

**PLANNED SIGN PROGRAM 09-18-5218**

**FOOTHILL MARKETPLACE  
26731 – 26801 Portola Parkway  
Foothill Ranch (Lake Forest), Orange County, CA**

**Original Developer:**

**FOOTHILL-PACIFIC VENTURE I  
P.O. Box 3060  
Newport Beach, CA 92658  
949-760-8591**

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| <b>CITY OF LAKE FOREST<br/>PLANNING COMMISSION<br/>APPROVAL</b>  |
| DATE: <u>11/8/18</u>   |
| SUBJECT TO CONDITIONS OF APPROVAL<br>APPLICATION: <u>PSP 09-18-5218</u>  |
| APPROVAL OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY, OR CITY LAWS OR ORDINANCES. |

Revised: 7/20/2021  
Per conditions in Minor  
PSP 06-21-5436

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# FOOTHILL MARKETPLACE PLANNED SIGN PROGRAM

## SECTION I. INTRODUCTION

The purpose of this Planned Sign Program is to ensure design and production of quality signage which reflects the integrity of the architecture and the intent of all parties, including the original Developer, the City of Lake Forest and any other applicable governing authority for this center. This Planned Sign Program has been developed to communicate the particular parameters each Tenant is to follow so their individual storefront signage will be effective and also complement the project as a whole. Performance will be strictly enforced and any non-conforming signs shall be removed by the Tenant at its sole cost and expense.

Tenant signs are encouraged to be designed and produced in a fashion which exceeds the quality and the aesthetic impact of most shopping center Tenant signs. Within the context of this Planned Sign Program, innovation use of materials, fabrication techniques, typography, and color are encouraged in an effort to create an exciting and unique graphic atmosphere which will add to the shopping experience of the center.

The Planned Sign Program has been written in sections with numbered articles for easy reference. Each Tenant and sign contractor is to read Section I to Section VII. Section VI addresses the specific sign types and related design guidelines contained within this Planned Sign Program. For those sign types which are to be employed by any given Tenant, the section relating to each sign type must be reviewed and adhered to by each Tenant and sign contractor.

This Planned Sign Program establishes minimum and maximum letter sizes, sign area allowances, and locations for each sign type which is subject to the sole discretionary approval of the original Developer, and/or Landlord and/or Common Area Manager, within the context of this Planned Sign Program.

## SECTION II. APPROVAL PROCEDURE

Tenant shall submit to Landlord and/or Common Area Manager through the Tenant's sign company for approval before fabrication, three (3) copies (in color) of detailed drawings indicating the location, size, layout, design, and color of the proposed sign, including all of the lettering and logo information, and a color sample, prior to submitting to the City of Lake Forest and any other applicable governing authority, for review, approval, and permit.

All permits for signs and their installation shall be obtained by Tenant or its representative. Tenant shall be responsible for submitting its sign drawing to all applicable governing authorities for approval. Tenant shall be responsible for all fees associated with such approvals.

A dated signature approval by the Landlord and/or Common Area Manager will be placed on each sign working drawing prior to submittal to the City of Lake Forest (and any other applicable governing authority) for a building permit.

### **SECTION III. SIGN TYPE SCHEDULE**

#### **GROUND MOUNTED:**

- Sign Type 1: Primary Shopping Center Monument Signs
- Sign Type 2: Secondary Tenant Monument Signs
- Sign Type 3: Leasing Sign

#### **EXTERIOR WALL MOUNTED:**

- Sign Type 4: Major Tenant I.D. (More than 30,000 s.f.)
- Sign Type 5: Intermediate Tenant I.D. (10,000 s.f. to 30,000 s.f.)
- Sign Type 6: Shop Tenant I.D. (Less than 10,000 s.f.) - Buildings 1, 2, 3, 4
- Sign Type 7: Pad Tenant I.D.
- Sign Type 8: Gas Station Pad Tenant I.D.
- Sign Type 9: Multi-Tenant Pad I.D.

## SECTION IV. GENERAL SIGN CRITERIA

1. Tenant signage shall include only the business name and established logo symbol.
2. Any Tenant signage existing on the property prior to the approval of this Planned Sign Program, by the City of Lake Forest or any other governing authority, shall be allowed to remain in place. Any new sign shall conform to the regulations contained in this Planned Sign Program.
3. Maintenance of each sign is the responsibility of the Tenant who erected and installed it. Letter forms or letter faces which require repair shall be replaced or repaired within thirty (30) days of damage or notice from the Landlord and/or Common Area Manager. If the sign repair is not rectified within the thirty (30) day period, the Landlord and/or Common Area Manager shall repair the sign at the Tenant's expense.
4. Signs shall be free of all labels and manufacturer's advertising with the exception of code requirements.
5. Roof mounted signs are not permitted.
6. No sign shall be painted directly onto a wall or surface of any building.
7. Banners, banner flags, pennants, or temporary signs may not be displayed on any building or in the parking area, and temporary signs may not be placed on the inside surface of any window or hung closer than ten (10) feet behind the inside window without prior approval of the Landlord and/or Common Area Manager, the City of Lake Forest and any other applicable governing authority.
8. Cooperative Tenant seasonal promotions signing shall be permitted only upon review and approval of the Landlord and/or Common Area Manager, the City of Lake Forest and any other applicable governing authority.
9. Tenant signs must be located visually centered, horizontally and vertically, within the fascia (sign band) above their store frontage, exceptions may be made wherein the sign is an architectural element related to the Tenant's premises.
10. All other sign types listed as a prohibited sign type in the Lake Forest Municipal Code shall also be prohibited in the shopping center.
11. Tenant shall be fully responsible for the operation of their sign contractor and will indemnify, defend, and hold harmless the original Developer, Landlord and/or Common Area Manager and their agents from damage or liabilities resulting from the sign contractor's work.

## SECTION IV. GENERAL SIGN CRITERIA (Continued)

12. Tenant shall immediately remove all signs representing a discontinued service and/or project.
13. Upon removal of any sign by Tenant any damage to the building fascia or sign area shall be repaired by the Tenant or by the Landlord and/or Common Area Manager at the Tenant's sole expense. All repair work is to be completed within a ten (10) day period.
14. The sign area for Tenant wall signage shall be calculated per Lake Forest Municipal Code Section 9.164.040. Per the code section, the sign area shall be calculated by computing the area contained within a figure represented by a maximum of eight perpendicular lines (see following graphic for example). (Sample calculation for area = (length of side 1 x length of side 8) + (length of side 3 x length of side 4).



## **SECTION V. PRIMARY, SECONDARY AND LEASING MONUMENT SIGNS (Sign Type 1, 2, 3)**

### **SIGN TYPE 1A & 1B: PRIMARY SHOPPING CENTER MONUMENT SIGNS**

1. Location – The approved locations of all Primary Shopping Center Monument signs are shown on Exhibit A: Site Plan.
2. Monument Sign Design – The size and design of the Primary Shopping Center Monument Signs shall be consistent with Exhibit B.
3. Availability of Tenant identification area on the Primary Shopping Center Monument Signs is based on the sole discretion of the original Developer. Once original Developer approval has been obtained, Tenant shall obtain approval from the City of Lake Forest and any other governing authority.
4. Tenant Sign Panel - Tenants may utilize their letter type, logo type and colors. Brand names and information which make the sign appear to be an advertisement is not permitted.
5. Tenant Sign Panel Construction – Minimum of 1/8" thickness, aluminum sign panels with flush push thru acrylic graphics. The sign panels should be smooth, durable, non-weathering and of high quality. Sign panels with translucent or transparent backgrounds are not permitted. All hardware shall be of nonferrous metals. Exposed hardware is not permitted.
6. Tenant Sign Copy Maximum Height – Sign Type 1A and Sign Type 1B: The maximum allowable height for sign copy on Tenant sign panels A-D (see Exhibit B) shall be ten inches (10"). The maximum height for sign copy on Tenant sign panel E (see Exhibit B) shall be twenty seven inches (27").
7. Tenant Sign Copy Maximum Width - Sign Type 1A and Sign Type 1B: The maximum allowable width for sign copy on Tenant sign panels A-D (see Exhibit B) shall be five feet (5'), eight inches (8"). The maximum width for sign copy on Tenant sign panel E (see Exhibit B) shall be six feet (6').
8. Tenant Sign Panel Illumination – LED, internally illuminated in a manner that lights only the sign copy. Illumination of sign background is not permitted. Lighting shall be designed so it does not cause glare to motorists. Exposed neon is not permitted.
9. Tenant Sign Panel Color – Tenant sign panels are to match the Primary Shopping Center Monument Sign cabinets in paint brand and color. The current paint brand is Matthews Polyurethane Paint colored to match certain Sherwin-Williams and Benjamin Moore paint colors. The current colors consist of warm browns, tans and white. Landlord and/or Common Area Manager shall provide the exact paint colors to Tenant when needed.

## **SIGN TYPE 2: SECONDARY TENANT MONUMENT SIGNS**

1. Location – The approved locations of all Secondary Tenant Monument Signs are shown on Exhibit A: Site Plan.
2. Monument Sign Design – The size and design of the Secondary Tenant Monument Signs shall be consistent with Exhibit C.
3. Availability of Tenant identification area on the Secondary Tenant Monument Signs is based on Tenant obtaining the approval of the original Developer, the City of Lake Forest and any other governing authority.
4. Tenant Sign Panel - Tenants may utilize their letter type, logo type and colors. Brand names and information which make the sign appear to be an advertisement is not permitted. Pricing information may be included on the Gas Station Secondary Tenant Monument Sign per State Regulations.
5. Tenant Sign Panel Construction – Minimum 1/8" thickness, aluminum sign panels with flush push thru acrylic graphics. The sign panels should be smooth, durable, non-weathering and of high quality. Sign panels with translucent or transparent backgrounds are not permitted. All hardware shall be of nonferrous metals. Exposed hardware is not permitted.
6. Tenant Sign Copy Maximum Height – The maximum allowable height for sign copy for Tenant sign panels on a Single-Tenant sign (Sign Type ST-2.1, ST-2.2 and ST-2.4 as shown on Exhibit C) shall be twenty four inches (24"). The maximum allowable height for Tenant sign panels on a Double-Tenant sign (Sign Type ST-2.3 as shown on Exhibit C) shall be eleven inches (11").
7. Tenant Sign Copy Maximum Width - The maximum allowable width for sign copy for Tenant sign panels shall be six feet (6').
8. Tenant Sign Panel Illumination – LED, internally illuminated in a manner that lights only the sign copy. Illumination of sign background is not permitted. Lighting shall be designed so it does not cause glare to motorists. Exposed neon is not permitted.
9. Tenant Sign Panel Color – Tenant sign panels are to match the Primary Shopping Center Monument Sign cabinets in paint brand and color. The current paint brand is Matthews Polyurethane Paint colored to match certain Sherwin-Williams and Benjamin Moore paint colors. The current colors consist of warm browns, tans and white. Landlord and/or Common Area Manager shall provide the exact paint colors to Tenant when needed. The Gas Station Secondary Tenant Monument Sign pricing panels may have a colored background such as blue or black.



**SIGN TYPE 3: LEASING SIGN**

1. Location – The approved location of the Leasing Sign is shown on Exhibit A: Site Plan.
2. Leasing Sign Design – The size and design of the Leasing Sign shall be consistent with Exhibit D.
3. Availability of the broker information on the Leasing Sign is based on the sole discretion of the original Developer.
4. Leasing Sign Illumination – None.

## **SECTION VI. TENANT STOREFRONT I.D. (Sign Type 4, 5, 6, 7, 8, 9)**

### **SIGN TYPE 4: MAJOR TENANT I.D. SIGNS**

1. Definition - A Major Tenant is defined as any Tenant occupying more than 30,000 s.f. of gross floor area.
2. Letter/Logo Height - The maximum allowable letter/logo height shall not exceed six feet (6') for a single line.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area shall not exceed ten percent (10%) of the building face to a maximum of one hundred seventy (170) square feet per elevation.
5. Sign Length – The maximum allowable sign length shall not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Major Tenant storefront identification sign is allowed per elevation facing a street or parking lot. The maximum number of Major Tenant wall mounted identification signs shall not exceed three (3).
7. Secondary Signage – Major Tenant may install up to two (2) minor secondary wall signs with a maximum allowable area of fifty (50) square feet each.

### **SIGN TYPE 5: INTERMEDIATE TENANT I.D. SIGNS**

1. Definition - An Intermediate Tenant is defined as any Tenant occupying 10,000 s.f. to 30,000 s.f. of gross floor area.
2. Letter/Logo Height - The maximum allowable letter/logo height shall not exceed four feet (4') for a single line.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area shall not exceed ten percent (10%) of the building face to a maximum of one hundred fifty (150) square feet per elevation.
5. Sign Length – The maximum allowable sign length shall not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Intermediate Tenant storefront identification sign is allowed per building elevation facing street or parking lot. The maximum number of Intermediate Tenant wall mounted identification signs shall not exceed three (3).

## **SIGN TYPE 6: SHOP TENANT I.D. SIGNS**

1. Definition - A Shop Tenant is defined as any Tenant occupying less than 10,000 s.f. in Buildings 1, 2, 3, 4.
2. Design - Shop Tenant signs are to be individually mounted, internally illuminated, closed pan channel letters.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area – None. Sign is limited in size by sign height and width limitations.
5. Letter/Logo Height – The maximum allowable letter/logo height for Shop Tenants occupying less than 2,500 s.f. shall not exceed twenty four inches (24"). The maximum allowable letter/logo height for Shop Tenants occupying 2,500 s.f. or more shall not exceed thirty inches (30"). There are several exceptions as follows; (a) for the Shop Tenants occupying Suite 3-B and Suite 3-C (Building 3 – 26771 Portola), the maximum allowable letter/logo height shall not exceed thirty inches (30") and, (b) for the Shop Tenants occupying Suite 2-E, Suite 2-G, Suite 2-H and Suite 2-J (Building 2 - 26761 Portola) and Suite 3-A (Building 3 – 26771 Portola), as shown on Exhibit E, where the sign is placed on a primary architectural element, the maximum allowable letter/logo height shall not exceed thirty six inches (36").
6. Sign Length – The maximum allowable sign length shall not exceed seventy five percent (75%) of the Tenant store frontage.
7. Quantity - One (1) Shop Tenant storefront identification sign is allowed per building elevation facing street or parking lot. The maximum number of Shop Tenant wall mounted identification signs shall not exceed two (2).

**SIGN TYPE 7: PAD TENANT I.D. SIGNS**

1. Definition - A Pad Tenant is defined as any Tenant solely occupying a single freestanding Pad building.
2. Letter/Logo Height - The maximum allowable letter/logo height shall not exceed three feet (3') for a single line. Pad Tenants with a frontage in excess of one hundred feet (100') shall be permitted to have a letter/logo height not to exceed four feet (4').
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area shall not exceed one and one half (1.5) square feet per linear foot of frontage to a maximum of one hundred twenty five (125) square feet per elevation.
5. Sign Length – The maximum allowable sign length shall not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Pad Tenant storefront identification sign is allowed per elevation. The maximum number of Pad Tenant wall mounted identification signs shall not exceed three (3).

### **SIGN TYPE 8: GAS STATION PAD TENANT I.D. SIGNS**

1. Definition - A Gas Station Pad Tenant is defined as any Tenant solely occupying a single freestanding Pad building for use as a gas station.
2. Letter/Logo Height - The maximum allowable letter/logo height shall not exceed three feet (3') for a single line. Gas Station Pad Tenant with a frontage in excess of one hundred feet (100') shall be permitted to have a letter/logo height not to exceed four feet (4').
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area shall not exceed one and one half (1.5) square feet per linear foot of frontage to a maximum of one hundred twenty five (125) square feet per elevation.
5. Sign Length – The maximum allowable sign length shall not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Gas Station Pad Tenant storefront identification sign is allowed per elevation. The maximum number of Gas Station Pad Tenant wall mounted identification signs shall not exceed three (3).
7. Gas Station Fueling Canopy – Gas Station Pad Tenant shall be allowed to install a light band on all elevations of the Gas Station Fueling Canopy. Exposed neon is not permitted. In addition, the Gas Station Pad Tenant shall be allowed to install a sign or logo on the Gas Station Fueling Canopy on a maximum of three (3) elevations. The maximum allowable letter/logo height shall not exceed twenty four inches (24"). The Gas Station Fueling Canopy light band and sign/logo details (including colors) shall be approved by the original Developer, Landlord and/or Common Area Manager, the City of Lake Forest and any other governing authority.

**SIGN TYPE 9: MULTI-TENANT PAD I.D. SIGNS**

1. Definition - A Multi-Tenant Pad Tenant is defined as a single freestanding Pad building with more than one Tenant.
2. Letter/Logo Height – The maximum allowable letter/logo height shall be twenty four inches (24"). The maximum allowable letter/logo height for Multi-Tenant Pad Tenants occupying 2,500 s.f. or more shall not exceed thirty inches (30").
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area shall not exceed one and one half (1.5) square feet per linear foot of Tenant frontage to a maximum of one hundred twenty five (125) square feet per elevation of each Tenant space.
5. Sign Length – The maximum allowable sign length shall not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Tenant storefront identification sign is allowed per elevation for each Tenant space. The maximum number of Tenant signs shall not exceed three (3) for each Tenant.

## **SECTION VII. TENANT STOREFRONT I.D. FABRICATION STANDARDS (SIGN TYPE 4, 5, 6, 7, 8, 9)**

The following standards further specify the design and production requirements for Tenant storefront signs. Along with the requirements of this section, the Tenant must also comply with all the requirements outlined in Section IV "General Sign Criteria".

### **GENERAL STANDARDS:**

1. All Tenant signs are to be illuminated signs and connected to an assigned J box (provided by the Landlord) which must be controlled by a dedicated time clock, and have a disconnect switch within visible proximity to the sign.
2. All signs and installation of signs must conform to the appropriate building and electrical codes. The Tenant and/or its sign contractor shall obtain any and all required permits.
3. In no case shall there be any exposed electrical raceways, conduit, transformers, junction boxes, conductors, or crossovers. Exposed transformers must be finished in a manner consistent with quality fabrication practices. The installation shall be approved by the Landlord and/or Common Area Manager.
4. Tenant storefront identification signs are to be fabricated as individually mounted, internally illuminated, closed pan channel letters. Face and/or halo lit illumination shall be permitted for the Major Tenant.
5. Sign Construction shall conform to the following criteria for the center or equivalent:
  - a. Channel letter and logo forms are to be fabricated from .063 inch aluminum or greater, formed into a pan channel configuration.
  - b. All letter returns shall have depth of 5 inches and be .063 inch aluminum or greater.
  - c. All sign trim caps shall be a minimum of .75 inches and be .040 inch aluminum or greater.
  - d. Each letter must have a minimum of 2 1/4" diameter seep holes for drainage of water.
  - e. The inside of each letter and logo form are to be painted white.
  - f. Any permitted cabinets shall be .063 inch aluminum or greater.



## **SECTION VII. TENANT STOREFRONT I.D. FABRICATION STANDARDS (SIGN TYPE 4, 5, 6, 7, 8, 9) (Continued)**

- g. All lighting shall be LED, manufactured, labeled, and installed in accordance with U/L (Underwriters Laboratory) standards with 1/2" spacers between back of sign and building fascia.
  - h. Please refer to the Tenant Storefront I.D Fabrication Standards for the production standard. All returns shall be pre-coated or painted with a polyurethane paint (i.e. Matthews Paint).
  - i. All vinyl construction shall be 3M vinyl or equivalent.
  - j. All acrylic faces shall be of a minimum of 1/8" thickness.
6. Tenant and/or its sign contractor shall not, in the course of sign installation or removal, damage any of the building exterior of the structure. Tenant shall be held fully responsible for all costs incurred to repair any damage, at the sole discretion of the Landlord and/or Common Area Manager.
7. All penetrations of the exterior fascia must be sealed watertight and painted to match the existing fascia color.

# SITE PLAN

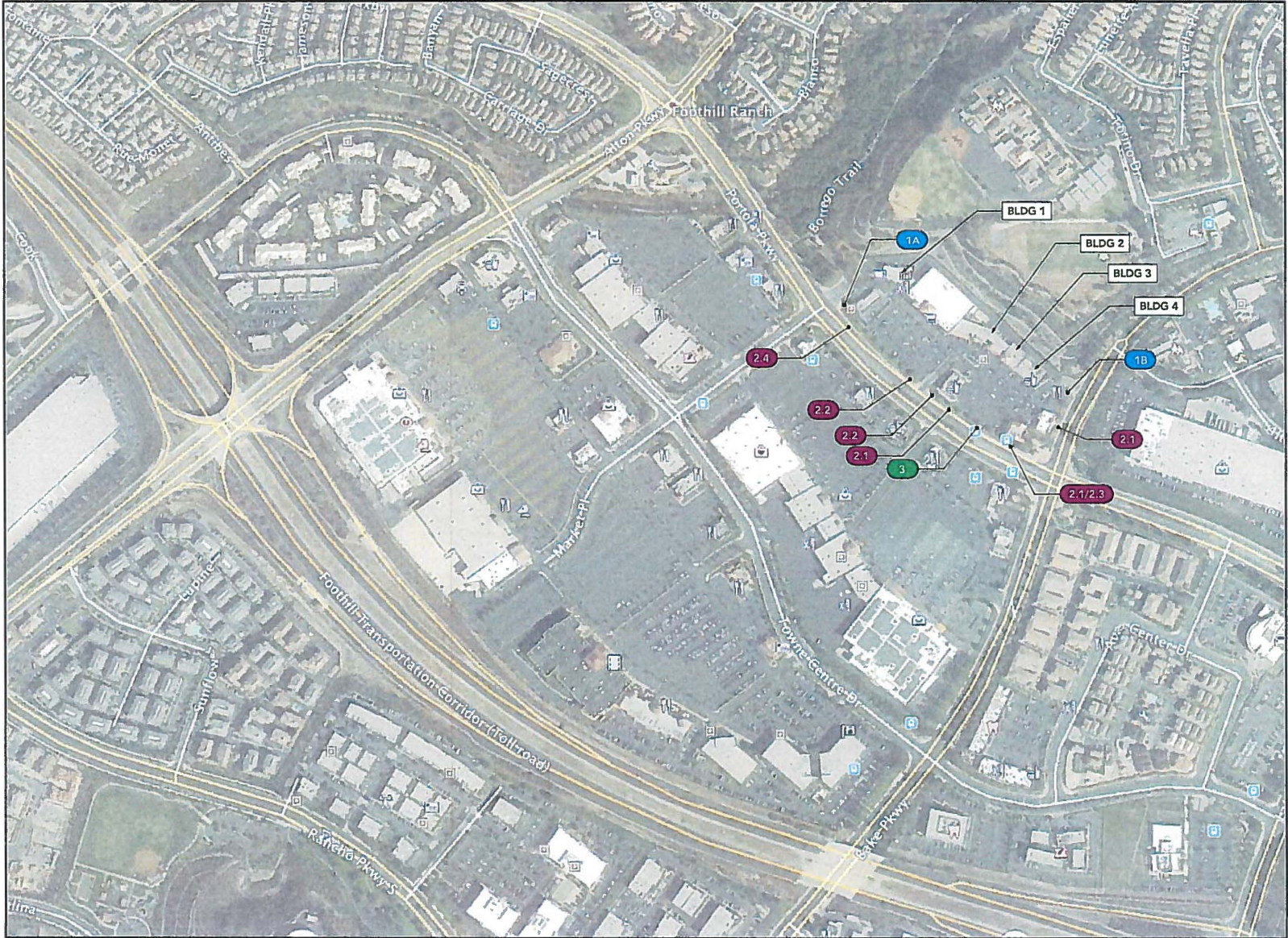


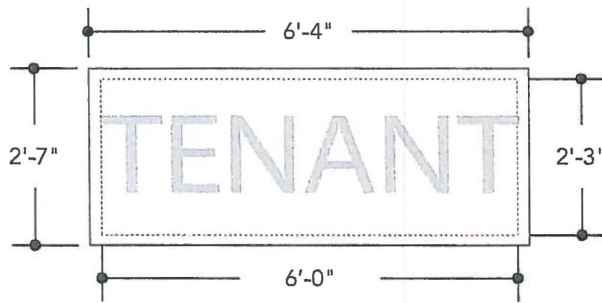
EXHIBIT A (SITE PLAN)

1. FOND DU LAC STONE VENEER, GROUT SIZES & STYLE TO MATCH FOOTHILL RANCH WALLS AT ALTON & PORTOLA.
  2. 1/8" THK ALUM TENANT PANELS WITH FLUSH PUSH THRU ACRYLIC GRAPHICS WITH TENANT'S CORPORATE COLOR VINYL ON FACES. PAINTED TO MATCH SHERWIN WILLIAMS SW6105.
  3. SIGN CABINET FABRICATED FROM 1/8" THK ALUM. PAINTED TO MATCH SHERWIN WILLIAMS SW6109 HOPSACK.
  4. 1/4" THK X 1.5" DEEP ALUM TENANT PANEL FRAME PAINTED MATTHEWS MP02250 ALTON BROWN.
  5. 1/8" THK ALUM FABRICATED CAP PAINTED TO MATCH BENJAMIN MOORE OC-122 COTTON BALLS.
  6. 1" X 1.5" DEEP ALUM TENANT PANEL DIVIDER PAINTED MATTHEWS MP02250 ALTON BROWN.
  7. 1/4" PROUD PUSH THRU WHITE 7328 ACRYLIC
- \*ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE  
 \*ALL INTERNAL ILLUMINATION SHALL BE LED

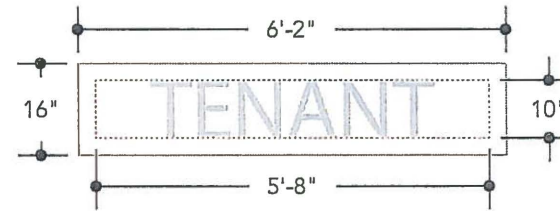
# SIGN TYPE 1A & 1B

PRIMARY SHOPPING  
MONUMENT

TOTAL SIGN AREA = 110 SQFT

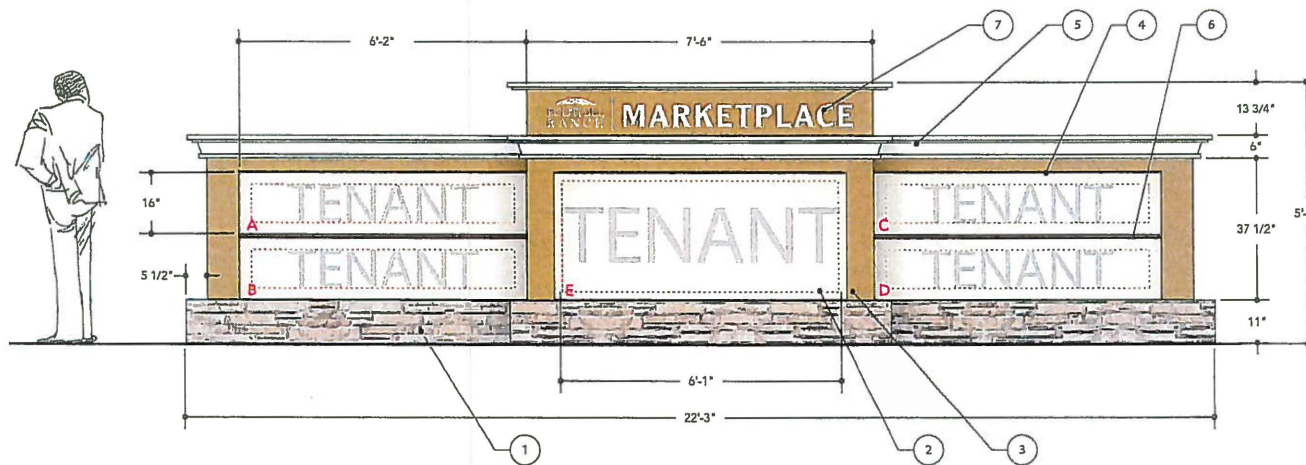


TENANT PANEL E (MIN. 2" BORDER)



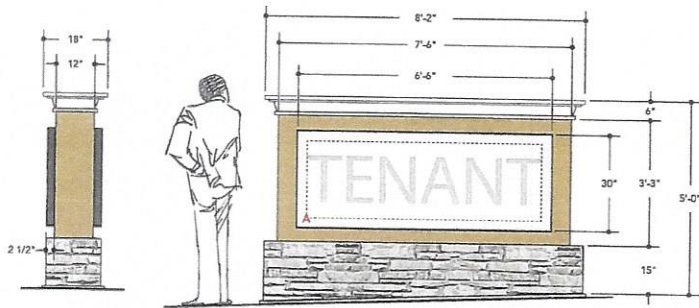
TENANT PANELS A - D (MIN. 3" BORDER)

EXHIBIT B  
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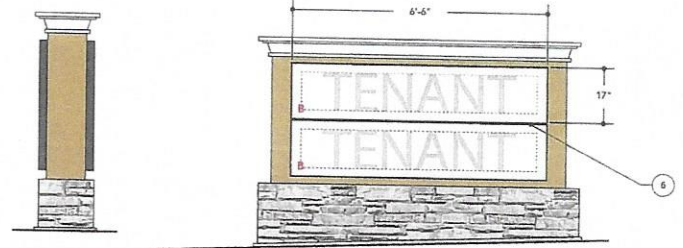


FRONT ELEVATION

## SIGN TYPE 2 SECONDARY TENANT MONUMENT

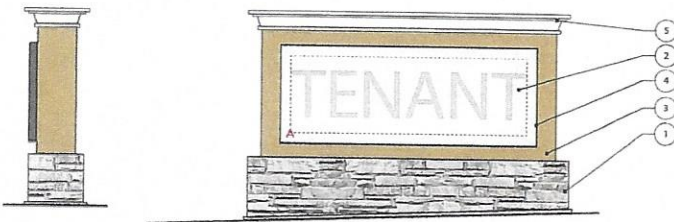


ST-2.1 - DOUBLE SIDED SINGLE TENANT

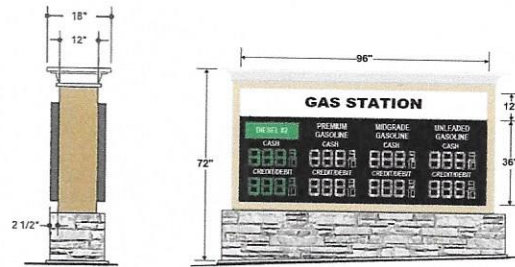


ST-2.3 - DOUBLE SIDED DOUBLE TENANT

EXHIBIT C  
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ST-2.2 - SINGLE SIDED SINGLE TENANT



ST-2.4 - DOUBLE SIDED GAS STATION TENANT

# SIGN TYPE 2

## SECONDARY TENANT MONUMENT

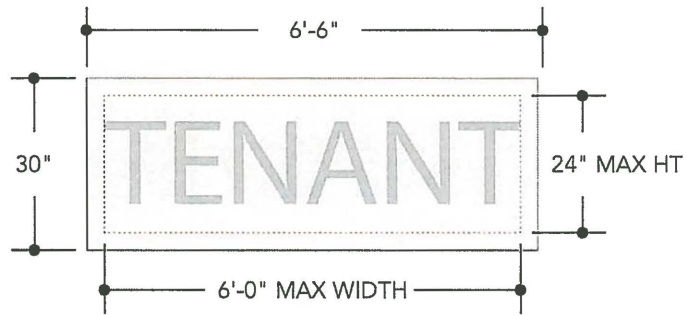
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EXHIBIT C

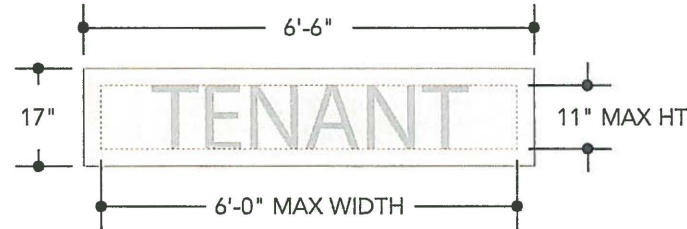
1. FOND DU LAC STONE VENEER. GROUT SIZES & STYLE TO MATCH FOOTHILL RANCH WALLS AT ALTON & PORTOLA.
2. 1/8" THK ALUM TENANT PANELS WITH FLUSH PUSH THRU ACRYLIC GRAPHICS WITH TENANT'S CORPORATE COLOR VINYL ON FACES. PAINTED TO MATCH SHERWIN WILLIAMS SW6105.
3. SIGN CABINET FABRICATED FROM 1/8" THK ALUM. PAINTED TO MATCH SHERWIN WILLIAMS SW6109 HOPSACK.
4. 1/4" THK X 1.5" DEEP ALUM TENANT PANEL FRAME PAINTED MATTHEWS MP02250 ALTON BROWN.
5. 1/8" THK ALUM FABRICATED CAP PAINTED TO MATCH BENJAMIN MOORE OC-122 COTTON BALLS.
6. 1" X 1.5" DEEP ALUM TENANT PANEL DIVIDER PAINTED MATTHEWS MP02250 ALTON BROWN.
7. 1/8" THK ALUM TENANT PANELS WITH FLUSH PUSH THRU ACRYLIC GRAPHICS WITH TENANT'S CORPORATE COLOR VINYL AND DIGITAL READER BOARDS.

\*ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE  
 \*ALL INTERNAL ILLUMINATION SHALL BE LED

TOTAL SIGN AREA = 40 SQFT



TENANT PANELS A (MIN. 3" BORDER)



TENANT PANELS B (MIN. 3" BORDER)

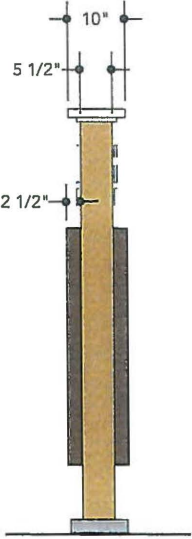
# SIGN TYPE 3

## LEASING SIGN

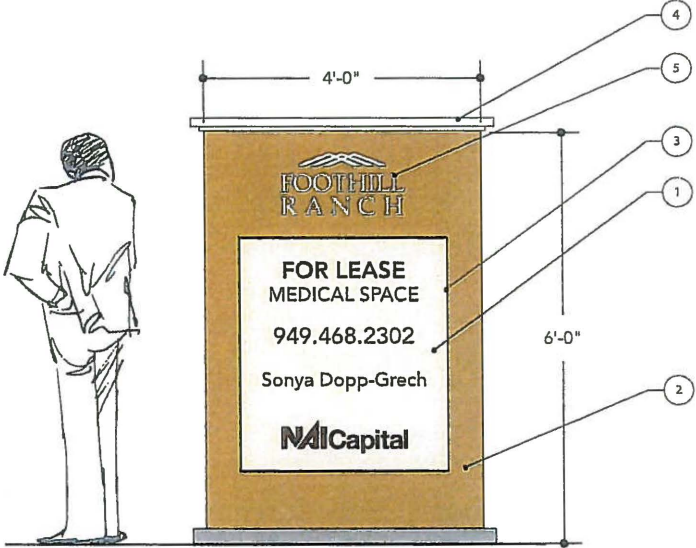
TOTAL SIGN AREA = 24 SQFT

1. REMOVABLE PANEL WITH VINYL GRAPHICS
  2. SIGN BODY PAINTED TO MATCH SHERWIN WILLIAMS SW6109 HOPSACK.
  3. PANEL FRAME PAINTED MATTHEWS MP02250 ALTON BROWN.
  4. CAP PAINTED TO MATCH BENJAMIN MOORE OC-122 COTTON BALLS.
  5. PIN MOUNTED LOGO PAINTED TO MATCH BENJAMIN MOORE OC-122 COTTON BALLS.
- \*ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE

EXHIBIT D  
 Page 22



SIDE ELEVATION  
SCALE: 1/2" = 1'



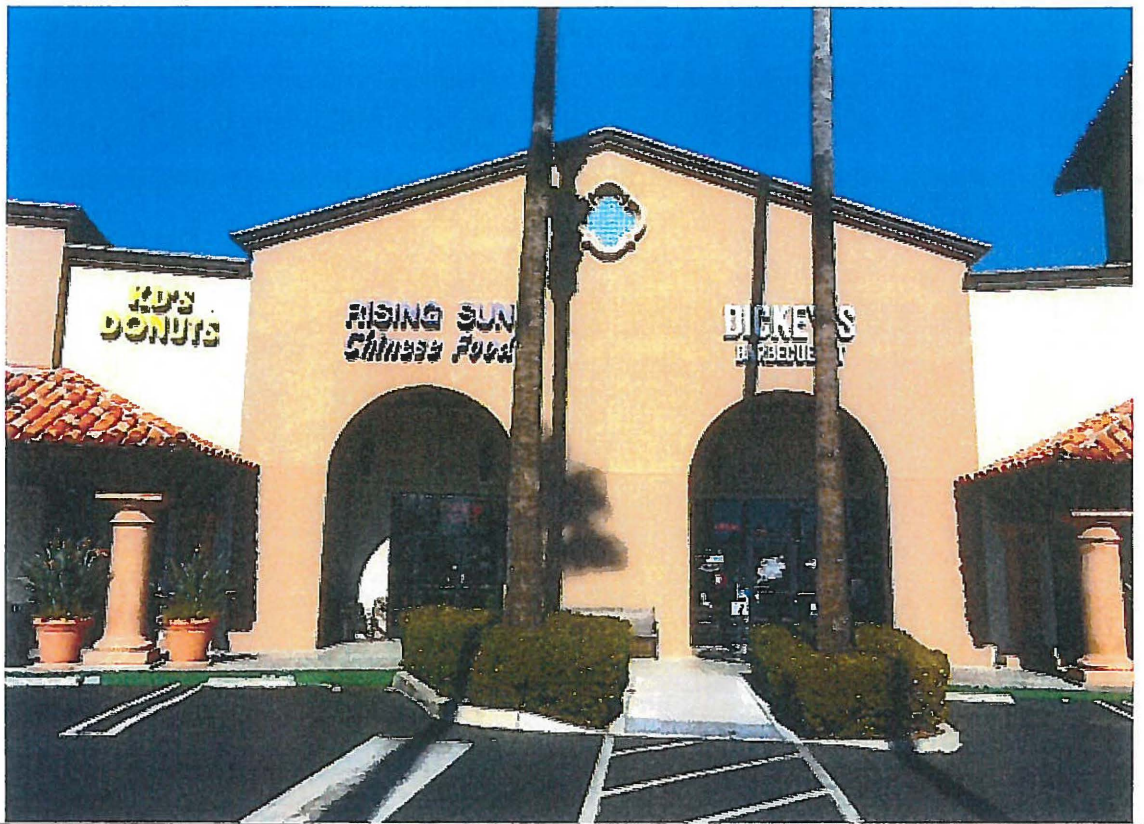
FRONT ELEVATION  
SCALE: 1/2" = 1'



Top Picture:  
Bottom Picture:

Building 2 (26761 Portola) and Building 3 (26771 Portola)  
Building 2 – Suite 2-E (GT Nails & Spa) Elevation

EXHIBIT E



Top Picture: Building 2 – Suite 2-G (Rising Sun) & Suite 2-H (Dickey's) Elevations  
Bottom Picture: Building 2 – Suite 2-J (Verizon) Elevation

EXHIBIT E





Top Picture:

Building 3 – Suite 3-A (Vacant) Elevation

Bottom Picture:

Building 3 – Suite 3-B (El Ranchito) and Suite 3-C (Waba) Elevations

EXHIBIT E