

**REVISED
PLANNED
SIGN PROGRAM**

FOR

**THE ORCHARD AT SADDLEBACK
LAKE FOREST, CA**



LANDLORD

**WALF, LLC
26901 AGOURA ROAD, SUITE 250
CALABASAS HILLS, CA 91301**

DATE: July 14, 2011

**PLANNED
SIGN PROGRAM**

FOR

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LAKE FOREST, CA**

A. PURPOSE AND INTENT

The following criteria has been established for the purpose of assuring a consistent sign design program for the mutual benefit of all occupants. Flexibility of design is encouraged to create visual interest. Adherence to these criteria will be enforced by the Landlord and the City of Lake Forest. Any non-conforming sign or any sign installed without approval shall be removed immediately and replaced at Tenant's cost.

B. GENERAL CRITERIA AND SIGN DESIGN

1. Tenants of Shop Buildings and Pads are required to have a single color, including trim and cap but excluding return, and an internally illuminated sign on their fascia and a non-illuminated blade sign (See Figure 6) under the canopy, unless otherwise specified in this criteria or approved by Landlord and City of Lake Forest (City). Location of all signs shall be as directed by Landlord and as approved by the City of Lake Forest.
2. Signs shall be designed in a manner that is not only imaginative but also of high graphic quality. In addition, signs should be compatible with and complementary to adjacent facades.
3. Notwithstanding, the maximum square footages specified for copy area allowances, signs, graphics, and letters in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Signs shall be centered horizontally and vertically over each Tenant space unless otherwise directed by Landlord and approved by the City of Lake Forest.
4. Each Tenant shall pay all costs for all Tenant signs including manufacture, installation, maintenance, and City permits and a fee of \$250.00 for Landlord's approval of signs payable to WALF, LLC at time of submission.
5. Each Tenant shall be responsible for and repair of any damage to any surface caused by the sign or its installation.

6. Landlord reserves the right to periodically hire an independent electrical or sign consultant, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to correct discrepancies and/or code violations at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not addressed within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
7. Tenant's sign contractor shall carry workman's compensation and public liability insurance against all damage by any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence. An insurance endorsement must be provided to Landlord prior to installation naming WALF, LLC, Westrust Ventures, LLC as additional insured.
8. Tenant shall remove sign and restore fascia to original condition which Landlord shall approve at Tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of Tenant's lease.
9. Landlord will install and pay for the following address signs according to Fire Department requirements:
 - A. Building Address Sign: To be a minimum of six (6) inches high, located and installed by Landlord.
 - B. Front Suite Address Sign: Suite address numbers or letters are to be three (3) inches high, in a uniform color (matte finish only) and font with the letters installed over entry door.
 - C. Rear Suite Address Sign (as needed): Three (3) inches high store address numbers in a uniform color (matte finish only) and font are to be installed on the rear doors.
10. Storefront window graphics are discouraged. However, in the event a tenant store layout cannot accommodate a "back-of-house" due to window location, graphics may be considered subject to approval of Landlord, and a Changed Plan application approved by the City's Development Services Department, and Redevelopment Agency. Graphics shall not include advertising and should provide a positive appearance to the craftsman style architecture. Graphics may include photos or images consistent with the craftsman theme and the community of Lake Forest (ie. orange groves, oak trees, local mountains, etc.).

C. PROHIBITED SIGNS

The following signs are prohibited:

1. Outdoor advertising or advertising structures.
2. Exposed junction boxes, transformers, lamps, tubing, conduits, exposed raceways or neon crossovers of any type. (Except as noted otherwise in this sign program.)
3. Window signs except where specifically approved in writing by Landlord and the City of Lake Forest. No painted window signs, interior hanging or neon signs. Window decorations are prohibited.
4. Temporary wall signs are not permitted. Banners must be approved in writing by Landlord and City of Lake Forest.
5. Pre-manufactured signs, such as franchise signs, that have not been modified to fit this criteria. (Except as noted otherwise in this sign program.)
6. Paper, cardboard, stickers or decals placed around, on or behind storefronts.
7. Exposed fastenings, unless fastenings make an intentional statement.
8. Freestanding signs, except as provided in this sign program.
9. Signs consisting solely of a rectangular cabinet with an acrylic face.
10. Signs which move, swing, rotate, flash, except as provided in this sign program.
11. No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering, or design any traffic sign or signal, or any other symbol or characters in such a manner to interfere with, mislead or confuse traffic.
12. Signs, banners, flags or similar advertising devices that are exhibited, posted or displayed by any person, including anything of an obscene, indecent, or immoral or unlawful activity are strictly prohibited. Landlord reserves the right in its sole discretion to immediately remove items that it believes violate this clause.
13. No sign shall be installed, relocated or maintained so as to prevent free ingress or egress from any door. No sign of any kind shall be attached to a standpipe, post or any other item in the common area, except those signs as required by code or ordinance.

14. Signs or parking lot fliers on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, or identify a store or its merchandise is prohibited.
15. Any sign located on the roof or projecting above the roofline of a building. (Except as noted otherwise in this sign program.)

D. SIGN CONSTRUCTION

1. All signs and installation shall comply with all applicable City building and electrical codes, and shall bear a UL label.
2. Tenant's sign contractor shall completely install and connect sign and primary wiring at sign location consistent with Landlord's approval. Signs are to be connected to the J-box provided by the Landlord, which is connected to Tenant's electrical panel.
3. All penetrations of exterior fascia to be sealed watertight, and finished to match adjacent material, subject to Landlord's approval.
4. All signs shall be kept in good condition, be legible, adequately repaired and maintained by the Tenant at all times. The standards for maintenance and repair of signs shall maintain the highest visual quality.
5. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
6. Plastic surfaces to be 3/16" (3/16 inch) as manufactured for outdoor advertising.
7. All exterior signs shall be mounted 1/2" (1/2 inch) from the surface of the building for proper drainage.
8. Internal illumination to be 60-milli-amp neon or LED installation labeled in accordance with the "National Board of Fire Underwriters Specifications". No other labels or identification will be permitted on the exposed surfaces of the sign except those required by local ordinances.
9. All exposed letter sheet metal returns shall be 5" (five inch) deep of 24 gauge, painted with one coat of primer and two coats dark bronze #313 (Frazee paint) as approved by Landlord. All trim cap to match the face or as approved by landlord, 3/4" (3/4 inch) in thickness.

E. SIGN TYPES:

E.1. Major Tenant: Each Major Tenant shall install One (1) set of internally illuminated – either by neon or LED, individual channel letters with translucent plexiglas on the fascia space as directed by Landlord. One (1) sign to be positioned facing the primary parking lot (See figure 2a). End cap tenants will be permitted a second sign (See figure 2c). Returns to be 5” (5 inch) deep of 24 gauge painted with one coat of primer and two coats of paint ”Dark Bronze #313” (Frazee Paint Co.) and ¾” (3/4 inch) trim cap to match color of face or as approved by Landlord. Signs shall be one uniform color throughout and one font/letter style unless approved by Landlord. In cases where Tenant is part of a national or regional chain (50 or more stores) whose graphics are a part of a registered trademark, in which case, said Tenant would be allowed a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance with its corporate specifications. Landlord, at Landlord’s and City’s discretion, will review signs with the intent of varying the sign colors of adjacent Tenant. No can or cabinet signs will be allowed except as a minor component of a national or regional trademark sign. Letter height shall be according to the following schedule:

*Note: Multi-line signs do not have a max. sign height.
-SR 7/17/13

- 50 to 99 linear feet of building frontage - 36” (36 inch) letter height maximum (figure 2a) or multi-line sign (figure 2b).
- 100 linear feet and above of building frontage - 48” (48 inch) letter height maximum. For a multi-line sign, a 48” (48 inch) letter height can be used (figure 2b).
 - Maximum sign area of one sq. ft. per linear foot of building frontage not to exceed 200 square feet. For buildings with frontage in excess of 200 linear feet, subject to the approval of the Landlord and City, the primary sign letter height may be increased to 72” (72 inches) (permitted for single line only) and maximum sign area shall not exceed 200 square feet.

Secondary Sign: Each major tenant is allowed to have a secondary sign for additional businesses co-located within their business premises. Major tenants with 200 linear feet of frontage and more are entitled to two (2) secondary signs. The combined square footage for secondary sign(s) and major tenant sign cannot exceed one sq. ft. per linear foot of building frontage with a maximum letter height of 50% of the primary sign.

(Building Frontage)

(Building Frontage)



Figure 2a



Figure 2b

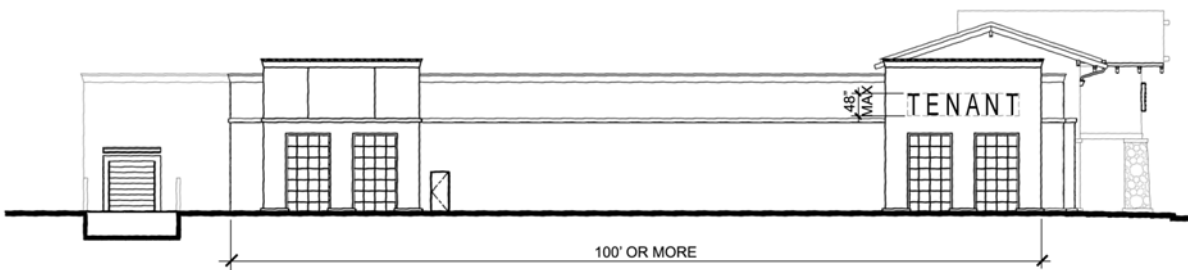
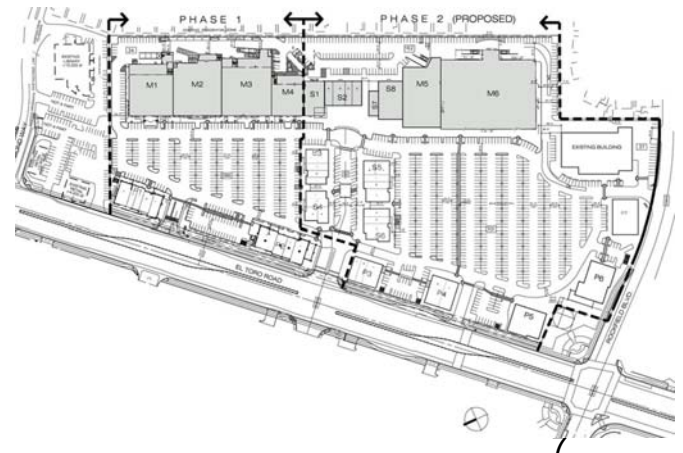


Figure 2c

Type E.1:
 Typical Business
 Identification Signage
 Major Tenant

Key Plan



E.2. Main Street Tenant: Each Main Street Tenant shall install One (1) set of internally illuminated – either by neon or LED, individual channel letters with translucent plexiglas on the fascia space as directed by Landlord. One (1) sign to be positioned facing Main Street and one (1) sign facing the primary parking lot (See figures 3c and 3d). End cap tenants (shaded spaces shown in buildings S3, S4, S5, and S6 on figure 1b) will be permitted a third sign at the end of the building. Returns to be 5” (5 inch) deep of 24 gauge painted with one coat of primer and two coats of paint ”Dark Bronze #313” (Frazee Paint Co.) and ¾” (3/4 inch) trim cap to match color of face or as approved by Landlord. Signs shall be one uniform color throughout and one font/letter style unless approved by Landlord. In cases where Tenant is part of a national or regional chain (50 or more stores) whose graphics are a part of a registered trademark, in which case, said Tenant would be allowed a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance with its corporate specifications. Landlord, at Landlord’s and City’s discretion, will review signs with the intent of varying the sign colors of adjacent Tenant. No can or cabinet signs will be allowed except as a minor component of a national or regional trademark sign. Letter height shall be according to the following schedule:

- The maximum allowable letter height is not to exceed two feet (24”) for a single (figure 3a) or multi-line sign (figure 3b).
- The maximum allowable sign area is not to exceed one square foot (1sf) per lineal foot of tenant frontage.
- The allowable sign area shall be centrally located within the “Sign Area Location Zone”. (Fig. 3c, 3d, and 3e). Shown for reference only. See Construction Documents for Tenant specific locations.

E.3. In-Line Shop Tenant: Each In-line shop Tenant shall install One (1) set of internally illuminated – either by neon or LED, individual channel letters with translucent plexiglas on the fascia space as directed by Landlord. One (1) sign to be positioned facing the primary parking lot (See figure 3f). End cap tenants will be permitted a second sign (See figure 14). Returns to be 5” (5 inch) deep of 24 gauge painted with one coat of primer and two coats of paint ”Dark Bronze #313” (Frazee Paint Co.) and ¾” (3/4 inch) trim cap to match color of face or as approved by Landlord. Signs shall be one uniform color throughout and one font/letter style unless approved by Landlord. In cases where Tenant is part of a national or regional chain (50 or more stores) whose graphics are a part of a registered trademark, in which case, said Tenant would be allowed a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance with its

corporate specifications. Landlord, at Landlord’s and City’s discretion, will review signs with the intent of varying the sign colors of adjacent Tenant. No can or cabinet signs will be allowed except as a minor component of a national or regional trademark sign. Letter height shall be according to the following schedule:

- The maximum allowable letter height is not to exceed two feet (24”) for a single (figure 3a) or multi-line sign (figure 3b).
- The maximum allowable sign area is not to exceed one square foot (1sf) per lineal foot of tenant frontage.

The allowable sign area shall be centrally located within the “Sign Area Location Zone”. (Figure 3f) Shown for reference only. See Construction Documents for Tenant specific locations.



Figure 3a (24” high sign area)



Figure 3b (two line sign sample)
 Typical Main Street Shop and Multi-Tenant Pads

Type E.2, E.3, and E.4
 Business Identification Signs
 Main Street, In-line shops Multi-Tenant Pad

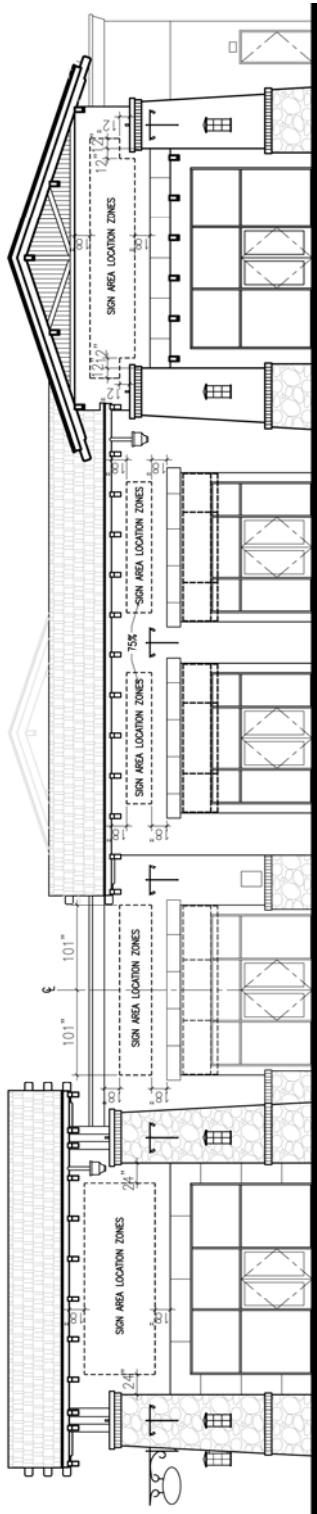


Figure 3c: Front Elevation
Typical Main Street Shop
and Multi-Tenant Pads

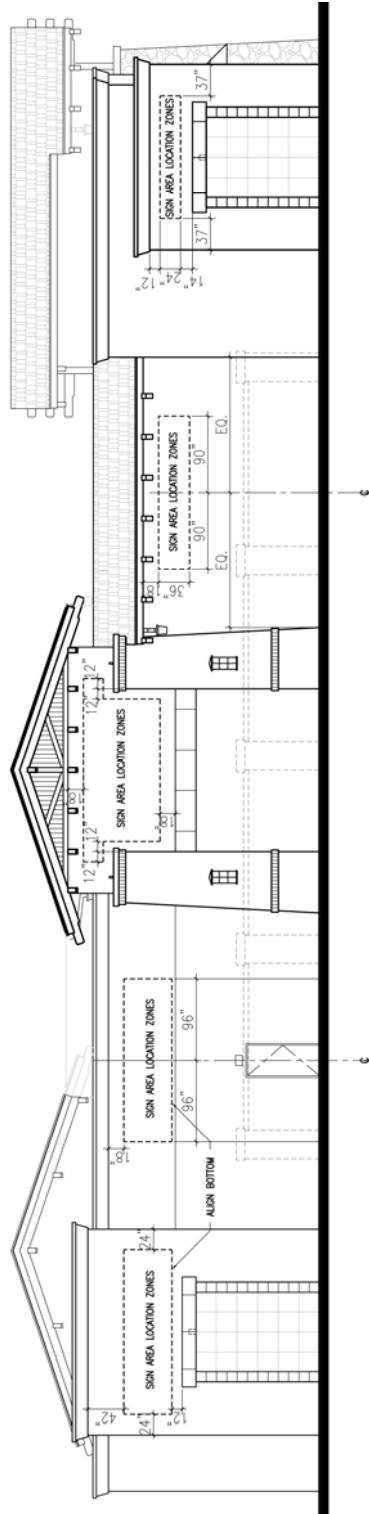
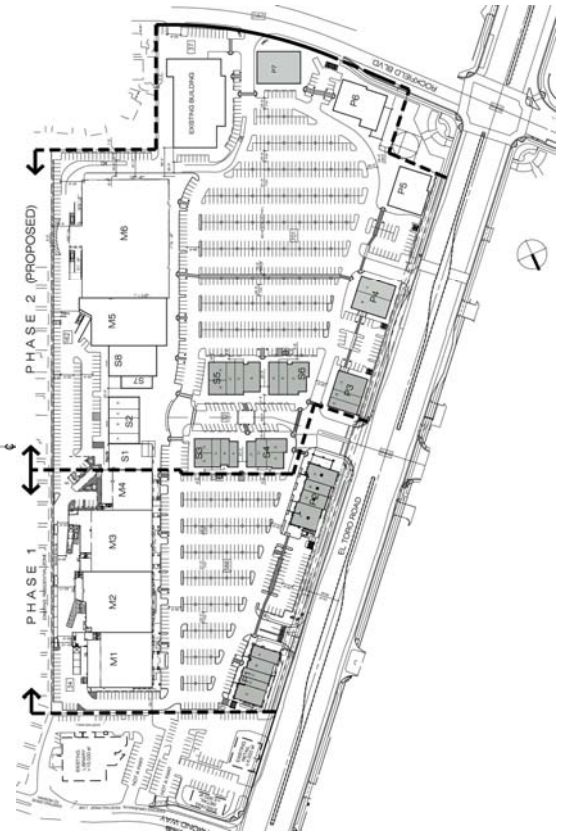


Figure 3d: Rear Elevation
Typical Main Street Shop
and Multi-Tenant Pads



Key Plan

Type E.2 and E.4
Typical Sign Area Location Zones

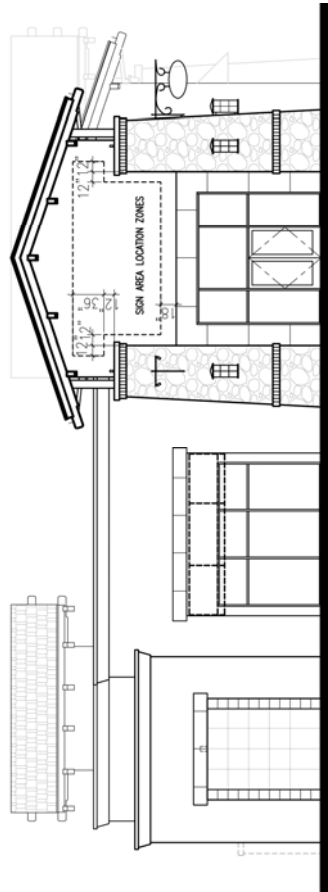
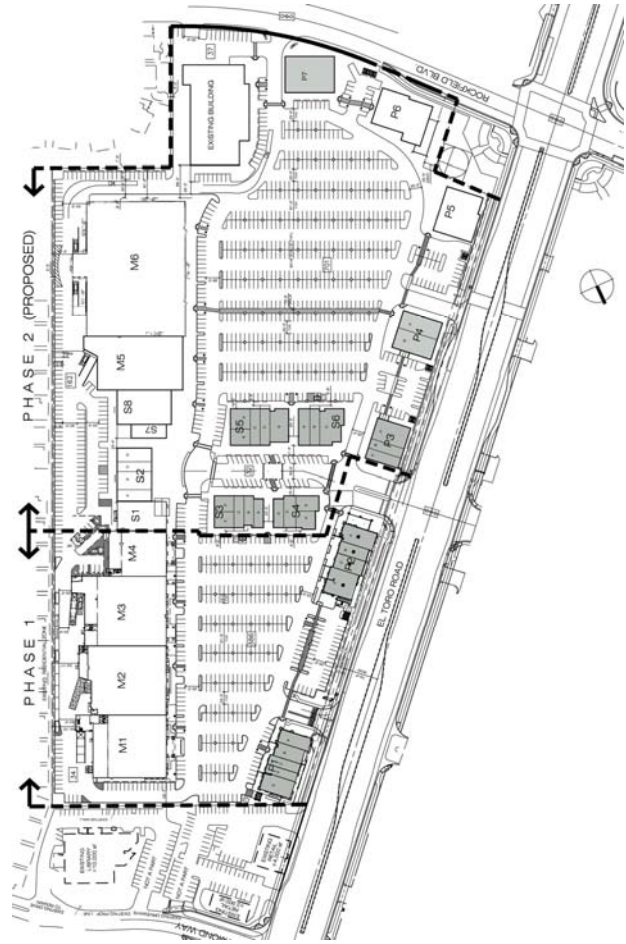
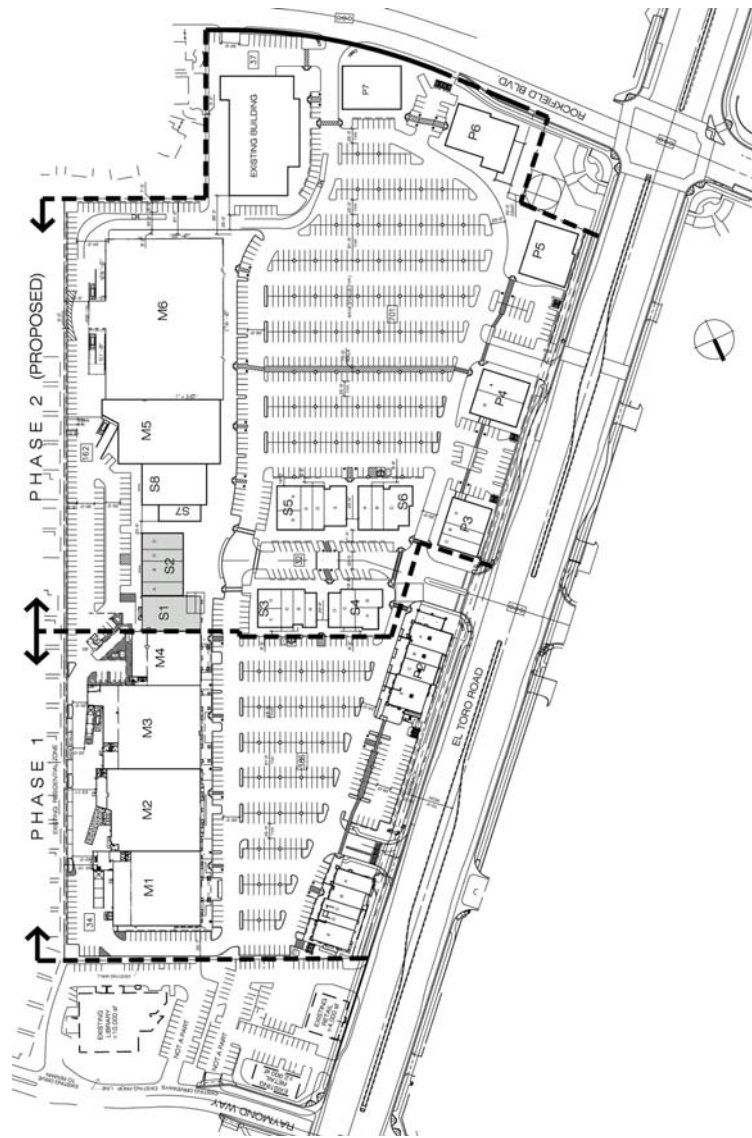
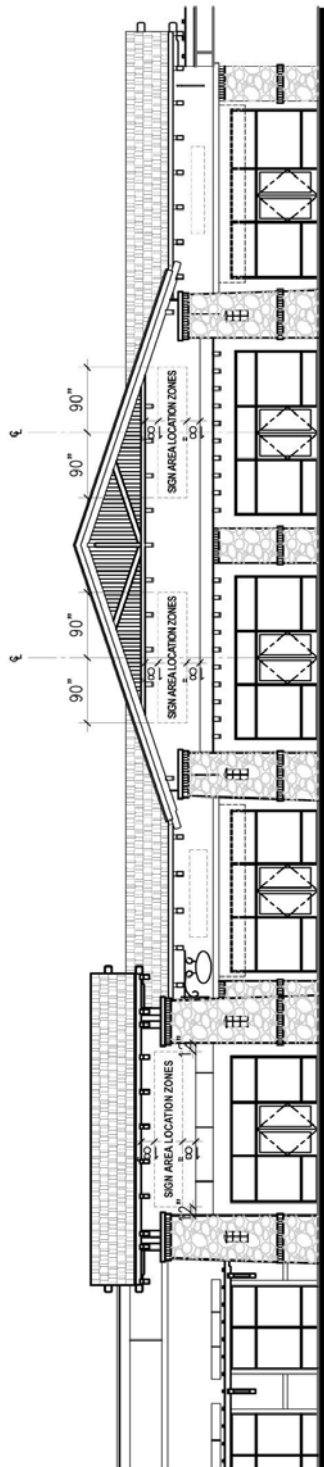


Figure 3e:
 Typical Main Street Shop
 and Multi-Tenant Pads
 Side Elevation



Key Plan

Type E.2
 Typical Sign Area Location Zone



Key Plan

Figure 3f: In line Shops
 Front Elevation
 (no signs allowed at rear elevations)

Type E.3
 Typical Sign Area Location Zone

E.4. Multi-tenant pad: Each Multi-tenant pad shall install One (1) set of internally illuminated – either by neon or LED, individual channel letters with translucent Plexiglas on the fascia space as directed by Landlord. One (1) sign to be positioned facing the primary parking lot and one (1) sign facing El Toro Road or Rockfield Blvd. (for buildings on Rockfield only). End cap tenants will be permitted a third sign at the end of the building. Returns to be 5” (5 inch) deep of 24 gauge painted with one coat of primer and two coats of paint ”Dark Bronze #313” (Frazee Paint Co.) and ¾” (3/4 inch) trim cap to match color of face or as approved by Landlord. Signs shall be one uniform color throughout and one font/letter style unless approved by Landlord. In cases where Tenant is part of a national or regional chain (50 or more stores) whose graphics are a part of a registered trademark, in which case, said Tenant would be allowed a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance with its corporate specifications. Landlord, at Landlord’s and City’s discretion, will review signs with the intent of varying the sign colors of adjacent Tenant. No can or cabinet signs will be allowed except as a minor component of a national or regional trademark sign. Letter height shall be according to the following schedule:

- The maximum allowable letter height is not to exceed two feet (24”) for a single (figure 4a) or multi-line sign (figure 4b).
- The maximum allowable sign area is not to exceed one square foot (1sf) per lineal foot of tenant frontage.
- The allowable sign area shall be centrally located within the “Sign Area Location Zone”. (Fig. 3c, 3d and 3e). Shown for reference only. See Construction Documents for Tenant specific locations.
- The maximum allowable letter height which faces El Toro Road or Rockfield Blvd. is not to exceed eighteen inches (18”) for a single or multi-line sign.

** Figures 4a and 4b have been move to Multi-Tenant to show specific exhibit.*



Figure 4a (24" high sign area)

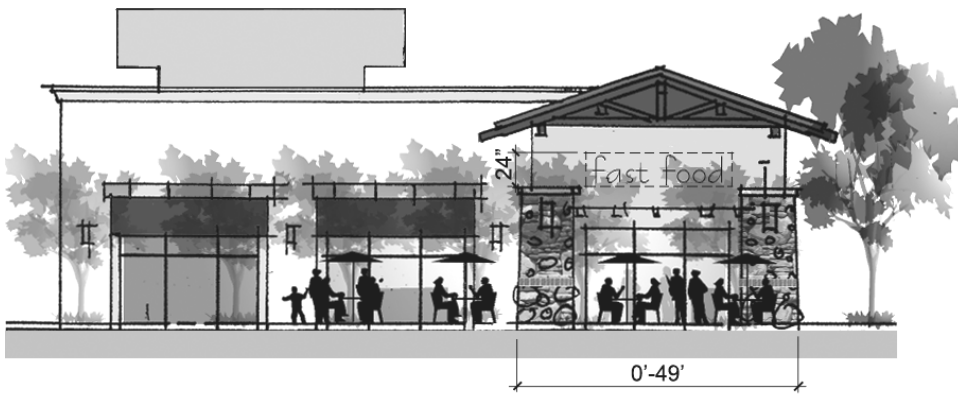
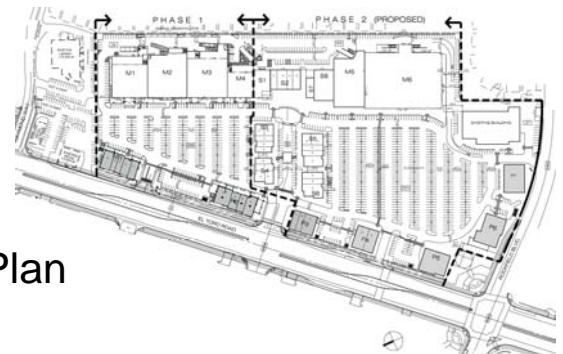


Figure 4b (two line sign sample)



Key Plan

Type E.4
Typical Business Identification Signage
Multi-Tenant pad (Less than 15,000 sf)

E.5. Single-tenant pad: Each Single-tenant pad shall install One (1) set of internally illuminated – either by neon or LED, individual channel letters with translucent Plexiglas on the fascia space as directed by Landlord. Exposed neon may be considered by Landlord and City when it enhances the architectural theme as an accent rather than a dominant component of the sign. One (1) sign to be positioned facing the primary parking lot (unless noted in “Sign Area Location Zone” in Figures 5a through 5f); one (1) sign facing the City Street and a third sign on one (1) end of the building. Returns to be no deeper than 8” (8 inches) deep of 24 gauge painted with one coat of primer and two coats of paint “Dark Bronze #313” (Frazee Paint Co.) and ¾” (3/4 inch) trim cap to match color of face or as approved by Landlord. Signs shall be one uniform color throughout and one font/letter style unless approved by Landlord. In cases where Tenant is part of a national or regional chain (50 or more stores) whose graphics are a part of a registered trademark, in which case, said Tenant would be allowed a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance with its corporate specifications. Landlord, at Landlord’s and City’s discretion, will review signs with the intent of varying the sign colors of adjacent Tenant. Can or cabinet signs may be allowed at Landlord’s and City’s discretion, as a minor component of the national or regional trademark sign when it enhances the architectural theme as an accent rather than a dominant component of the sign. For any roof mounted signage, signs shall be located below ridgeline/profile of building. Signs are allowed at maximum height of 20’ from grade and such letter heights shall be in accordance with schedule below. Letter height shall be according to the following schedule:

- The maximum allowable letter height is not to exceed two feet (24”) for a single or multi-line sign. Signature letters are permitted at a maximum of thirty inches (30”). No more than two letters per line may be signature letters. All other lettering shall be a maximum of 24 inches (24”) in height.
- The maximum allowable sign area is not to exceed one square foot (1sf) per lineal foot of tenant frontage.
- The allowable sign area shall be centrally located within the “Sign Area Location Zone”
- The maximum allowable letter height facing Rockfield Blvd. or El Toro Road is 20” (20 inches) for “signature letters” and 18” (18 inches) for all other letters. No more than (2) letters per line may be signature letters.

Secondary Sign: Each single-pad tenant is allowed to have one secondary sign located within the "Sign Area Location Zone". The combined square footage for the secondary sign and the pad tenant sign cannot exceed one square foot per linear foot of building frontage.

* Figures 5a, 5b, 5c, 5d, 5e and 5f have been added to these criteria to further delineate sign types noted in this section.

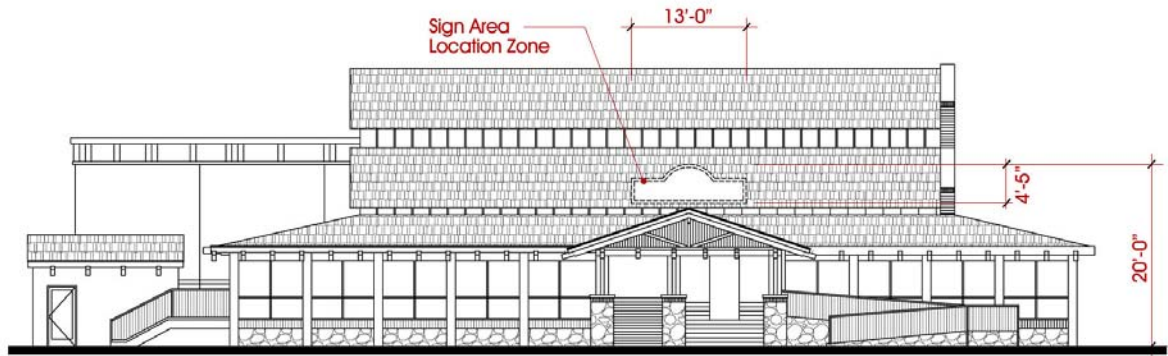


Figure 5a (Roof Mounted Sign)

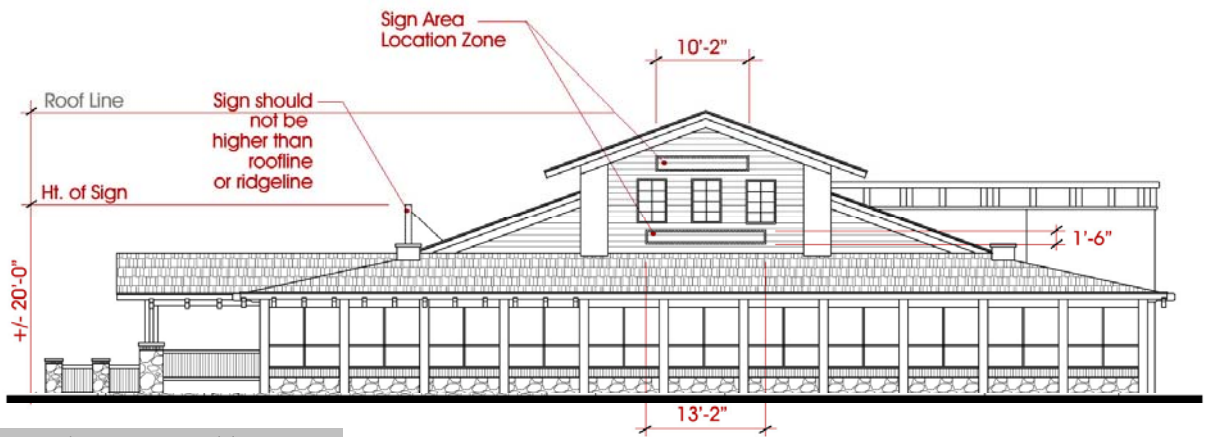


Figure 5b (2 Wall Sign)

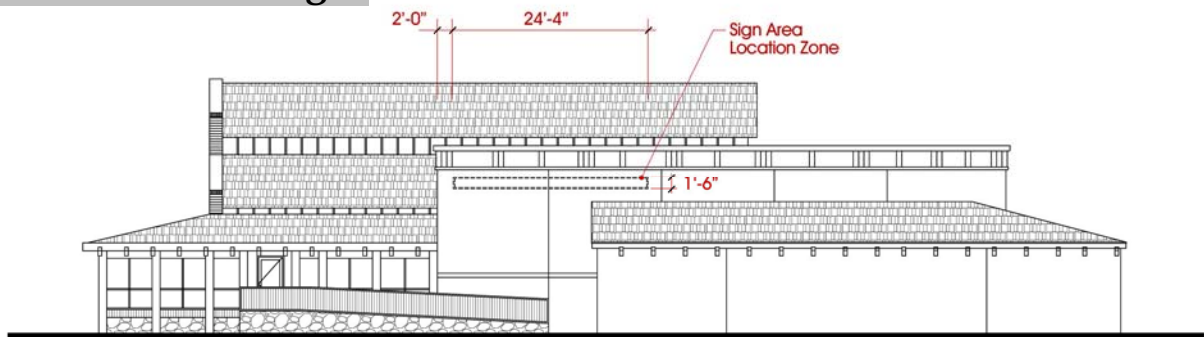
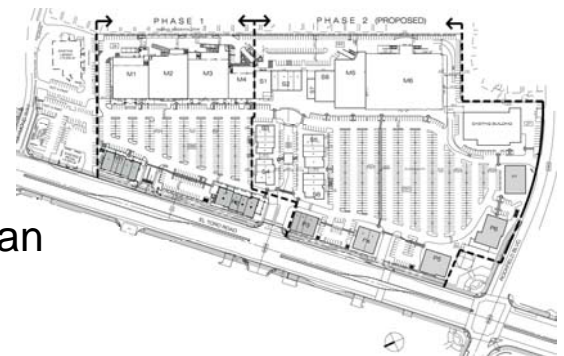


Figure 5c (Wall Sign)



Key Plan

Type E.5 (**Pad building 6**)
 Typical Business Identification Signage
 Single-Tenant pad (Less than 15,000 sf)

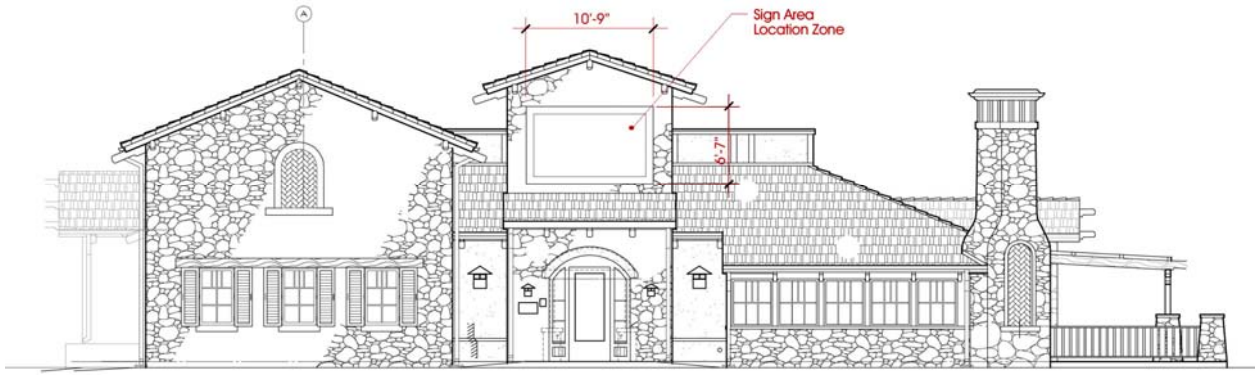


Figure 5d (Wall Sign)

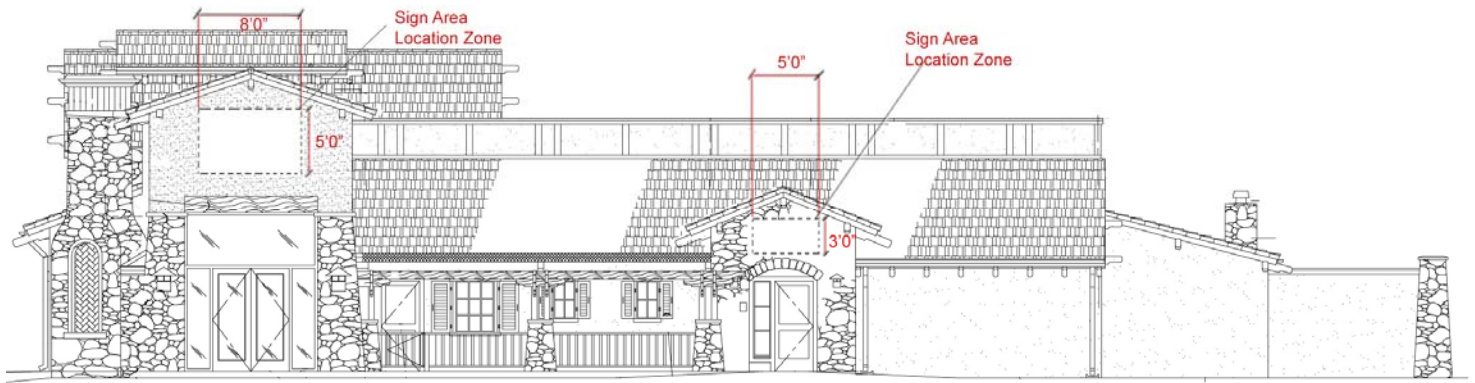


Figure 5e (2 Wall Sign)

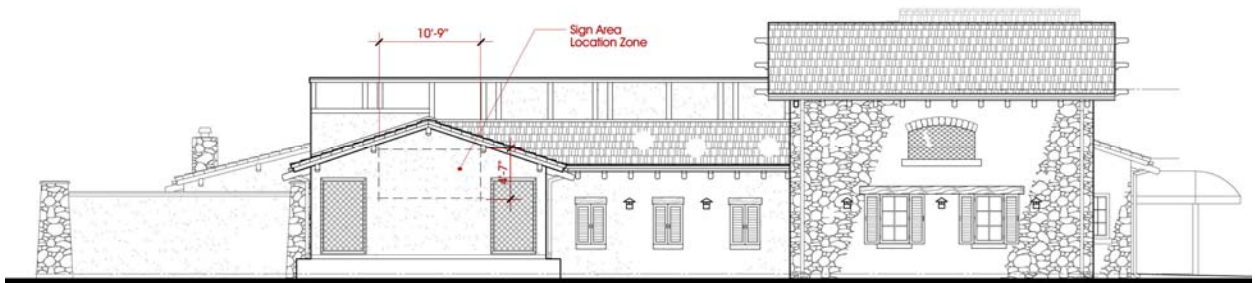
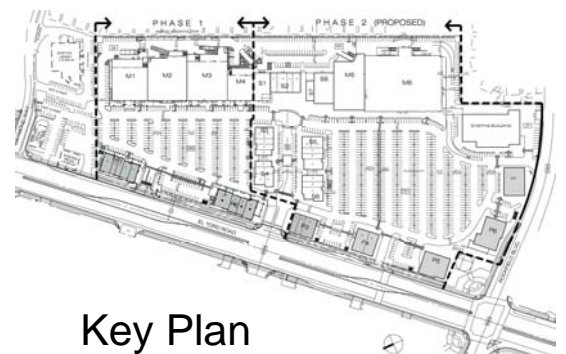


Figure 5f (Wall Sign)

Type E.5 (Pad building 5)
 Typical Business Identification Signage
 Single-Tenant pad (Less than 15,000 sf)



Key Plan

E.6. Service Door Signage (See Figure 5)

Tenant shall install service door signage to match figure 5. The purpose of this signage is to identify service door for delivery and emergency purposes only.

E.7. Blade Sign (See Figure 6)

Tenant shall design, fabricate and install non-illuminated double-sided blade signs, including mounting bracket, in a position on the exterior of Tenant's storefront as approved by Landlord. Blade sign plans shall be submitted to Landlord with primary sign submittal. Various blade sign configurations are encouraged and must be approved by Landlord prior to fabrication. Maximum sign area of blade sign is 6.5 sq. ft. Detail of mounting brackets must be followed. (See Figure 7)

E.8. Monument Signs

- A. Phase 1 and Phase 2: Two (2) single-faced monument signs (See Figure 8) will be located as shown on the Site Plan at each signalized entrance on El Toro Road and Rockfield Blvd. One (1) double sided sign (See Figure 9) will be located as shown on site plan at the non signalized entrances. (See Figure 1b for sign locations).
- B. Phase 2: Four (4) single-faced monument signs will be located as shown on the Site Plan (Figure 1B). (See Figure 8)

E.9. Banners

- A. Pedestrian light fixture locations: The banners can be themed or seasonal (See monument sign and banner location map, page 16, and Fig. 10).
- B. Parking lot locations: The banners can be themed or seasonal (See Figures 1B and 11).

E.10 Internal Project Identification Signage

- A. Breezeway: Individual cut-out metal letters (See Figure 12).
- B. Plaza: Individual cut-out metal letters (See Figure 13).

- C. Tower: Typical vinyl banners at the front and left side elevations. The 11 foot wide and 13 foot high interchangeable banners can be themed or seasonal with lighting to achieve dramatic impact at night (See Figure 14).

E.11 Window Screen Graphics – Landlord, with City approval, may install window screen graphics over Major Tenant’s storefront.

F. APPROVALS

To obtain Landlords approval, submit four color (4) copies (electronic versions will not be accepted) as outlined in Section B of these criteria, to the Landlord with \$250.00 and insurance endorsement to the following address:

WALF, LLC
26901 Agoura Road, Suite 250
Calabasas Hills, CA 91301
Attn: Development Department

1. Prior to manufacture of any sign in the center, the Tenant shall submit to Landlord for approval, four (4) copies of detailed drawings for each proposed sign. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. This approval must be obtained prior to submittal to the City of Lake Forest.
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 be at Landlord’s sole discretion.
3. Prior to the installation and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Lake Forest.

Upon approval, a letter shall be provided to Tenant by Landlord. This letter must be presented to the City of Lake Forest to obtain the Tenant's sign permit.

Prior to manufacture of any sign, the Tenant shall obtain a sign permit from City of Lake Forest.

LIGHT POLE BANNER KEY



- ▲ = PEDESTRIAN LIGHT POLES WITH BANNERS
- = PARKING LOT LIGHT POLES WITH BANNERS

NOTES

ACTUAL QUANTITY OF LIGHT STANDARDS NOT INDICATED

INTENT OF THIS DOCUMENT TO INDICATE LIGHT STANDARDS WITH ATTACHED BANNERS

SIGNAGE

-  END TENANT WITH TWO (2) SIGNS AT MAJOR OR THREE (3) SIGNS AT MAIN-STREET, AND PADS.
-  THREE (3) SIGNS AT SINGLE TENANT PADS

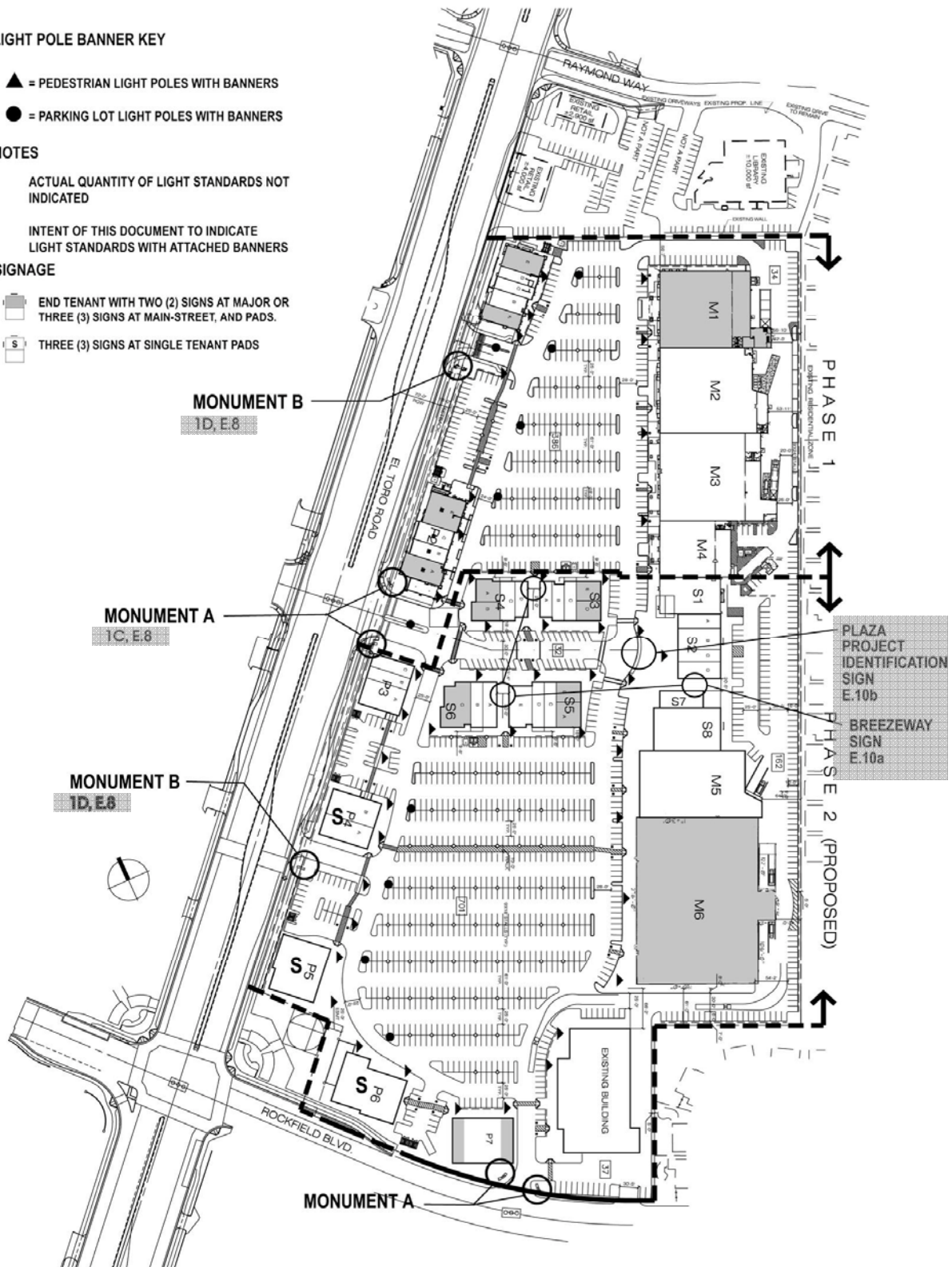


Figure 1b
Monument Sign and Banner Locations

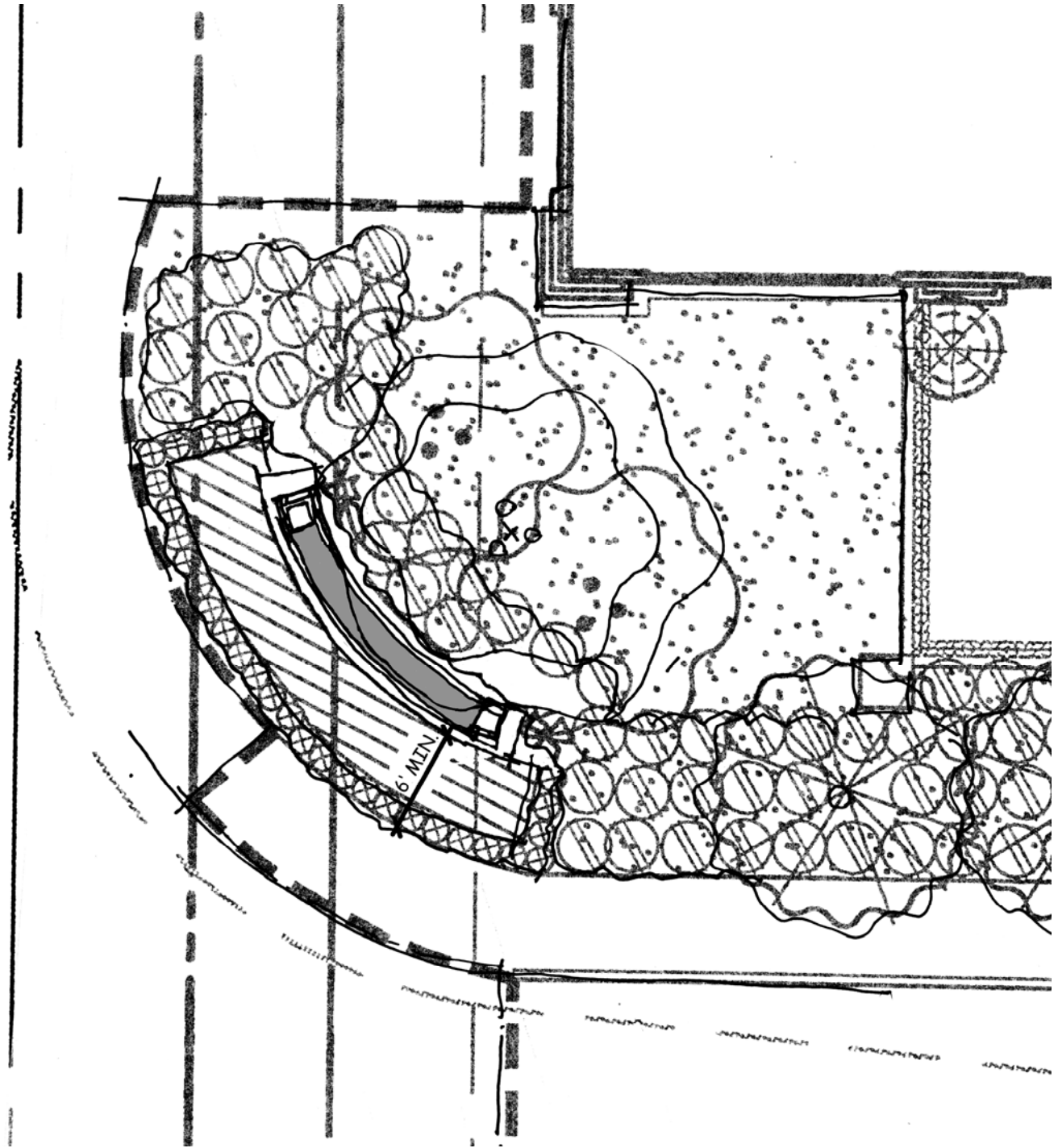


Figure 1C
Monument A – refer to Figure 8 for monument specs

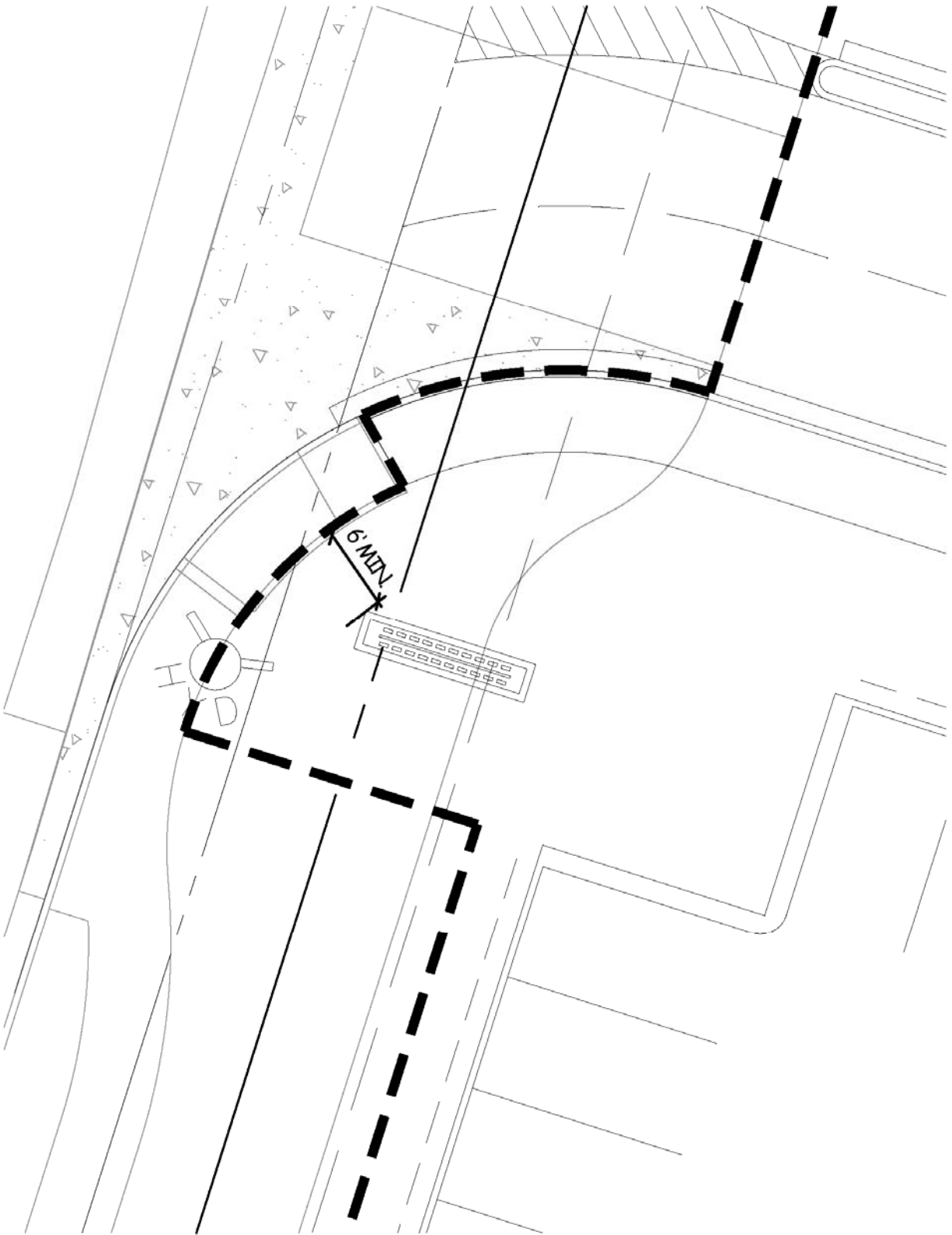


Figure 1D
Monument B – refer to Figure 9 for monument specs

Materials: Vinyl letters on door. Color to be Dark Bronze.
Copy: 6" high Suite No.; 2" high Tenant Name.
Sign Area: 2.5 sf maximum sign area.
Type Face: Futura Block
Note: No other signage is allowed on delivery door.

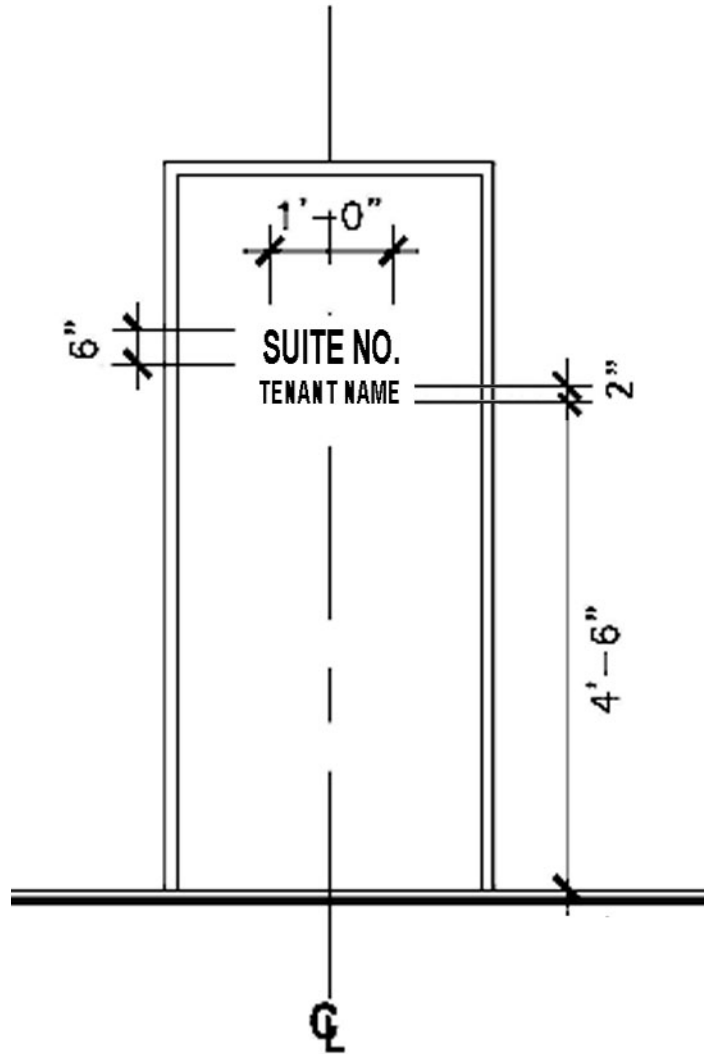
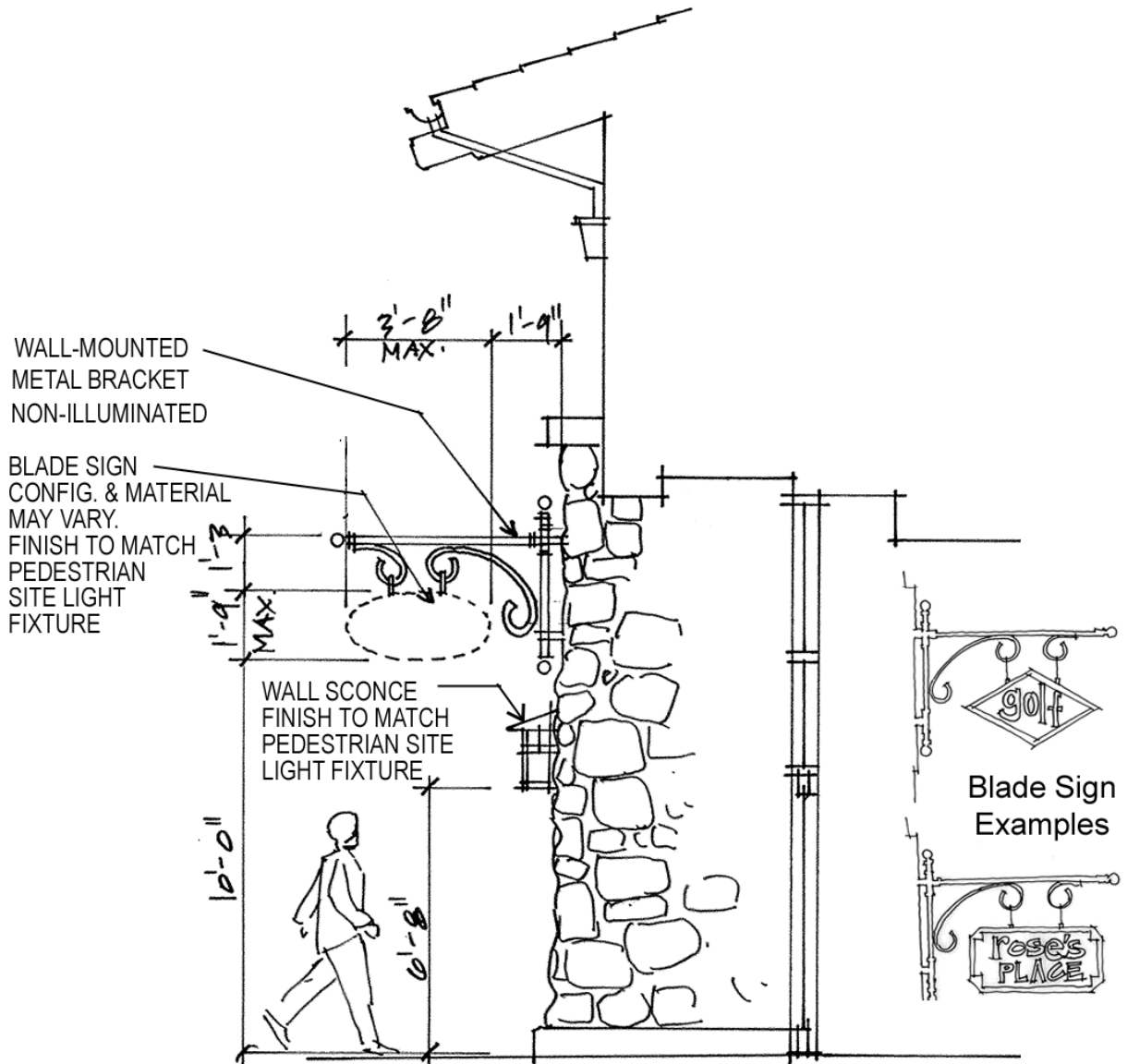


Figure 5

Type E.6
Service Door Signage

“Various blade sign configurations are encouraged and must be approved by Landlord prior to fabrication. Maximum sign area of 6.5 sq. ft.”



TYPICAL BLADE SIGNS

Figure 6

Type E.7
Blade Sign

(See Figure 7 for bracket detail)

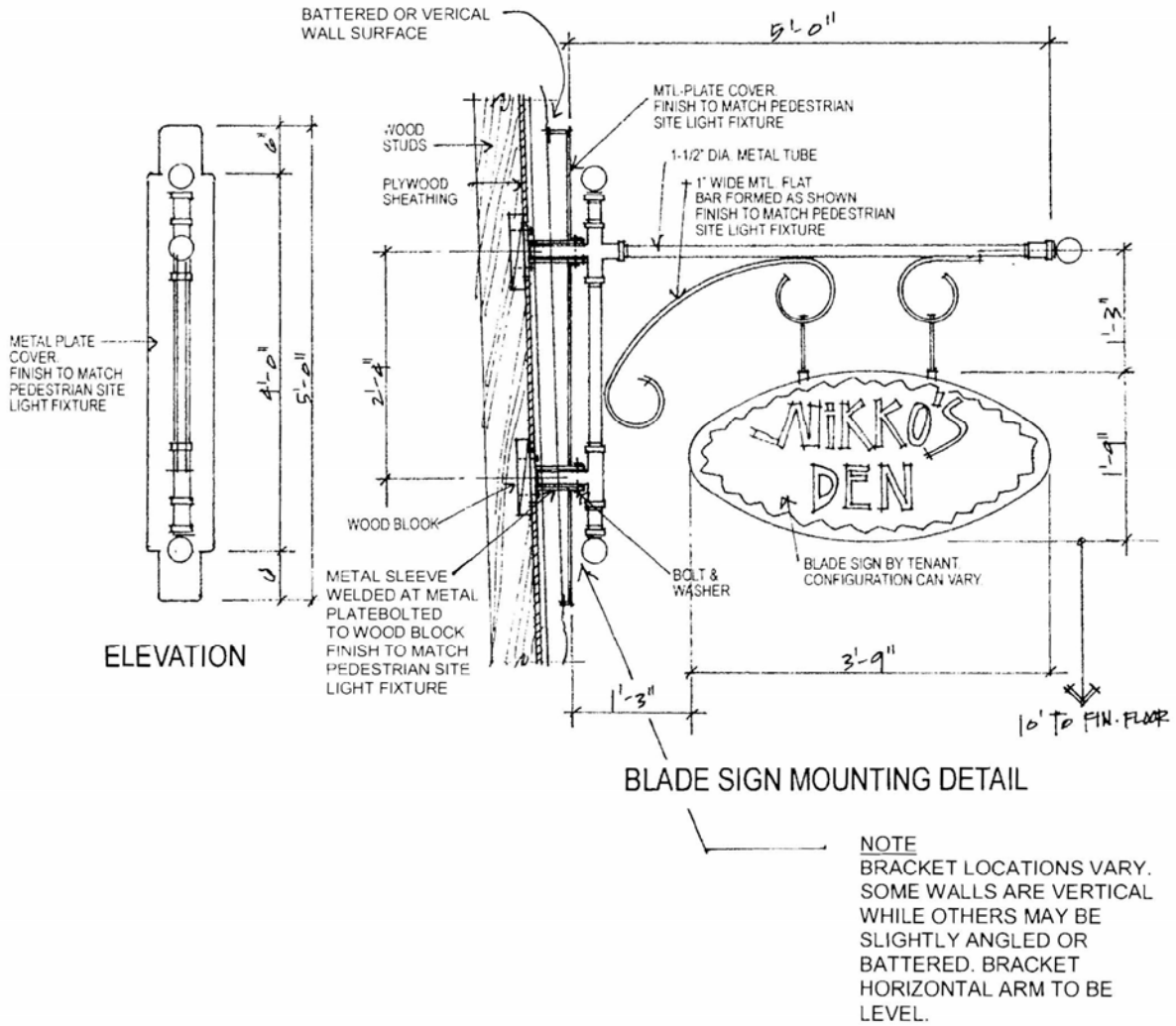


Figure 7

Type E.7
Blade Sign

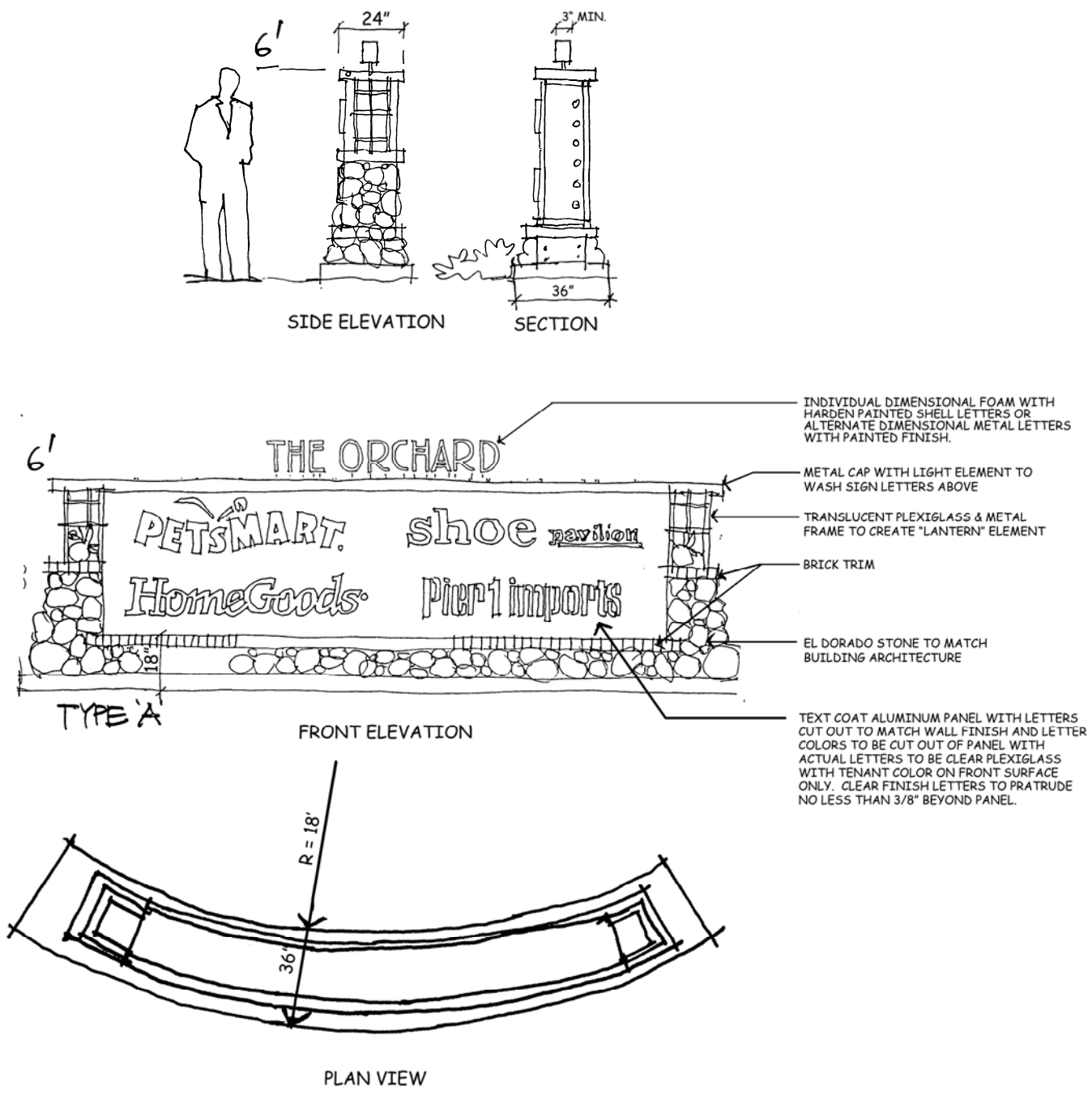
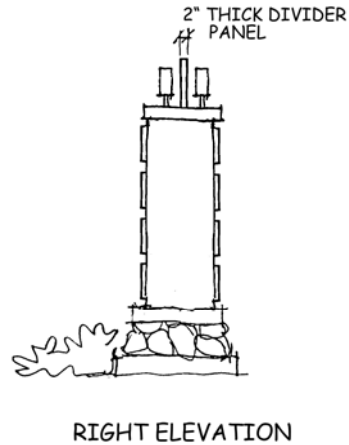
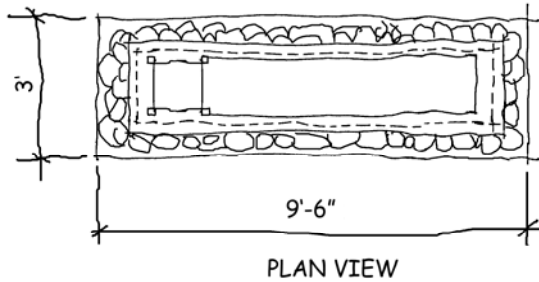
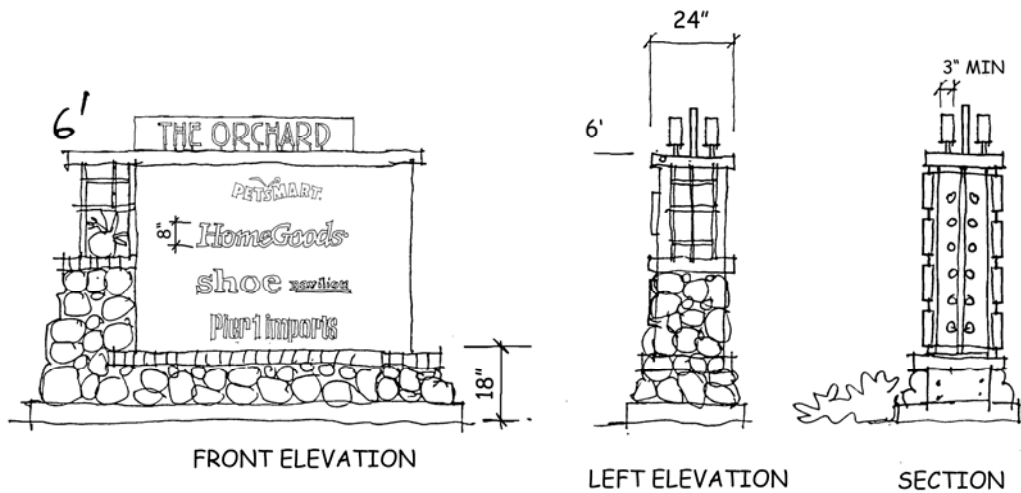
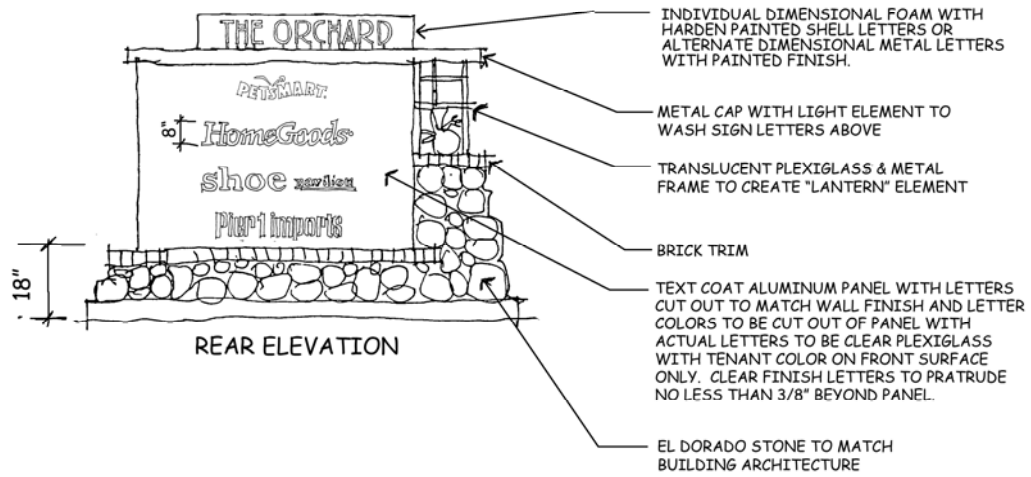


Figure 8

Type E.8
MONUMENT A



TYPE 'B'

MONUMENT SIGN DESIGN SCHEMES
ELEVATIONS & SECTIONS
THE ORCHARD/WESTRUST

Figure 9

Type E.8
MONUMENT B

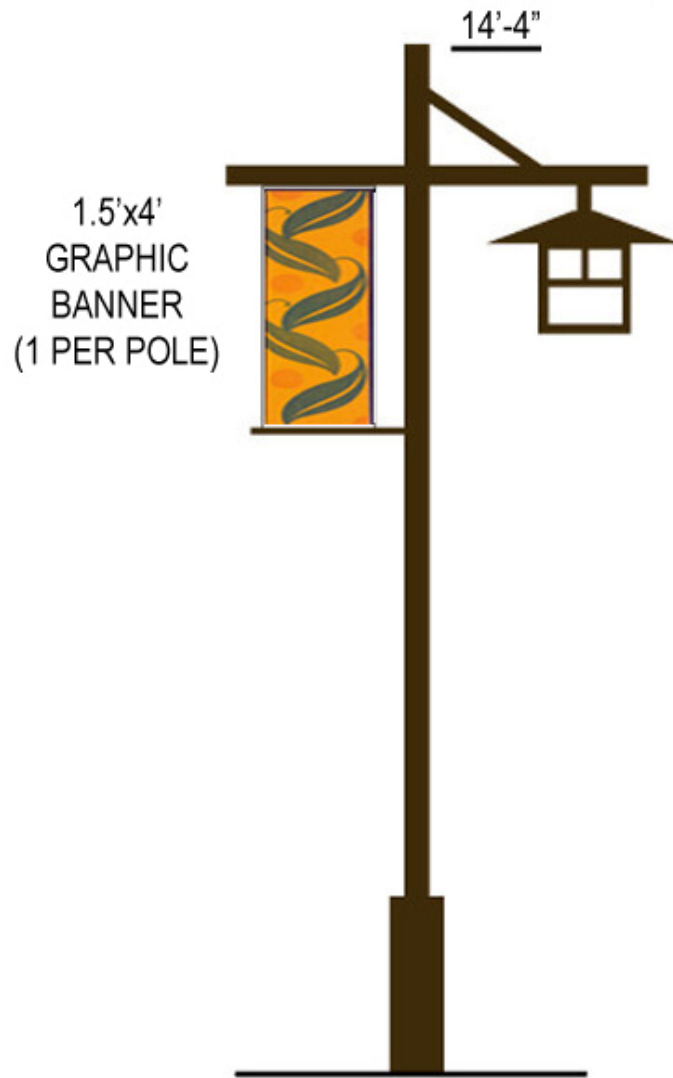


Figure 10

Type E.9a
Banner at Pedestrian Light Pole

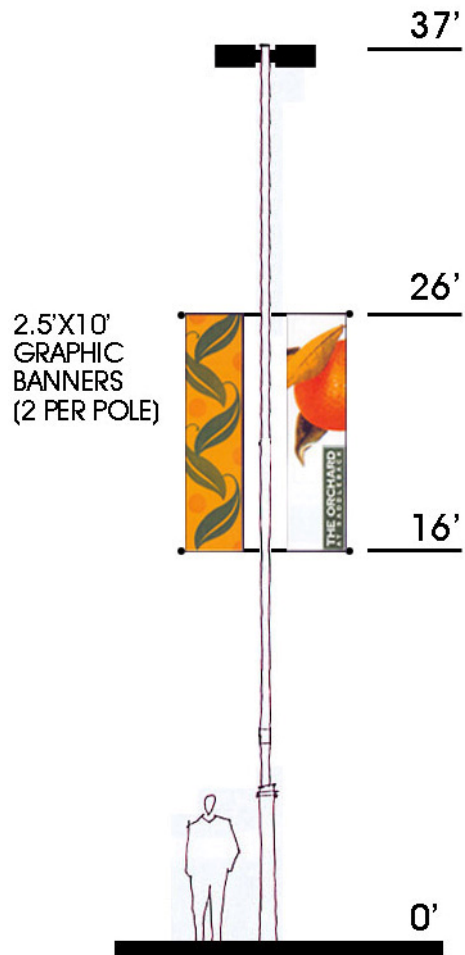


Figure 11

Type E.9b
Banner at Parking Lot Light Pole

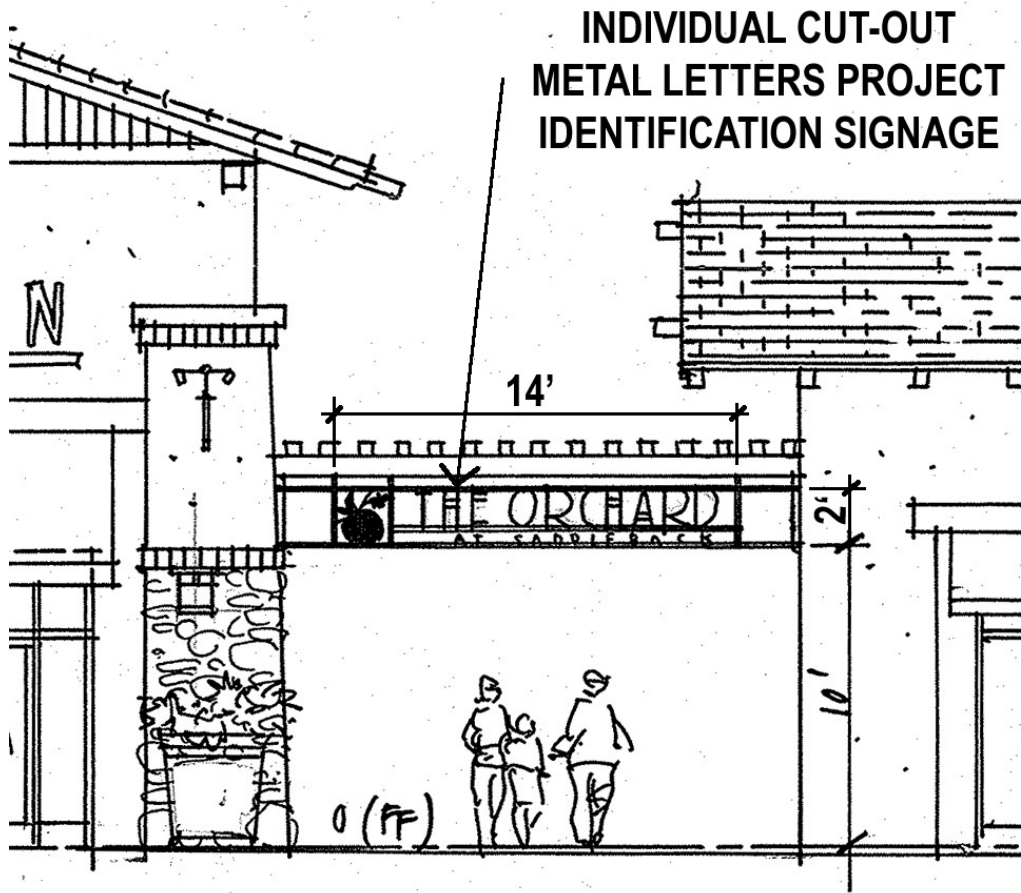


Figure 12

Type E.10a
Breezeway Project Identification Signage

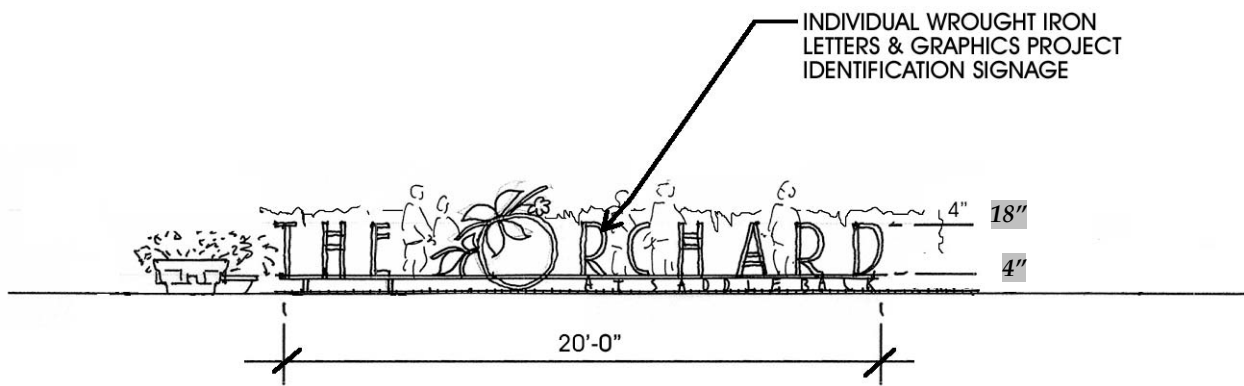
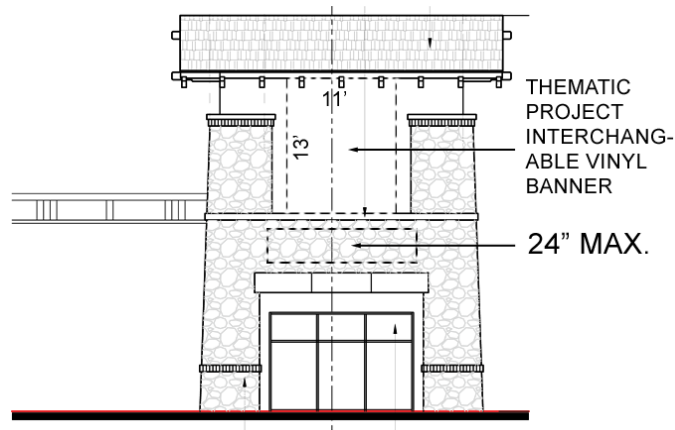


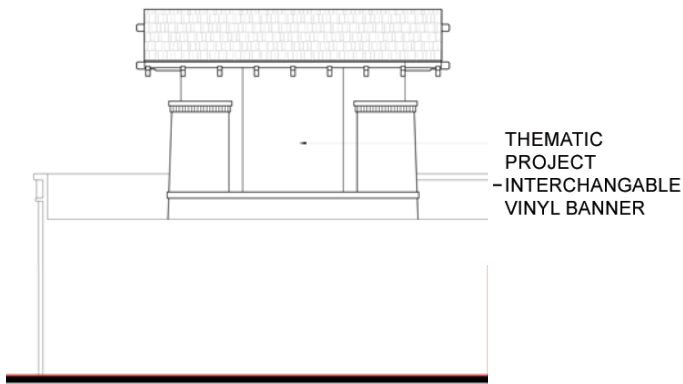
Figure 13

Type E.10b
Plaza Project Identification Signage



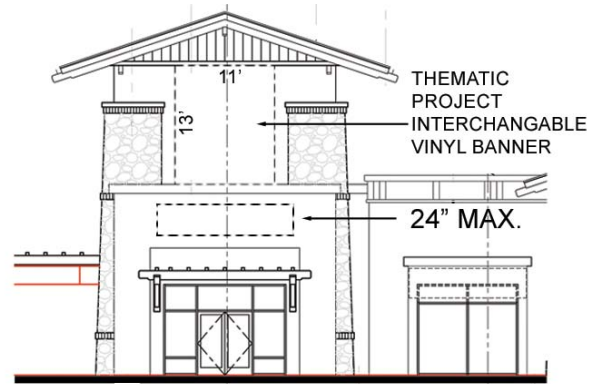
N. Side Elevation Building S7

North



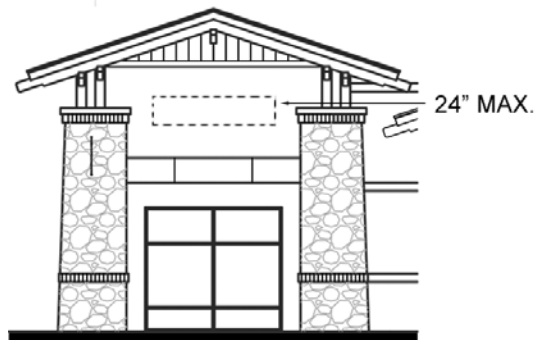
E. Side Elevation Building S7

South - New Elevation



W. Front Elevation Building S7

West



South Elevation Building S1

Figure 14

**Type E.10c
Tower Project Identification Signage**