

CONCURRENCE
APPROVED

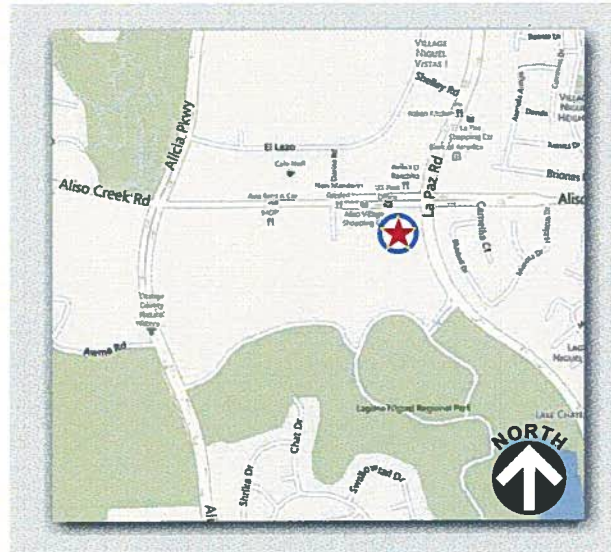
BY: Comm Dev Dept DATE: 1/21/14

ALISO VILLAGE

LAGUNA NIGUEL, CALIFORNIA

MASTER SIGN PROGRAM

(Amendment No. 8 to Site Development Permit SP 80-47P)



REVISIONS:

- R12 - August 29, 2013
- R13 - September 13, 2013
- R14 - October 1, 2013
- R15 - October 3, 2013
- R16 - November 5, 2013
- R17 - November 25, 2013
- R18 - December 11, 2013
- R19 - December 12, 2013
- R20 - December 16, 2013
- R21 - January 21, 2014



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PROJECT DIRECTORY**SIGN CRITERIA FOR:****Aliso Village****Located at:**

Southwest of La Paz Rd. & Aliso
Creek Rd. intersection. Center is
within "Community Commercial"
Zoning District

OWNER / MANAGEMENT

Shapell Industries
8383 Wilshire Blvd., Suite 700
Beverly Hills, CA 90211
Contact: Robyn Hewitt
Ph: (949) 448-0061
Email: rhewitt@shapell.com

PROJECT ARCHITECT

Architects Orange
144 North Orange St.,
Laguna Niguel, CA 92866
Ph: 714-639-9860

CITY:

Community Development
Department
30111 Crown Valley Pkwy.
Laguna Niguel, CA 92677

SIGNAGE CONTRACTOR

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I. INTRODUCTION

The purpose of this Sign Program criteria is to establish sign design standards and general guidelines that assure consistency in quality and necessary to balance maximum identification within an overall harmony of design for the Aliso Village shopping center. Conformance to these criteria will be strictly enforced. Any installed non-conforming or unapproved signs shall be brought into conformance at the expense of the Tenant and/or his Sign Contractor. All signs installed or displayed on the premises of Aliso Village must have written approval of the Landlord/Developer. The aesthetic characteristics of the signs (i.e., placement, size, proportion, colors, textures, method of fabrication, location of transformers and electrical devices, etc.) are subject to the discretionary approval of the Landlord/Developer within the context of this criteria.

II. SIGN SUBMITTAL PROCEDURE

Upon securing Landlord/Developer approval first, and prior to sign fabrication and installation, Tenant or their designee shall submit Sign Drawings (including copy of Landlord/Developer approval) for review and obtain approval of a sign permit from the City of Laguna Niguel. Tenant shall also be responsible for securing all necessary permit inspections of the installed sign(s) from the City of Laguna Niguel. Following installation, the Tenant or their designee shall provide documentation of approval and permit final to the Landlord/Developer.

Sign Drawings shall include three (3) sets of professionally prepared drawings that include the following:

1. **Colored Storefront Elevation Plan:** Exhibit drawn to scale identifying: (a) the sign placement and lease space width on the storefront, (b) sign copy lettering and graphics with design details (e.g., materials, colors, etc.), (c) dimensions square footage, (d) method of illumination, and (e) construction specifications, including attachment devices, openings for

conduit sleeves and supports in sign panels and building walls.

2. **Section Profile Plan:** Section cut through the sign showing the dimensional thickness of the letters, wiring and attachment details.
3. **Site Plan:** Plan illustrating the location of the lease space on the site, including width of tenant space.

Note: All sign layouts shall include a digital image of the building frontage with proposed sign in a scaled format to include adjacent tenant signage.

III. GENERAL REQUIREMENTS

1. All work is to be performed by a professional sign company. Said sign company must be in possession of a current state contractor's license to perform such work.
2. Said sign company must maintain a minimum of \$1,000,000 liability insurance to be working on property.
3. All signs must comply with current City of Laguna Niguel building and electrical codes.
4. All building signs shall be constructed and installed at the Tenant's expense. Tenant is also responsible for the maintenance of their signs.
5. In the event a Tenant vacates the premises, Tenant shall be responsible for the removal of any wall and/or logo sign, with all holes being repaired and repainted to match the building exterior.
6. Tenant's sign contractor shall repair any damage to any work caused by his actions. Incomplete repairs are the ultimate responsibility of the Tenant.
7. Upon notice by the City of Laguna Niguel or the Landlord/Developer, a Tenant shall be required to repair or refurbish their

sign structure, sign face and/or sign illumination within seven (7) working days.

8. Sign seams shall be concealed at tops of letters for returns and face trim caps. No light leaks at seams or edges of letters are permitted.
9. Where the Sign Program is silent, the sign provisions of the Laguna Niguel Zoning Code shall apply. Minor exceptions to these criteria will be reviewed on a case-by-case basis by the Landlord/Developer and are also subject to approval by the City of Laguna Niguel. Exceptions will usually only be granted if the proposal would result in a sign design that is better than one designed consistent with the criteria.
10. Signs must be architecturally compatible with the entire center.



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III. GENERAL REQUIREMENTS (cont.)

11. All electrical signage shall bear the Underwriter Laboratories (UL) label of approval. All conduit, transformers, junction boxes, openings in the building surface, etc. shall be concealed. No raceways or sign cabinets (boxes) are allowed. The City of Laguna Niguel and the Landlord/Developer shall approve the method of installation.
12. Tenant is responsible for maintenance and cost of electricity for their own signage. The Tenant or Landlord shall be responsible to provide a designated electrical circuit from electrical panel for their signage. Tenant to provide primary wiring from electrical sub panel to J-box at sign location.
13. Tenant shall be fully responsible for the operations of their sign contractor and shall indemnify, defend and hold harmless the Landlord/Developer and his agents from damages or liabilities resulting from his contractor's work.
14. Registered trademarks, herein referred to as Registered Corporate Identity, pertains to corporate logos and logotypes that have been registered and are on file with the UNITED STATES PATENT AND TRADEMARK OFFICE in Washington, D.C.
15. Signs not covered by these criteria are subject to prior review and approval of the Landlord/Developer and shall conform to the requirements of the City of Laguna Niguel Sign Standards and the City Code.
16. Sign Manufacturer & U.L. Labels. Sign manufacturer name, & state license number to be inconspicuously labeled & attached on top exterior of the sign letters.

17. Leasing signs shall be restricted to the window of the available suite. These signs shall follow the same criteria as window graphics.
18. Signs shall be attached to the building parallel to the building face. No wall sign shall project above the roof line or below the bottom edge of the sign band. Special colors will only be accepted in cases of registered corporate trademarks subject to Landlord and City approval.
19. **Illegal Signs** - Any sign that is deemed not to be in conformance with the approved Sign Plan or erected without government approval or permits is considered an illegal sign. The Landlord may, at its sole discretion and at Tenant's expense, correct, replace or remove any illegal sign.
20. **Abandonment Of Signs** - A sign is considered abandoned when its use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 90 days. The Landlord may, at its sole discretion and at Tenant's expense, replace or remove any abandoned sign.
21. **Inspection** - The Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all signs and to require any discrepancies and/or code violations corrected at the Tenant's expense.

IV. MISCELLANEOUS SIGNS:

1. Grand Opening Banner - Subject to Landlord/Developer approval and obtaining a temporary banner permit from the City of Laguna Niguel, new businesses may mount a temporary "Grand Opening" or "New Business" banner on their storefront (up to 20 square feet in size) for a period of no more than 30 days.
2. Temporary ID Signs - In addition to the temporary grand opening, new businesses may display a temporary identification sign banner during building facade reconstruction or remodel, provided that the size of the sign does not exceed the maximum size permitted for the permanent wall signs noted herein. Such temporary business identification signs are permitted for a period of 30 days, subject to the approval of the Landlord/Developer and obtaining a temporary use permit from the City of Laguna Niguel, and may be extended up to an additional 30 days if approved by the City.



V. PROHIBITED SIGNS

1. No person shall install or maintain or cause to be installed or maintained any sign that simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER", or any other words, phrases, symbols or characters in such a manner to interfere with, mislead or confuse traffic.
2. It shall be unlawful for any person to exhibit, post or display cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent or immoral nature or unlawful activity.
3. No window signs will be permitted except as noted herein. Tenant shall not affix, tape, place or maintain within the interior of the premises any paper sign, cardboard signs, advertising placards, descriptive material or other such like items that can be seen from the community areas of the center.
4. Animated, spinning, flashing or audible signs are prohibited.
5. Additional advertisement, i.e., flags, pennants, cloth signs, inflatable advertising devices, banners or similar devices on the building are prohibited, except as otherwise approved by the Landlord in writing and with City of Laguna Niguel approval and/or permit.
6. Any other sign prohibited by the City of Laguna Niguel Sign Ordinance, unless otherwise stated herein or approved in writing by the Landlord/Developer and the City.
7. Signs in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
8. Signs painted directly on a wall will not be permitted.
9. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line. Signs on mansard roofs and equipment screens are prohibited.
10. No sign shall project above or below the signable area. The signable area is defined in the attached Exhibit for tenants.
11. Advertising & event signs on parked vehicles are prohibited. This includes signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify or provide direction to a use or activity within the shopping center, and which are not related to the vehicle's lawful activity. This provision does not apply to service and delivery vehicles of Occupants when engaged in regular business activities (ie: Trucks making deliveries to businesses within the center).
12. The use of a permanent "sale" sign is prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 10% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.
13. No used materials will be allowed in signage construction.
14. A-Frame signs and portable ground signs.
15. Hand-held portable signs, banners or flags (i.e. Sign dancers) either on or off site.



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1 SATELLITE MAP OF ALISO VILLAGE SHOPPING CENTER
SCALE: NTS

27150 ALICIA PARKWAY, LAGUNA NIGUEL, CA



(205) 487-421

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NOTE:

EXISTING DESIGN CENTER

DORINE ROAD

EXISTING RETAIL CENTER

ALISO CREEK ROAD

LA PAZ ROAD



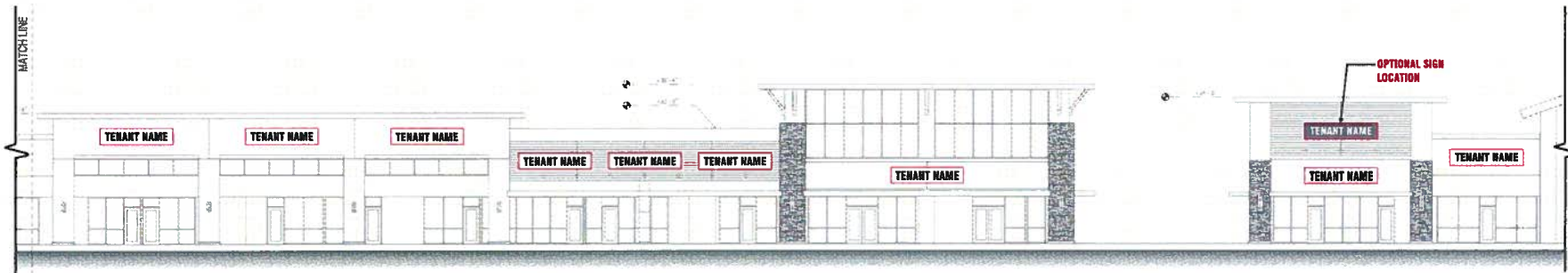
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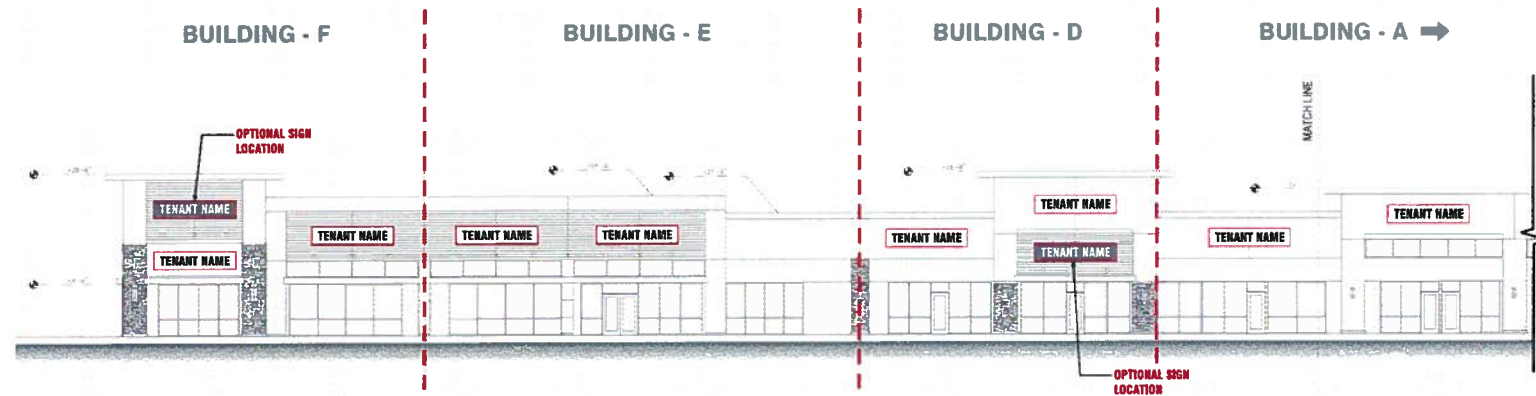
BUILDING - A, D, E, & F ELEVATIONS

MASTER SIGN PROGRAM

BUILDING - A



1 NORTH ELEVATION - BUILDING - A (PARTIAL)
SCALE: 1" = 25'-0"



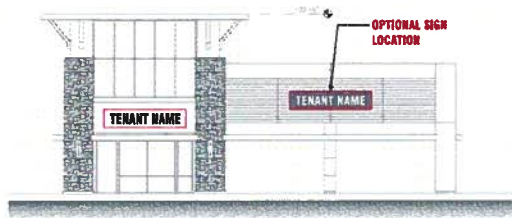
2 NORTH ELEVATION - BUILDING - D, E, & F
SCALE: 1" = 25'-0"

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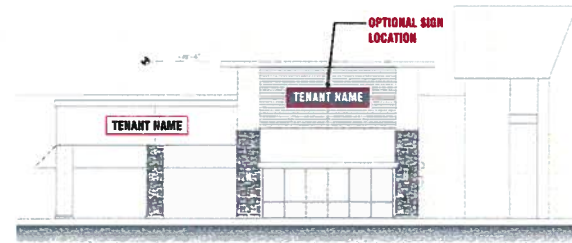
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BUILDING - A & F ELEVATIONS

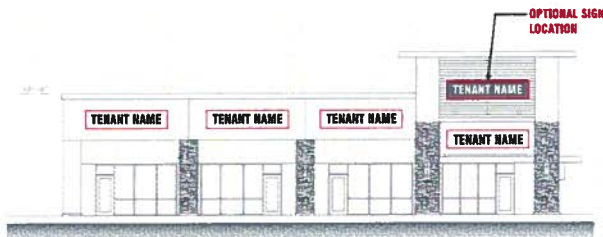


3 WEST ELEVATION @ PLAZA - BUILDING - A
SCALE: 1" = 25'-0"



4 EAST ELEVATION @ PLAZA - BUILDING - A
SCALE: 1" = 25'-0"

BUILDING - F



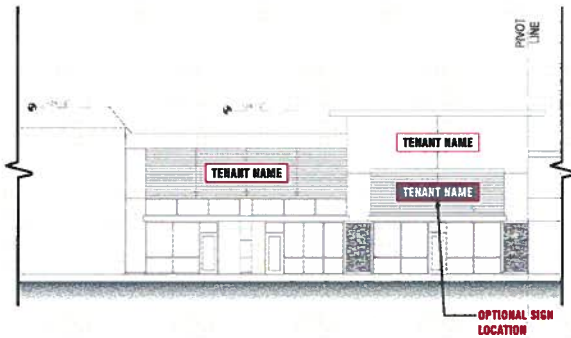
5 EAST ELEVATION - BUILDING - F
SCALE: 1" = 25'-0"



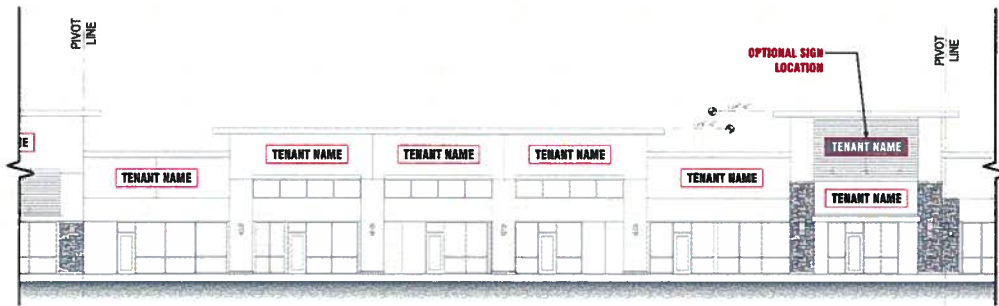
BUILDING - B ELEVATIONS

MASTER SIGN PROGRAM

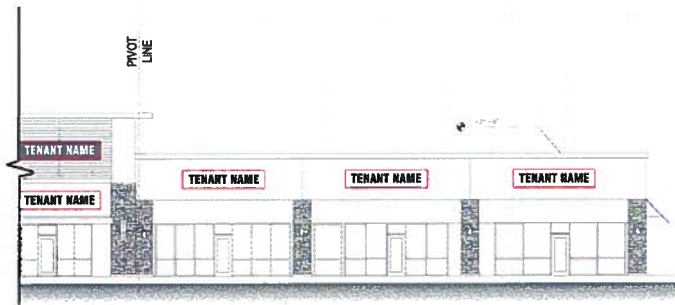
BUILDING - B



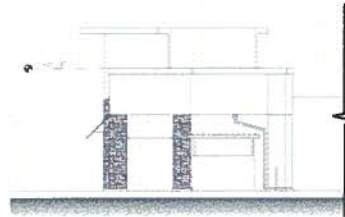
① NORTH ELEVATION - BUILDING - B
SCALE: 1" = 25'-0"



② NORTHEAST ELEVATION - BUILDING - B
SCALE: 1" = 25'-0"



③ NORTH ELEVATION - BUILDING - B
SCALE: 1" = 25'-0"



④ WEST ELEVATION - BUILDING - B
SCALE: 1" = 25'-0"

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ANCHOR TENANT SIGN DETAIL - INTERNALLY ILLUMINATED CHANNEL LETTERS ON SQUARE TUBE FRAME

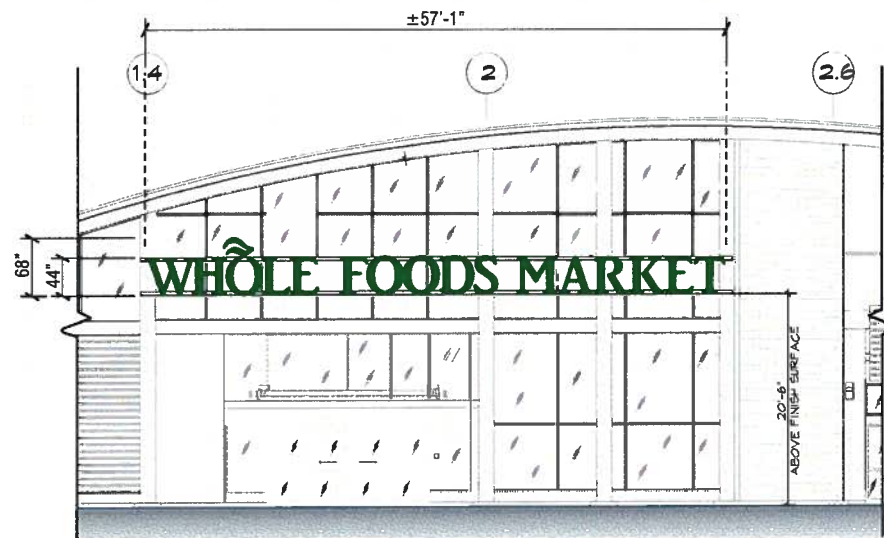
Scale: 3/16" = 1'-0"

• ANCHOR TENANT STOREFRONT SIGN - TYPE-AT

WALL SIGN PROVISIONS:

Prior to sign fabrication and installation the Tenant or their sign contractor shall obtain applicable approvals and permits from both the Landlord/Developer and the City of Laguna Niguel (See Section II of Sign Program for approval procedure).

- Number and Placement:** One (1) storefront wall sign on their frontage as depicted on this Elevation exhibit.
- Sign Copy:** Tenant shall display its established business name and/or type of establishment (such as "John's Market or "Cleaners") as opposed to brand names or products (such as "beer", "wine", etc.).
- Logos:** Corporate logos may be permitted in conjunction with individual letters up to a maximum of 25% of the permitted sign area. Corporate logos are required to be multi-dimensional graphic elements; flat-faced logo signs (e.g., "can" or "cabinet" style signs) are prohibited. The proposed design and fabrication details are subject to approval of the Landlord/Developer and the City of Laguna Niguel.
- Sign Area:** Signs may not exceed One (1) square foot of sign per lineal foot of store frontage. Additionally, the maximum aggregate signage shall be 210 square feet of combined sign area. Sign area shall be calculated by creating a polygon of no more than Eight (8) perpendicular straight lines.
- Sign Colors:** *Faces* - Landlord/Developer recommended colors: white, red, blue, green, black - day/night (fluorescent, "day-glow" or other similar colors are not permitted). *Trim Capping* - must be painted to match returns or faces. *Returns* - 4" deep Black painted aluminum or painted to match face.
- Illumination:** All signs shall be designed to consist of LED internally-illuminated channel letters. Sign illumination shall be consistent in all letters and components of sign (i.e., no hot-spots or light leaks).



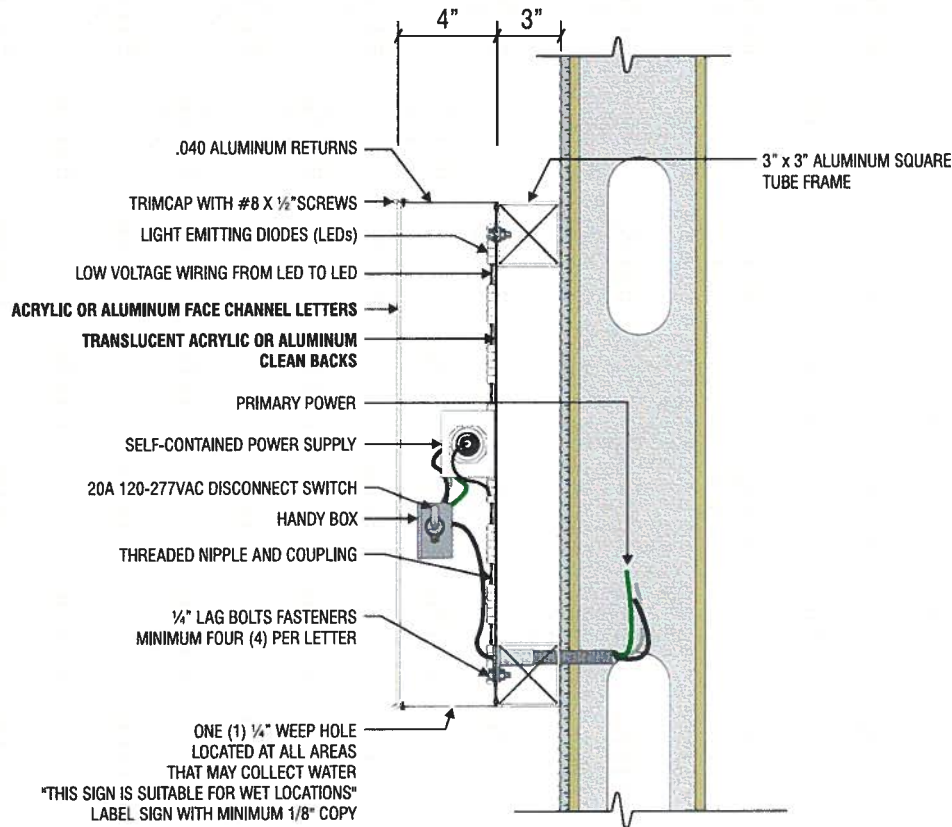
1 TYPICAL SIGN ELEVATION
SCALE: NTS

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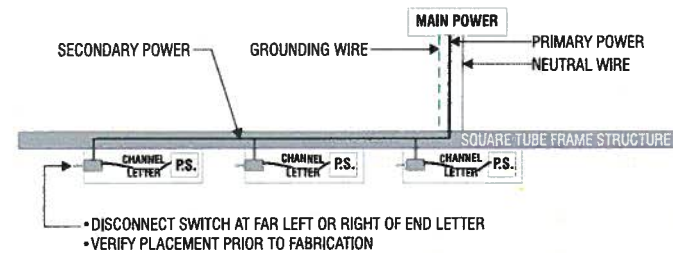
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ANCHOR TENANT SECTION DETAIL & SPECIFICATIONS



PLEASE REFER TO THE NUMBERED ITEMS BELOW
FOR INCORPORATED INSTALL INSTRUCTIONS.
LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE
(NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)

ITEM #	DESCRIPTION
1	CHANNEL LETTERS
2	DISCONNECT SWITCH
3	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)
4	CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED)
5	POWER SUPPLY
6	FLEX (FLEXIBLE CONDUIT) / LIQUID TIGHT CONNECTIONS



3 LETTER LAYOUT - PLAN VIEW NOT TO SCALE

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

2 TYPICAL SECTION DETAIL - CHANNEL LETTERS ON SQUARE TUBE FRAME SCALE: NTS

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TENANT SIGN TYPE - 1

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

• **TYPICAL TENANT STOREFRONT SIGN - TYPE-1**

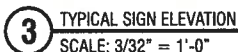
WALL SIGN PROVISIONS:

Prior to sign fabrication and installation the Tenant or their sign contractor shall obtain applicable approvals and permits from both the Landlord/Developer and the City of Laguna Niguel (See Section II of Sign Program for approval procedure).

1. **Number and Placement:** Each Tenant is allowed One (1) storefront wall sign on their property frontage. However, corner tenant spaces may be permitted an additional wall sign on their secondary frontage. All signs to be centered both horizontally and vertically in the "net sign area" above their storefront or as directed by Landlord and approved by the City of Laguna Niguel.
2. **Sign Copy:** Each tenant shall display its established business name and/or type of establishment (such as John's Market or "Cleaners") as opposed to brand names or products (such as "beer", "wine", etc.).
3. **Sign Width & Height:** Tenants are allowed to utilize a maximum of 70% of their leasehold frontage for the sign width, with a maximum letter height of 24" and a maximum length of 24'-0". Tenant has option of a stacked sign layout. Stacked text is limited to a maximum of 70% of leasehold frontage for the sign width, with a maximum letter height of 18" and a maximum length of 20'-0" However, sign copy to a single-line layout is recommended.
4. **Logos:** Corporate logos may be permitted in conjunction with individual letters up to a maximum of 25% of the permitted sign area and a maximum height of 30". Corporate logos are required to be multi-dimensional graphic elements; flat-faced logo signs (e.g., "can" or "cabinet" style signs) are prohibited. The proposed design and fabrication details are subject to approval of the Landlord/Developer and the City of Laguna Niguel.
5. **Sign Area:** Signs may not exceed One (1) square foot of sign per linear foot of store frontage. Additionally, the maximum aggregate signage for one tenant shall be 100 square feet of combined sign area. Sign area shall be calculated by creating a polygon of no more than 8 perpendicular straight lines.
6. **Sign Colors:** Faces - Landlord/Developer recommended colors: white, red, blue, green, black - day/night (fluorescent, "day-glow" or other similar colors are not permitted). *1/4" Trim Capping* must be painted to match returns or faces. *Returns* - 4" deep Black painted aluminum or painted to match face.
7. **Illumination:** All signs shall be designed to consist of LED internally-illuminated channel letters. Sign illumination shall be consistent in all letters and components of sign (i.e., no hot-spots or light leaks). NOTE: Signage may be "Face-Lit", "Halo" or "Dual-Vue" illuminated letters.

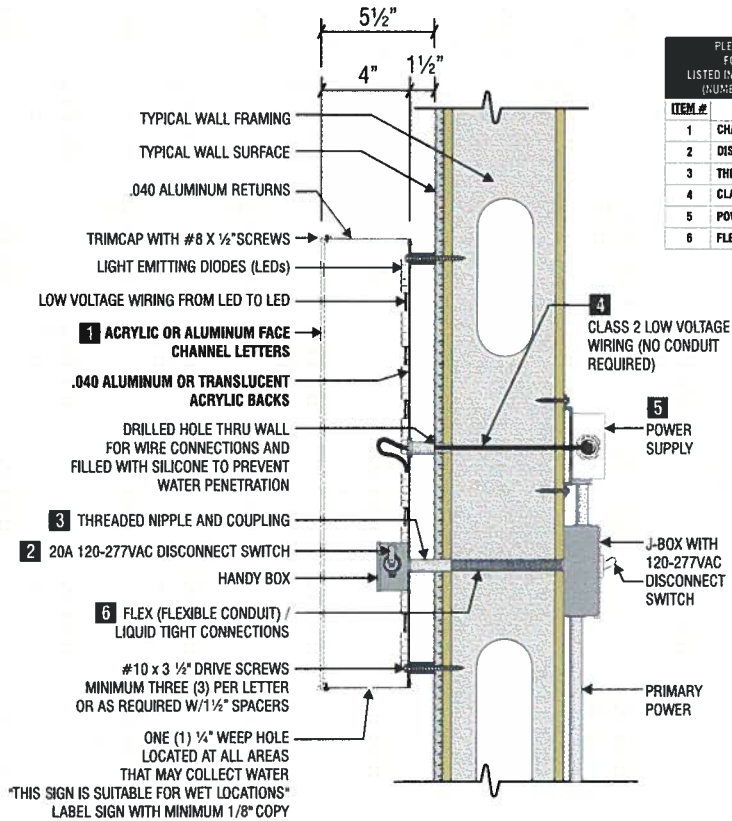


Scale: $1/4" = 1'-0"$



SCALE: 3/32" = 1'-0"

SIGN TYPE - 1 SECTION DETAILS & SPECIFICATIONS



PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)

ITEM #	DESCRIPTION
1	CHANNEL LETTERS (FACE-LIT / HALO / DUAL-VIEW)
2	DISCONNECT SWITCH
3	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)
4	CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED)
5	POWER SUPPLY
6	FLEX (FLEXIBLE CONDUIT) / LIQUID TIGHT CONNECTIONS

1 SIGN TYPE-1 SECTION DETAIL - LED FACE LIT CHANNEL LETTER PEG-MOUNTED TO FASCIA
SCALE: NTS

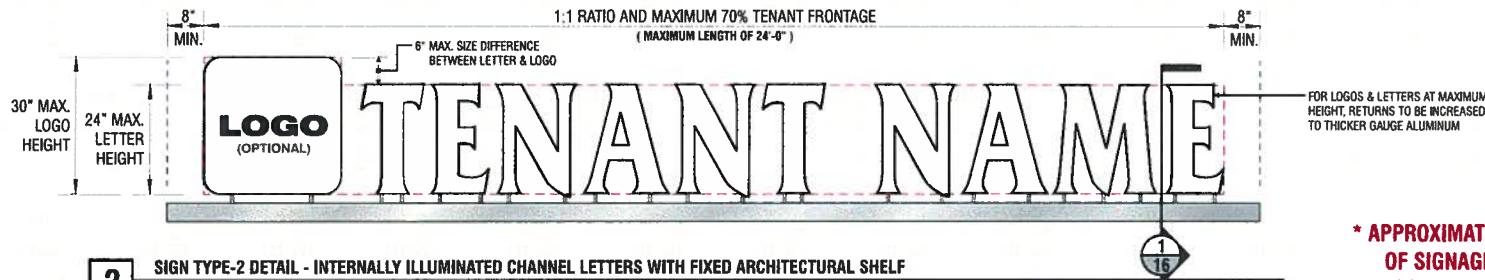


Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 500 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

TENANT SIGN TYPE - 2



2 SIGN TYPE-2 DETAIL - INTERNALLY ILLUMINATED CHANNEL LETTERS WITH FIXED ARCHITECTURAL SHELF
Scale: 3/8" = 1'-0"

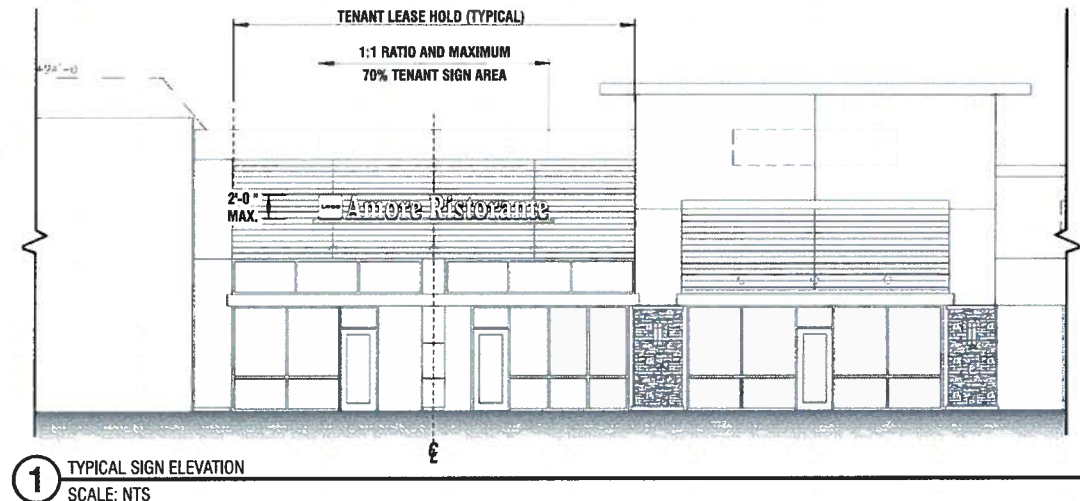
*** APPROXIMATELY 6 LBS. MAX. *
OF SIGNAGE PER SQUARE
FOOT OF RACEWAY SHELF**

• TYPICAL TENANT STOREFRONT SIGN - TYPE-2

WALL SIGN PROVISIONS:

Prior to sign fabrication and installation the Tenant or their sign contractor shall obtain applicable approvals and permits from both the Landlord/Developer and the City of Laguna Niguel (See Section II of Sign Program for approval procedure).

- Number and Placement:** Each Tenant is allowed One (1) storefront wall sign on their property frontage. However, corner tenant spaces may be permitted an additional wall sign on their secondary frontage. All signs to be centered both horizontally and vertically in the "net sign area" above their storefront.
- Sign Copy:** Each tenant shall display its established business name and/or type of establishment (such as John's Market or "Cleaners") as opposed to brand names or products (such as "beer", "wine", etc.).
- Sign Width & Height:** Tenants are allowed to utilize a maximum of 70% of their leasehold frontage for the sign width, with a maximum letter height of 24" and a maximum length of 24'-0".
- Logos:** Corporate logos may be permitted in conjunction with individual letters up to a maximum of 25% of the permitted sign area and a maximum height of 30". Corporate logos are required to be multi-dimensional graphic elements; flat-faced logo signs (e.g., "can" or "cabinet" style signs) are prohibited. The proposed design and fabrication details are subject to approval of the Landlord/Developer and the City of Laguna Niguel.
- Sign Area:** Signs may not exceed One (1) square foot of sign per lineal foot of store frontage. Additionally, the maximum aggregate signage for one tenant shall be 100 square feet of combined sign area. Sign area shall be calculated by creating a polygon of no more than 8 perpendicular straight lines.
- Sign Colors:** *Faces* - Landlord/Developer recommended colors: white, red, blue, green, black - day/night (fluorescent, "day-glow" or other similar colors are not permitted). *1/4" Trim Capping* - must be painted to match returns or faces. *Returns* - 4" deep Black painted aluminum or painted to match face.
- Illumination:** All signs shall be designed to consist of LED internally-illuminated channel letters. Sign illumination shall be consistent in all letters and components of sign (i.e., no hot-spots or light leaks).
NOTE: Signage may be "Face-Lit", "Halo" or "Dual-View" illuminated letters.



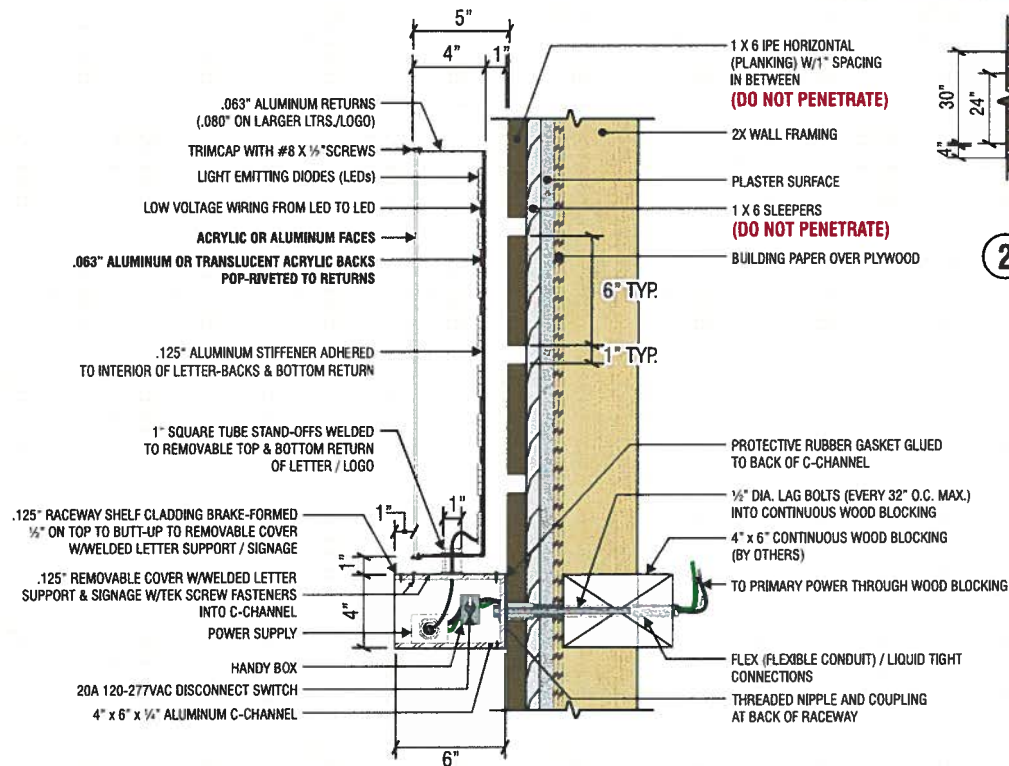
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SIGN TYPE - 2 SECTION DETAILS & SPECIFICATIONS

NOTE:

HORIZONTAL WOOD PLANKING AND SLEEPERS ON FASCIA ARE NOT TO BE PENETRATED. ALL ATTACHMENT FASTENERS & ELECTRICAL DONE THROUGH 1" GAP BETWEEN PLANKING



2 SIGN TYPE-2 FRONT VIEW - SIGN ATTACHMENT LOCATIONS DETAIL
SCALE: 1/4" = 1'-0"

ARCHITECTURAL SHELF:

Custom fabricated aluminum architectural shelf painted Mathews Brushed Aluminum, shall be provided & manufactured by Landlord's selected contractor (Tenant to hire).



Mathews Paints "Brushed Aluminum"

3 COLOR PAINT CHIP SAMPLE
SCALE: NTS

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

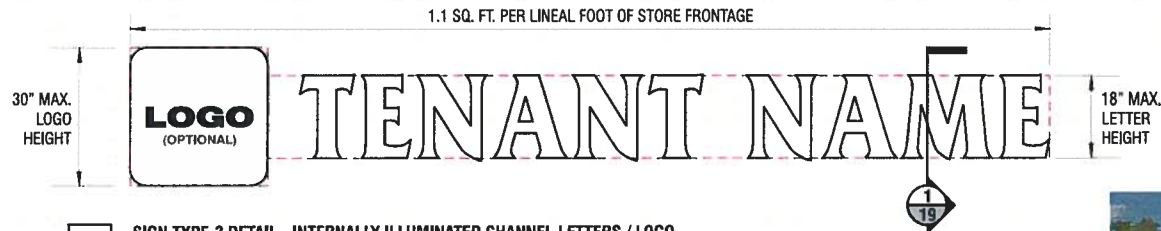
1 SIGN TYPE-2 SECTION DETAIL - LED FACE LIT CHANNEL LETTER PEG-MOUNTED TO ARCHITECTURAL RACEWAY SHELF
SCALE: 1 1/2" = 1'-0"

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PAD BUILDINGS (H, J, K & L) SIGN TYPE - 3



3 SIGN TYPE-3 DETAIL - INTERNALLY ILLUMINATED CHANNEL LETTERS / LOGO

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

120 Total Maximum Square Footage Allowed

• TYPICAL TENANT STOREFRONT SIGN - TYPE-3

WALL SIGN PROVISIONS:

Prior to sign fabrication and installation the Tenant or their sign contractor shall obtain applicable approvals and permits from both the Landlord/Developer and the City of Laguna Niguel (See Section II of Sign Program for approval procedure).

- Number and Placement:** Each Tenant is allowed One (1) sign per building elevation facing a street or common use parking lot, up to a maximum of Three (3) wall signs. Placement to be considered on a case-by-case basis, subject to the approval of both the Landlord/Developer and the City of Laguna Niguel. Signs however should generally be centered both horizontally and vertically in the "net sign area" above the tenant's storefront.
 - Sign Copy:** Each tenant shall display its established business name and/or type of establishment (such as "John's Market or "Cleaners") as opposed to brand names or products (such as "beer", "wine", etc.).
 - Sign Width & Height:** Tenants are allowed to utilize a maximum of 70% of their leasehold frontage for the sign width with a maximum letter height of 18". Pad tenant may propose a stacked sign. Stacked sign copy is generally not permitted, but may be considered on a case-by-case basis subject to the approval of both the Landlord/Developer and the City of Laguna Niguel.
 - Logos:** Corporate logos may be permitted in conjunction with individual letters up to a maximum of 25% of the permitted sign area and a maximum height of 30". Corporate logos are required to be multi-dimensional graphic elements; flat-faced logo signs (e.g., "can" or "cabinet" style signs) are prohibited. The proposed design and fabrication details are subject to approval of the Landlord/Developer and the City of Laguna Niguel.
 - Sign Area:** Signs may not exceed One (1) square foot of sign per lineal foot of store frontage. Additionally, the maximum aggregate signage for one tenant shall be 120 Max. square feet of combined sign area. Sign area shall be calculated by creating a polygon of no more than 8 perpendicular straight lines.
 - Sign Colors:** *Faces* - Landlord/Developer recommended colors: white, red, blue, green, black - day/night (fluorescent, "day-glow" or other similar colors are not permitted). *1/4" Trim Capping* - must be painted to match returns or faces. *Returns* - 4" deep Black painted aluminum or painted to match face.
 - Illumination:** All signs shall be designed to consist of LED internally-illuminated channel letters. Sign illumination shall be consistent in all letters and components of sign (i.e., no hot-spots or light leaks).
- NOTE:** Signage may be "Face-Lit", "Halo" or "Dual-View" illuminated letters.

****Note:** Nonconforming signs (Pads H, I and K include nonconforming signs). All future signs for these pad buildings shall be subject to the provisions of this Sign Program.

PAD BUILDING - H



1 PAD BUILDING- H (TED'S PLACE)
SCALE: NTS

PAD BUILDING - J



2 PAD BUILDING- J (VACANT)
SCALE: NTS

PAD BUILDING - K



3 PAD BUILDING - K (SOUPPLANTATION)
SCALE: NTS

PAD BUILDING - L



4 PAD BUILDING - L (IHOP)
SCALE: NTS

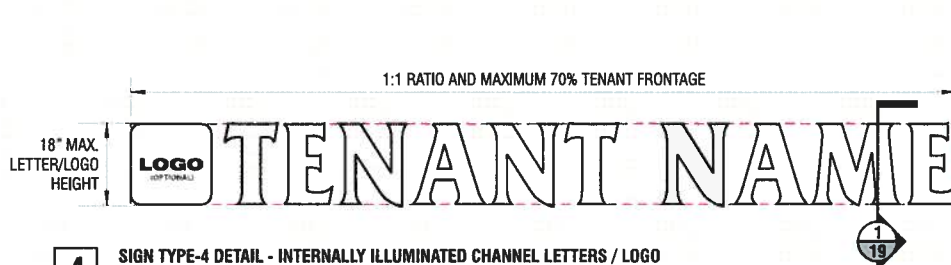
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PAD BUILDING (G) SIGN TYPE - 4

MASTER SIGN PROGRAM



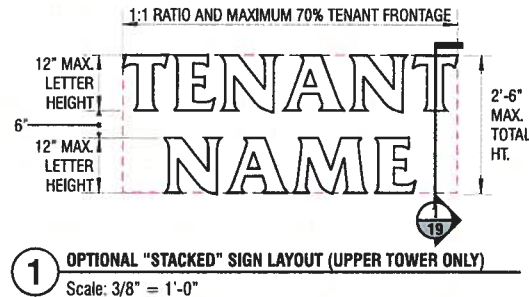
4 SIGN TYPE-4 DETAIL - INTERNALLY ILLUMINATED CHANNEL LETTERS / LOGO
Scale: 1/2" = 1'-0"

TYPICAL TENANT STOREFRONT SIGN - TYPE-4

WALL SIGN PROVISIONS:

Prior to sign fabrication and installation the Tenant or their sign contractor shall obtain applicable approvals and permits from both the Landlord/Developer and the City of Laguna Niguel (See Section II of Sign Program for approval procedure).

- Number and Placement:** Each Tenant is allowed One (1) storefront wall sign on their property frontage. However, corner tenant spaces may be permitted an additional wall sign on their secondary frontage. All signs to be centered both horizontally and vertically in the "net sign area" above their storefront.
- Sign Copy:** Each tenant shall display its established business name and/or type of establishment (such as "John's Market or "Cleaners") as opposed to brand names or products (such as "beer", "wine", etc.).
- Sign Width & Height:** Tenants are allowed to utilize a maximum of 70% of their leasehold frontage for the sign width, with a maximum letter and logo height of 18". Tenant has option of a stacked sign text layout (Only permitted on lower elements of building with a maximum letter height of 12". However, sign copy to a single-line layout is recommended).
- Logos:** Corporate logos may be permitted in conjunction with individual letters up to a maximum of 25% of the permitted sign area. Corporate logos are required to be multi-dimensional graphic elements; flat-faced logo signs (e.g., "can" or "cabinet" style signs) are prohibited. The proposed design and fabrication details are subject to approval of the Landlord/Developer and the City of Laguna Niguel.
- Sign Area:** Signs may not exceed One (1) square foot of sign per lineal foot of store frontage. Additionally, the maximum aggregate signage for one tenant shall be 100 square feet of combined sign area. Sign area shall be calculated by creating a polygon of no more than 8 perpendicular straight lines.
- Sign Colors:** *Faces* - Landlord/Developer recommended colors: white, red, blue, green, black - day/night (fluorescent, "day-glow" or other similar colors are not permitted). *Trim Capping* - must be painted to match returns or faces. *Returns* - 4" deep Black painted aluminum or painted to match face.
- Illumination:** All signs shall be designed to consist of LED internally-illuminated channel letters. Sign illumination shall be consistent in all letters and components of sign (i.e., no hot-spots or light leaks). East elevation signs are required to be non-illuminated 3" deep aluminum letters spaced 1" off wall.
NOTE: Signage may be "Face-Lit", "Halo" or "Dual-View" illuminated letters (Excluding East Elevation signs).

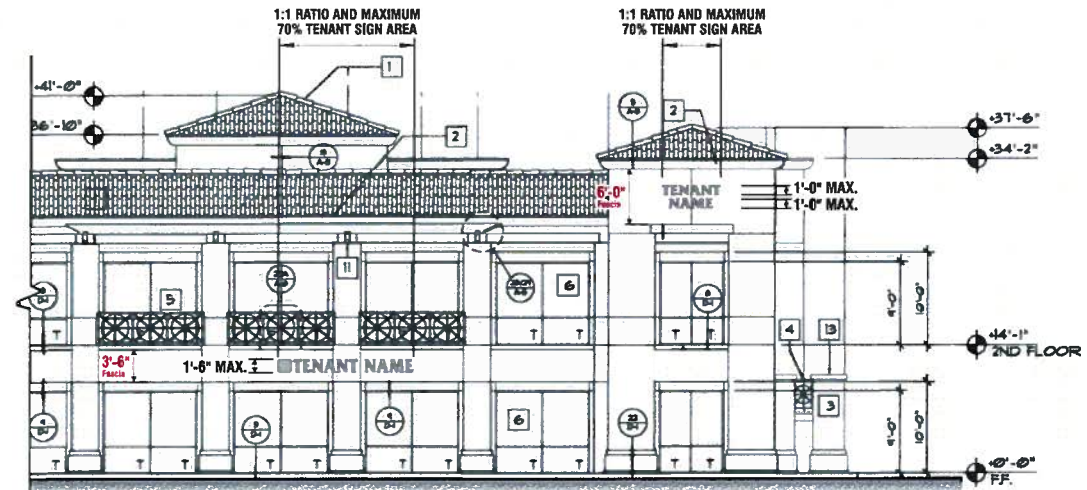


1 OPTIONAL "STACKED" SIGN LAYOUT (UPPER TOWER ONLY)
Scale: 3/8" = 1'-0"

PAD BUILDING - G



3 OFFICE BUILDING (MULTI-TENANT)
SCALE: NTS



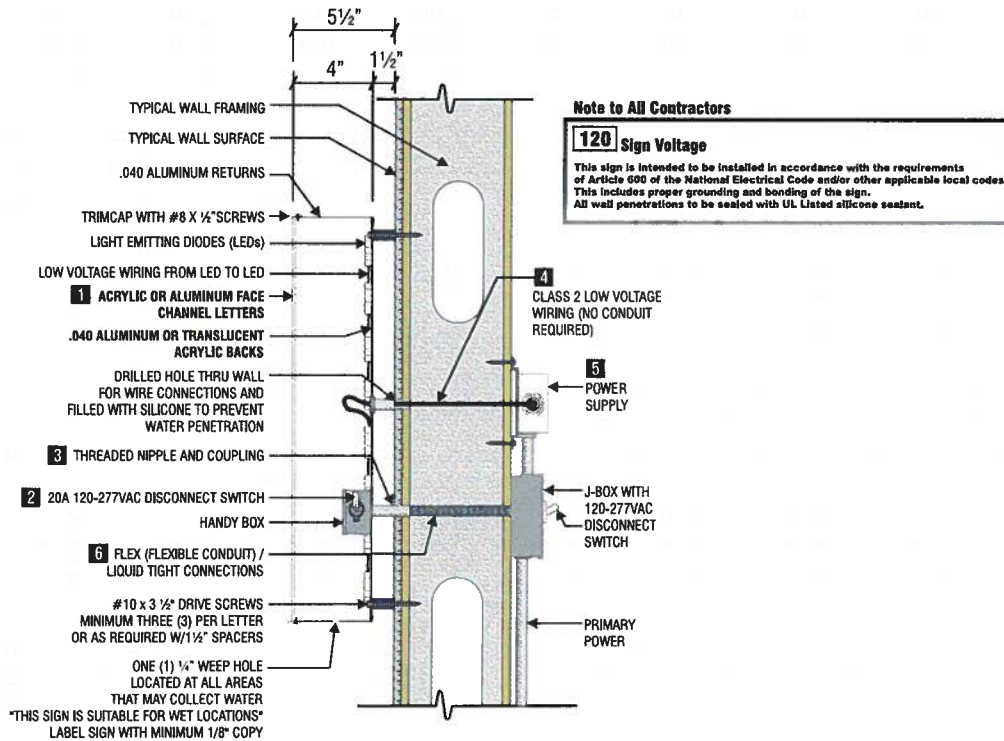
2 TYPICAL SIGN ELEVATION
SCALE: 1/16" = 1'-0"

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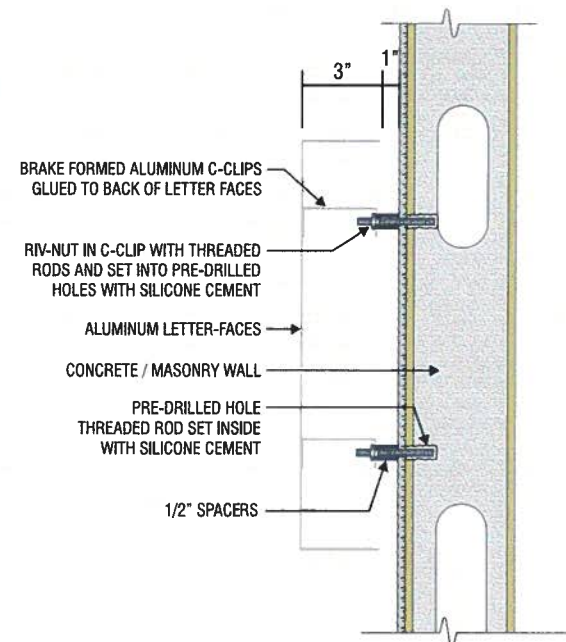
SIGN TYPE - 3 & 4 SECTION DETAILS & SPECIFICATIONS

NEW SIGNAGE (TYPE-3 & 4) SECTION DETAIL WITH REMOTE POWER SUPPLIES

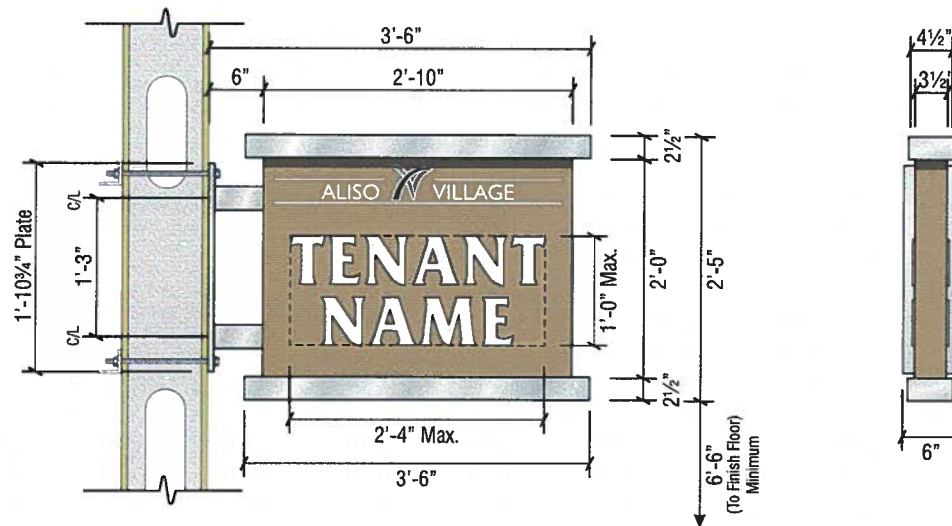


1 TYPICAL SECTION DETAIL - CHANNEL LETTERS
SCALE: NTS

NON-ILLUMINATED CHANNEL LETTERS ON EAST ELEVATION OF PAD BUILDING (G) ONLY



2 TYPICAL SECTION DETAIL - NON-ILLUM. CHANNEL LETTERS
SCALE: NTS



H

TYPICAL DETAIL - NON-ILLUMINATED SUSPENDED TENANT BLADE SIGNS

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

Quantity: One (1) allowed per Tenant

1

SIDE VIEW

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

TENANT BLADE SIGNS -

GENERAL SPECIFICATIONS:

- Location: Centered above tenant storefront entry.
- Number Allowed: One (1) blade sign per tenant.
- Aluminum construction D/F blade sign with FCO acrylic copy / logo.
- Cabinet structure to be custom fabricated aluminum structure w/square tube framing & support bracket.
- Allowable tenant panel copy area calculation is 80% of their Total panel width and length.

TENANT VINYL WINDOW GRAPHICS & HOURS

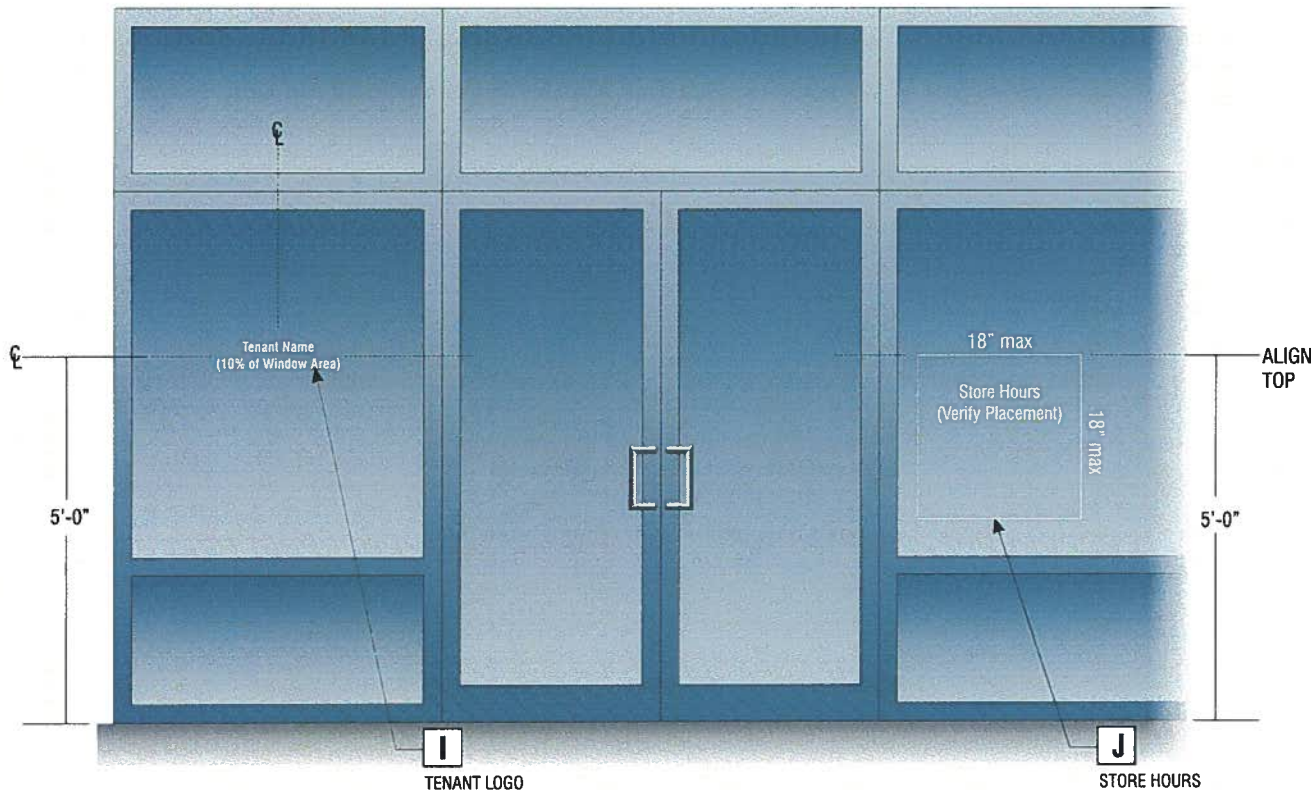
MASTER SIGN PROGRAM

WINDOW VINYL SPECIFICATIONS

- Location of Window Vinyl Graphics: Tenant Storefront
- Intent: Window graphics are included in this criteria to assist and guide reasonable design of identification and marketing graphics in a tasteful and controlled manner consistent with the design of the Aliso Village Shopping Center.
- Tenant sign plans shall include desired window graphic designs. failure to process the plans is considered a violation of this criteria. Tenant shall immediately remove window graphics installed without express written approval of the Landlord / Developer upon written demand by Landlord / Developer. Review and approval by Landlord / Developer is at his sole and absolute discretion.
- Number allowed: varies by design of tenant storefront.
- Maximum size: No more than 10% of any storefront pane may be used for window graphics with an additional 1 (one) square foot for store hours. These graphics will not count against allowable square footage.
- Sign Type: Individualized design may consist of applied decal, vinyl, painted or otherwise permanently installed graphics directly applied to the window glass. Designs may reflect corporate signage programs and colors where appropriate. Designs shall be organized in a coordinated and tasteful manner.
- Restrictions: It is the intent of these criteria not to allow temporary and nonprofessional graphics from storefront windows including, but not limited to, paper flyers, lists of services and products, hand lettered messages, "going out of business", "liquidation" and other such distress sale type messages and continuous use of window banner graphics for longer than one (1) week per month for a special product, service or even.

HOURS OF OPERATION SPECIFICATIONS

- Location of Window Vinyl Graphics: Tenant Storefront
- Intent: Hours of Operation are included in this criteria to assist and guide business hours of operation.
- Maximum size: No more than 10% of any storefront pane may be used for hours graphics (Note: Not to exceed 18" x 18"). These graphics will not count against allowable square footage.



I J TYPICAL WINDOW VINYLs GRAPHICS & STORE HOURS
SCALE: 1/2" = 1'-0"