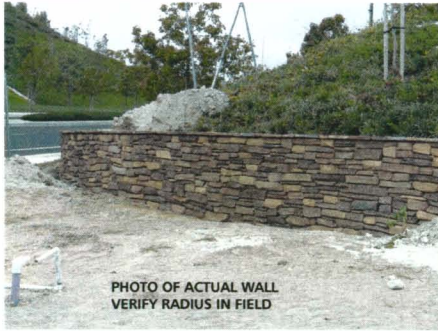
MATERIALS: 1 1/2" deep radius aluminum panel.
3/4" cut out acrylic letters flush mount to panel.

QUANTITY: (1) One. See Site Plan.

SIGN AREA: Total sign area 18 SF.

LIGHTING: Flood lights .

TYPE FACE: Raleigh Medium BT.



FRONT ELEVATION

SCALE: 1/2=1'-0"

SIGN AREA = 18SF

MATERIALS	
M-1	EL DORADO RUSTIC LEDGE STONE CASCADE
M-2	.25 ALUMINUM
M-3	1/4" ACRYLIC
M-4	1/2" SQ TUBE
M-5	1/2" SINTRA
M-6	.080 ALUMINUM
M-7	.063 ALUMINUM
M-8	1 1/2" ANGLE IRON
M-9	3/4" ACRYLIC

PAINT FINISH	
P-1	MATTHEWS ACRYLIC POLYURETHANE "OLD COPPER" BRONZE #27168
P-2	ICI #593 BARN SWALLOW (SATIN FINISH)
P-3	ICI #836 QUIET LIGHT (SATIN FINISH)

VINYL	
V-1	REFLECTIVE WHITE GERBER 3M#230-000
V-2	REFLECTIVE BLUE GERBER 3M#280-76
V-3	REFLECTIVE RED GERBER 3M#280-72
V-4	BLACK GERBER 3M#220-12

option A

CITY OF LAKE FOREST

APPROVED

SIGNATURE: *Pe Approved*

PROJECT: **Rancho Business Center**
Bake Parkway & Rancho Parkway
Lake Forest, California

DATE: 6/24/04

NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES

CPROOF10

DATE: _____

APPROVED BY: _____

Approved with changes: _____

sign / age

1711 Westciff Dr.
Newport Beach, CA 92660
Fax (949) 631-8813 or (949) 675-2896

DESIGN DATE: 8/30/02

REV: 6/25/03

M.1 DOUBLE FACED CENTER I. D.

MATERIALS: Ledger stone and aluminum finishes.
1/2" flat cut out acrylic or metal letters.

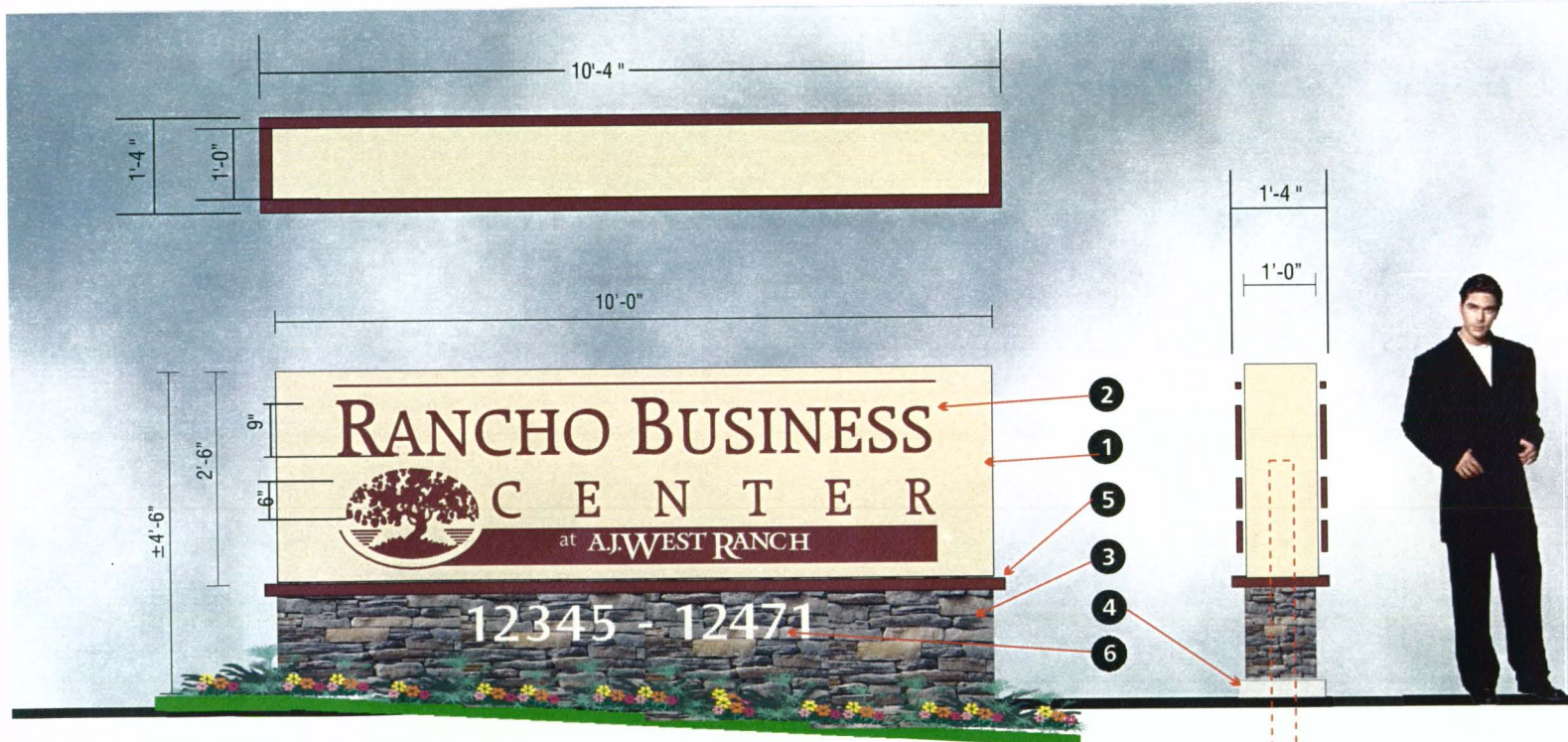
QUANTITY: (1) One. See Site Plan

SIGN AREA: 4'-6" maximum height. Sign face area 25 SF maximum.
Total sign surface area 45 SF

LIGHTING: Flood lights or interior illuminated

TYPE FACE: Raleigh Medium BT. Castle and Custom Logo Font.

- 1 12" ALUMINUM CABINET WITH SMOOTH FINISH
- 2 1/2" THICK ALUMINUM GRAPHICS
- 3 LEDGER STONE BASE
- 4 SMOOTH CONCRETE MOW STRIP
- 5 ALUMINUM CAP
- 6 ALUMINUM CUT OUT ADDRESS
NOTE: FINAL ADDRESS RANGE TO BE DETERMINED



FRONT ELEVATION
SCALE: 3/8=1'-0"
SIGN FACE AREA = 25 SF
TOTAL SIGN SURFACE AREA = 45 SF

SIDE ELEVATION

PROJECT
**Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California**

	DATE:	APPROVED BY:
		Approved with changes:
<small>1711 Westcliff Dr. Newport Beach, CA 92660 Telephone (949) 642-7092 Fax (949) 631-8813 or (949) 675-2896</small>		
DESIGN DATE: 8/30/02		REV: 05-08-03

D.1 VEHICULAR DIRECTIONAL

MATERIALS: Aluminum sign with smooth finishes. Reflective white vinyl copy. Sign to have aluminum accents. Sign to be mounted on concrete mow strip.

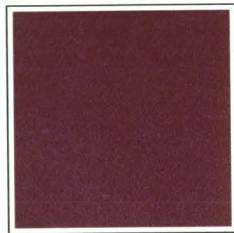
QUANTITY: Four (4). See site plan for locations

SIGN AREA: 4'-2" maximum height. Sign area 12.5 SF maximum

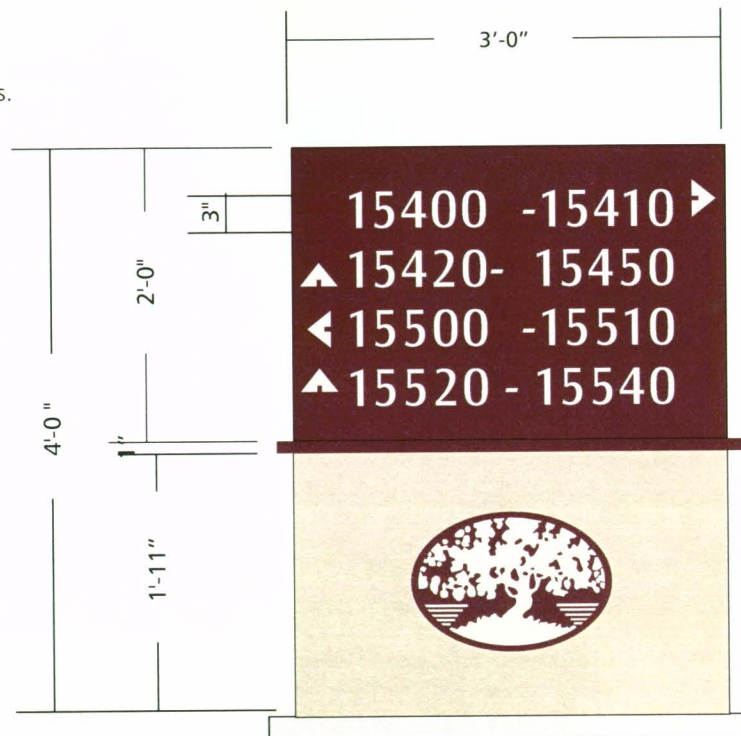
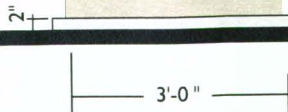
TYPE FACE: Castle

LIGHTING: Non- illuminated

- 
 MATTHEWS ACRYLIC POLYURETHANE
 "OLD COPPER" BRONZE #27168
- 
 EL DORADO LEDGE STONE
- 
 MATTHEWS ACRYLIC POLYURETHANE
 "BUFF" #38B-2T (SATIN FIN.)



PLAN VIEW



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



Scale: 3/8" = 1'-0"

PROJECT

Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California

DATE:
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Approved with changes:

sign / age
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Newport Beach, CA 92660
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DESIGN DATE: 8/30/02
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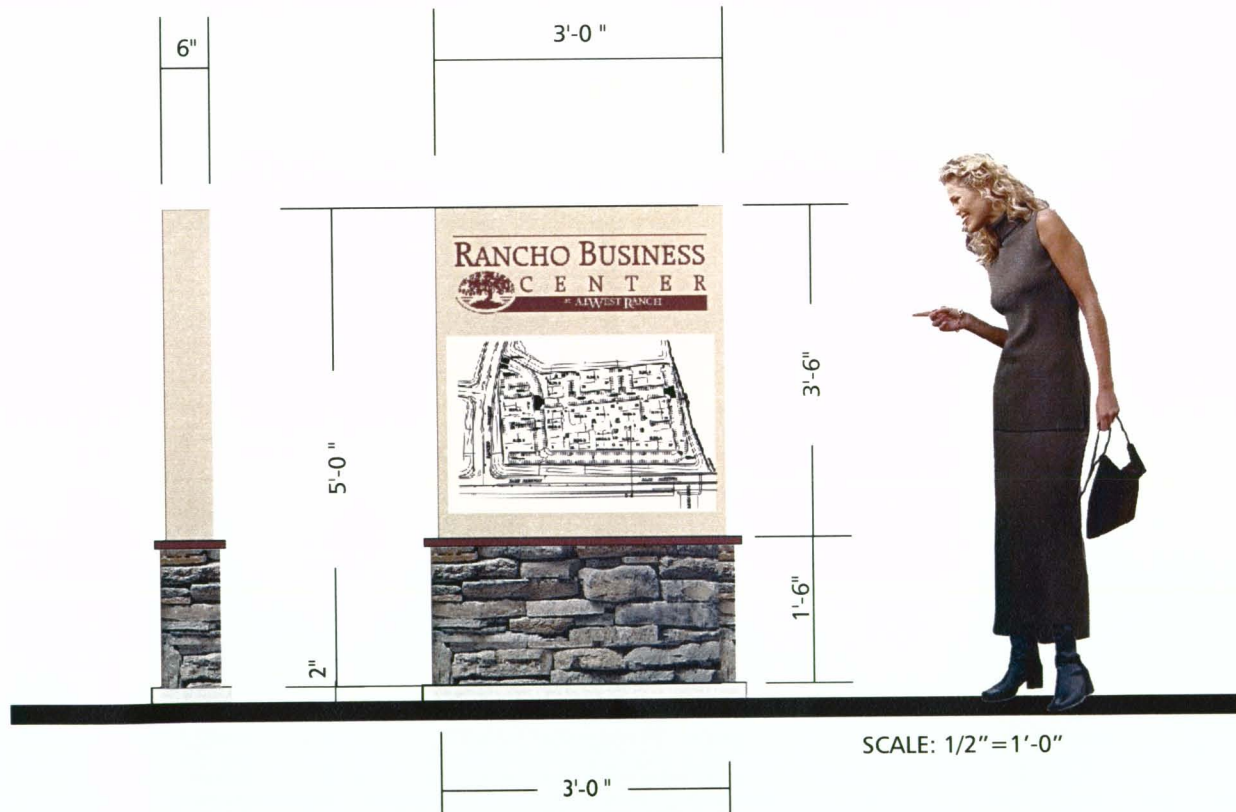
D.2 DIRECTORY

MATERIALS: Aluminum sign with smooth finishes.
 Vinyl copy. Sign to have aluminum accents .
 Site map to be scotch print.
 Sign to be mounted on ledger stone base with
 smooth concrete mow strip.

QUANTITY: (1) One. See site plan for location

SIGN AREA: 5'-2" maximum height
 Sign area 15.5 SF maximum

LIGHTING: Non-illuminated



PROJECT

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 Bake Parkway & Rancho Parkway
 Lake Forest, California

DATE:
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 Approved
 with changes:

sign / age

1711 Westcliff Dr.
 Newport Beach, CA 92660
 Telephone: (949) 642-7092
 Fax: (949) 631-8613 or (949) 675-2896

REV: 05-08-03

DESIGN DATE: 8/30/02

BA

BUILDING ADDRESS

MATERIALS: 1/4" aluminum spaced off entry canopy 1/2"

QUANTITY: One per unit/ building

TYPE FACE: Castle

COLOR: Matthews Acrylic Polyurethane
#27168 "Old Copper" Bronze.
Phone number 1-800-323-6593

LIGHTING: Non-illuminated



BA1

BUILDING ADDRESS

MATERIALS: 1/2" deep gator foam wall application

QUANTITY: One per unit or building

TYPE FACE: Castle

COLOR: Matthews Acrylic Polyurethane
#27168 "Old Copper" Bronze.
Phone number 1-800-323-6593

LIGHTING: Non-illuminated



sample - verify numbers and quantity
mount to wall with silicon adhesive.

Final locations to be co-ordinated and
approved with Fire Department.

PROJECT

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sign / age
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DATE: _____
APPROVED BY: _____
Approved with changes: _____

DESIGN DATE: 8/30/02 REV: 05-08-03



PARKING CODE ENTRY

MATERIALS: Aluminum Panel with vinyl graphics. Mounted to 2"x 10" Alum. Post.


QUANTITY: (1) One.

SIGN AREA: 5'-9" maximum height.

TYPE FACE: Helvetica Medium Condensed.

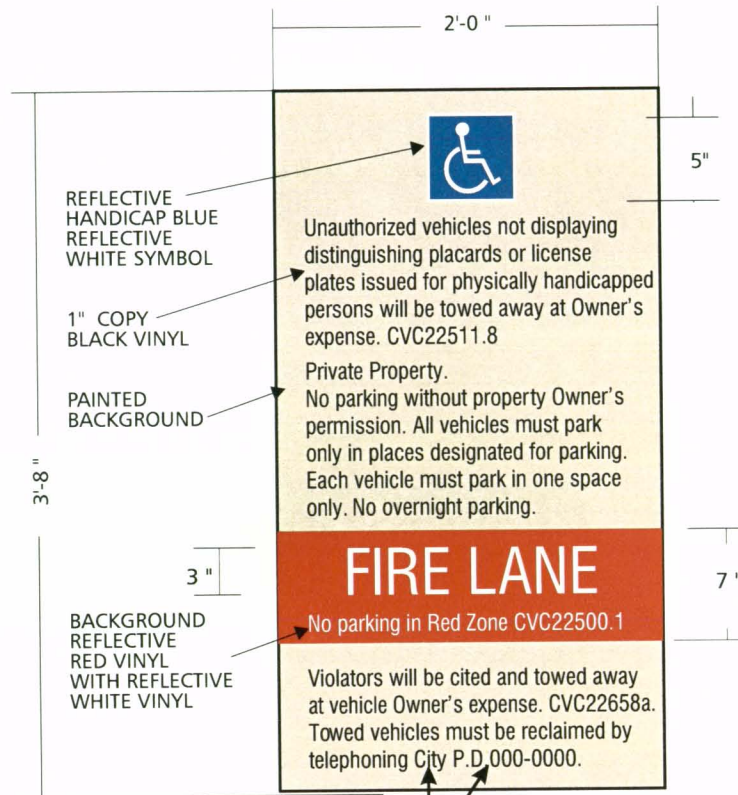
LIGHTING: Non-illuminated


MATTHEWS ACRYLIC
POLYURETHANE
"OLD COPPER" BRONZE #27168


MATTHEWS ACRYLIC
POLYURETHANE
"BUFF" #38B-2T (SATIN FIN.)



scale : 3/8" = 1'-0"



Verify phone number and city or county department

Scale: 1" = 1'-0"

PROJECT

**Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California**

DATE: _____

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Approved with changes: _____

sign/age

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Newport Beach, CA 92660
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DESIGN DATE: 8/30/02

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FL FIRE LANE SIGNS

MATERIALS: Aluminum Panel with vinyl graphics. Mounted to 2"x 10" Alum. Post

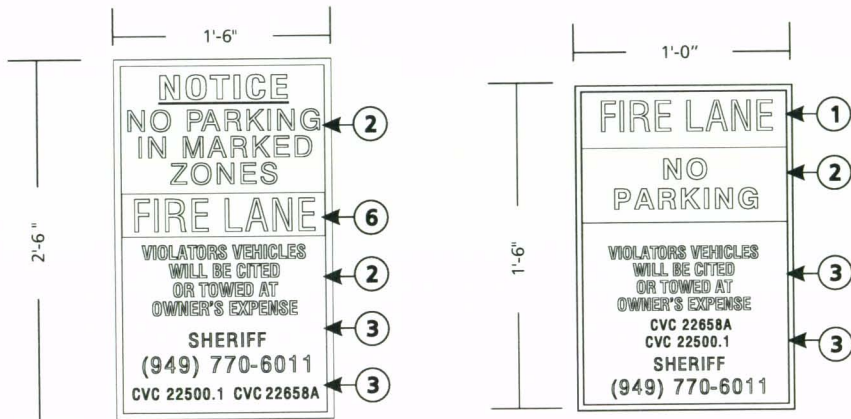
QUANTITY: Spacing as approved by O.C. Fire Authority for the Rancho Business Center. 09.03.02 Emergency Access Plan and Undergrounding Plan

TYPE FACE: Helvetica Medium Condensed

LIGHTING: Non-illuminated

LEGEND:

- (A) INSTALL 18" X 30" FIRE LANE ENTRANCE SIGN PER DETAIL BELOW
- (B) INSTALL 12" X 18" FIRE LANE SIGN PER DETAIL BELOW.



A = 7' IN SIDEWALK OR PEDESTRIAN AREAS, 5' IN ALL OTHER AREAS.

B = 18' WITH STANDARDS CURB, 14" WITH ROLLED CURB, TO CENTER OF POST

C = 24" MINIMUM EMBEDMENT

NOTE: SIGNS MAY BE MOUNTED ON EXISTING POSTS OF BUILDINGS, IF POST OR BUILDING IS NO MORE THAN 24" FROM CURB OR EDGE OF ROAD SURFACE.

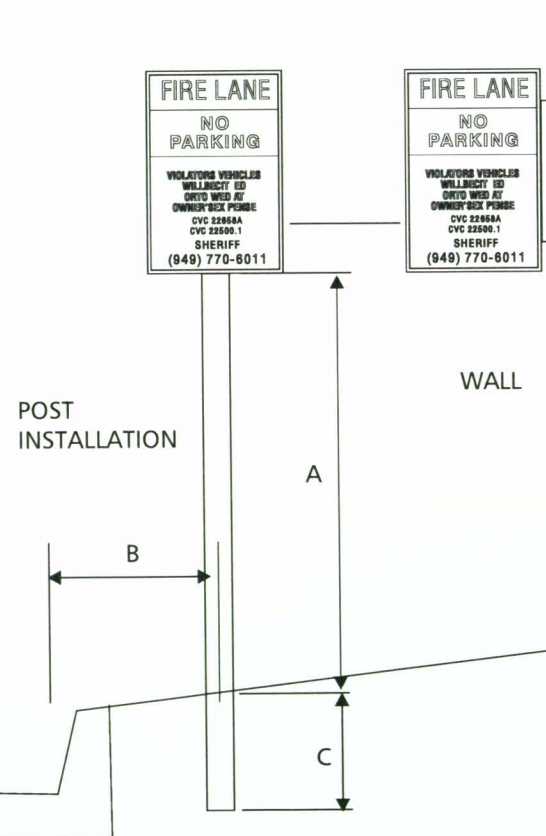
FIRE LANE ENFORCEMENT

1. TENANTS TO CALL TOWING CO. CONTRACTED BY CITY OR BUSINESS PARK ASSOCIATION.
2. TENANTS TO INFORMED IF VIOLATION OCCURS. CONTACT ASSOCIATION FOR APPROVED TOWING CO. AND PROCEDURE.

ENFORCEMENT NOTES

- A. VEHICLES CODES WILL BE STRICTLY ENFORCED BY THE CITY OF LAKE FOREST.
- B. VEHICLES MAY NOT BE PARKED IN NO PARKING "SIGNED" ZONES.

- 1 THE WORDS "FIRE LANE" SHALL BE WHITE REFLECTIVE ON RED BACKGROUND AND NO SMALLER THAN 2 INCHES IN HEIGHT.
- 2 LETTERING SHALL BE IN RED ON WHITE REFLECTIVE BACKGROUND, NO SMALLER THAN 2 INCHES IN HEIGHT.
- 3 LETTERING SHALL BE IN RED ON WHITE REFLECTIVE BACKGROUND, NO SMALLER THAN 1 INCH IN HEIGHT.
- 4 THE SIGN SHALL BE NO SMALLER THAN SHOWN LEFT.
- 5 THE SIGN SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE OF DURABLE MATERIAL AND INSTALLED PER DETAIL BELOW.
- 6 THE WORDS "FIRE LANE" SHALL BE WHITE REFLECTIVE ON RED BACKGROUND AND NO SMALLER THAN 4 INCHES IN HEIGHT.



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sign / age

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DESIGN DATE: 8/30/02

REV: 05-08-03

TC

TRAFFIC CONTROL SIGN

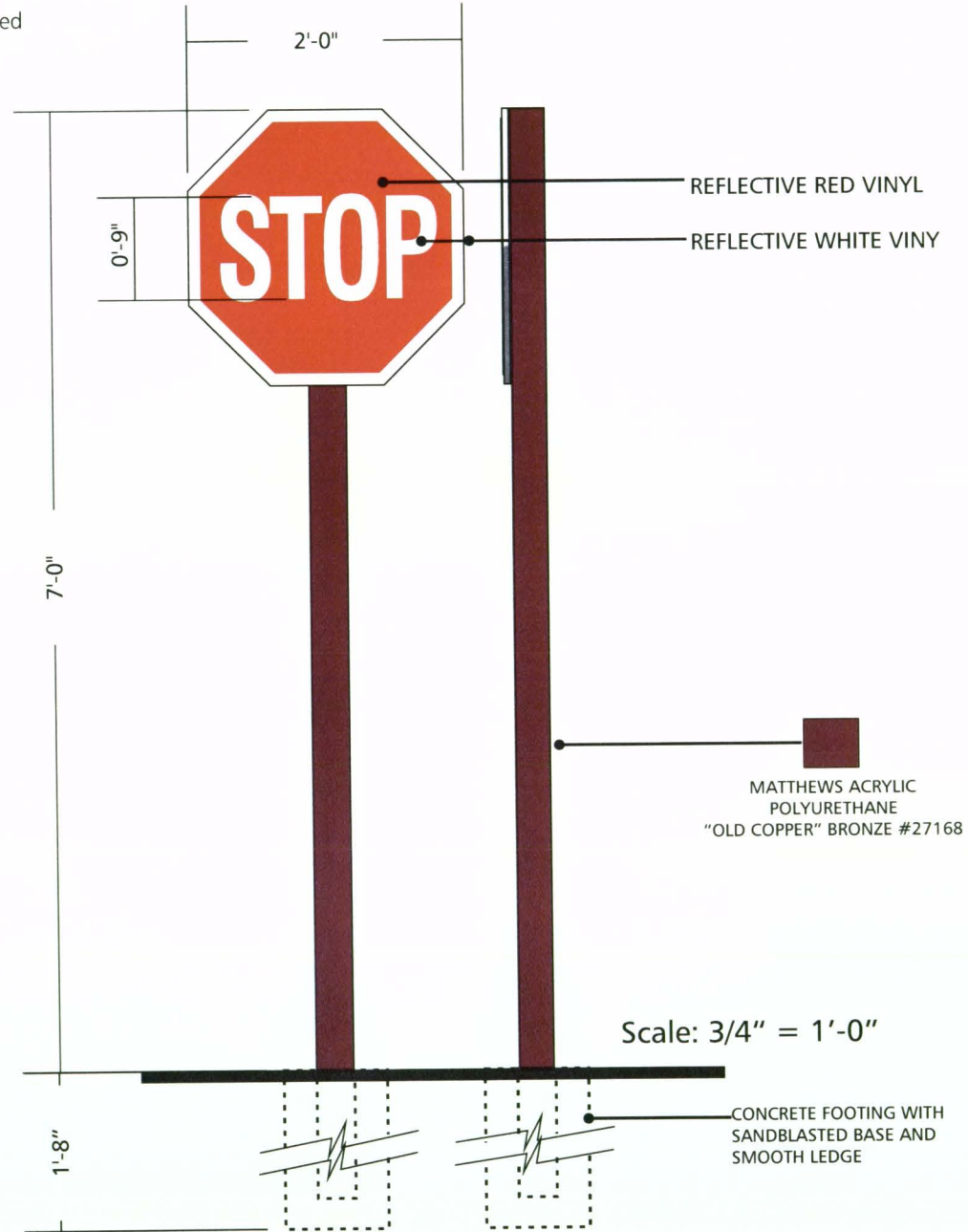
MATERIALS: .25 Aluminum Panel with reflective vinyl graphics. Mounted to 3"x 3" Alum. Post

QUANTITY: TBD

TYPE FACE: Helvetica Medium Condensed

LIGHTING: Non-illuminated

LOCATION: In accordance with City of Lake Forest municipal code requirements.



PROJECT
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 Bake Parkway & Rancho Parkway
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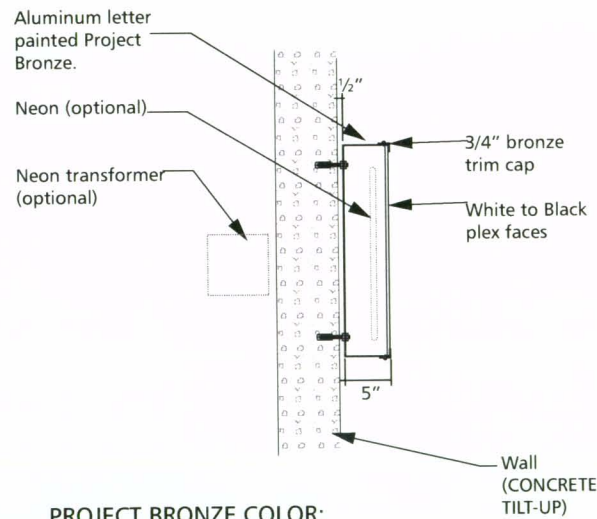
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 Fax (949) 631-8813 or (949) 675-2896

DESIGN DATE: 8/30/02
 REV: 05-08-03



OWNER I. D. PRIMARY WALL SIGNS

- SIGN COPY:** Signs will be limited to business name/and or approved logo only. Subtitles and other copy are not permitted.
- MAX SIZE:** Twenty-four inches (24") maximum letter height. Sign edge not to be within 8" of architectural feature boundary.
- SIGN TYPE:** All signs to be pan channel letters. Letters to be constructed of .060 aluminum. Letter returns to be 5" deep painted "Project Bronze". Faces to be Black-to-White plex. (See sign section on this page).
- SIGN AREA:** As shown on building elevations.
- COLOR:** Signs to be compatible color and hue as approved by the Association's Architectural Committee as specified in the Planned Sign Program or variations as approved by the Association's Architectural Committee.
- LIGHTING:** Neon or L.E.D. illumination.



PROJECT BRONZE COLOR:
 Matthews Acrylic Polyurethane
 #27168 "Old Copper" Bronze.
 Phone number 1-800-323-6593.

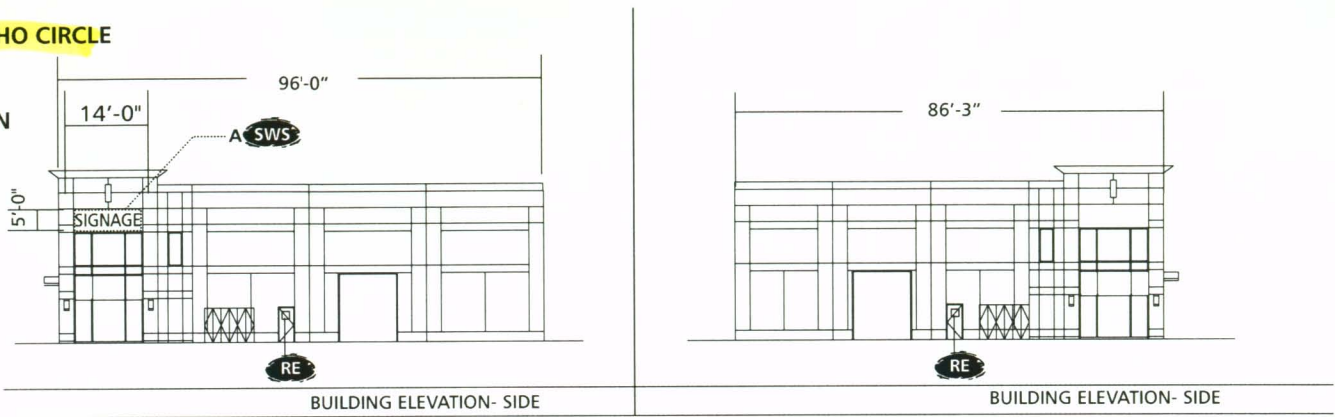
PROJECT

**Rancho Business Center
 Bake Parkway & Rancho Parkway
 Lake Forest, California**

	DATE: APPROVED BY: Approved with changes:
	1711 Westcliff Dr. Newport Beach, CA 92660 Telephone (949) 642-7095 Fax (949) 631-8813 or (949) 675-2896
DESIGN DATE: 8/30/02	
REV: 05-08-03	

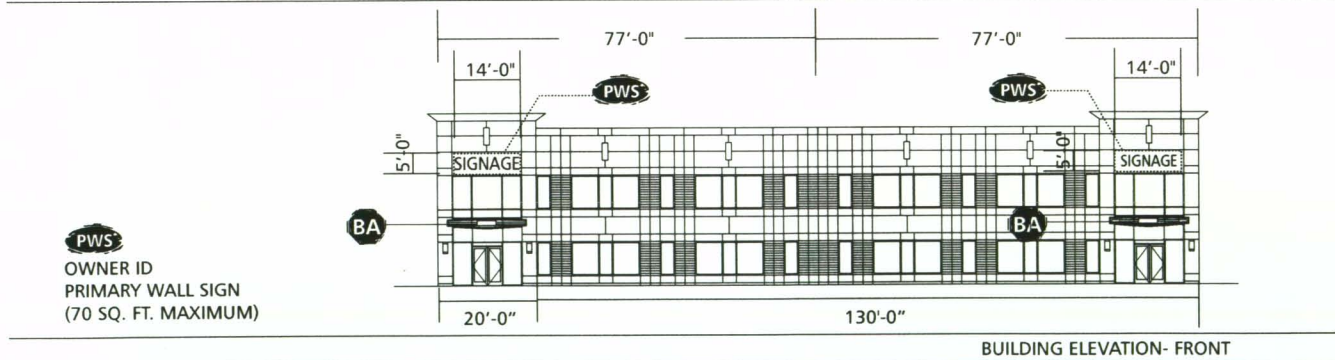
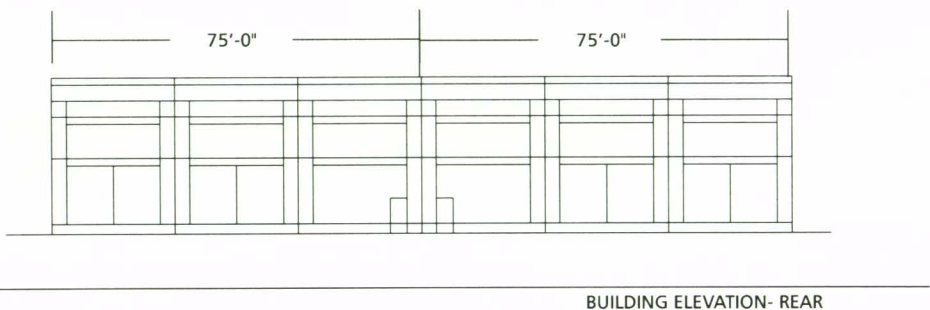
EXHIBIT B

BUILDING TYPE A
 PARCEL #29/ #30 RANCHO CIRCLE
 ALTERNATE TENANT
 SIGN LOCATION
 #241 FACING ELEVATION
 (ONLY)



A SWS Owner I. D. Wall Sign - Alternate location sign (Unit #30) only. 70 sq. ft. maximum Elevation facing #241 Freeway

- BA** Building Address
- PWS** Owner I. D. Primary Wall Sign
- SWS** Owner I. D. Alternate Wall Sign
- RE** Owner Rear Entry I.D.



PWS OWNER ID PRIMARY WALL SIGN (70 SQ. FT. MAXIMUM)

CITY OF LAKE FOREST
APPROVED
 SIGNATURE
RE Approved 4/24/04
 THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE COUNTY OR CITY LAWS OR ORDINANCES
CP 2004-10

PROJECT

Rancho Business Center
 Bake Parkway & Rancho Parkway
 Lake Forest, California

DATE: APPROVED BY:
 Approved with changes.

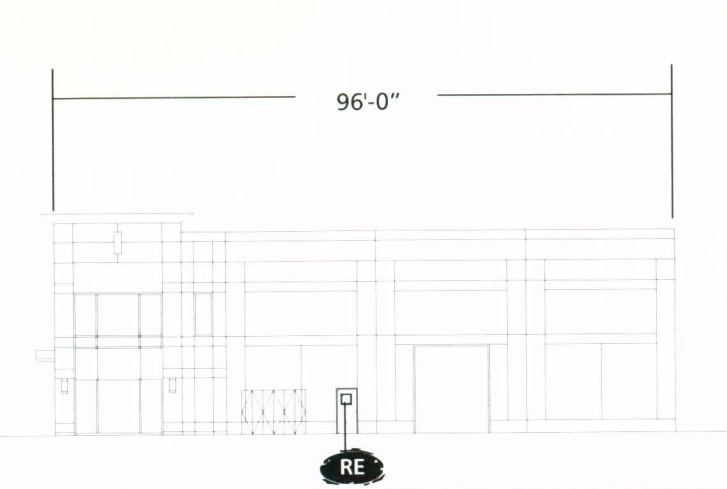
REV: 5-5-2004

DESIGN DATE: 8/30/02

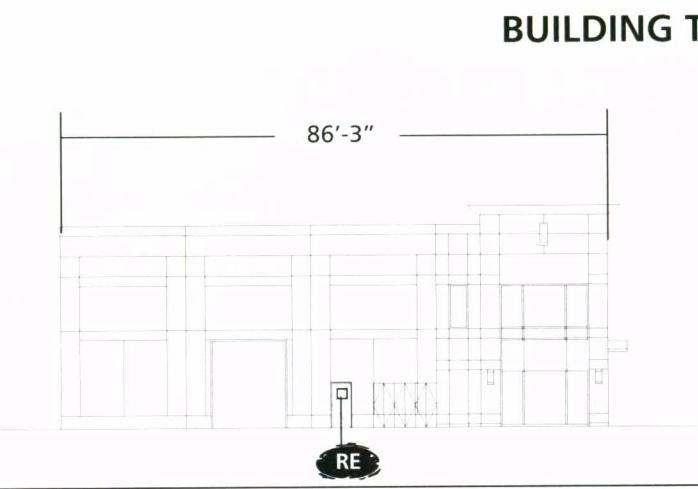
sign age

1711 Weaciff Dr.
 Newport Beach, CA 92660
 Telephone (949) 642-7052
 Fax (949) 631-4813 or (949) 675-2886

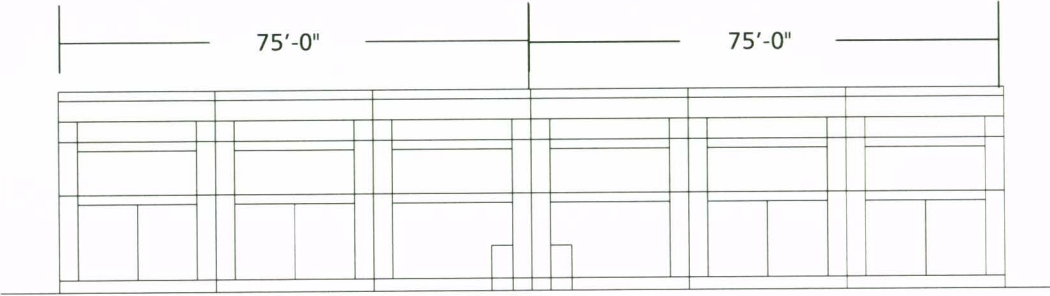
BUILDING TYPE A



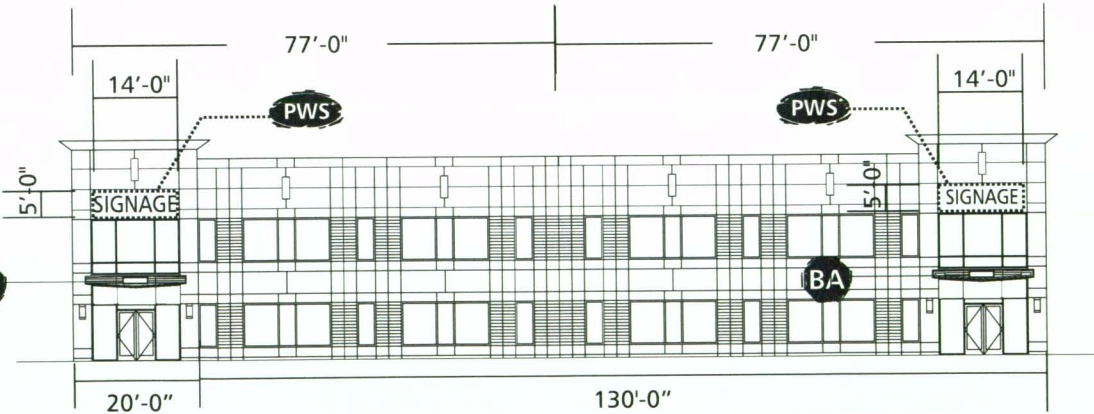
BUILDING ELEVATION- SIDE



BUILDING ELEVATION- SIDE



BUILDING ELEVATION- REAR



BUILDING ELEVATION- FRONT

- BA** Building Address
- PWS** Owner I. D. Primary Wall Sign
- RE** Owner Rear Entry I.D.

PWS
OWNER ID
PRIMARY WALL SIGN
(70 SQ. FT. MAXIMUM)

PROJECT

**Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California**

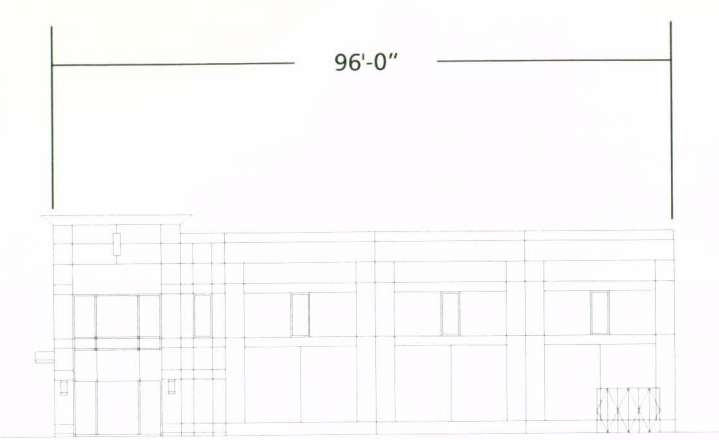
DATE:
APPROVED BY:
Approved
with changes:



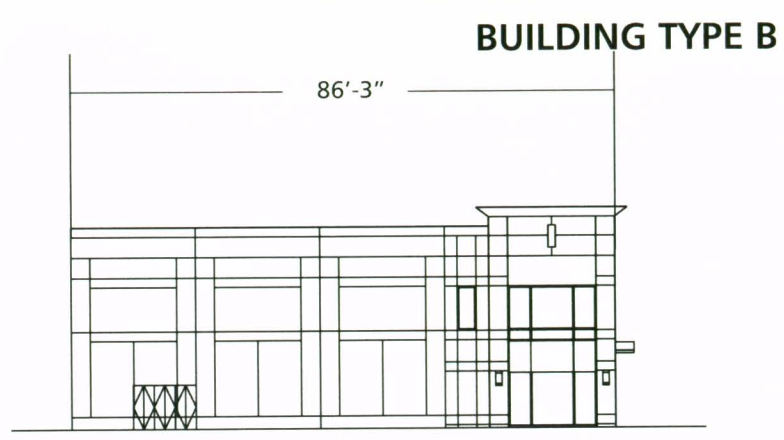
1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

REV: 05-08-03

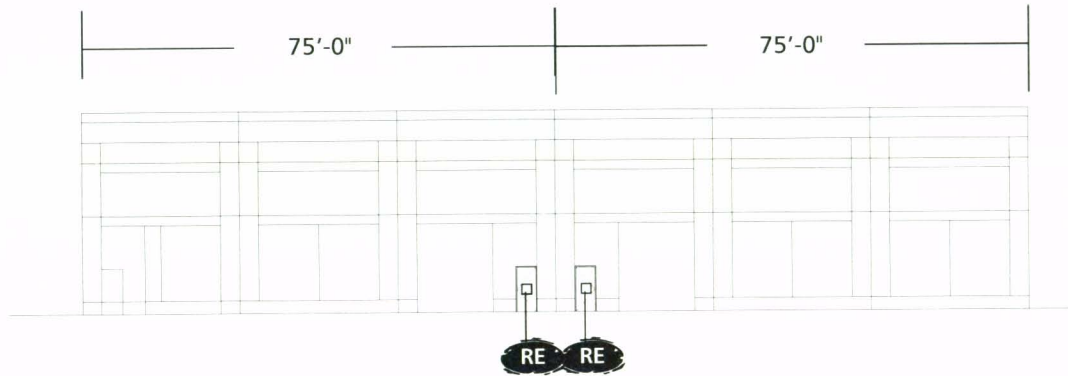
DESIGN DATE: 8/30/02



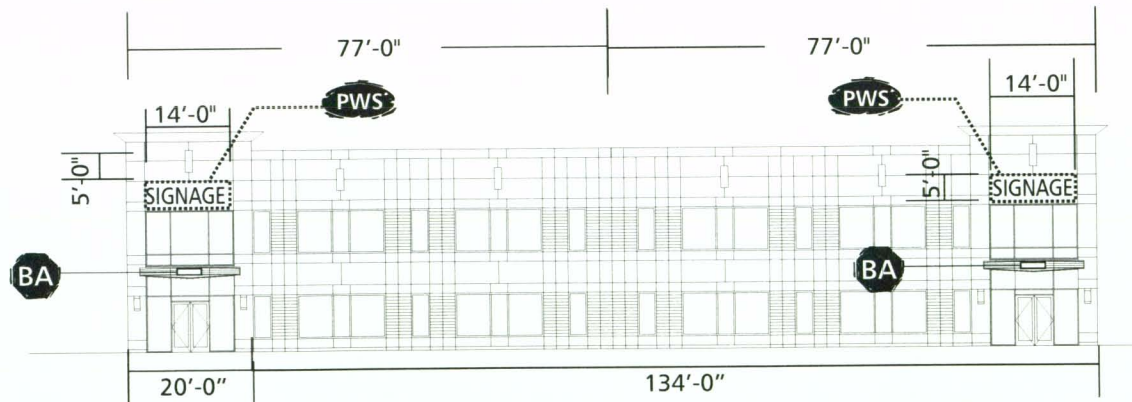
BUILDING ELEVATION- SIDE



BUILDING ELEVATION- SIDE



BUILDING ELEVATION- REAR



BUILDING ELEVATION- FRONT

- BA** Building Address
- PWS** Owner I. D. Primary Wall Sign
- RE** Owner Rear Entry I.D.

PWS OWNER ID
PRIMARY WALL SIGN
(70 SQ. FT. MAXIMUM)

PROJECT

**Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California**

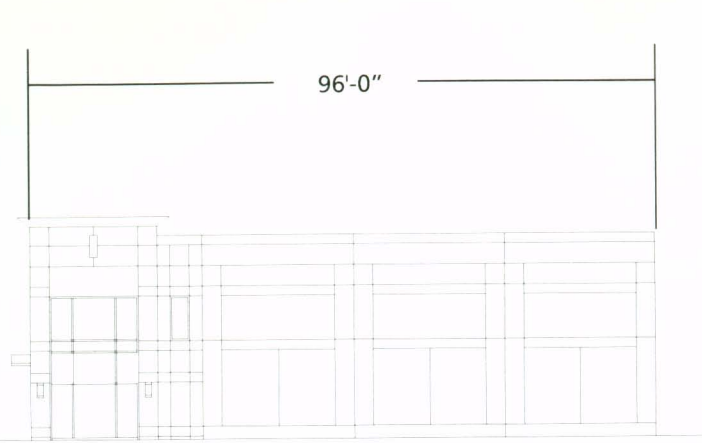
DATE:
APPROVED BY:
Approved
with changes:



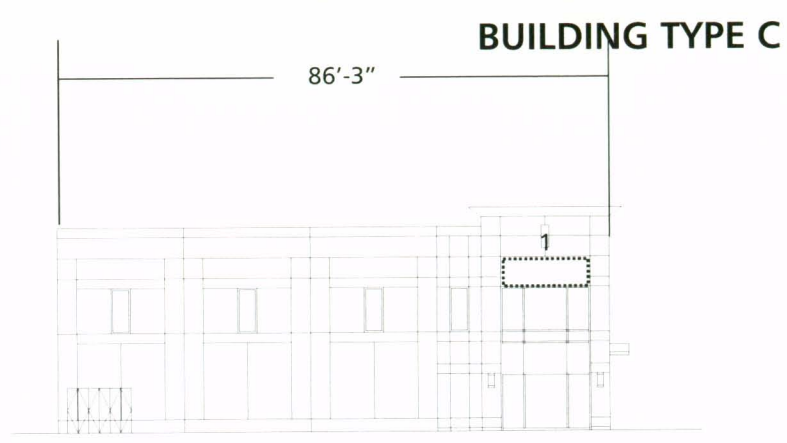
1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

REV: 05-08-03

DESIGN DATE: 8/30/02



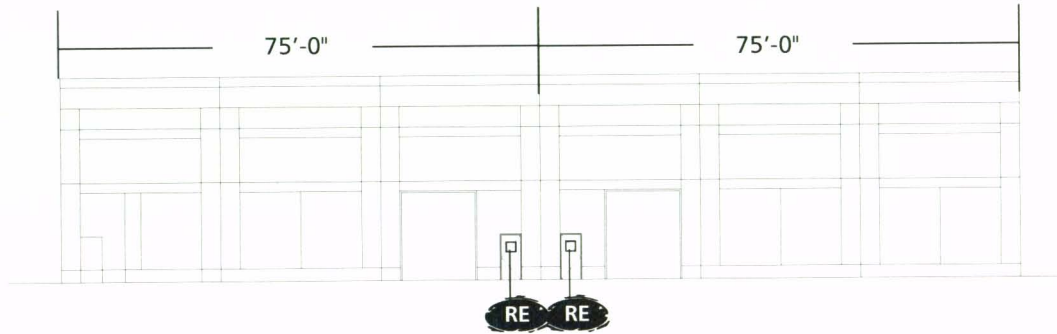
BUILDING ELEVATION- SIDE



BUILDING ELEVATION- SIDE

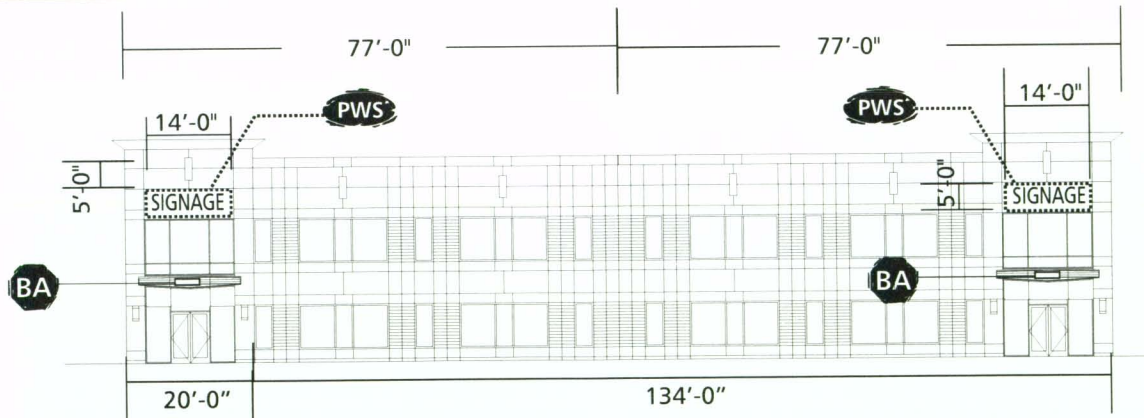
BUILDING TYPE C

- BA** Building Address
- PWS** Owner I. D. Primary Wall Sign
- RE** Owner Rear Entry I.D.



BUILDING ELEVATION- REAR

- PWS** OWNER ID
PRIMARY WALL SIGN
(70 SQ. FT. MAXIMUM)



BUILDING ELEVATION- FRONT

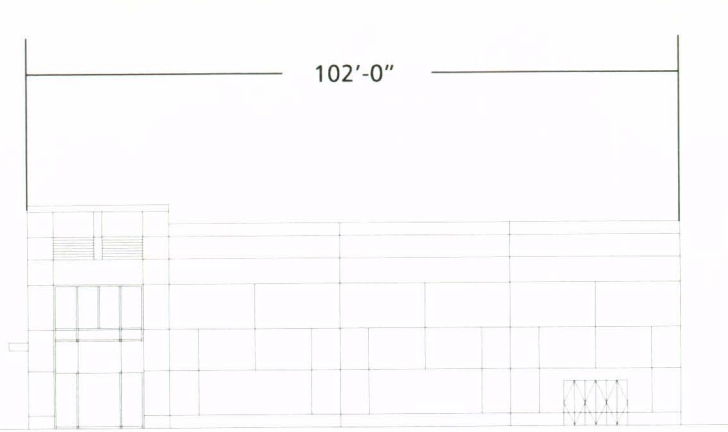
PROJECT

Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California

DATE:
APPROVED BY:
Approved with changes:

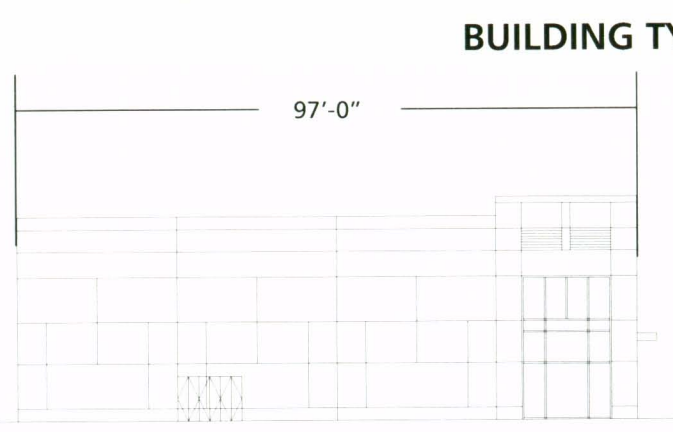
sign / age
1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

DESIGN DATE: 8/30/02
REV: 05-08-03



102'-0"

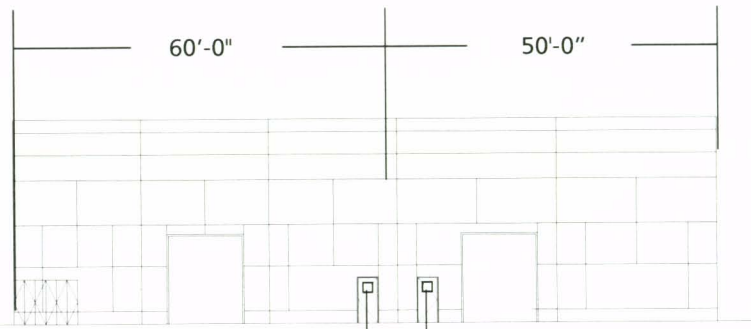
BUILDING ELEVATION- SIDE



97'-0"

BUILDING TYPE D

BUILDING ELEVATION- SIDE

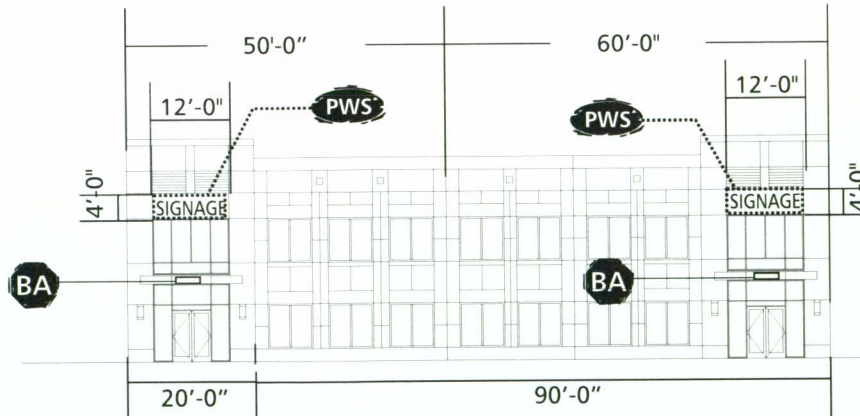


60'-0"

50'-0"

RE RE

BUILDING ELEVATION- REAR



50'-0"

60'-0"

12'-0"

PWS

PWS

12'-0"

4'-0"

SIGNAGE

4'-0"

SIGNAGE

BA

BA

20'-0"

90'-0"

BUILDING ELEVATION- FRONT

- BA** Building Address
- PWS** Owner I. D. Primary Wall Sign
- RE** Owner Rear Entry I.D.

PWS OWNER ID
PRIMARY WALL SIGN
(48 SQ. FT. MAXIMUM)

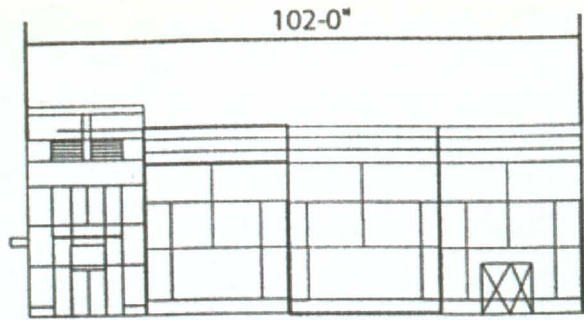
PROJECT

**Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California**

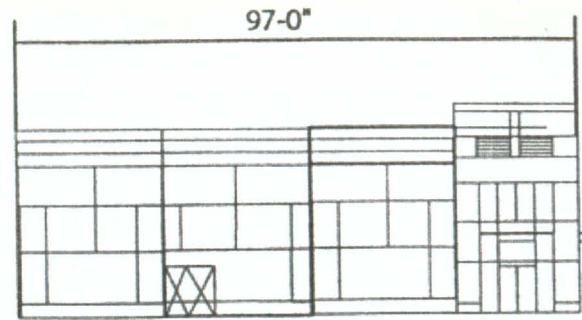
DATE:
APPROVED BY:
Approved
with changes:

sign / age
1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

DESIGN DATE: 8/30/02 REV: 05-08-03



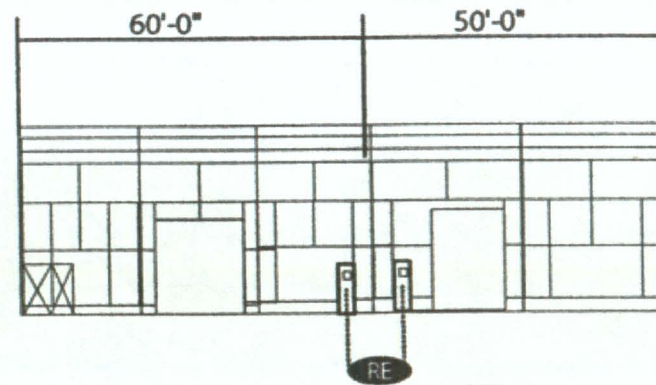
BUILDING ELEVATION - SIDE



BUILDING ELEVATION - SIDE

SWS OWNER I.D. WALL SIGN - ALTERNATE LOCATION SIGN (UNIT #31-32) ONLY. 48 SQ. FT. MAXIMUM ELEVATION FACING # 241 FREEWAY

- BA** BUILDING ADDRESS
- SWS** OWNER I.D. ALTERNATE WALL SIGN
- PWS** OWNER I.D. PRIMARY WALL SIGN
- RE** OWNER REAR ENTRY I.D.

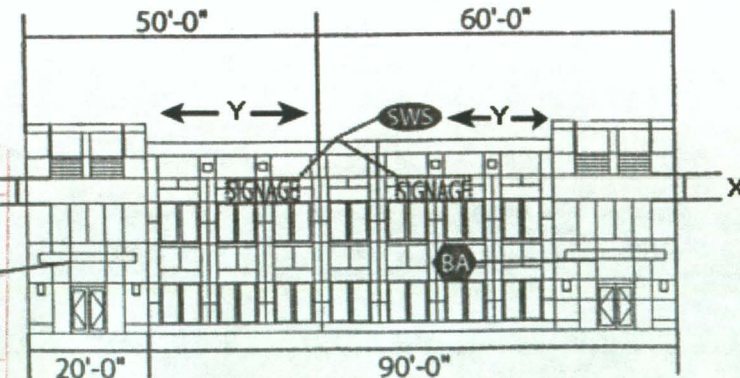


BUILDING ELEVATION - FRONT

31-32 RANCHO CIRCLE
 BUILDING TYPE D
 ALTERNATE TENANT
 SIGN LOCATION
 #241 FACING ELEVATION (ONLY)

X x Y = 48SQFT MAX

PWS OWNER I.D. PRIMARY WALL SIGN (48 SQ. FT. MAXIMUM)



BUILDING ELEVATION - REAR

CITY OF LAKE FOREST
APPROVED

SIGNATURE *MJGFL*
 Admin. Approved 9/13/04

THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL STATE COUNTY OR CITY LAWS OR ORDINANCES

CP2004-26, PSP2003-70

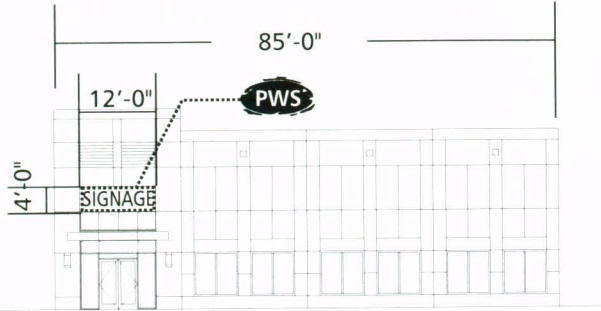
BUILDING TYPE E

PWS OWNER ID PRIMARY WALL SIGN (UNITS 7, 8 & 9)
(48 SQ. FT. MAXIMUM)

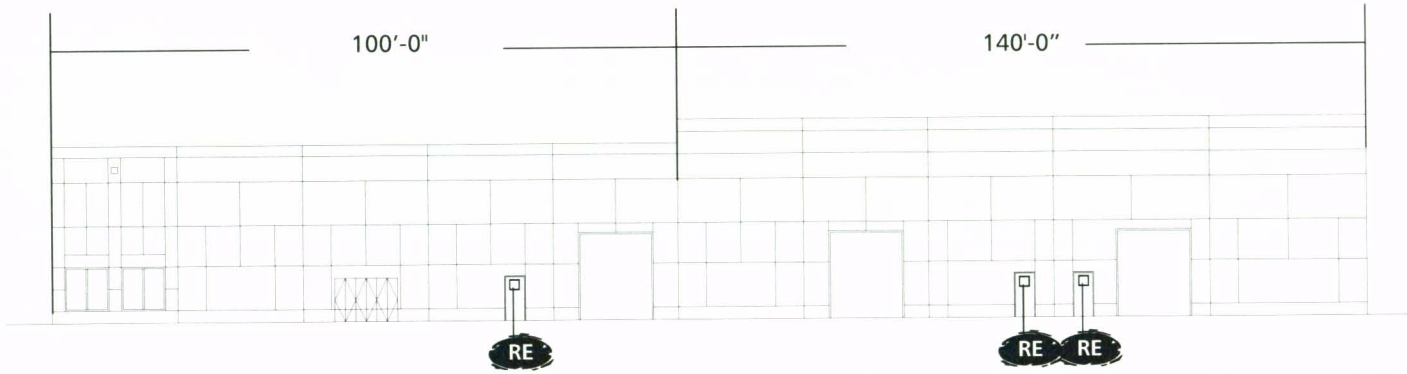
BA Building Address

PWS Owner I. D. Primary Wall Sign

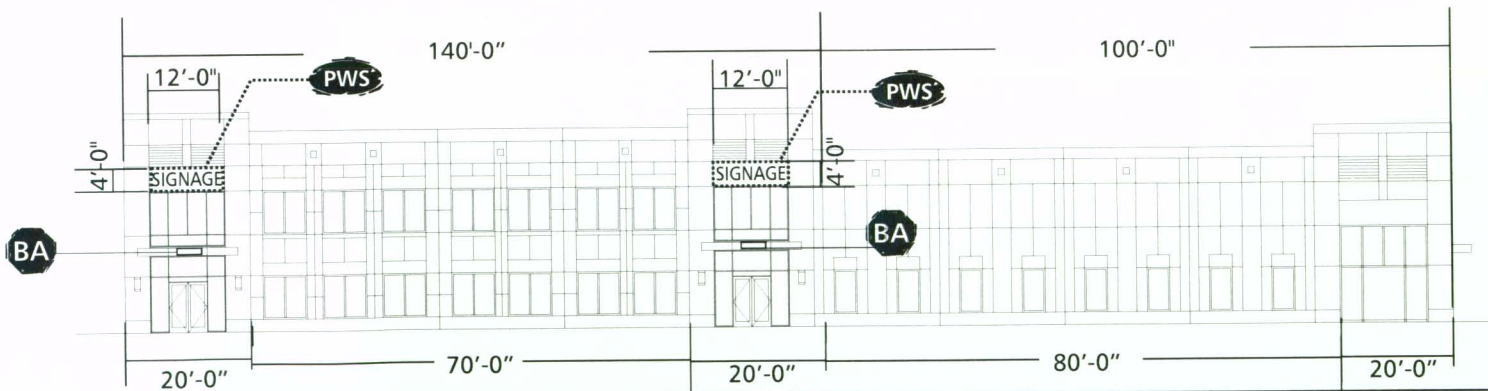
RE Owner Rear Entry I.D.



BUILDING ELEVATION- SIDE



BUILDING ELEVATION- REAR



BUILDING ELEVATION- FRONT

PROJECT

**Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California**

DATE:
APPROVED BY:
Approved
with changes:

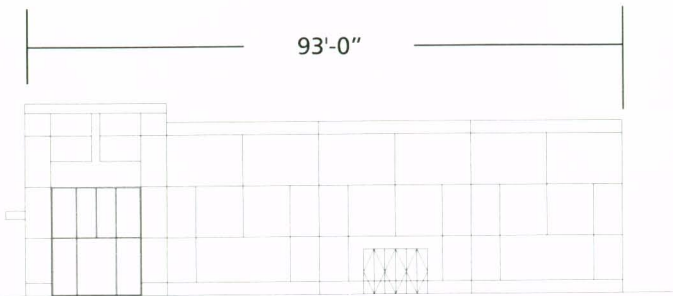


1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

REV: 05-08-03

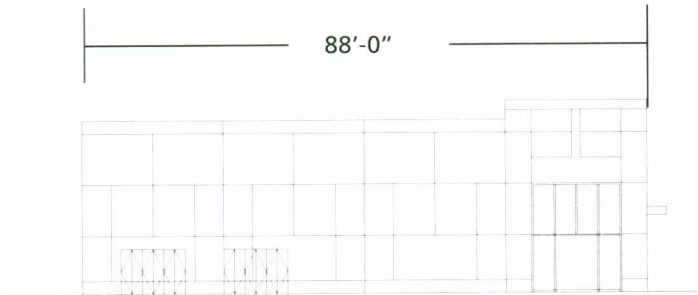
DESIGN DATE: 8/30/02

BUILDING TYPE F



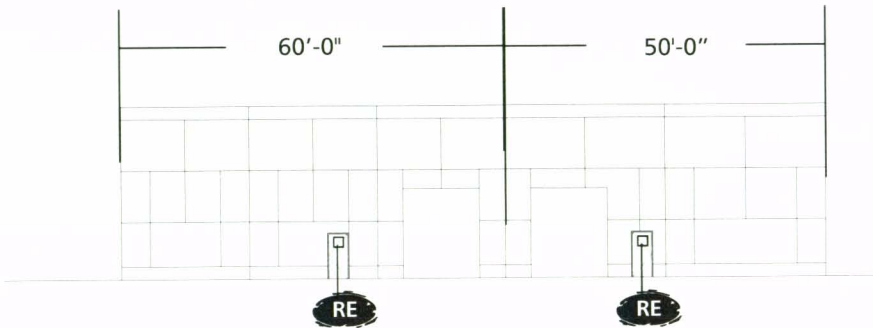
93'-0"

BUILDING ELEVATION- SIDE



88'-0"

BUILDING ELEVATION- SIDE



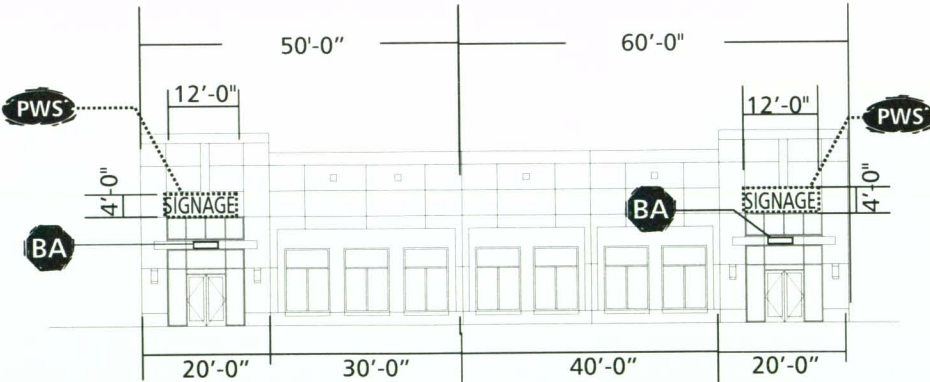
60'-0"

50'-0"

RE

RE

BUILDING ELEVATION- REAR



50'-0"

60'-0"

PWS

PWS

BA

BA

4'-0"

4'-0"

20'-0"

30'-0"

40'-0"

20'-0"

SIGNAGE

SIGNAGE

PWS OWNER ID PRIMARY WALL SIGN
(48 SQ. FT. MAXIMUM)

BUILDING ELEVATION- FRONT

PROJECT

**Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California**

DATE:
APPROVED BY:
Approved with changes:

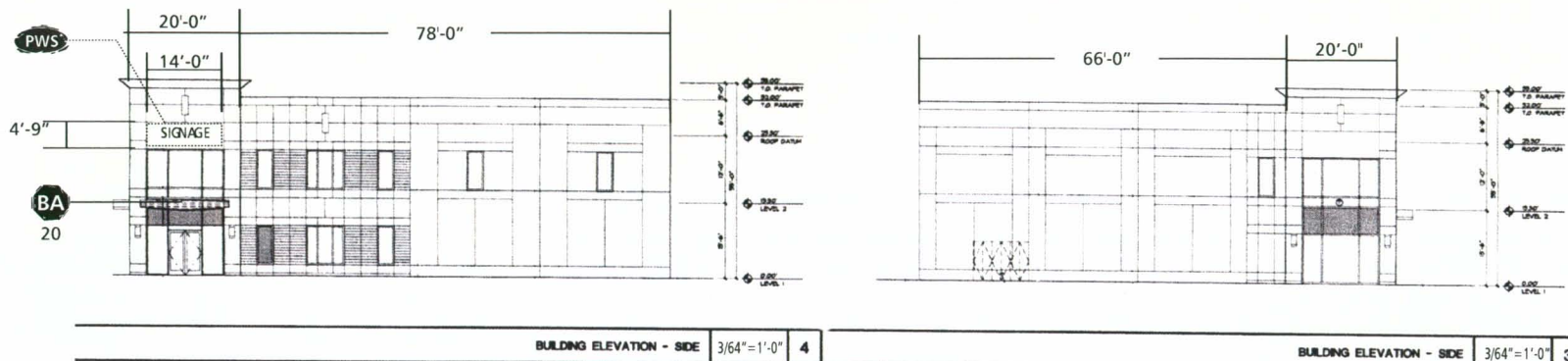


1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

REV: 05-08-03

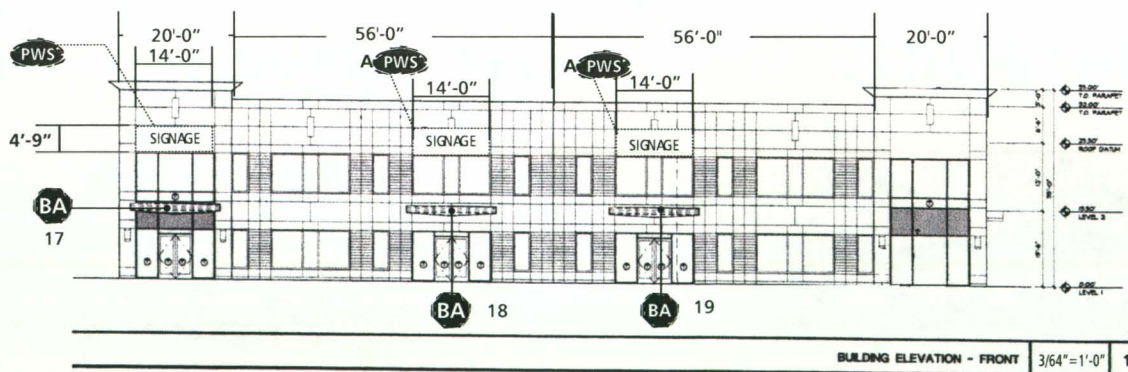
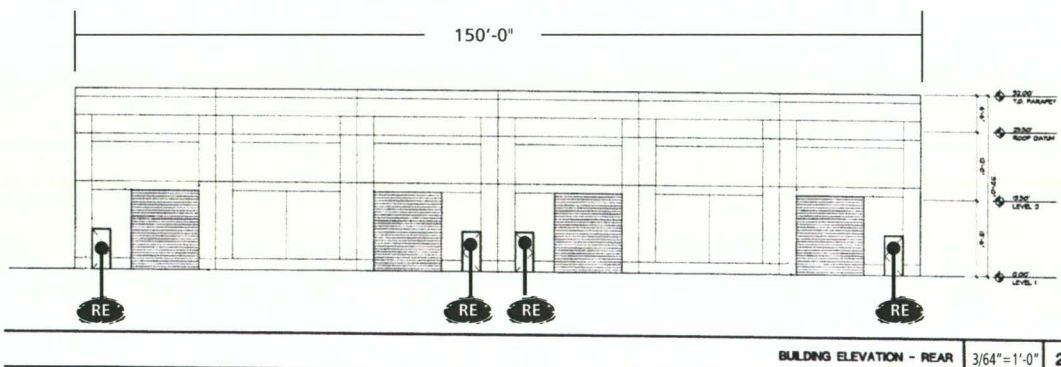
DESIGN DATE: 8/30/02

EXHIBIT A



**BUILDING TYPE G
TENANT SIGN LOCATION**

- BA** Building Addresses:
18 & 19 Rancho Circle
Ref: to site plan for locations
- PWS** Owner I. D. Primary Wall Sign
- RE** Owner Rear Entry I.D.



CITY OF LAKE FOREST
APPROVED
 SIGNATURE
PC Approved 4/24/04
 THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES
CP 2004-10

PROJECT
Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California

sign/age
 1711 Westciff Dr.
 Newport Beach, CA 92660
 Telephone (949) 642-7032
 Fax (949) 631-9813 or (949) 675-2896

03-4797 PAG E 19

DATE: APPROVED BY:
 Approved with changes:

DESIGN DATE: 8/30/02

02-17
 Address

RE OWNER REAR ENTRY I.D.

MATERIALS: Vinyl letters on door in contrasting color: white vinyl or Calon #08 Brown to match "Project Bronze".

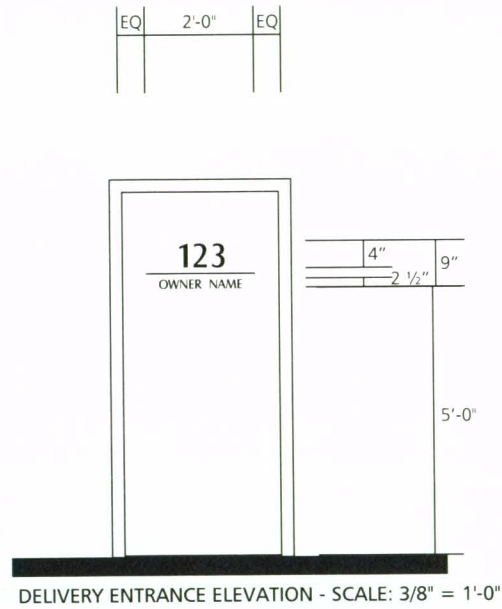
COPY: 4" high street address letters or numerals and 2 1/2" high owner name

SIGN AREA: Maximum of 3 square feet.

TYPE FACE: Castle

LOCATION: Centered on rear door as shown

NOTE: No other signage is allowed on delivery side of building



PROJECT

Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California

 1711 Westcliff Dr. Newport Beach, CA 92660 Telephone (949) 642-7092 Fax (949) 637-8613 or (949) 675-2896	DATE:	APPROVED BY:
		Approved with changes:
DESIGN DATE: 8/30/02		REV: 05-08-03

RANCHO BUSINESS



C E N T E R

at A.J. WEST RANCH

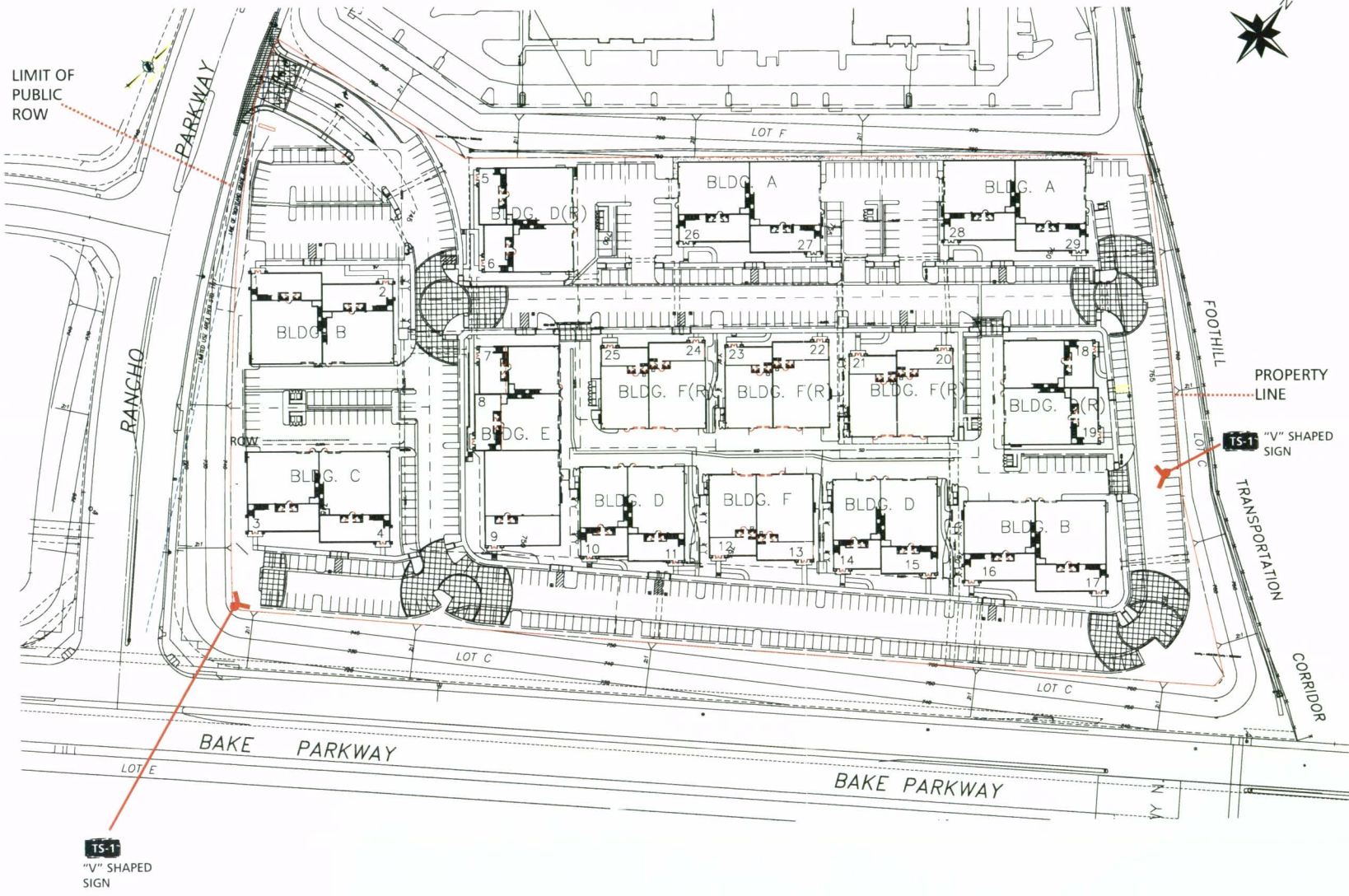
T E M P O R A R Y S I G N S

05-08-03

Bake Parkway & Rancho Parkway
Lake Forest, California

TEMPORARY SIGN TYPE SCHEDULE

TS-1 TEMPORARY SIGN 1



PROJECT
Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California

DATE:
 APPROVED BY:
 Approved with changes:

sign / age
 1711 Westcliff Dr.
 Newport Beach, CA 92660
 Telephone (949) 642-7092
 Fax (949) 631-8813 or (949) 675-2896

DESIGN DATE: 8/30/02
 REV: 05-08-03



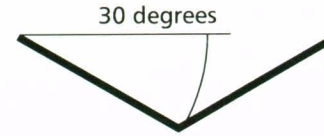
BKGRD PAINTED
"OAK BUFF"
FRAZEE 7752
w/ BLACK VINYL

BKGRD PAINTED
"WAYFARER GREY"
FRAZEE 8535
w/ WHITE VINYL COPY

BKGRD PAINTED
"TATTERSALL"
FRAZEE 8215
w/ BLACK VINYL
COPY & 1" REVEALS
NOTE: LOGOS
IN COLOR NEED
VECTOR ARTWORK

BKGRD PAINTED
"WAYFARER GREY"
FRAZEE 8535

PRODUCE 4'X8' BOXED IN MDO SIGN.
SIGN SHALL BE INSTALLED 2'-4' ABOVE GRADE
SIGN TO BE SKIRTED



QTY: Two (2) "v" shaped signs

SIGN AREA: 12' maximum height.
Sign face area 32 S.F.
Total sign surface area 64 S.F.
(excluding base).

LIGHTING: Non-illuminated

PROJECT

Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California

DATE: _____
APPROVED BY: _____
Approved with changes: _____

sign / age
1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

REV: 05-08-03

DESIGN DATE: 8/30/02

RANCHO BUSINESS



C E N T E R

at A.J. WEST RANCH

A P P E N D I X

05-08-03

Bake Parkway & Rancho Parkway
Lake Forest, California

TABLE 1

RANCHO BUSINESS CENTER
Planned Sign Program Summary

PERMANENT SIGNS

Item	Name	Type	No. of Sides	Dimensions	Monument Sign Face (sq. ft.)	Total Sign Area (sq. ft.)	Total No. of Signs	Notes
M-1	Center Identification	Monument	Double-face	4'-6" x 10'-0"	25	45	1	Sign located 10'-0" minimum from public R-O-W
D-1	Vehicular Directional	Monument	Double-face	4'-0" x 3'-0"	6	12.5	4	
D-2	Directory	Monument	Double-face	5'-0" x 3'-0"	10.5	15.5	1	
BA	Building Address	Wall	Single-face Numerals	8-in. high	--	--	(1) per unit	Sign area may vary depending on number of address numerals
PC	Parking Code Entry	Pole	Single-face	3'-8" x 2'-0"	--	--	1	Sign size and copy per OCFA standards
FL	Fire Lane Signs	Pole	Single-face	2'-6" x 1'-6"	--	--	TBD	Sign size, copy and location per OCFA standards
FL	Fire Lane Signs	Wall	Single-face	1'-6" x 1'-0"	--	--	TBD	Sign size, copy and location per OCFA standards
TC	Traffic Control Signs	Pole	Single-face	--	--	--	TBD	Sign size, copy and location per City of Lake Forest Dept. of Public Works standards
PWS	Owner ID Primary Wall Signs (Units 1-4, 16, 17 & 26-29)	Wall	Single-face	5'-0" x 14'-0" max	--	70	(1) sign per unit	Signs limited to business name and/or logo only with a maximum letter height of 24". Sign edge not to be within 8" of architectural feature boundary.
PWS	Owner ID Primary Wall Signs (Units 5-15 & 18-25)	Wall	Single-face	4'-0" x 12'-0" max	--	48	(1) sign per unit	Signs limited to business name and/or logo only with a maximum letter height of 24". Sign edge not to be within 8" of architectural feature boundary.
RE	Owner Rear Entry ID	Wall	Single-face	9" x 2'-0"	--	3	(1) per unit	4' numerals and 2-1/2" letters entered on rear entry door 5'-0" above exterior grade

TEMPORARY SIGNS

Item	Name	Type	No. of Sides	Dimensions	Sign Face (sq. ft.)	Total Sign Area (sq. ft.)	Total No. of Signs	Notes
TS-1	Temporary Real Estate Sign	Ground Sign	V-Shaped	8'-0" x 4'-0"	32	64	2	Boxed MDO construction to be located behind property line. Sign Area excludes base.

TABLE 2

RANCHO BUSINESS CENTER
Planned Sign Program Owner / Tenant Sign Summary

Building Type	Rancho Street Address	Unit Number	Owner ID Primary Wall Sign	Building Address	Rear Entry Address ID Sign
Building A	26625	26	■	■	■
	26631	27	■	■	■
	26645	28	■	■	■
	26651	29	■	■	■
Building B	26601	1	■	■	■
	26605	2	■	■	■
	26661	16	■	■	■
	26659	17	■	■	■
Building C	26699	3	■	■	■
	26695	4	■	■	■
Building D	26609	5	■	■	■
	26611	6	■	■	■
	26681	10	■	■	■
	26679	11	■	■	■
	26669	14	■	■	■
	26665	15	■	■	■
	26649	18	■	■	■
26655	19	■	■	■	
Building E	26615	7	■	■	■
	26689	8	■	■	■
	26685	9	■	■	■
Building F	26675	12	■	■	■
	26671	13	■	■	■
	26641	20	■	■	■
	26639	21	■	■	■
	26635	22	■	■	■
	26629	23	■	■	■
	26621	24	■	■	■
26619	25	■	■	■	

PERMANENT SIGN TYPE SCHEDULE

ITEM GROUND MOUNTED SIGNS

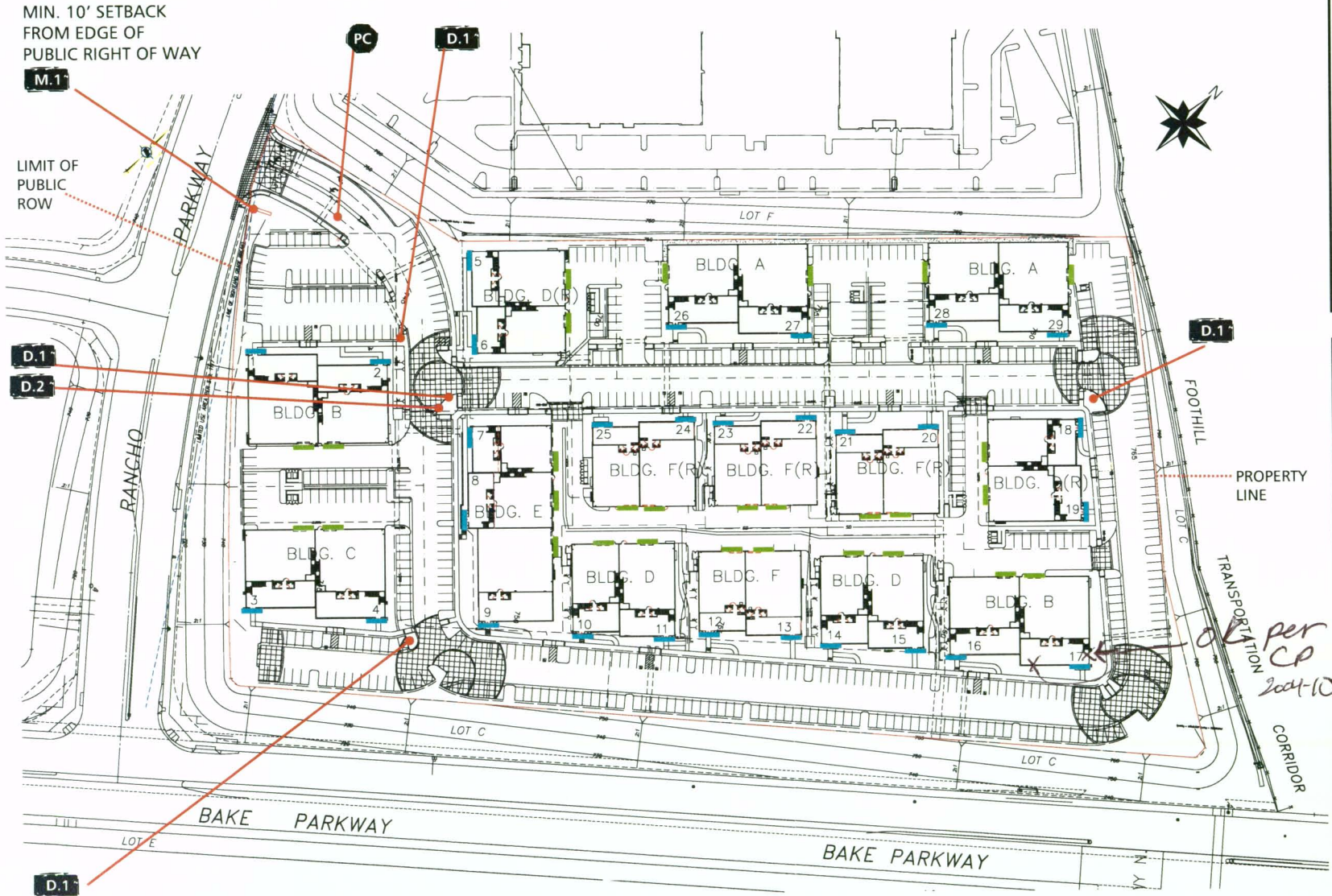
- M.1** Center I.D.
- D.1** Vehicular Directional
- D.2** Directory

REGULATORY SIGNS

- PC** Parking Code Entry
- TC** Traffic Control Sign

OWNER/ TENANT WALL SIGNAGE

- I.D. Primary Wall Sign
- Rear Entry Address Sign I.D. Sign



PROJECT
**Rancho Business Center
Bake Parkway & Rancho Parkway
Lake Forest, California**

DATE: _____
APPROVED BY: _____
Approved with changes:

sign / age
1711 Westcliff Dr.
Newport Beach, CA 92660
Telephone (949) 642-7092
Fax (949) 631-8813 or (949) 675-2896

DESIGN DATE: 8/30/02
REV: 05-08-03