

APPENDIX 2.0
MASTER SIGN PROGRAM

CLINTON KEITH MARKETPLACE

Wildomar, CA



Somar Land Group, Inc.

302 Hollister Street
San Diego, CA 92154

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PROJECT DIRECTORY

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PREFACE

This document establishes guidelines and criteria for the design, implementation, and regulation of project identity and tenant signage as well as site signage and thematic graphics at the project.

All criteria contained within this program are considered to be a supplemental addition to Chapter 17.252 City Sign Regulations.

The Owner/Developer may implement any or all of the sign types outlined herein in accordance with these criteria and subject to the approval of City of Wildomar.

OBJECTIVES

The purpose of this sign criteria is to establish standards that assure tenant signage is harmonious, integrates with shopping center architecture, and provides coordinated proportional exposure for all tenants. This sign criteria also describes the responsibilities of the tenants with respect to sign review, approval, and installation. All work shall meet or exceed the minimum design intent and fabrication requirements shown in this document. Conformance will be enforced. A diversity of sign types within the parameters of these criteria is encouraged to allow for creative tenant signage. However, any non-conforming or disapproved signs will be brought into conformance at the expense of the tenant.

REQUIREMENTS FOR SIGNAGE IMPLEMENTATION

Each Tenant shall provide a minimum of one primary identification wall sign in accordance with the approved Master Sign Plan herein provided:

Tenant shall be responsible for the following expenses relating to signage for tenant's store:

- Plan check, permit processing and application fees.
- Fabrication and installation of signage, and final electrical connections.
- Maintenance and repair, to include; all costs relating to signage removal, including repair of any damage to the building, or any portion of the shopping center.

There is a formal process for the creation, review and approval of Tenant signs (see "Submittals and Approvals" section of this document). The tenant shall provide the following information: store name, logo image and colors, intended sign dimensions, materials, colors, finishes and electrical connections.

Only those sign types provided for and specifically approved in writing by the Landlord, City and Major Tenant will be allowed. The Tenants will be required, at their expense, to correct, replace or remove any sign that is installed without Landlord's approval and/or that is deemed not to be in conformance with the plans as submitted and with requirements and documents referenced herein.

SIGN DESIGN CRITERIA

The following are general guidelines to be used in the development of all signage and graphic elements:

- 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.
- Notwithstanding the maximum square footages specified for copy area allowances, signs and typography 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 Owner/Developer and approved by the City of Wildomar.
- Signage and environmental graphics should be conceived as an integral part of the design, and not applied as an afterthought.
- Primary storefront identification shall be limited to Tenant's trade name, as approved in the lease, or as otherwise approved in writing.
- All signs should fit comfortably into their storefront architecture, leaving sufficient margins and negative space on all sides. Thickness, height, and colors of sign lettering and graphics should be visually balance and in proportion to other signs on the building. Signs shall be centered over tenant's entry whenever possible.
- Location of sign placement shall be designated by Owner/Developer.
- All illuminated signs must be controlled by Owner/Developer house panel and time clock, illuminated during general operating hours as defined by the Owner/Developer unless otherwise agreed.
- All signs shall be presented to the Owner/Developer for approval prior to commencement of fabrication.
- All signage should be placed out of reach.
- All signage lighting should be baffled or concealed. Light leaks will not be permitted.

Sign Design Criteria (Cont.)

- Exposed signage lamps and fixtures are subject to approval by the owner/Developer and their architect.
- Tenant signs that incorporate logos, business identities and /or images denoting the type of business, shall be encouraged. Logo design and color to be approved by Owner/Developer.
- Wall signs shall be pegged from wall 1/2" minimum to allow for drainage.
- Signs shall be mounted without visible means of attachment, unless attachments make intentional statement.
- All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be accepted. The Owner/Developer reserves the right to reject any fabrication work deemed to be below standard.

Sign Construction and Maintenance

- All signs and their installation shall comply with all applicable City building and electrical codes, and bear the UL label.
- Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord's approval, unless otherwise directed. Signs are to be connected to the J-box provided by the Landlord.

All penetrations of exterior fascia are to be sealed watertight, and finished to match adjacent material.

- All signs shall be kept in good condition, free of corrosion, be legible, adequately repaired, maintained, and painted by the Tenant thereof at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repair of signs shall be that which will assure the highest visual quality.

*Sign Design Criteria (Cont.)***Prohibited Sign Approaches & Types**

In addition to as indicated in the City of Wildomar Sign Regulations, the following types of signs are prohibited:

- Internally illuminated boxed or cabinet type signs. Cabinet signs will not be considered unless they are less than 10% of the total sign area, and one part of tenant's logo only.
- Signs mounted directly to a raceway.
Cloth, paper, cardboard, foamcore, gatorboard, stickers, or decals.
- Temporary signs, such as but not limited to banners, streamers, and inflatable advertising devices or balloons (except for special sale events and grand opening signs as permitted by the City of Wildomar and the Owner/Developer).
- Permanent advertising devices such as attraction boards, banners and flags, except where specifically approved by the Owner/Developer and the City.
- Exposed junction boxes, transformers, lamps, tubing, conduit, raceways or neon crossovers of any type.
- Window signs except where specifically approved by the Owner/Developer and the City.
- Sign manufacturer's names, stamps, or decals visible from the street or normal viewing angles.
- Exposed fastening devices, unless integral to the sign's design intent.
- Simulated materials (i.e. wood grained plastic laminates) or wall covering.
- Any type of banner with a tenant listing or advertisement.
- Any sign that is not in conformance with this Program.

*Sign Design Criteria (Cont.)***Acceptable Sign Approaches and Types**

The following list is a broad suggestion of sign design solutions. All signs designs are subject to the approval of Owner/Developer.

- Individual channel letters with light transmitting acrylic faces.
- Mixed media signs incorporating multi-dimensional forms and combinations of colors, shapes, materials, and lighting.
- Application of materials, finishes and colors as culled from the immediately adjacent architecture.
- Application of innovative technologies.
- Dimensional letter forms with seamless edge treatments.
- Reverse channel lettering.
- Cut or fabricated steel, painted or unfinished.
- Etched metal or glass, sandblasted glass.
- Dimensional shapes and forms of metal, hardwood, glass, or other material with a permanent appearance.
- Glazed ceramic tile work forming patterns and/or fields, subject to height and area restrictions.
- Silhouette or halo illumination.
- Front lighting, i.e. billboard or gooseneck lighting.
- Open face channel letters or logo with exposed neon.

GENERAL PROVISIONS

1. All sign types will require written approval of the Owner/Developer and City. Sign permits from the City are required prior to installation. Prior to manufacture of any sign in the center, the Tenant shall submit to Owner/Developer for approval, two (2) copies of detailed shop drawings. These drawings shall include the building elevations to which the signs are to be attached, sign materials, dimensions, graphics, location, colors, and method of attachment. Drawings are to be submitted via e-mail in PDF format.
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 remain the right of the Owner/Developer.
3. Each Tenant shall pay all costs for its signs including design, manufacture, installation, maintenance, and County permits.
4. Each Tenant shall be fully responsible for and repair any damage to any surface caused by the signage or its installation.
5. Owner/Developer reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Owner/Developer at Tenant's expense.
6. Tenant's sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or done by any and all persons and/or property while engaged in the construction and erection of signs in the amount of \$1,000,000 per occurrence. Evidence of this insurance must be provided to Owner/Developer prior to installation naming Somar Land Group, Inc. or other party as may be required, as additionally insured.
7. Upon vacancy, Tenant shall remove sign and restore fascia to original condition at Tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of Tenant's lease.

SIGN AREA MEASUREMENT

The following exhibits illustrate the methods of determining maximum square footages for the allowable sign area categories that follow in this document. Sign area shall be formulated by calculating the area contained within not more than (8) eight straight lines surrounding the outermost extents of the finished sign. Details and exceptions are illustrated in the exhibits below. The letter "h" represents the overall height of the sign, often expressed as a "not to exceed" number as described in each category on the following pages.

EXHIBIT A



EXHIBIT B

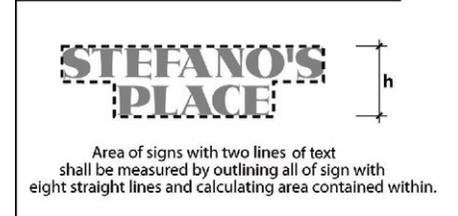


EXHIBIT C

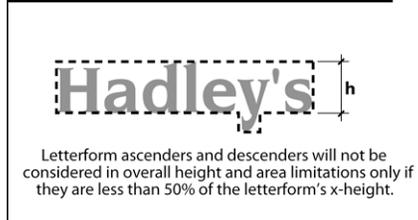


EXHIBIT D

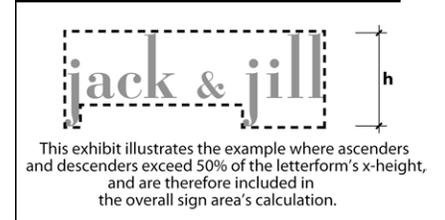


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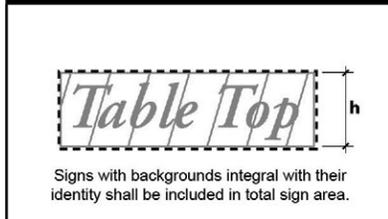


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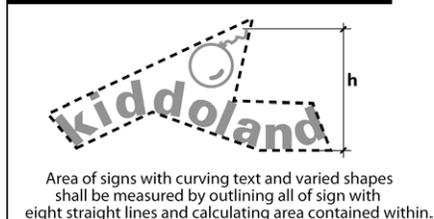


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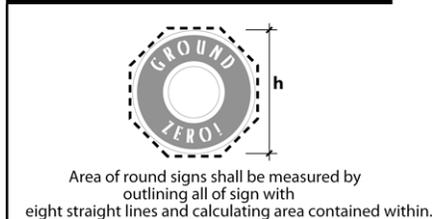
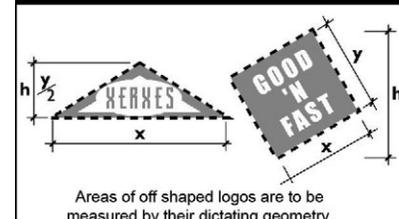
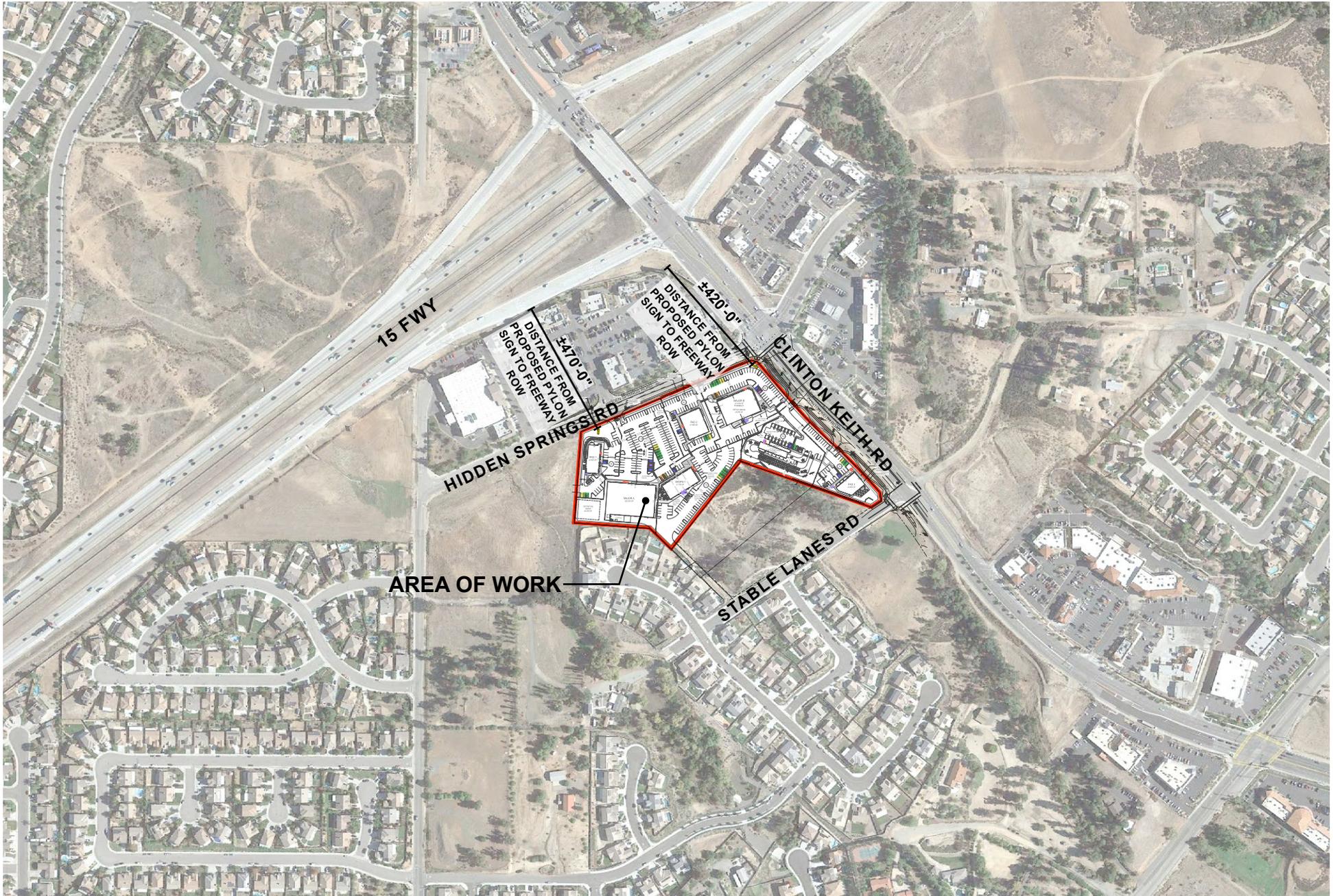


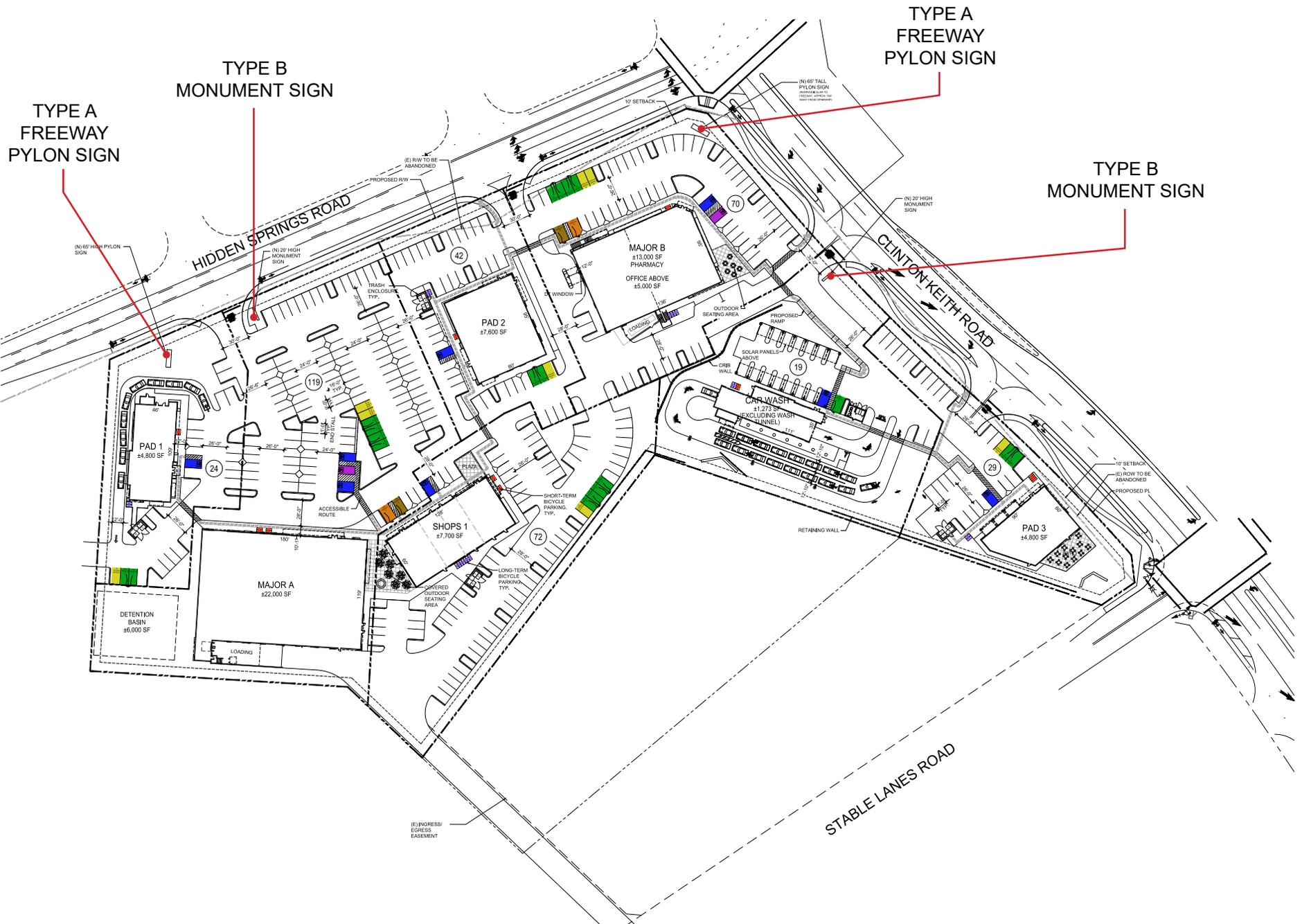
EXHIBIT H



CLINTON KEITH MARKETPLACE



CLINTON KEITH MARKETPLACE



SIGN CRITERIA

1) Signs Affixed to Buildings:

- a) Major Tenants (Greater Than 10,000 SF Major A & B)
 - i) Signs on Front Building Elevation: One-and-one-half (1.5) square feet of sign area per one (1) linear foot of building frontage. Architectural background, if any, not included in sign area. The surface area of the sign shall not exceed 10% of the surface area of the front face of building.
 - ii) Signs on Side & Rear Building Elevations: No more than three (3) wall signs for each primary building face (no building shall be deemed to have more than four (4) primary building faces). Additional ancillary signs allowed. Maximum size of signs is one-and one-half (1.5) square feet of sign area (excluding architectural backgrounds) per one (1) linear foot of building frontage. The surface area of the sign shall not exceed 10% of the surface area of the side and rear face of building.
 - iii) Maximum 5' high or as agreed with the Tenant.
- b) Pads (Pad 1, 2 & 3, Carwash)
 - i) Signs on Front Building Elevation: One-and-one-half (1.5) square feet of sign area (excluding architectural backgrounds) per one (1) linear foot of building frontage.
 - ii) Signs on Side and Rear Building Elevations (Optional): Each tenant allowed these signs in addition to front elevations.
- c) Retail Shop Tenants (Shops 1)
 - i) Signs on Front Building Elevation: One-and-one-half (1.5) square feet of sign area (excluding architectural backgrounds) per one (1) linear foot of building frontage.
 - ii) Signs on Building Elevation (Optional): Same as front.

Sign Criteria (Cont.)

2) Freestanding Signs

- a) Definition: Any sign which is supported by one or more columns or uprights imbedded in the ground, and which is not attached to any building or structure.
- b) Number: One per street frontage, spaced at least 100 feet apart. One additional freestanding sign per street frontage may be allowed if approved by the Planning Commission as part of a comprehensive sign program for the shopping center.
- c) Area: Maximum of 150 square feet per sign face. Second sign may not exceed 100 square feet in surface area per sign face.
- d) Height: 45 feet measured from the ground. Second sign may not exceed 20 feet in height. Sign may exceed this height provided a sign variance is approved by the Planning Commission.
- e) Location: Within 660 feet of the nearest edge of a freeway right-of-way line.
- f) All freestanding signage shall be subject to City review and approval.

*Sign Criteria (Cont.)***5) Electronic Message Signs**

- a) Definition: An electronic sign, typically comprising a liquid crystal diode (LCD), light emitting diode (LED), plasma, or other digital illuminated sign that displays one or more messages. An electronic message sign is different from an illuminated sign in that the illumination of the display creates the message, rather than illumination illuminating the message. An electronic message sign could be used as a message delivery method for a wall sign, a monument sign or other freestanding sign.
- b) A maximum of one electronic message sign is allowed for a commercial retail shopping center with a minimum site size of four gross acres.
- c) An electronic message sign shall be limited to a maximum sign area of 200 square feet per sign face and shall not exceed 45 feet in height.
- d) The electronic message sign shall be located on the site adjacent to and oriented toward Interstate 15 freeway as determined by the Planning Director.
- e) The electronic message portion of the sign may only display on-site commercial messages and noncommercial messages.
- f) The monument base for the proposed sign type shall be constructed of materials that are consistent with the materials approved with the commercial center. The monument base shall be included in the total sign height outlined above.
- g) Audio speakers are prohibited in association with any electronic message business identification signs.
- h) The electronic message sign shall maintain a minimum setback of five feet from the freeway right-of-way and/or street property line.
- i) The electronic message portion of the sign shall comply with all applicable lighting provisions of Chapter 8.64 (Light Pollution) of the Wildomar Municipal Code.

Sign Criteria (Cont.)

j) The provisions of Table 17.252.040.E-1 (Additional Standards for Electronic Message Signs) shall apply as noted.

Table 17.252.040.E-1
Additional Standards for Electronic Message Signs

Sign Type	Description	Text Limit	Minimum Duration	Brightness (NITs ¹) Day/Night ²	Dark Period (Off/On)
Electronic Changeable Copy	Text only – no picture or movement (e.g., no scrolling)	15 words	5 seconds	5,000 ³ /200 ²	None, provided the LED sign area is in a "static position" with a dark background ⁴ .
Electronic Graphic Display	Images and text (scrolling of text permitted)	No limit	5 seconds	5,000 ³ /200 ²	None, provided the LED sign area is in a "static position" with a dark background ⁴ .

1. NIT is a term used to describe a metric unit of luminance. It is defined as candela per square meter (cd/m²). The unit is based on the candela, the modern metric unit of luminous intensity. This quantifies surface brightness, or the amount of light an object gives off.
 2. Dimmer control required to change to the lower nighttime brightness setting upon sunset. A change to the higher brightness setting is not permitted until after sunrise.
 3. As part of the minor plot plan process, the Planning Director may approve an increase in sign brightness up to a maximum of 7,500 NITs during periods of low sun (e.g., sunset) to allow sign text and graphics to be clearly seen when affected by direct sunlight.
 4. The "static position" sign area may contain up to three lines of text and/or logos during the hours of 9:30 p.m. to 6:30 a.m., but the remainder of the background area shall be "dark."

6) Signage Design, Materials, Attachment:

- Creativity and quality are encouraged in the design of tenant wall signs.
- Sign design will be evaluated on the basis of compatibility with the overall project architectural theme. However, at a minimum tenant wall signs will be internally illuminated individual pan-channel letters (raceways not permitted). Minimum .040 aluminum with 3/16" plastic face; no cross-over neon or wiring permitted.
- Sign canisters may be allowed for tenant logos only when any such logo constitutes a registered trademark or is part of the D.B.A. However, "can like" signs are typically discouraged.
- All signs colors, lettering styles, graphics treatments, and mounting attachments will be considered against overall compatibility with the development and architectural theme. Specialty background panels are encouraged and will not be calculated as part of sign area.
- The final design and size of signs will be approved or disapproved at the discretion of the Landlord and must be approved by the City. All decisions will be based on architectural compatibility.

Miscellaneous Tenant Building Signage:

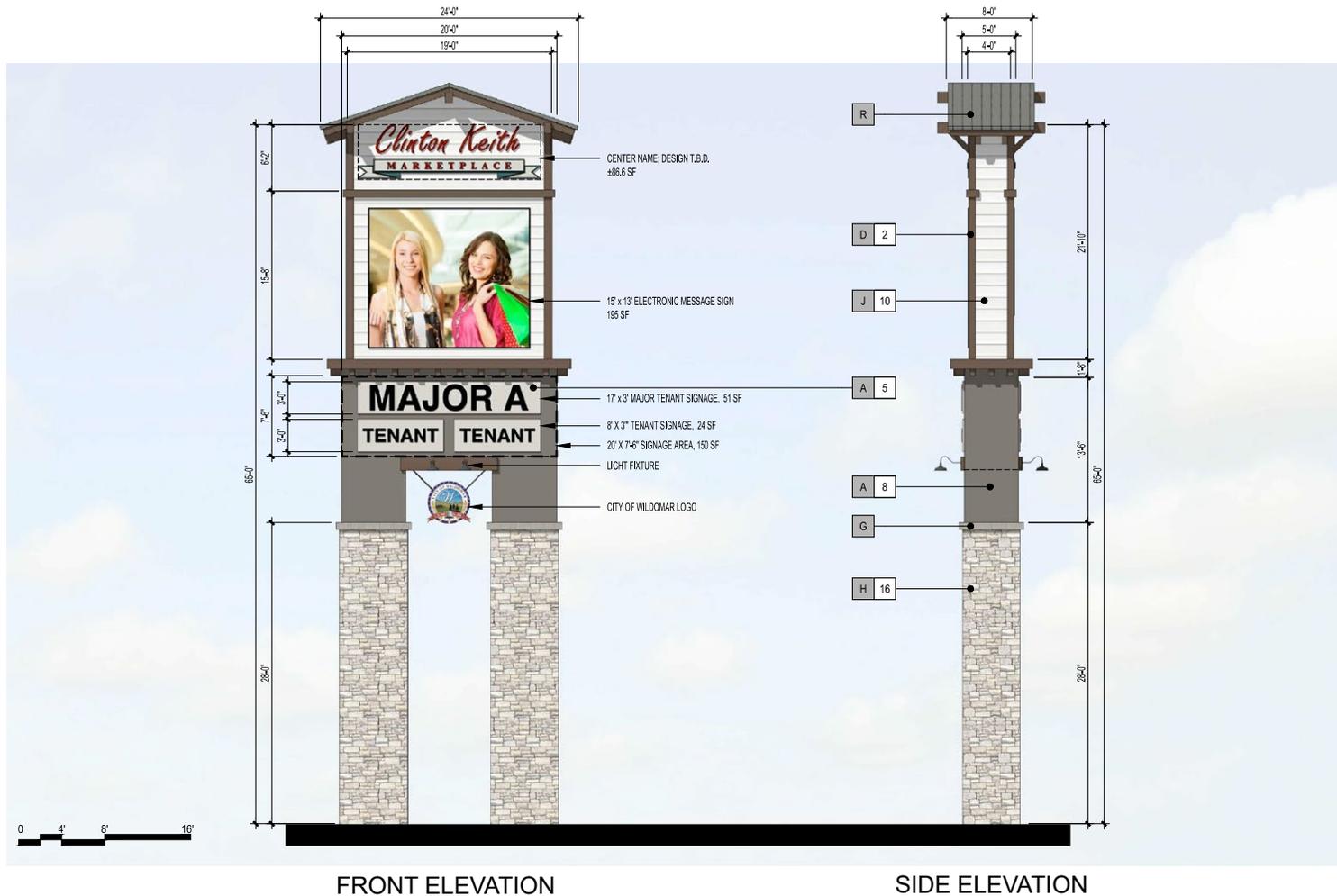
- Each tenant shall be permitted to place upon each entrance of its store (inside storefront glass) not more than 144 square inches of gold leaf or decal application lettering not to exceed 3 inches in height, indicating hours of business, emergency telephone numbers, etc. (see page 29). Window signs shall not exceed 30% for each window of a commercial establishment to match City code.
- No advertising place cards, banners, pennants, names, insignias, trademarks, or other descriptive material shall be affixed or maintained upon the glass panels and supports of the show windows and doors, or upon the exterior walls of buildings without the written previous approval of City and Landlord, and must be in compliance with Sign Regulation Codes. No permitted banners shall be affixed to the front, rear or sides of the buildings unless approved by Landlord and the City. A maximum twenty percent (20%) of interior window area may be used for temporary promotional and sales signage, subject to Landlord and City review and approval.
- Landlord shall install address above receiving doors in six (6) inch high block letters. Receiving doors may have a three inch (see page 29) high block letter sign identifying the Tenant's name. Letters shall be Dark Bronze applied directly to the door. No white or other background color allowed.
- Landlord shall install addresses numbers for each building on the front building wall, twelve (12) inches clear to the parapet or cornice and top-right of the main building wall. Letter style to be Helvetica Regular, height to be six (6) inches, securely mounted to the wall, and approved by the Building and Fire Departments.

Signage Construction and Installation:

- Letter fastening and clips are to be concealed and be galvanized, stainless steel, aluminum, brass or bronze metals.

CLINTON KEITH MARKETPLACE

TYPE A



TOTAL SIGN AREA: 150 SF, EACH SIDE

DISCLAIMER:

THE ALLOWABLE SIGN PANEL AREA IS CONCEPTUAL SUBJECT TO THE FINAL APPROVAL BY THE CITY OF WILDOMAR.
 THE TENANT SIGN LAYOUT AND GRAPHICS ARE CONCEPTUAL, THEREFORE SUBJECT TO CHANGE BASED ON THE FINAL SIGNAGE PERMIT APPLICATION.

MATERIALS

FINISHES

A	STUCCO	2	PAINT - "OTTER" SW6041
D	ARCHITECTURAL TRIM	5	PAINT - "DREAMY WHITE" SW6021
G	PRECAST BASE	8	PAINT- "FOLKSTONE" SW6005
H	STONE VENEER	10	PAINT- "ARCADE WHITE" SW7100
J	FIBER CEMENT SIDING	16	STONE VENEER - EL DORADO STONE, LIMESTONE "GRAND BANKS"
R	METAL ROOFING		

Note:
 Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.

SCALE: 1/16" = 1'

TYPE B



FRONT ELEVATION

SIDE ELEVATION

TOTAL SIGN AREA: 100 SF, EACH SIDE

DISCLAIMER:

THE ALLOWABLE SIGN PANEL AREA IS CONCEPTUAL SUBJECT TO THE FINAL APPROVAL BY THE CITY OF WILDOMAR. THE TENANT SIGN LAYOUT AND GRAPHICS ARE CONCEPTUAL, THEREFORE SUBJECT TO CHANGE BASED ON THE FINAL SIGNAGE PERMIT APPLICATION.

MATERIALS

FINISHES

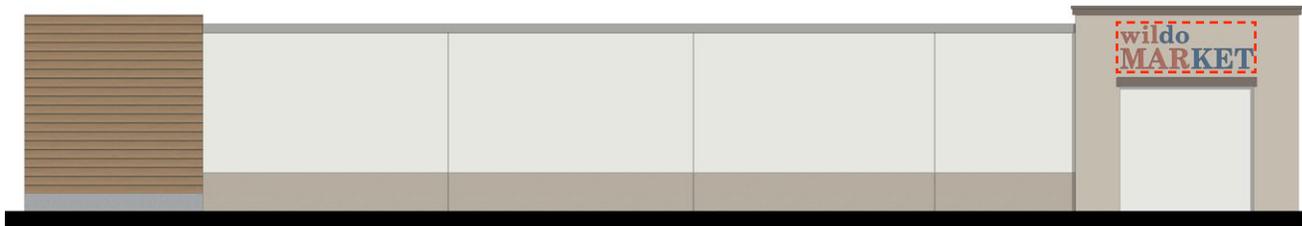
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D	ARCHITECTURAL TRIM	5	PAINT - "DREAMY WHITE" SW6021
G	PRECAST BASE	8	PAINT- "FOLKSTONE" SW6005
H	STONE VENEER	10	PAINT- "ARCADE WHITE" SW7100
J	FIBER CEMENT SIDING	16	STONE VENEER - EL DORADO STONE, LIMESTONE "GRAND BANKS"
R	METAL ROOFING		

SCALE: 1/8" = 1'

CLINTON KEITH MARKETPLACE



WEST ELEVATION MAXIMUM SIGN AREA: ±270 SF



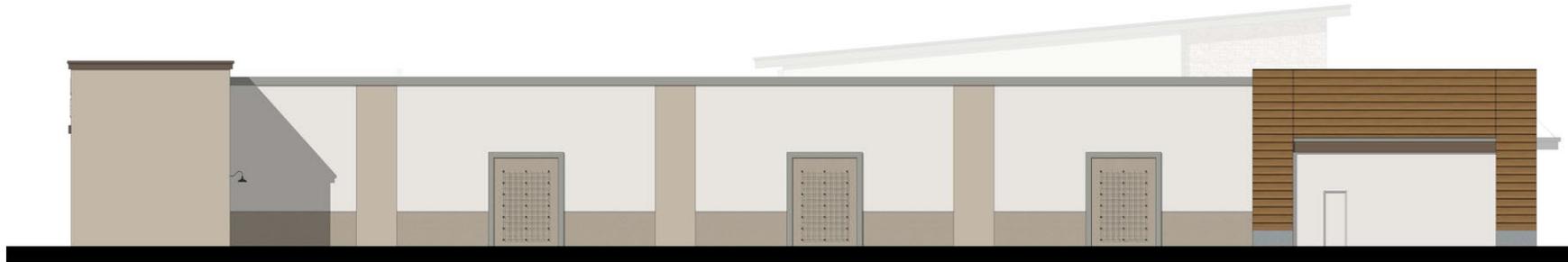
NORTH ELEVATION MAXIMUM SIGN AREA: ±215 SF

Note:
Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.



PROPOSED WALL SIGN AREA

CLINTON KEITH MARKETPLACE



EAST ELEVATION MAXIMUM SIGN AREA: ±270 SF



SOUTH ELEVATION MAXIMUM SIGN AREA: ±180 SF

Note:
Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.



PROPOSED WALL SIGN AREA

CLINTON KEITH MARKETPLACE



NORTHEAST ELEVATION

MAXIMUM SIGN AREA: ±209 SF



SOUTHEAST ELEVATION

MAXIMUM SIGN AREA: ±150 SF

Note:
Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.



PROPOSED WALL SIGN AREA

CLINTON KEITH MARKETPLACE



SOUTHWEST ELEVATION

MAXIMUM SIGN AREA: ±209 SF



NORTHWEST ELEVATION

MAXIMUM SIGN AREA: ±150 SF

Note:
Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.



PROPOSED WALL SIGN AREA

CLINTON KEITH MARKETPLACE



NORTHEAST ELEVATION

MAXIMUM SIGN AREA: ±194 SF



NORTHWEST ELEVATION

MAXIMUM SIGN AREA: ±92 SF



SOUTHWEST ELEVATION

MAXIMUM SIGN AREA: ±192 SF



SOUTHEAST ELEVATION

MAXIMUM SIGN AREA: ±92 SF

Note:
Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.



PROPOSED WALL SIGN AREA

CLINTON KEITH MARKETPLACE



NORTHWEST ELEVATION MAXIMUM SIGN AREA: ±164 SF



SOUTHWEST ELEVATION MAXIMUM SIGN AREA: ±69 SF



SOUTHEAST ELEVATION MAXIMUM SIGN AREA: ±164 SF



NORTHEAST ELEVATION MAXIMUM SIGN AREA: ±72 SF

Note:
Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.



PROPOSED WALL SIGN AREA

CLINTON KEITH MARKETPLACE



NORTHWEST ELEVATION

MAXIMUM SIGN AREA: ±144 SF



SOUTHWEST ELEVATION

MAXIMUM SIGN AREA: ±123 SF



SOUTHEAST ELEVATION

MAXIMUM SIGN AREA: ±144 SF



NORTHEAST ELEVATION

Note:
Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.



PROPOSED WALL SIGN AREA

CLINTON KEITH MARKETPLACE



NORTHEAST ELEVATION

MAXIMUM SIGN AREA: ±137 SF



SOUTHEAST ELEVATION

MAXIMUM SIGN AREA: ±95 SF

Note:
Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.



PROPOSED WALL SIGN AREA

CLINTON KEITH MARKETPLACE



SOUTHWEST ELEVATION

MAXIMUM SIGN AREA: ±136 SF



NORTHWEST ELEVATION

MAXIMUM SIGN AREA: ±90 SF

Note:
Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.



PROPOSED WALL SIGN AREA



EAST ELEVATION

MAXIMUM SIGN AREA: ±174 SF



NORTH ELEVATION

MAXIMUM SIGN AREA: ±51 SF

Note:
Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.



PROPOSED WALL SIGN AREA

CLINTON KEITH MARKETPLACE



WEST ELEVATION

MAXIMUM SIGN AREA: ±174 SF



SOUTH ELEVATION

MAXIMUM SIGN AREA: ±54 SF

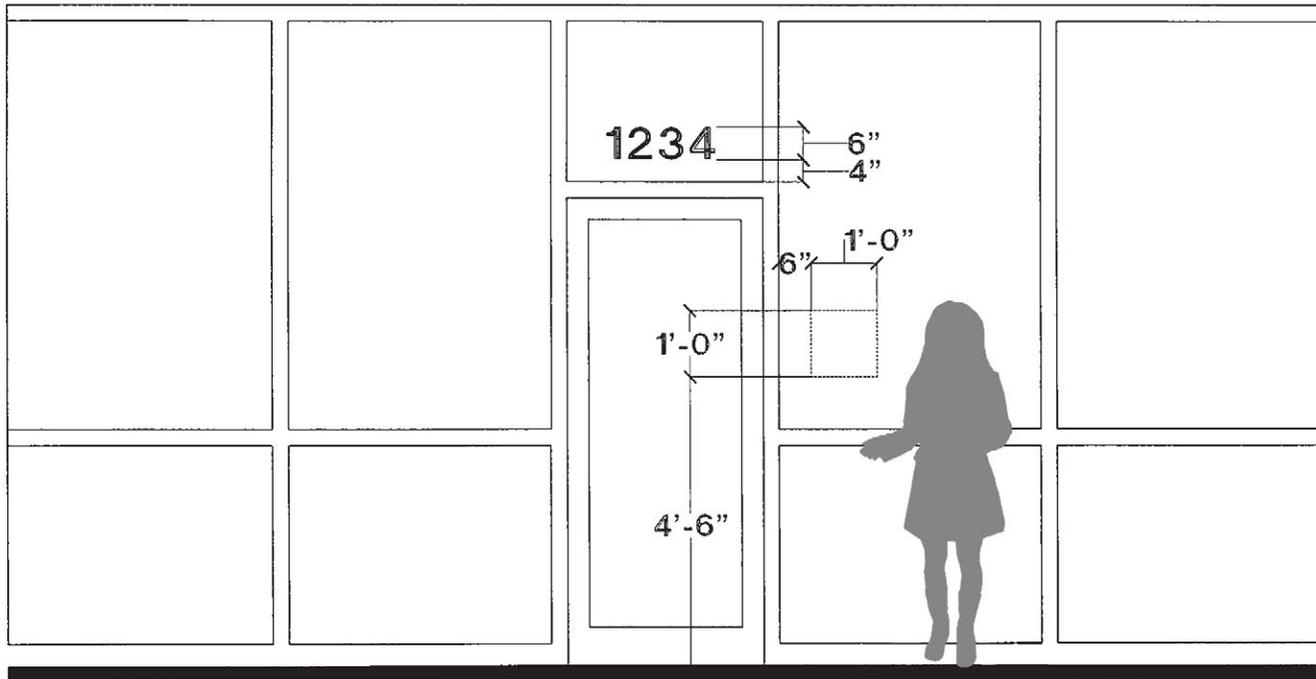
Note:
Maximum sign area is based on one-and-one-half (1.5) square feet of sign area per one (1) lineal foot of building frontage.



PROPOSED WALL SIGN AREA

SIGNAGE AT TENANT DELIVERY DOORS

APPROVED FONT: HELVETICA



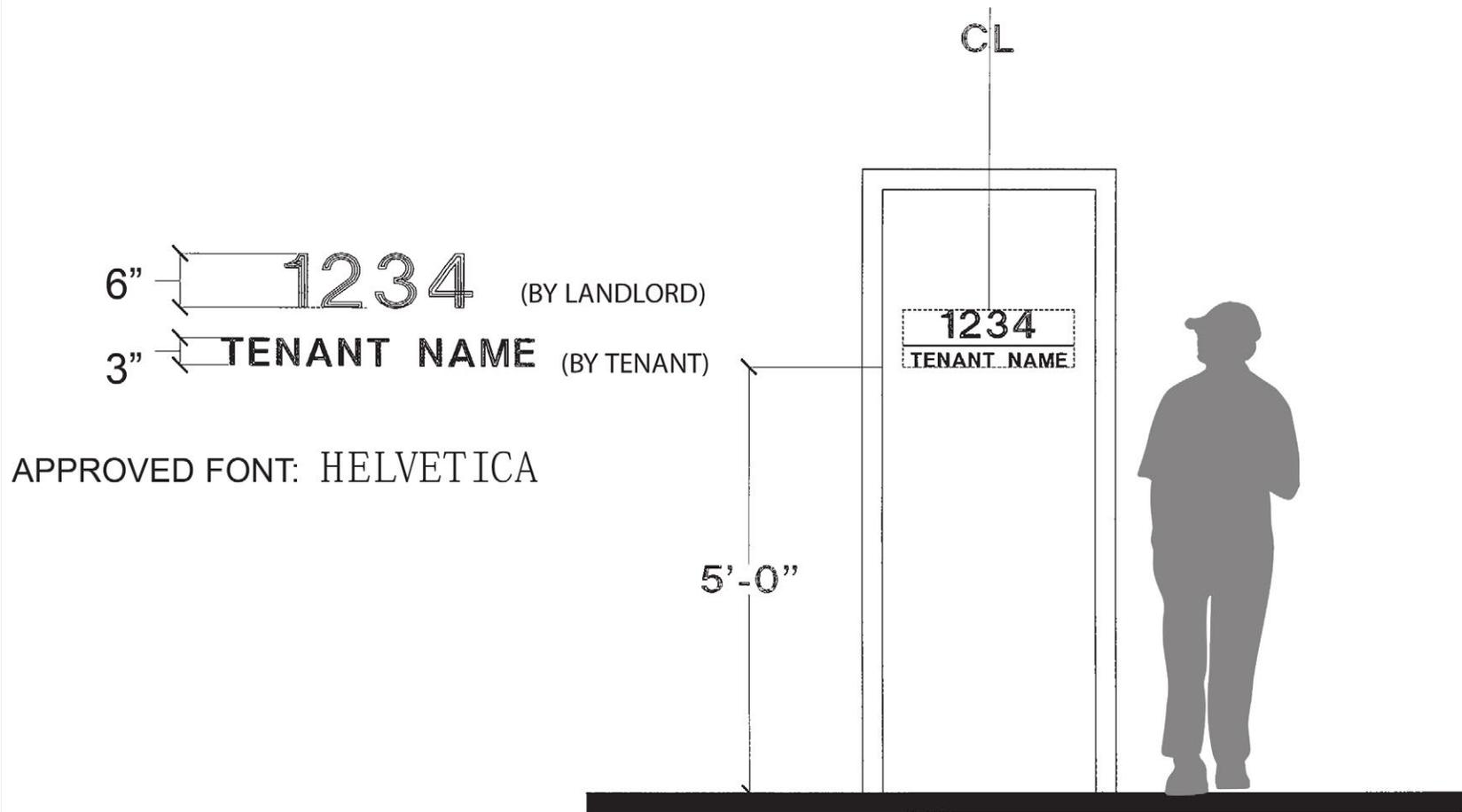
DESCRIPTION:

All letters and numbers color shall distinctly contrast with their background, either light on dark or dark on light.

NOTE:

No other signage is allowed on delivery side of building

SIGNAGE AT STORE FRONTAGE



DESCRIPTION:

6" height tenant suite numbers in white vinyl above glass door tenant entry information sign to be white vinyl applied to glass with 12" x 24" (2 s.f.) max. area. To be installed by the Landlord.

SUBMITTALS & APPROVALS

Prior to submittal to the City of Wildomar for plan check and Tenants sign fabrication, Tenant or his sign contractor shall submit for Landlord approval three (3) sets of complete and fully dimensioned and detailed sign drawings. These drawings shall include:

- Elevation of storefront showing design, location, size and layout of sign, drawn to scale, indicating materials, colors, and dimensions, attachment devices and construction detail.
- Section through letter and/or sign panel showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.

Drawings should be mailed or emailed to:

Somar Land Group, Inc.
302 Hollister Street
San Diego, CA 92154
Phone: (818) 414-4650
Attn: Stephen Macie
email: stevegate@aol.com

All Tenant sign submittals shall be reviewed by Landlord and/or its agent for conformance with the provisions of the City approved Master Sign Program Plan. Within ten (10) business days after receipt of Tenant's drawings Landlord shall either approve the submittal, contingent upon any required modifications, or disapprove Tenant's sign submittal. Approval or disapproval shall remain at the sole right and discretion of Landlord and the architect. A full set of final plans must be approved in writing by Landlord and the architect, prior to permit application to the City of Wildomar or sign fabrication.

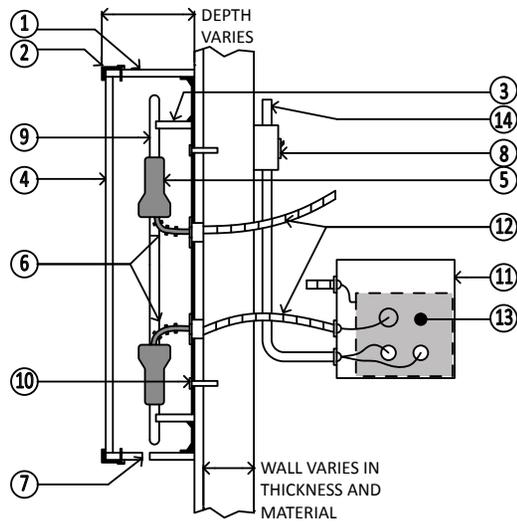
Following Landlord's approval of proposed signage, Tenant or his agent shall submit to the City sign plans signed by the Landlord and applications for all permits for fabrication and installation by sign contractor. Tenant shall be solely responsible for the cost of City of Wildomar plan check fees and permits, and shall furnish Landlord with a copy of said permits prior to installation of Tenant's sign(s).

Fabrication and installation of all signs shall be performed in accordance with standards and specifications outlined in these criteria and in the final plans and shop drawings approved by Landlord and the architect. Any work deemed unacceptable shall be rejected and shall be promptly corrected or modified at Tenant's expense as required by the City of Wildomar, Landlord or its agent.

SIGN CONTRACTOR RESPONSIBILITIES

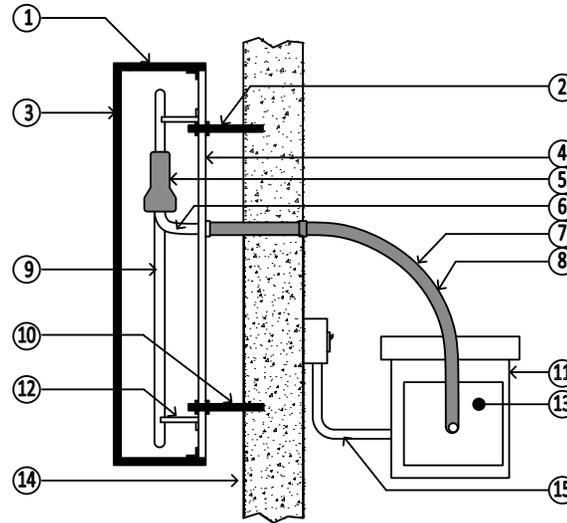
The Tenant sign contractor is responsible to do the following:

- Provide to the Landlord, prior to commencing sign fabrication and installation, an original certificate of insurance naming the Landlord as 'Additional Insured'.
- Submit to Landlord for approval prior to fabrication complete and fully-dimensioned shop drawings.
- Obtain approved sign permits (stamped as approved by City of Wildomar) prior to sign fabrication and deliver copies of same to Landlord.
- Repair and/or replace any damage or destruction to any portion of the shopping center (i.e. buildings and site improvements caused by contractor, its employees, or agents during the installation, repair, or removal of tenants sign(s)).
- Promptly remove any equipment, debris, and unused sign materials after installation, repair, or removal of tenants sign(s).



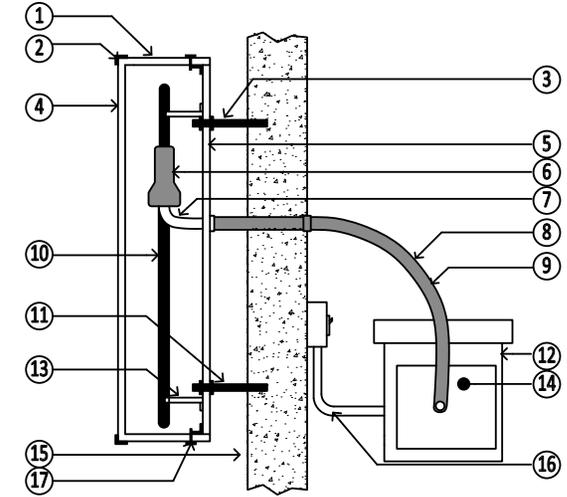
- ① CUSTOM FABRICATED ALUMINUM CHANNEL, FULLY STAPLED SEAMS & SOLID ALUMINUM BACK
1/2" WEEP HOLES AT BOTTOMS OF LETTERS, 2 PER LETTER
- ② 3/4" TRIMCAP RETAINER WITH ALUMINUM SCREWS
- ③ NEON TUBE SUPPORT
- ④ TRANSLUCENT ACRYLIC LETTER FACE
- ⑤ ELECTROBITS HIGH VOLTAGE SS3/5 U.L. APPROVED CONNECTOR & INSULATING BOOT
- ⑥ GTO INSULATING SLEEVING
- ⑦ DRAIN HOLES 1/4" DIA.
- ⑧ SAFETY DISCONNECT SWITCH, ON WALL OR FIRST TRANSFORMER BOX
- ⑨ NEON TUBE
- ⑩ FASTENER TO WALL (2-5 PER LETTER)
- ⑪ GALVANIZED, VENTED TRANSFORMER BOX
- ⑫ LISTED FLEX (METAL SHOWN) AND LISTED GTO CABLE (SECONDARY SIDE ONLY)
- ⑬ 30ma TRANSFORMER, U.L. LISTED
- ⑭ PRIMARY ELECTRICAL SOURCE

PAN - CHANNEL LETTER SECTION DETAIL:



- ① CUSTOM FABRICATED ALUMINUM CHANNEL
- ② 3/16" DIAMETER x 3" THREADED ROD WITH CLEAR ACRYLIC SPACERS
- ③ ALUMINUM LETTER FACE
- ④ 3/16" CLEAR LEXAN BACK LENS
- ⑤ ELECTROBITS HIGH VOLTAGE SS3/5, U.L. APPROVED CONNECTOR
- ⑥ #3830 GTO SLEEVING
- ⑦ 1/2" METAL FLEXIBLE CONDUIT
- ⑧ GTO WIRE
- ⑨ NEON TUBE
- ⑩ FASTENER TO WALL (2-5 PER LETTER)
- ⑪ GALVANIZED, VENTED TRANSFORMER BOX
- ⑫ NEON TUBE SUPPORT
- ⑬ 30ma TRANSFORMER, U.L. LISTED
- ⑭ WALL/SUPPORT STRUCTURE
- ⑮ SAFETY DISCONNECT SWITCH ON WALL OR FIRST TRANSFORMER

HALO ILLUMINATED REVERSE PAN - CHANNEL LETTER SECTION DETAIL:



- ① CUSTOM FABRICATED ALUMINUM CHANNEL
- ② 1/4" TRIMCAP RETAINER WITH ?? 1/2" ALUMINUM SCREWS
- ③ 3/16" DIAMETER X 3" THREADED ROD WITH CLEAR ACRYLIC SPACERS
- ④ TRANSLUCENT ACRYLIC LETTER FACE
- ⑤ 3/16" CLEAR LEXAN BACK LENS
- ⑥ ELECTROBITS HIGH VOLTAGE SS3/5 U.L. APPROVED CONNECTOR
- ⑦ #3830 GTO SLEEVING
- ⑧ 1/2" METAL FLEXIBLE CONDUIT
- ⑨ GTO WIRE
- ⑩ NEON TUBE
- ⑪ FASTENER TO WALL (2-5 PER LETTER)
- ⑫ GALVANIZED, VENTED TRANSFORMER BOX
- ⑬ NEON TUBE SUPPORT
- ⑭ 30ma TRANSFORMER, U.L. LISTED
- ⑮ WALL/SUPPORT STRUCTURE
- ⑯ SAFETY DISCONNECT SWITCH ON WALL OR FIRST TRANSFORMER
- ⑰ FASTENER: Sheet Metal Screw

FRONT & HALO ILLUMINATED PAN-CHANNEL LETTER SECTION DETAIL: