

CONDITIONALLY APPROVED

BY: C.D.D. DATE: 8/28/97

Moulton Convenience Center Sign Program

Section I INTRODUCTION

The purpose of this sign program is to ensure the design and production of quality signs which reflect the integrity of the architecture and the intent of the landlord and the City of Laguna Niguel for the Moulton Convenience Center at 28083 Moulton Parkway. This sign program has been developed to communicate the particular parameters each tenant is to follow so their individual store signs will be effective and will compliment the project as a whole. Performance will be strictly enforced and any non-conforming signs will be removed by the landlord at the tenant's sole expense.

Tenant signs are encouraged to be designed and produced in a fashion which exceeds the quality and aesthetic impact of most shopping center signs. Within the context of the sign program, innovative 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 this center.

This sign program has been written in sections with numbered articles for easy reference. Each tenant and their sign contractor is to read section I through Section IX. Section IV through Section VIII deal with the specific sign types and related design drawings contained within this sign program. For those sign types which are to be employed by any given tenant, the Section(s) relating to each sign type must be reviewed and adhered to by each tenant and their sign contractor.

This sign program establishes minimum and maximum letter sizes, sign area allowance, and locations for each sign type, subject to the sole discretionary approval of the landlord and the Community Development Director of the City of Laguna Niguel or his designee.

Section II APPROVAL PROCEDURE

Prior to fabrication of any sign, Tenant shall submit to the landlord five (5) copies, including one in color, of detailed drawings indicating the location, size, layout, illumination, and method of attachment for all signs proposed. The landlord's approval must be obtained prior to the submittal of any sign permit application to the City of Laguna Niguel.

Sign drawings submitted for approval shall delineate graphics (min. scale 1/2":1') and placement on the storefront (min. scale 1/8":1'), as well as specifying colors, materials, illumination and method of attachment. All drawings shall be fully dimensioned. A

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dated signature of approval by the landlord or his designee shall be required on all working drawings prior to submittal for permits.

All permits for signs and their installation shall be obtained by the tenant or the tenant's agent. Tenant shall be responsible for submission of all required application materials, including fees, to the City of Laguna Niguel for review and permitting.

Section III
GENERAL SIGN CRITERIA

1. Tenant signs shall include only the business name, as registered on the lease agreement, and established logotype, if applicable. All logotypes and auxiliary graphic elements shall be reviewed and approved by the City of Laguna Niguel Community development Director or his designee.
2. Maintenance of each sign is the responsibility of the tenant who erected and installed it. Letter forms or letter faces which require repair must be replaced within ten (10) days of damage or notice from landlord. If the repairs are not completed within the ten (10) day period, the landlord will repair the sign at the tenant's expense.
3. Signs will be free of all labels and manufacturers advertising with the exception of code requirements.
4. Roof mounted signs are prohibited.
5. No sign will be painted directly onto a wall or surface of any building.
6. Banners, 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 without the prior approval of the landlord. All window signs shall comply with the City of Laguna Niguel temporary sign criteria.
7. Cooperative tenant seasonal promotional signs will be permitted only upon review and approval of the landlord. All seasonal promotional signs shall comply with the City of Laguna Niguel temporary sign criteria.
8. The tenant signs must be located visually centered, horizontally and vertically, above their store frontage.
9. The tenant will be fully responsible for the operation of his sign contractor and will indemnify, defend and hold harmless the landlord and his agents from damages or liability resulting from his contractor's work.
10. The tenant shall immediately remove all signs representing a discontinued service or product.
11. Upon removal of any sign by the tenant, any damage to the building fascia or sign

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area will be repaired by the tenant. If the tenant does not complete repairs within ten (10) days, the repairs will be completed by the landlord at the tenant's expense.

12. Internally illuminated cabinet and can signs are prohibited.
13. In-line tenant wall signs shall not exceed a maximum aggregate total of 100 square feet, irrespective of the regulations in this sign program.
14. In-line tenant channel letter sign faces may be of any color, subject to the approval of the landlord and the City of Laguna Niguel Community Development Director.
15. All logo signs shall be three-dimensional with graphic embellishments. Exposed neon used on logos or auxiliary graphic elements shall be for the purpose of accent only. Any use of exposed neon accents and all logos shall be subject to approval by the landlord and the City of Laguna Niguel Community Development Director.
16. All monument wall stucco shall use one or more of the following approved paint colors:
 - a. Frazee #7781W - Enchilada
 - b. Frazee #7814D - Honeysuckle Coral
 - c. Frazee #7783N - Toasted Tan

Section IV
ENTRY MONUMENT

In addition to the requirements of this section, the entry monument shall comply with the requirements of Section III, "General Sign Criteria." The purpose of this monument is to identify the name of the center. Tenant identification signs will not be permitted on the monument without the express consent of the landlord and the approval of the City of Laguna Niguel Community Development Director.

1. Availability of tenant identification on the Entry Monument is at the sole discretion of the landlord as established within the context of the tenant's lease agreement.
2. A maximum of one (1) tenant identification sign will be allowed per tenant on the entry monument
3. Lettering on the entry monument shall be fabricated using channel letters with acrylic faces. The final design of the entry monument shall be approved by the City of Laguna Niguel Community Development Director prior to construction.

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Section V.
TENANT STOREFRONT IDENTIFICATION SIGNS

1. Tenant signs are to be individually mounted, internally illuminated channel letters as specified on Exhibit 1.
2. The maximum allowable letter height is eighteen inches (18")
3. One tenant identification sign is allowed for each tenant.
4. The length of each tenant identification sign may not exceed seventy-five percent (75%) of store frontage.
5. Shop tenants under tower elements of the building must utilize the tower elevation for sign placement. In these cases, lettering may be installed in a double row, if necessary. Graphic elements may be incorporated into the signs, with the total sign area not to exceed 30 inches in height.
6. Tenants not under tower elements may incorporate graphic elements or accents with total sign area not to exceed 24 inches in height.
7. In no case may sign area exceed one square foot per lineal foot of store frontage to a maximum of 100 square feet. Tower elevation signs using graphic elements may exceed this criterion if approved by the landlord and the City of Laguna Niguel Community Development Director. Graphic accents (e.g. exposed neon tubing used to underscore lettering) shall be included in the calculation of sign area ratio to store frontage.

Section VI
STOREFRONT SIGN FABRICATION STANDARDS

The following standards further specify the design and production standard for tenant storefront signs. After reviewing this text, refer to the location plan (Exhibit 2) for the storefront signs and locate the particular store to be identified. The location plan indicates the maximum area within which the tenant sign may be placed.

Along with the requirements of this section, the tenant must comply with the requirements of section III, "General Sign Criteria."

General Standards

1. All tenant signs are to be internally illuminated signs which are connected to an assigned J-box provided by the landlord which must be controlled by a dedicated time clock, and have a disconnect means (switch) within visual proximity to the sign.
2. All signs and installation of signs must conform to the appropriate building and electrical codes. The tenant and sign contractor shall obtain any and all permits

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required by the City of Laguna Niguel. Payment of fees for sign permits is the sole responsibility of the tenant.

3. In no case will there be permitted any exposed electrical raceways, conduit, transformers, junction boxes, conductors or crossovers. Exposed hardware will be finished in a manner consistent with quality fabrication practices. All installations will be subject to approval by the landlord.,
4. Tenant storefront identification signs are to be constructed of individual letters and logos. Signs may be random in shape and may employ metal, high density urethane, wood, glass or acrylic materials. Lighting may include exposed neon, or halo illumination. No can or cabinet signs are allowed other than graphic displays specifically allowed under section III.15 above.
5. Channel letters and logo forms are to be fabricated from 24-gauge sheet metal or .063 aluminum formed into a pan channel configuration with a 5 inch return. Each letter must have a minimum of two 1/4" diameter holes at the lowest point of the letter to allow drainage of water. The inside of letter and logo forms are to be painted white. Letter and logo faces are to be fabricated from 1/8" thick, minimum, acrylic and be attached to the metal return with a 3/4" wide trim cap. Trim caps and returns are to be dark bronze in color. Internal illumination is to be 30 milliamp neon tube lighting manufactured, labeled and installed with Underwriters Laboratory standards with 1/4" spacers between the back of the sign and the building fascia. Exhibit 3 illustrates these fabrication standards.
6. Tenant and sign contractor shall not, in the course of sign installation or removal, damage any of the building exterior or structure. Tenant will be held fully responsible for all costs incurred to repair any damage, at the sole discretion of the landlord.
7. All penetrations of the exterior fascia are to be sealed watertight, and painted to match the existing fascia color.
8. Tenants with established logo graphics may utilize their custom colors upon approval by the landlord and the City of Laguna Niguel Community Development Director. "Dayglow" colors will not be permitted under any circumstance.

Section VII
UNDER-CANOPY IDENTIFICATION SIGNS

1. Each tenant shall install, at tenant's sole cost, one undercanopy identification sign suspended from the underside of the canopy or soffitt at the primary entry to serve as a pedestrian oriented sign.
2. Tenants may use their business identity typestyle upon review and approval of the landlord and the City of Laguna Niguel Community Development Director.
3. Refer to the design drawing included as Exhibit 4 for fabrication and installation standards.

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Section VIII
TENANT SUITE NUMBER

1. Each tenant is allowed one information sign at the entry to their store. the copy of this sign is limited to pertinent business information such as the suite number, store hours, telephone numbers, emergency information and similar instructions.
2. This sign is to be white vinyl machine-cut copy and to be applied directly to the store window adjacent to the entry door.
3. The maximum area allowed for this sign is 144 square inches. Maximum letter height is to be one inch.

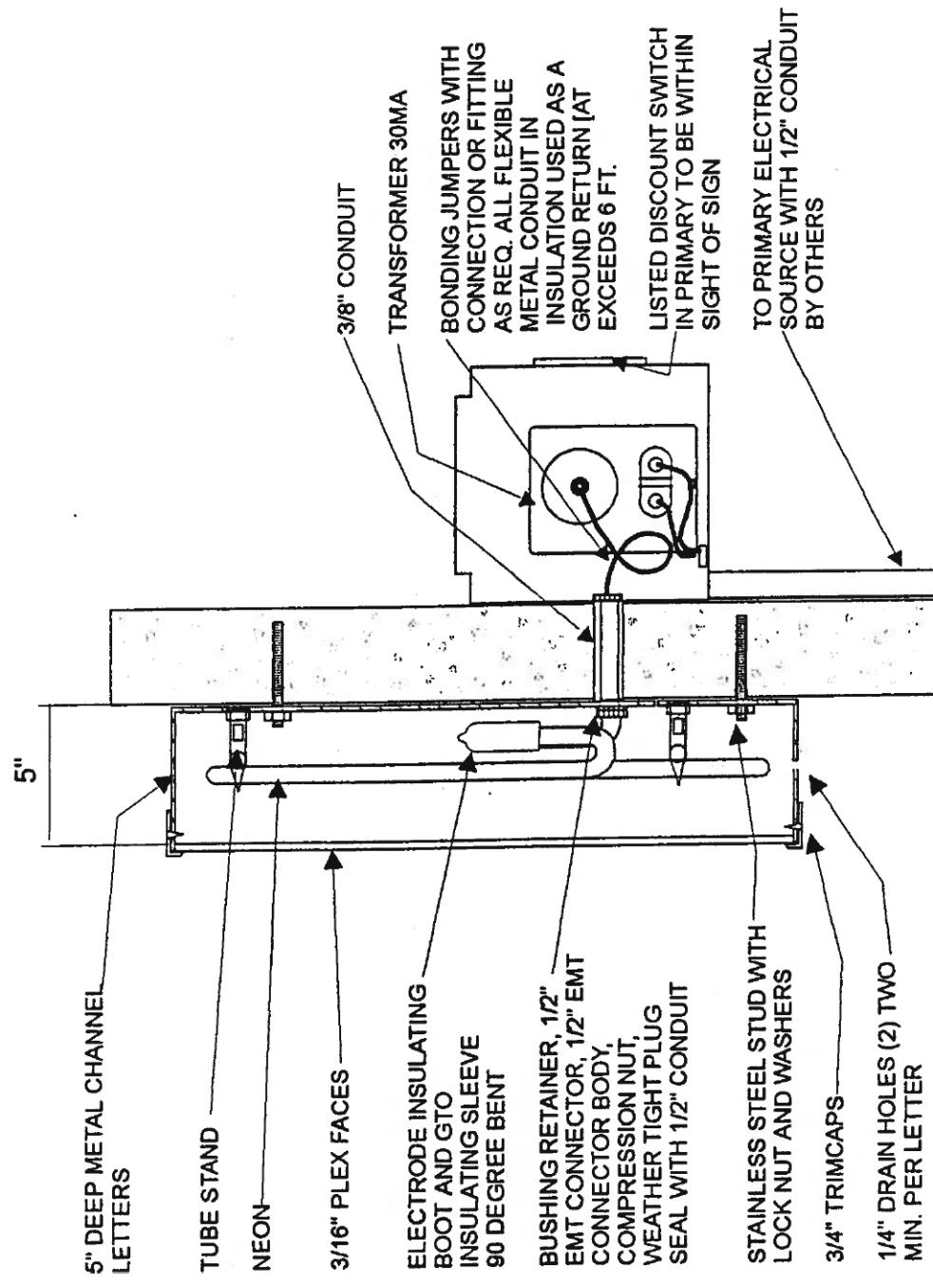
Section IX
SUBMITTAL REQUIREMENTS

Sign drawings must be submitted to the landlord prior to submittal to the City of Laguna Niguel for building permits. All pertinent sign information is to be submitted to :

Director of Income Properties
Buie Commercial Corporation
28281 Crown Valley Parkway, Suite 200
Laguna Niguel, CA 92677-1488

Contact the City of Laguna Niguel for submittal requirements:

City of Laguna Niguel
Community Development Department
27781 La Paz Road
Laguna Niguel, CA 92677
(714) 362-4360
Public counter hours are 8:00 a.m. to 4:00 p.m., Monday through Friday



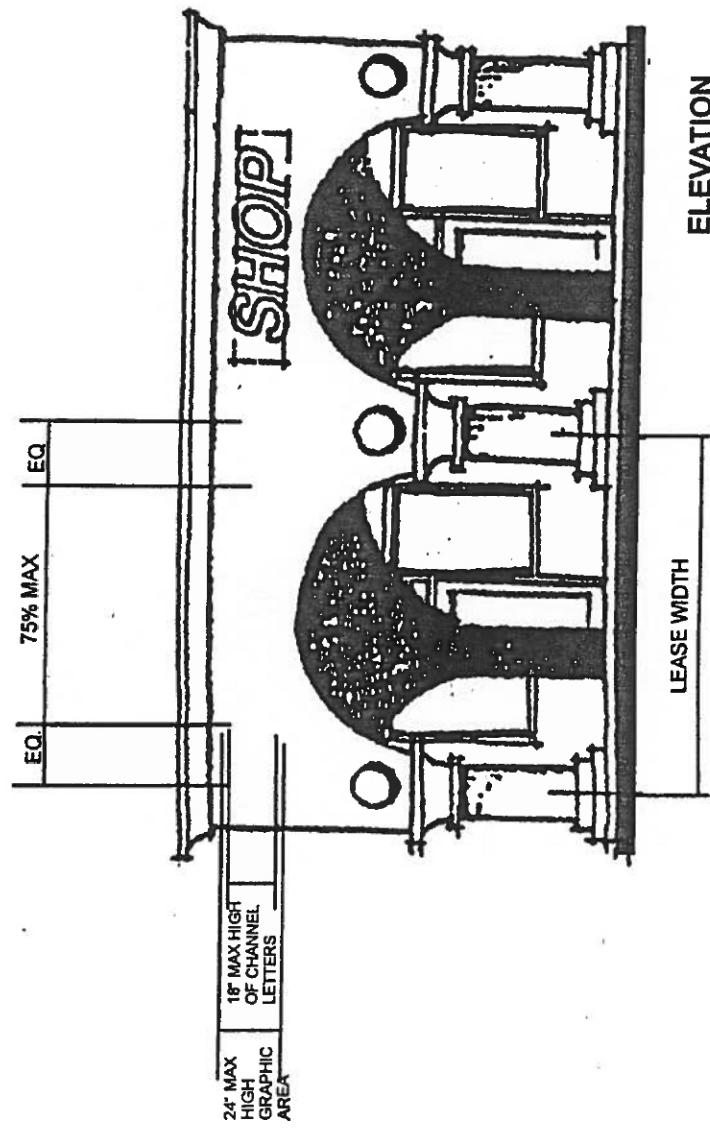
SAMPLE

75% STOREFRONT
MAXIMUM NOT TO EXCEED 22'-0"



Hank's Burgers

ILLUMINATED
LAYERED LOGO FROM VARIOUS
MATERIALS & COLORS



Suggested letters types

pan channel letters with acrylic faces

Graphic embellishments

It is encouraged that the graphic embellishment be as three dimensional as possible. This condition may be achieved by the use of sculpted / fabric representing a tenant's product or service.

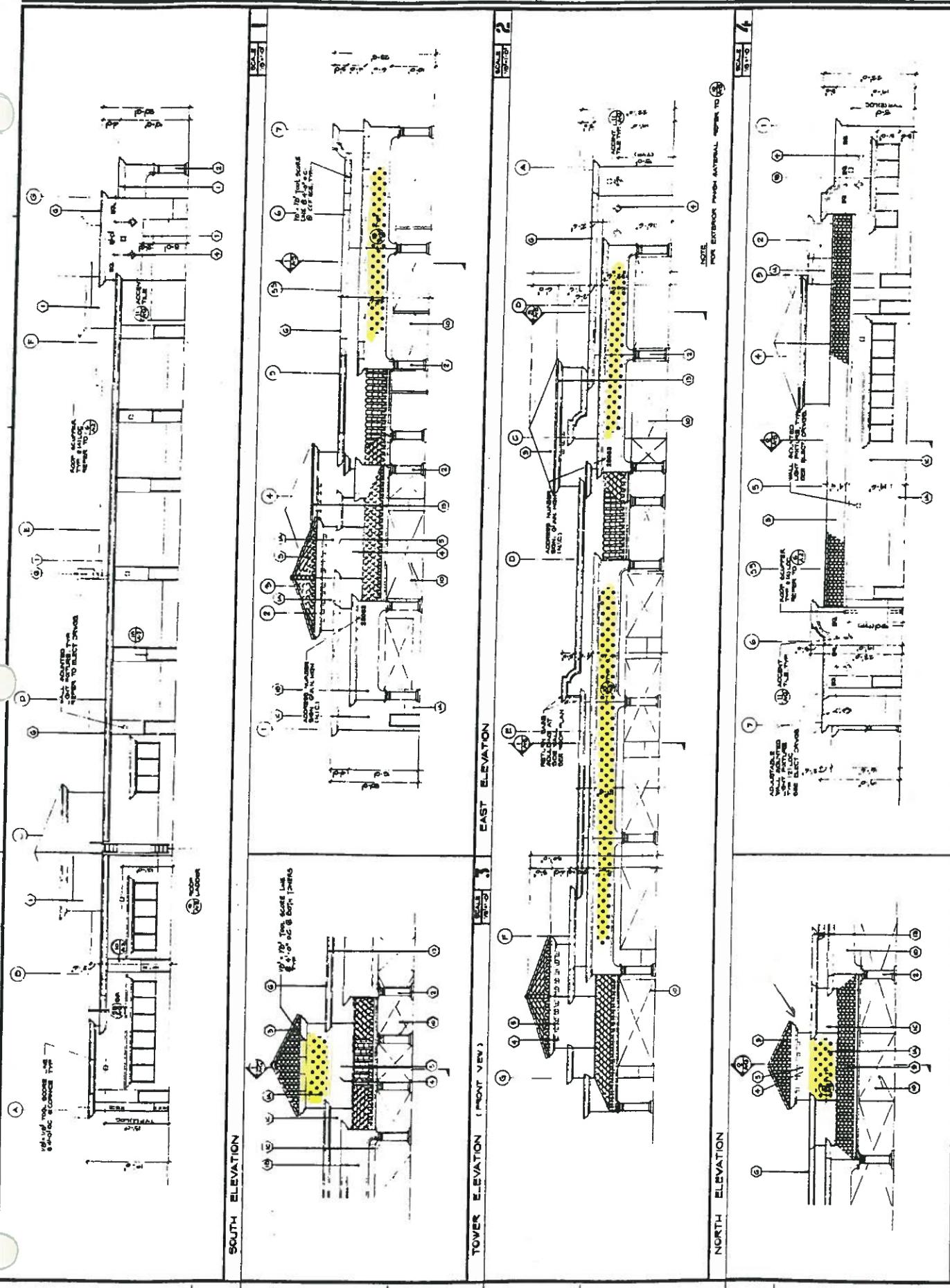
Suggested materials are as follows.

Fabricated or solid aluminum

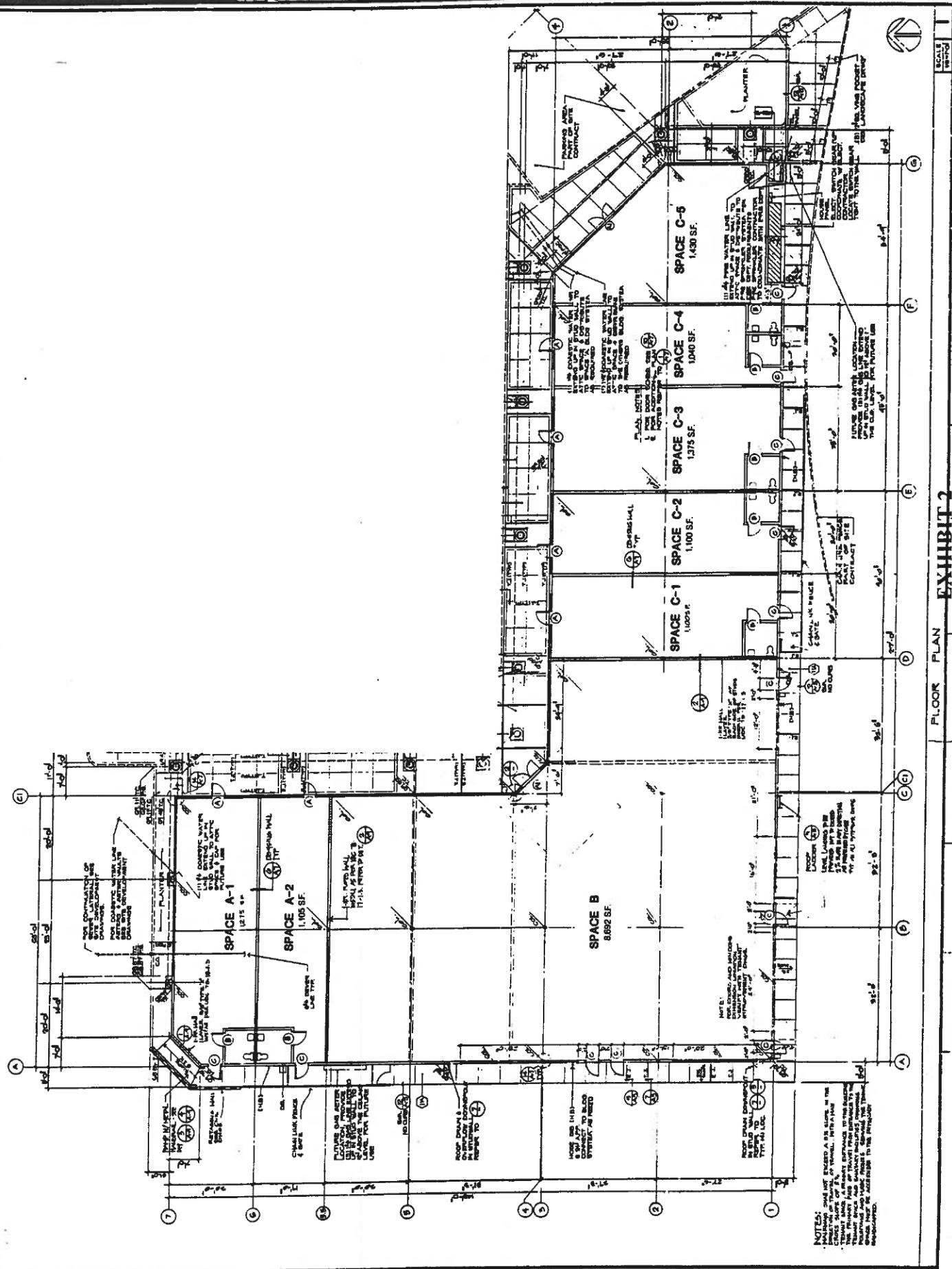
Flat cut out acrylic or sintra.

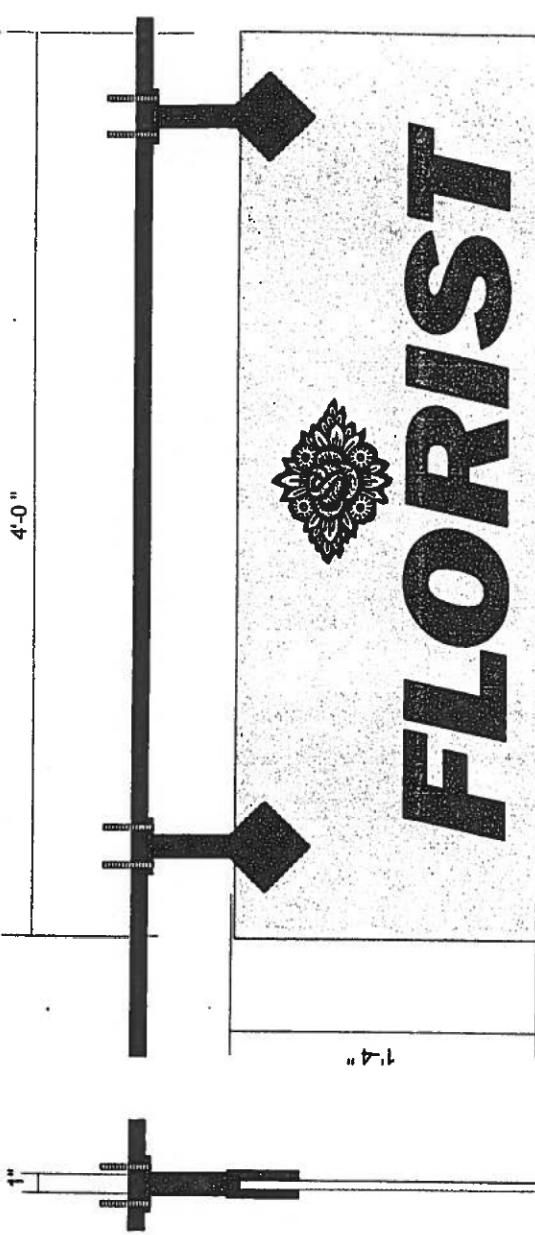
Sculpted wood

Molded fiberglass or cast resin.



TOOVER ELEVATION (FRONT VIEW)

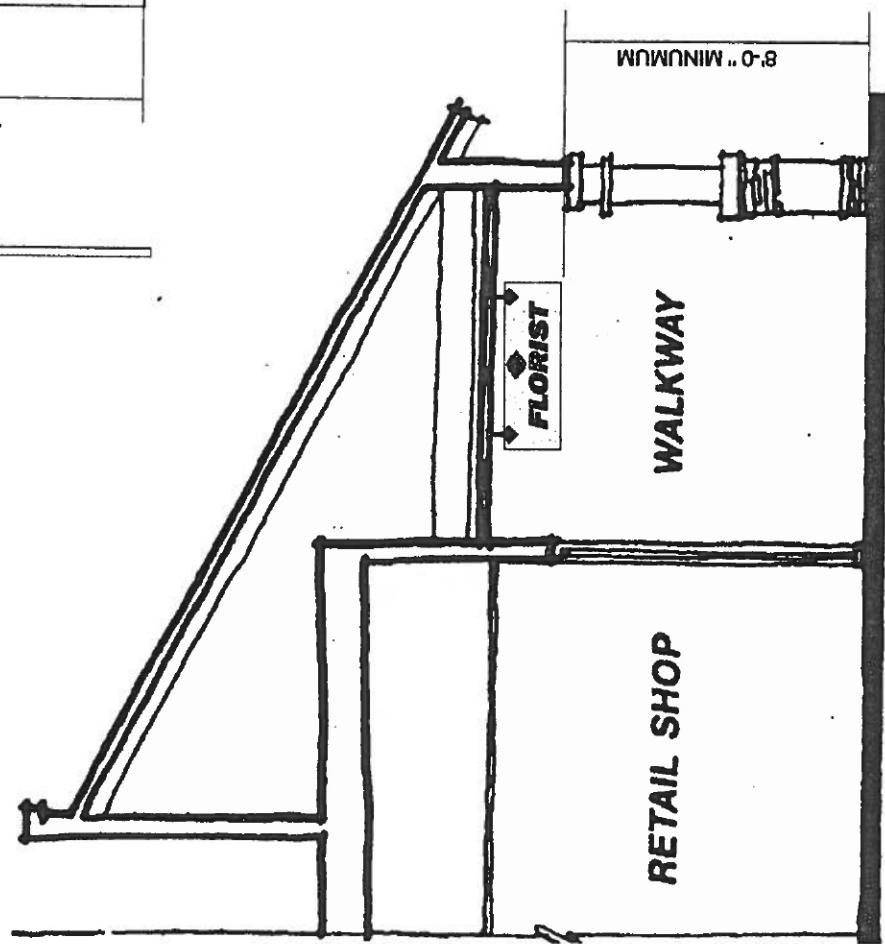




DOUBLE FACED UNDER CANOPY SIGN

SCALE: 1 1/2" = 1'-0"

1/2" THICK SINTRA PANEL PAINTED TO MATCH PROJECT
COLORS WITH TENANT GRAPHICS IN VINYL.
METAL MOUNT BRACKET PAINTED PROJECT COLORS.



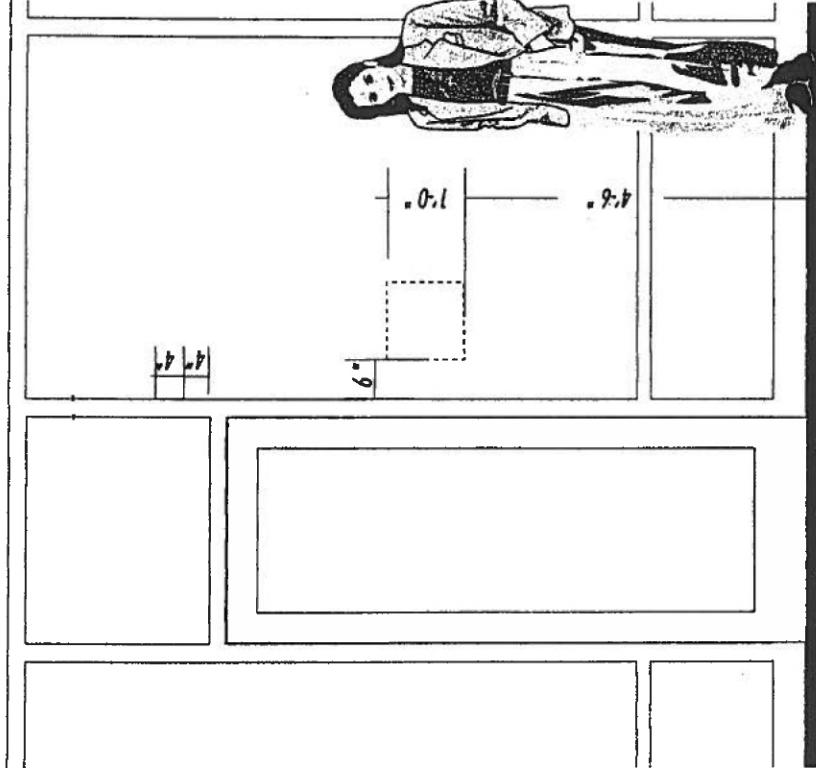
TYPICAL UNDER CANOPY @ RETAIL SHOPS EXHIBIT 3
SCALE: 1/4" = 1'-0" UNDER CANOPY SIGNS

DESCRIPTION:
4" high tenant suite number in white vinyl
on glass door.
Tenant entry information sign to be white vinyl
copy applied to door. Max is 12" x 12"

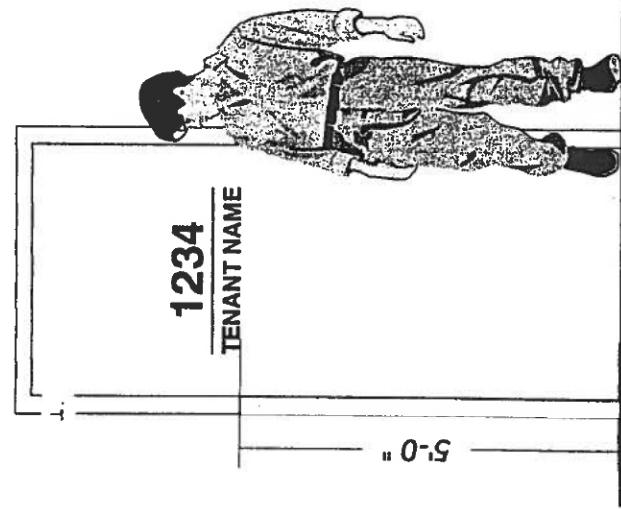
DESCRIPTION:

Vinyl letters and number on door in
contrasting color. Copy to be tenant
name in project type style.

1234
TENANT NAME



TYPICAL ELEVATION



TYPICAL ELEVATION