

31151-31181 Niguel Road
Laguna Niguel, CA 92677

BY: Comm. Dev. Dept. DATE: 9.10.14

**CONDITIONALLY
APPROVED**

Amendment No. 4 to Site Development
Permit SP 88-21A
September 4, 2014

**Clubhouse Corner
Sign Program**

Clubhouse Corner Sign Program

Amendment No. 4 to Site Development Permit SP 88-21A
August 2014

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A: INTRODUCTION

The following Sign Program has been established for the purpose of assuring an aesthetically appealing shopping center and for the mutual benefit of all occupants. Conformity with the criteria shall be strictly enforced and any sign not meeting the standards set forth or that are not approved in writing shall be brought into conformity at the expense of the Tenant. The Sign Program has been designed to give each Tenant flexibility in personalizing its own store, while at the same time achieving a visually compatible, balanced and appealing signage environment within The Clubhouse Corner.

Prior to fabrication, all signs must be submitted for review and approval by both the Landlord and the City of Laguna Niguel Community Development Department ("City") for conformance with the provisions of these criteria and to ensure the sign is a quality design compatible with the Clubhouse Corner Center. 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 and are subject to approval by the City. 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.

B. LANDLORD SUBMITTAL REQUIREMENTS

Prior to wall sign fabrication and installation, complete sets of plans shall be submitted to the Landlord for review and approval, including the following:

1. **Colored Storefront Elevation Plan:** Exhibit drawn to scale identifying: (a) the location of the sign on the storefront, (b) sign copy with design details, (c) dimensions and 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 dimensioned thickness of the letters, wiring and attachment details.
3. **Site Plan:** Plan illustrating the location of the proposed sign on the property.

Prior to fabrication and installation of any other signage (e.g., awning, window graphics and/or other miscellaneous signs), the Tenant shall submit for review and obtain Landlord approval.

All drawings are to be drawn to scale. Landlord will respond to the written request within ten (10) working days.

Fabrication and installation of all signs shall be performed in accordance with the standards and specification outlined in this Sign Program and in the "final approved plans and shop drawings";

Once sign plans have been approved by the Landlord, the Tenant shall submit for review and obtain approval of applicable signs from the City. Submittal to the City shall include evidence of Landlord approval (i.e., copy of stamped approved sign plans).

C: TENANT/SIGN CONTRACTOR RESPONSIBILITIES

1. Each Tenant shall pay all expenses associated with the cost of the sign, including manufacturing, installation and future maintenance. All signs are to be manufactured by a California State Licensed Electrical Sign Contractor.
2. Tenant's sign contractor shall obtain any and all permits required by the City. A copy of the permit shall be provided to the Landlord prior to installation of any signs.
3. Tenant's Sign Contractor shall carry Workman's Compensation and Public Liability Insurance against all damages suffered or done to any and all persons and property while engaged in the construction or erection of signs in the amount of \$1,000,000.00 per occurrence.
4. Tenant's Sign Contractor shall provide to Landlord a certificate of insurance naming Landlord as additional insured prior to installation of any signs.
5. Following installation, the sign contractor shall obtain final inspection and provide documentation of approval by the City to the Tenant and Landlord.
6. All signs must be aesthetically appealing to the overall look and function of the center. Final approval for any and all signs is at the sole and absolute discretion of the Landlord.
7. Landlord shall have the right to remove, at Tenant's expense upon seven (7) days written notice, any and all signs installed contrary to this sign criteria.
8. Tenant is responsible for any damage to the building fascia, which may occur in the performance of installing said signs, and will be repaired in accordance to Landlord's specifications at Tenant expense.
9. Tenants are responsible for maintaining their sign in good repair. Landlord at its sole discretion shall provide a written notice to Tenant should they fail to maintain their sign in good order, at which time Landlord's sign contractor will service the sign, any and all incurred expenses will be back charged to the Tenant.
10. Tenants are specifically required to replace the acrylic faces on the channel letters every seven (7) years and to clean the sign inside and out once a year at their expense. Any acrylic color changes will require the written approval of the Landlord and the City.
11. Upon vacancy of the leasehold space, tenant shall remove all building and window signs, and restore the fascia to the original condition and finish color at their expense.
12. All signs must be controlled by Tenant's time clock and illuminated form dusk until 11:00 p.m., as defined by the Landlord.

D: CONSTRUCTION REQUIREMENTS

1. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated. 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.
2. Plastic surfaces to be 3/16" acrylic as manufactured for outdoor advertising with UV inhibitors.
3. All letters shall be fabricated using full welded construction. Letters to be fabricated from .03 aluminum returns and .040 aluminum backs. Signs must be made of durable rust-inhibited materials.
4. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs, and shall have a uniform surface conforming to the highest standards of the industry.
5. Paints must be high quality acrylic polyurethane, Matthews Paint or equivalent.
6. Signs illuminated with neon tubing shall use 30ma transformers conforming to UL2161. All lighting, wiring and assembly must match the exact specifications on the approved shop drawings.
7. Surface brightness of all illuminated materials shall be consistent in all components of the sign.
8. All exterior channel letters shall be mounted with 3/4" standoffs from building. Standoffs painted to match building color.
9. All penetrations of exterior to be sealed watertight, in color and finish to match adjacent materials.
10. Each Tenant shall be fully responsible for all the actions of Tenant's sign contractor with respect to the installation of their sign/s.
11. All signs and their installation shall comply with all applicable governmental building and electrical codes.
12. Tenant's sign contractor shall be responsible for the fulfillment of all requirements and specifications, completing the installation in a workmanlike manner, clean-up, patching and painting all surfaces damaged by it. All signs to be connected to "J" box provided by Landlord.
13. Exposed raceways, cross-overs, conduits, transformers, etc., are prohibited.
14. No decals, manufacturing labels, UL Labels, disconnect switches etc., shall be visible from the street or parking lot from normal viewing angles.
- 15.

E: TENANT WALL SIGNS

1. **Quantity of Signs:** Each Individual Tenant shall be allowed one (1) sign per building elevation facing a street or parking lot.
2. **Primary Copy:** To be individual internally illuminated aluminum channel letters.
3. **Size of Signs:**
 - a. **Building "A" (Sign Type A):** Tenants shall be allowed to utilize a maximum of 70% of their leasehold frontage for the sign width, with a maximum letter height of 18" for single line of copy, within the designated sign area.
 - b. **Building "A" (Sign Type B):** Tenants within the Tower Element shall be allowed to utilize a maximum of 70% of their leasehold frontage for the sign width and an overall height of 30" for stacked copy and 21" high for a single line of copy within the designated sign area.
 - c. **Building "A" (Sign Type B-1):** Tenants within the Tower Element or with signage for Suites K and L (as shown on site plan) shall be allowed to utilize a maximum of 70% of their leasehold frontage for the sign width and an overall height of 28" for stacked copy and 21" high for a single line of copy within the designated sign area.
 - d. **Buildings "B" and "C" (Sign Type A):** Tenants shall be allowed to utilize a maximum of 70% of their leasehold frontage for the sign width, with a maximum letter height of 18" for single line of copy, within the designated sign area.
 - e. **Building "D" (Sign Type C):** Tenant shall be allowed to utilize a maximum of 70% of their leasehold frontage for the sign width per building elevation, with a maximum of 100 square feet of overall sign area on the building, with a maximum overall height of 21", for stacked or a single line of copy, within the designated sign area.
4. **Sign Area:** All Tenants are allowed a minimum of 25 square feet of signage in any case; per attached building elevations. The total aggregate square footage for all signs for users with multiple frontages shall not exceed a total of 100 square feet (per attached elevation drawings).
5. **Colors:** Tenants are permitted to utilize a variety of acrylic and metal colors with UV inhibitors so long as they are complimentary with one another and are approved by both Landlord and City. Fluorescent, "day-glow" or other similar colors are prohibited.
6. **Type Style / Fonts:** Letter styles can be varied but must be readable and compatible with the overall design of the Center. Block letters are discouraged. Registered Trademarks are permitted with the written approval of the Landlord and the City.
7. **Sign Copy:** Each tenant shall display its established Trade Name /d.b.a. only, i.e. "John's Donuts". No brand names or products shall be displayed unless it is integral part of the name. Logos are permitted and must have a dimensional element to them. Routed out acrylic, flat cut out acrylic layer to provide depth, push thru acrylic or combination of the elements is permitted. No flat surfaces with vinyl only is permitted for logos.

1. Awnings are solely used for the purpose of decorative element, enhancing the overall appeal of the Center. Tenants are not permitted to put their name or branding on any awning within Clubhouse Corner.
2. Awnings are fabricated from aluminum framing and covered with Sunbrella GRM101 Black Cloth.
3. Placement as per attached exhibits.

G: AWNINGS

1. **Quantity of Signs:** One double face externally illuminated monument sign.
2. **Center Copy:** 4" high Non-illuminated Black Cast Acrylic letters, pin mounted flush to sign.
4. **Tenant Copy:** 5" high Non-illuminated Black Cast Acrylic Letters, pin mounted flush to sign.
5. **Size of Signs:** One existing 4'6 1/2" high x 8'6" wide located at entrance off Niguel Road.
6. **Colors:** Sign background color Dunn Edwards DEC772 Navajo White, Trim color is Dunn Edwards DEC750 Bison Beige, Copy color is PMS Process Black.
7. **Type Style / Fonts:** Letter style Times Roman "ONLY".
8. **Sign Copy:** Each tenant shall display its established Trade Name /d.b.a. only, i.e. "John's Donuts". No brand names or products shall be displayed unless it is integral part of the name. Logos are not permitted on monument signs. If Tenant's trade name will not fit within the designated space, substitute copy may be approved with Landlord's written consent.
9. **Sign Materials:** .090 Aluminum construction with "TEX-Cote" Finish. In ground pole mount.
10. **Illumination:** Black in-ground mount directional flood. Flat profile with PAR38L 100 watt Ceramic Metal Halide lamp.

F: MONUMENT SIGNS

8. **Illumination:** Tenants can use either neon tubing, LED's or fluorescent bulbs.
9. **Placement of Signs:** Signs are to be centered both horizontally and vertically in the "NET SIGN AREA" above the storefront as indicated in the Sign Exhibits.
10. **Stacked Copy:** Stacked copy is allowed for certain specified sign types in the center as specifically designated herein, however sign copy to a single-line layout is recommended.

H: MISCELLANEOUS SIGNS

1. **GRAND OPENING BANNERS:** Grand opening banners are subject to Landlord's written approval. Tenant must obtain a temporary banner permit from the City. Tenant must provide to Landlord a copy of the permit prior to installation of any banner. New businesses can mount a temporary banner on their storefront for a period of no more than 30 days. It cannot exceed 20 square feet in size.
2. **TEMPORARY ID SIGNS:** New businesses may display Temporary Identification sign during the interim period while a permanent sign is being approved, constructed and installed, provided that the size of that sign does not exceed the maximum size permitted for the permanent wall sign noted herein. Such temporary business identification signs are permitted for a period of 30 days, subject to the approval of the Landlord and by obtaining a temporary use permit from the City, and may be extended up to an additional 30 days if approved by the city. Tenant must provide to Landlord a copy of the permit prior to installation of sign.
3. **BANNERS AND TEMPORARY ID SIGN PLACEMENT:** Signs are to be centered both horizontally and vertically in the "NET SIGN AREA" above the storefront. Tenant is responsible for all penetrations in the building fascia, upon removal of any and all signs Tenant is required to bring fascia back to the original condition. All penetrations must be patched and painted in accordance to the Landlord's specifications at the expense of the Tenant.
4. **WINDOW SIGNS:** All window graphics must be professionally designed and placed. Tenants are permitted up to 216 square inches of window signs consisting of professionally placed 3m High Performance white vinyl graphics indicating hours of business, telephone numbers, approved credit cards, etc., without written approval of the Landlord. All other window graphics must have the written approval of the Landlord. Window signs must be aesthetically appealing to the overall look and function of the center. Total sign area shall not exceed 20% of the aggregate window area per building frontage. One window sign is allowed for every ten feet of linear window frontage. Fluorescent, neon or "day glo" sign colors are prohibited. Tenant must maintain all window signs in good condition as determined by Landlord.

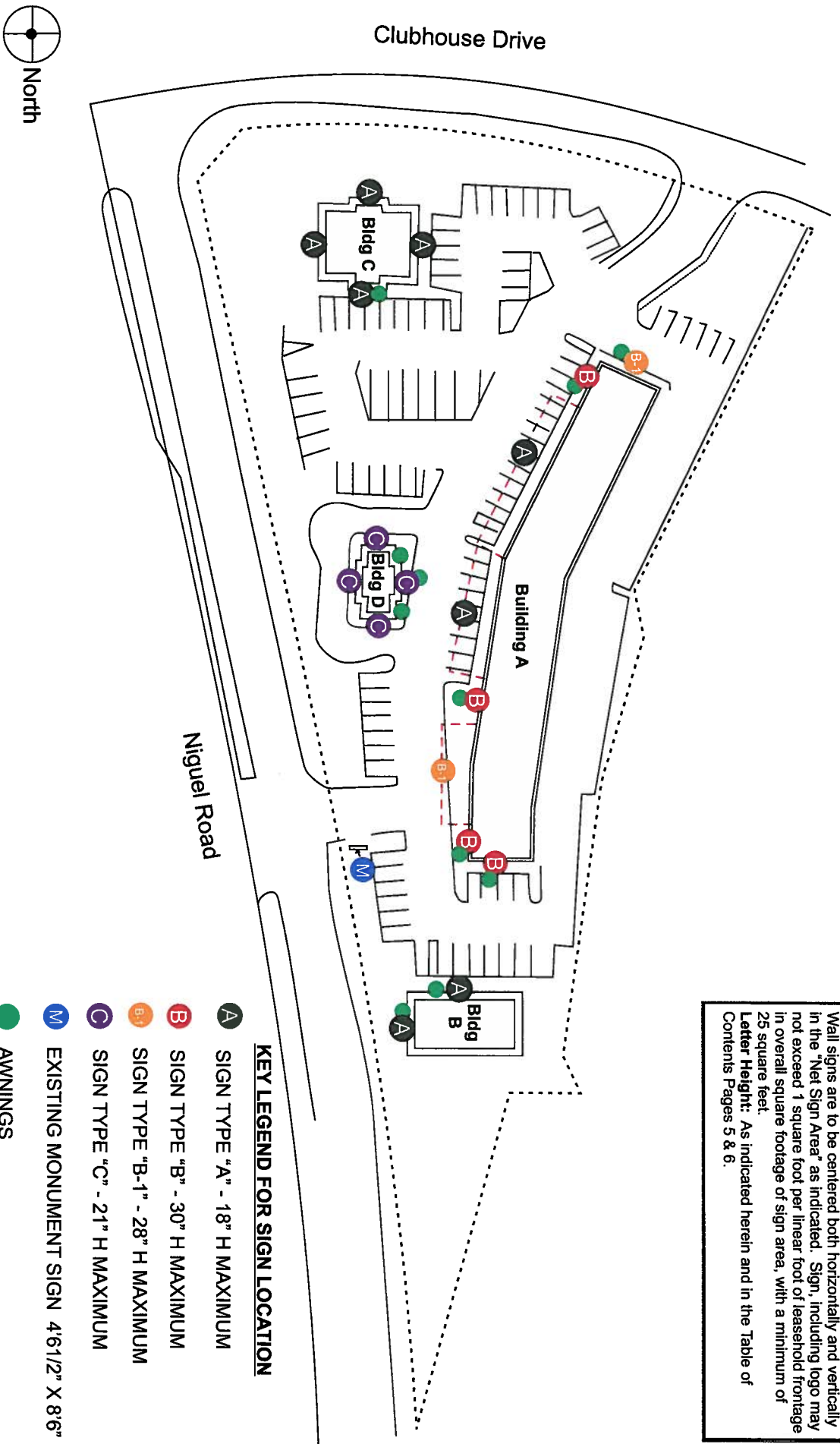
I: PROHIBITED SIGNS

In addition to the remedies for default set forth in the Lease, Landlord may, at Tenant's expense, remove any item erected in violation of this subsection.

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, flashing or audible signs are prohibited.
5. Signs on or affixed to trucks, automobiles, trailers or other vehicles parked within the Center that advertise, identify or provide direction to a use or activity not related to its lawful making or deliveries of sales or merchandise or rendering of services from such vehicles, is prohibited.
6. Additional advertisement, i.e., flags, pennants, cloth signs, banners or similar devices on the building are prohibited, except as otherwise approved by the Landlord in writing and with City approval and/or permit.
7. Flags, balloons, pennants, inflatable displays, human signs, (e.g., sign spinners), and/or other similar advertisement are strictly prohibited, unless prior written approvals by the Landlord and the City are obtained.
8. No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.
9. Any other sign prohibited by the City of Laguna Niguel Sign Ordinance, unless otherwise stated herein or approved in writing by the Landlord and the City.

SITE PLAN FOR SIGNAGE

Sign Location:
 Wall signs are to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Sign, including logo may not exceed 1 square foot per linear foot of leasehold frontage in overall square footage of sign area, with a minimum of 25 square feet.
Letter Height: As indicated herein and in the Table of Contents Pages 5 & 6.



KEY LEGEND FOR SIGN LOCATION

- A** SIGN TYPE "A" - 18" H MAXIMUM
- B** SIGN TYPE "B" - 30" H MAXIMUM
- B-1** SIGN TYPE "B-1" - 28" H MAXIMUM
- C** SIGN TYPE "C" - 21" H MAXIMUM
- M** EXISTING MONUMENT SIGN 4'6 1/2" X 8'6"
- AWNINGS
- - - -** PROPERTY LINE



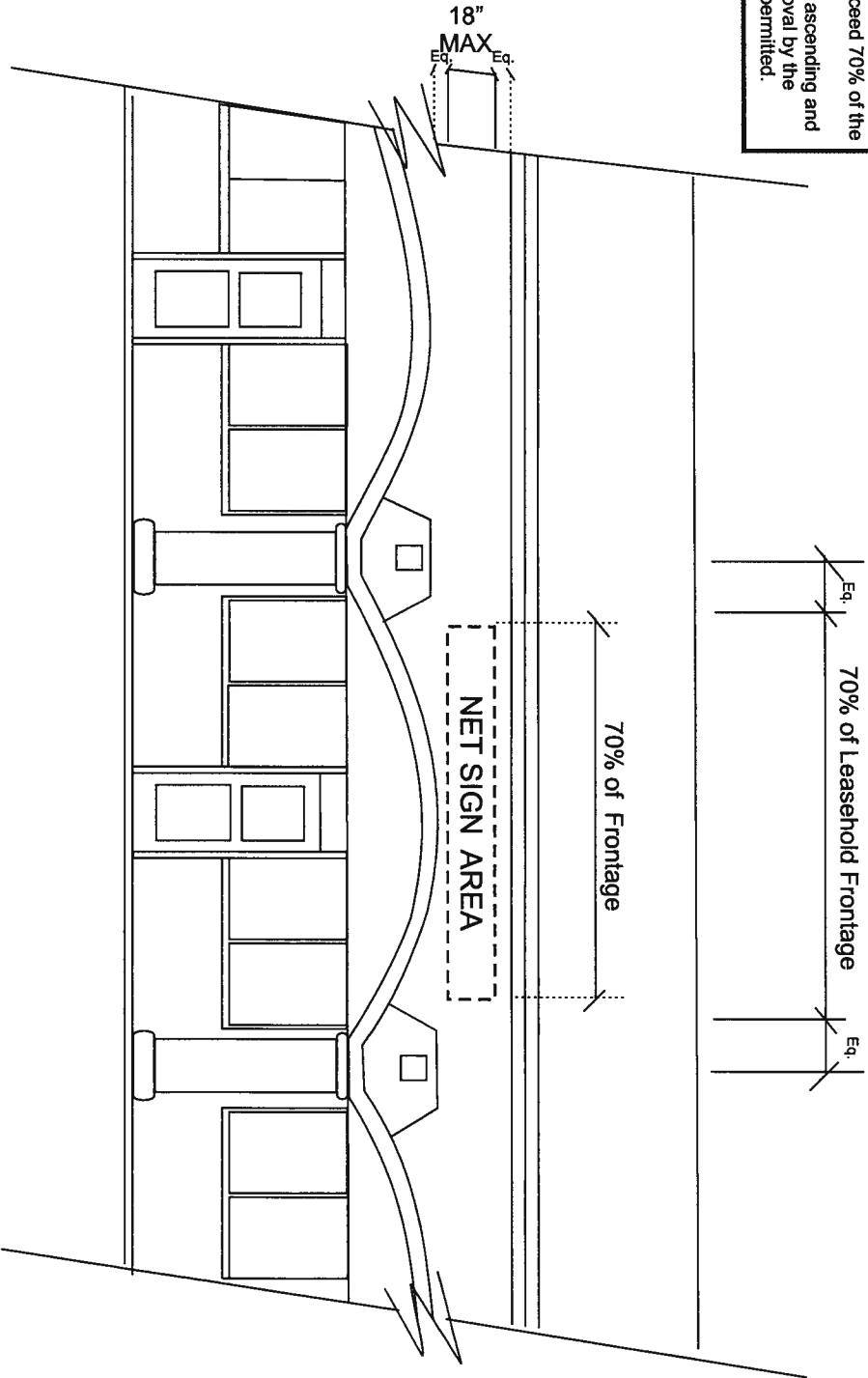
North

Project: Clubhouse Corner Sign Program

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EAST ELEVATION: Building "A" TYPICAL IN-LINE TENANT (SIGN TYPE "A")

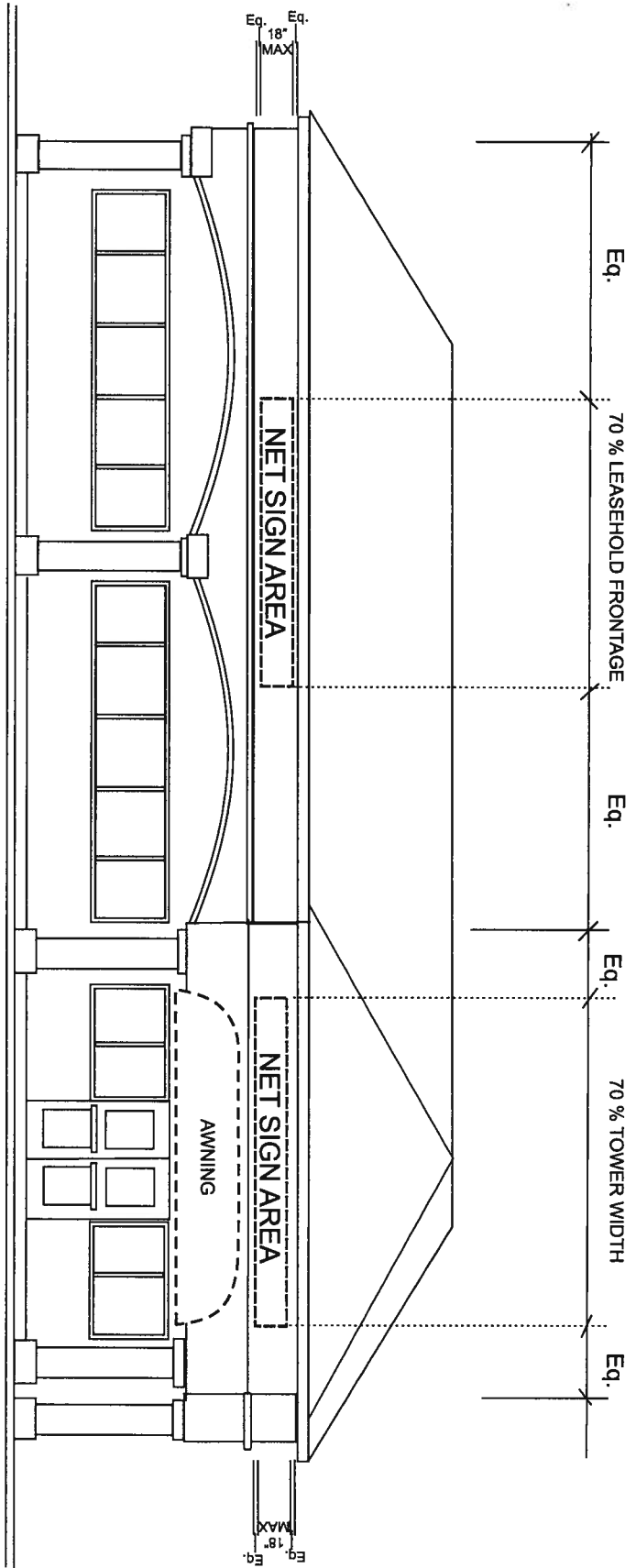
Sign Type A: Building "A"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated above store front.
Length of the sign, including logo may not exceed 70% of the leasehold frontage.
Letter Height: 18" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is not permitted.



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SOUTH & NORTH ELEVATION: Building "B" (SIGN TYPE "A")

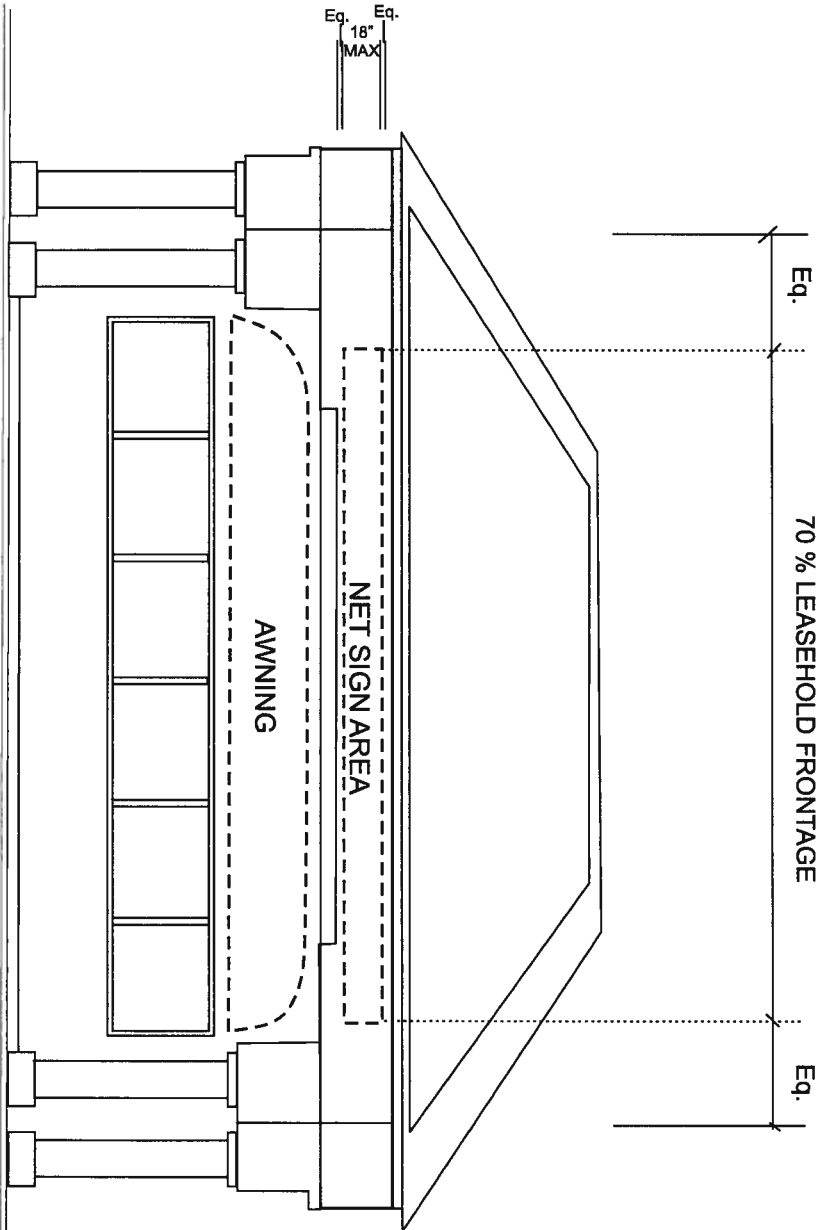
Sign Type A: Building "B"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 70% of the building fascia to which the sign is affixed.
Letter Height: 18" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is not permitted.



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SOUTH ELEVATION: Building "B" (SIGN TYPE "A")

Sign Type A: Building "B"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 70% of the leasehold frontage.
Letter Height: 18" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is not permitted.

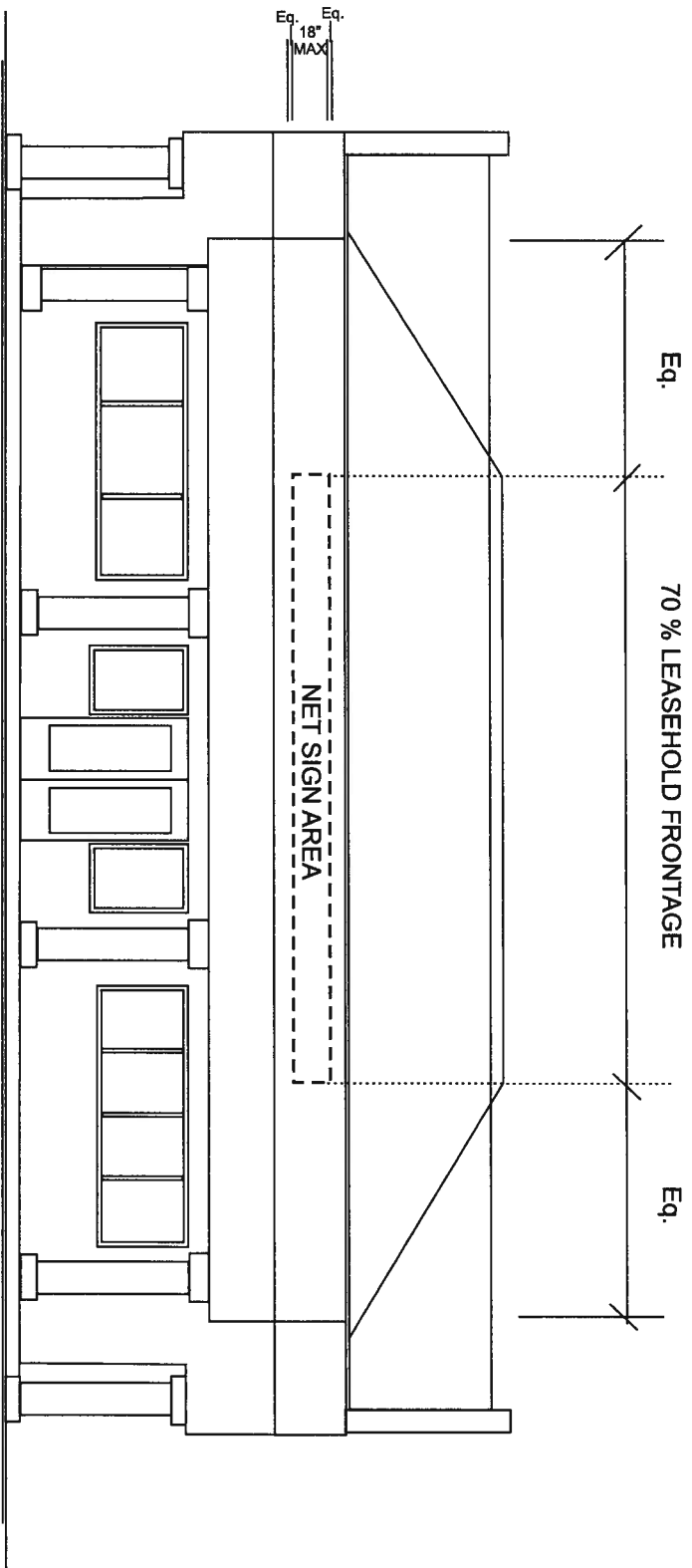


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WEST & EAST ELEVATION: Building "C" (SIGN TYPE "A")

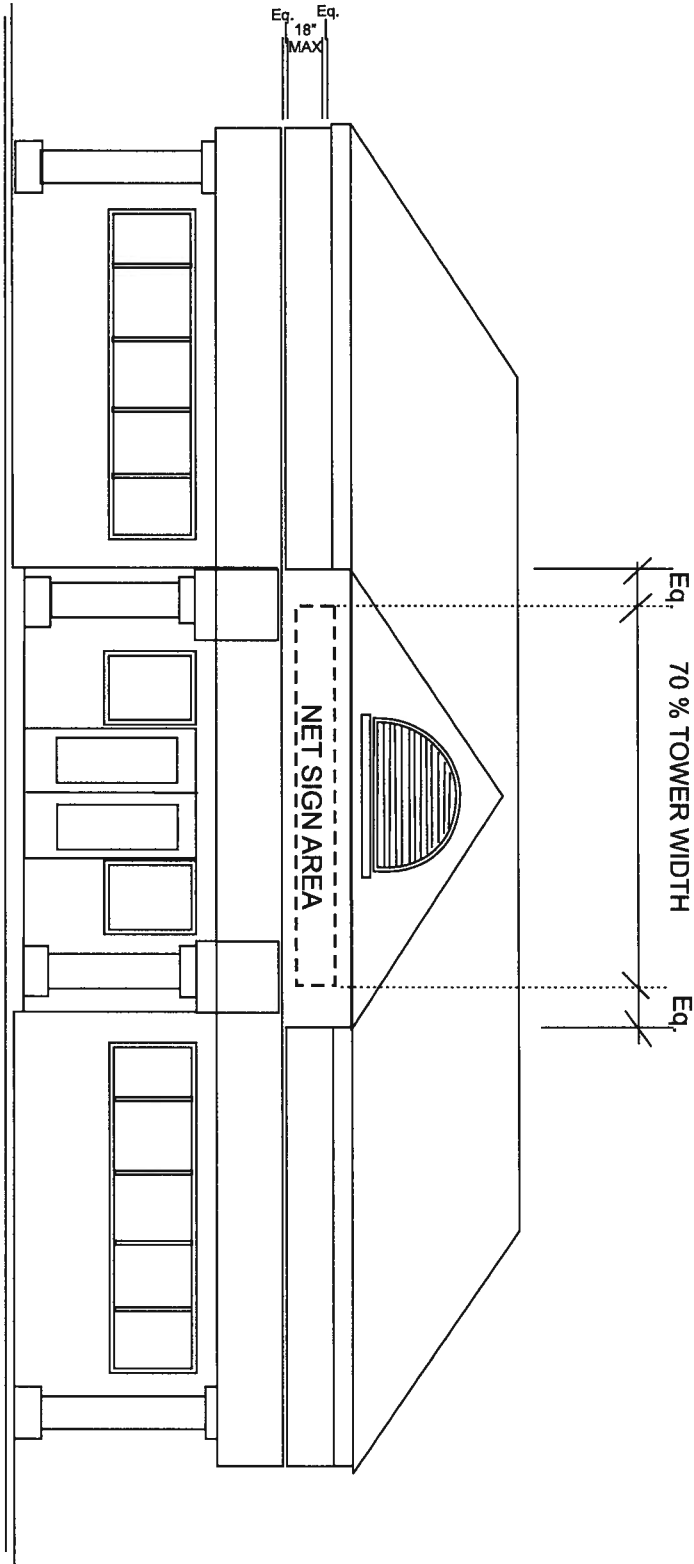
Sign Type A: Building "C"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 70% of the leasehold frontage.
Letter Height: 18" Max (minor exception for ascending and descending lower-case copy; subject to approval by the Landlord and the City). Stacked copy is not permitted.



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SOUTH & NORTH ELEVATION: Building "C" (SIGN TYPE "A")

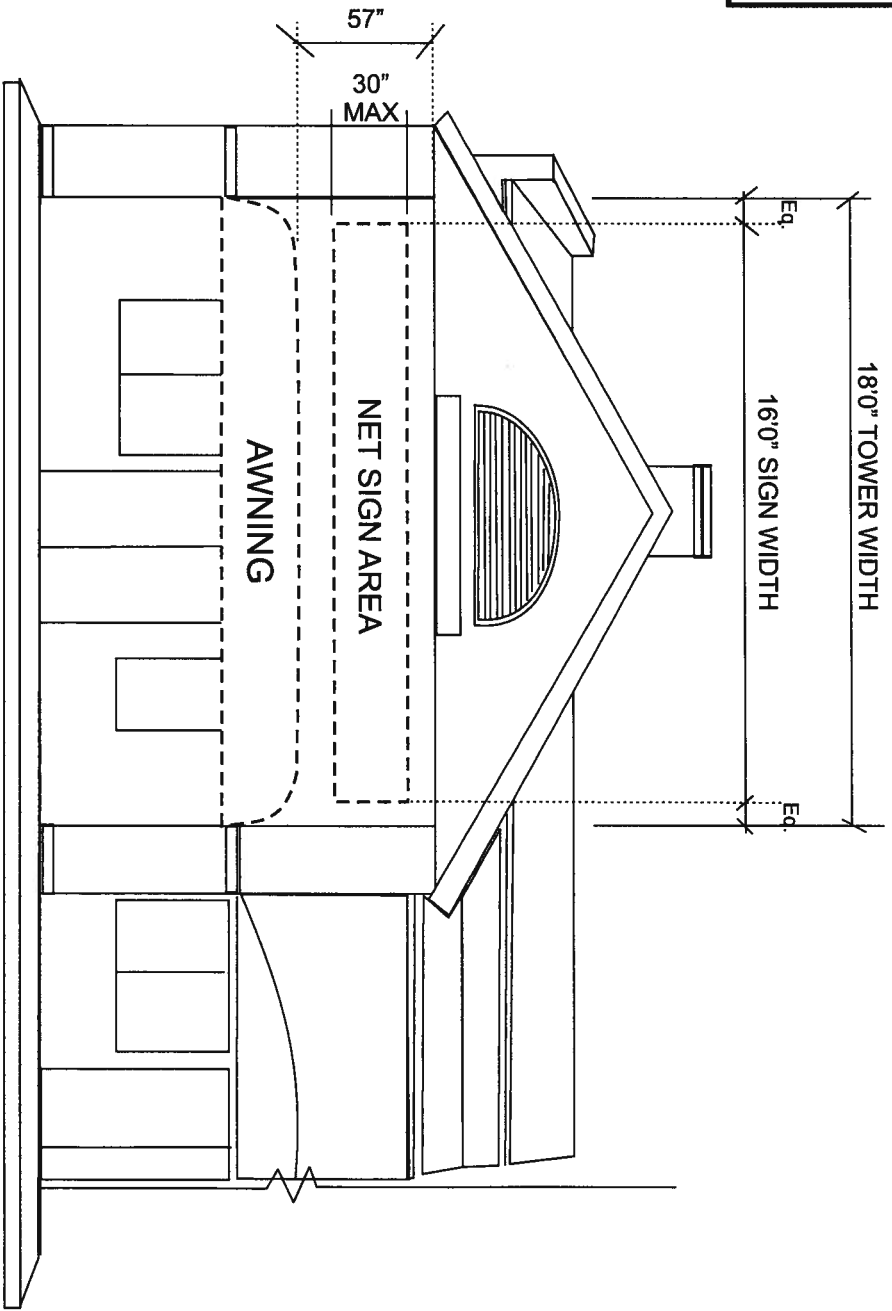
Sign Type A: Building "C"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 70% of the building fascia to which the sign is affixed.
Letter Height: 18" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is not permitted



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**EAST ELEVATION: Building "A"
TOWER ELEMENT / SUITE "A"
(SIGN TYPE "B")**

Sign Type B: Building "A"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 16' of the building fascia to which the sign is affixed.
Letter Height: 30" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is permitted with 30" maximum in overall height and 21" for single line of copy.

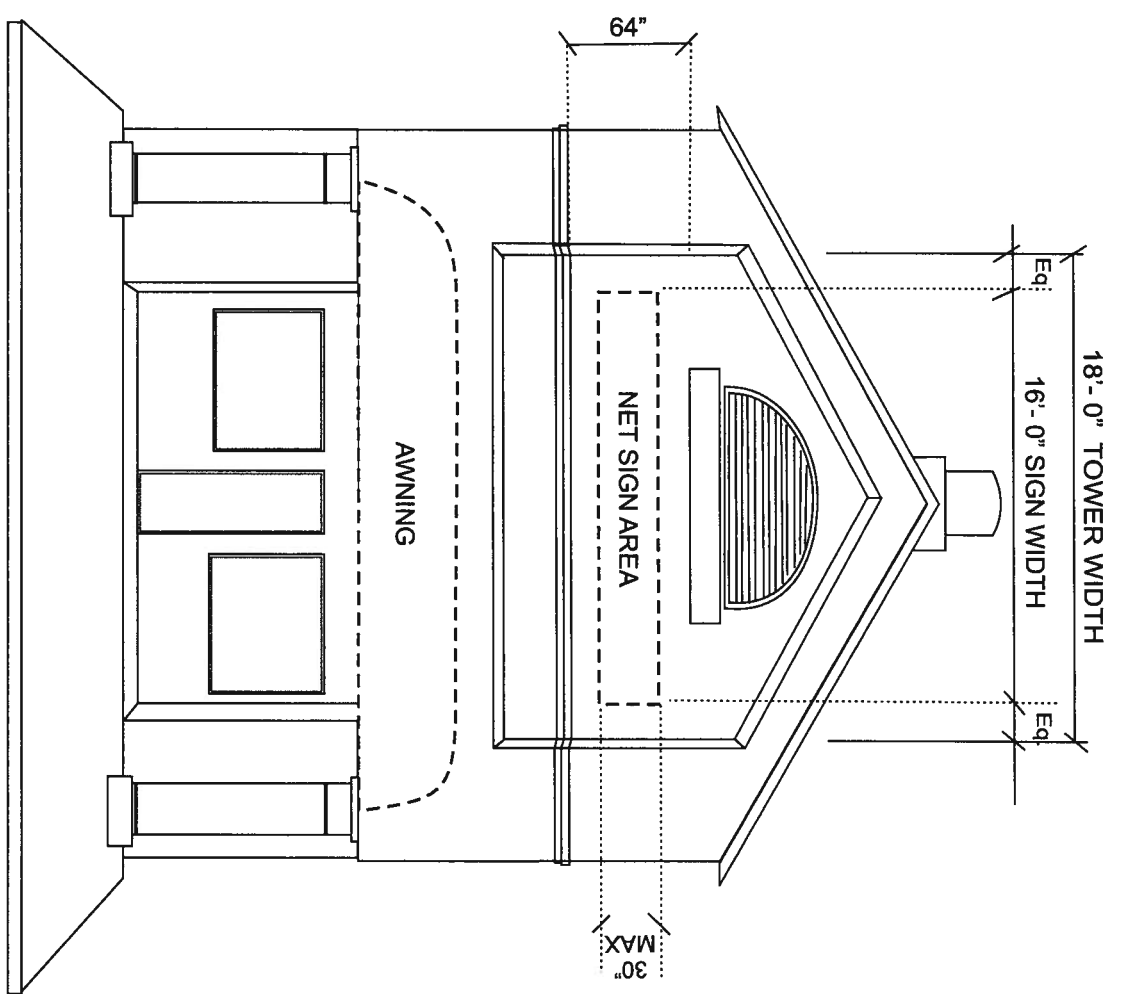


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**EAST ELEVATION: Building "A"
TOWER ELEMENT / SUITE "J"
(SIGN TYPE "B")**

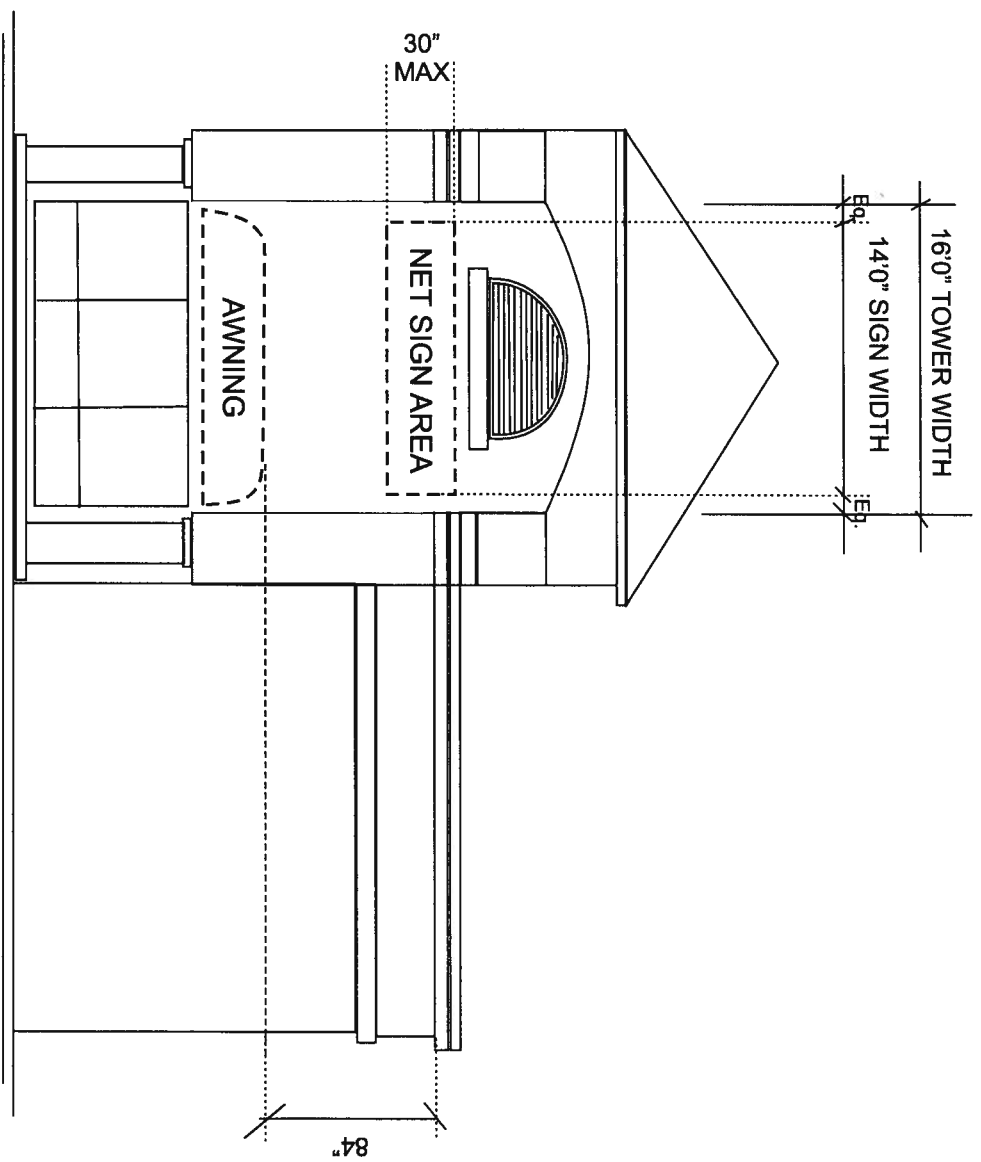
Sign Type B: Building "A"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 16' of the building fascia to which the sign is affixed.
Letter Height: 30" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is permitted with 30" maximum in overall height and 21" for single line of copy.



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**NORTH ELEVATION: Building "A"
TOWER ELEMENT / SUITE "N"
(SIGN TYPE "B")**

Sign Type B: Building "A"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 14'-0" of the building fascia to which the sign is affixed.
Letter Height: 30" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is permitted with 30" maximum in overall height and 21" for single line of copy.

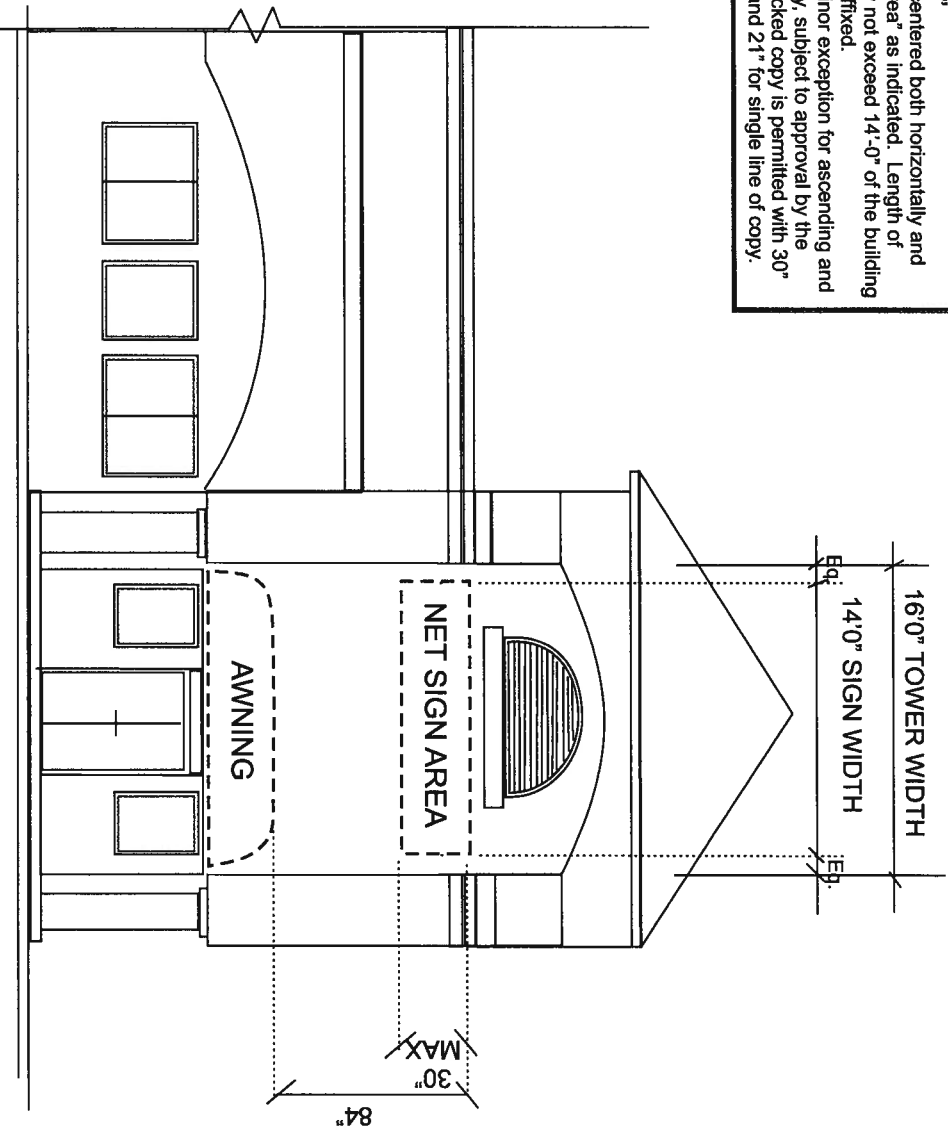


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**EAST ELEVATION: Building "A"
TOWER ELEMENT / SUITE "N"
(SIGN TYPE "B")**

Sign Type B: Building "A"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 14'-0" of the building fascia to which the sign is affixed.
Letter Height: 30" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is permitted with 30" maximum in overall height and 21" for single line of copy.

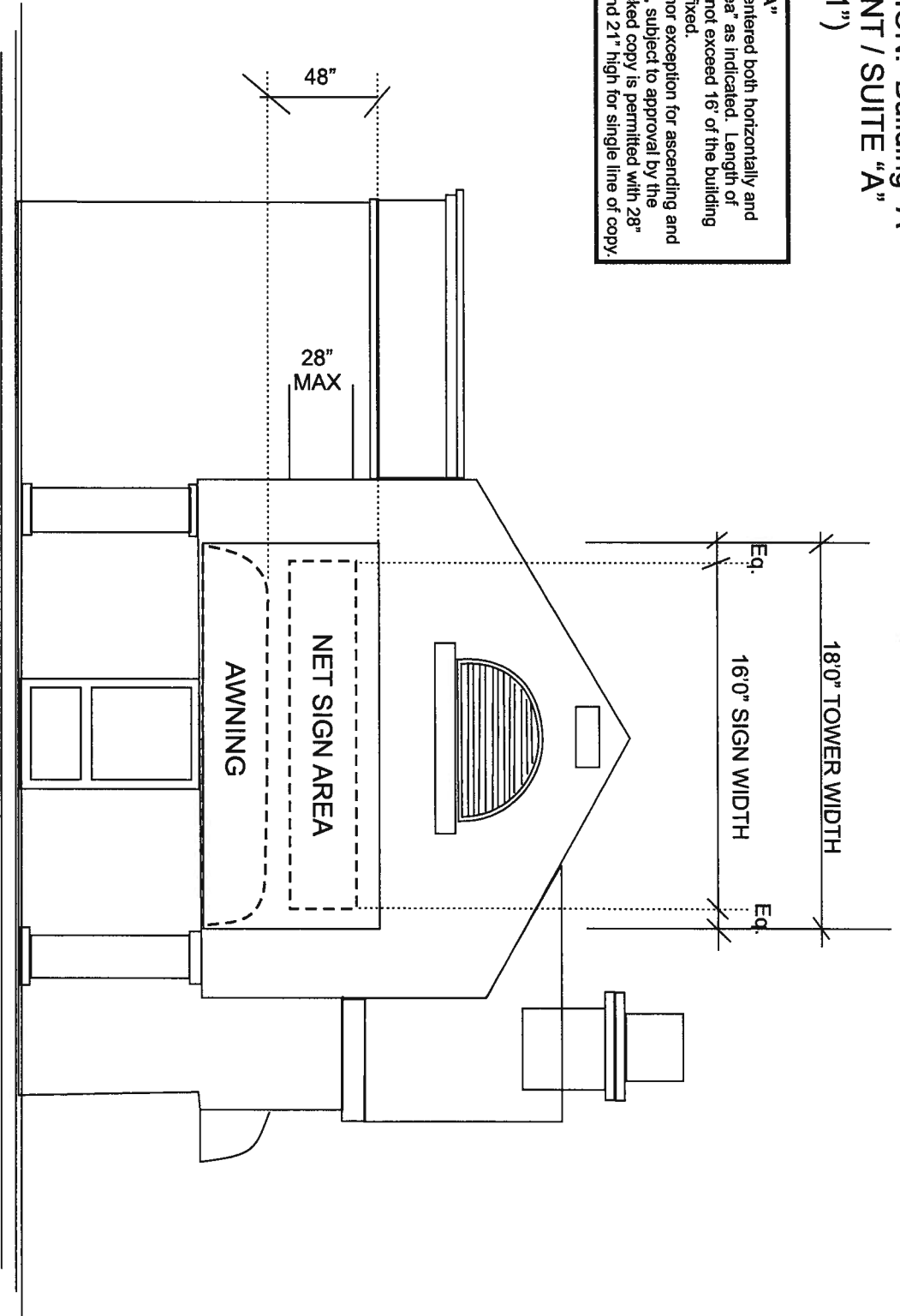


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**SOUTH ELEVATION: Building "A"
TOWER ELEMENT / SUITE "A"
(SIGN TYPE "B-1")**

Sign Type B-1: Building "A"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 16' of the building fascia to which the sign is affixed.
Letter Height: 28" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is permitted with 28" maximum in overall height and 21" high for single line of copy.

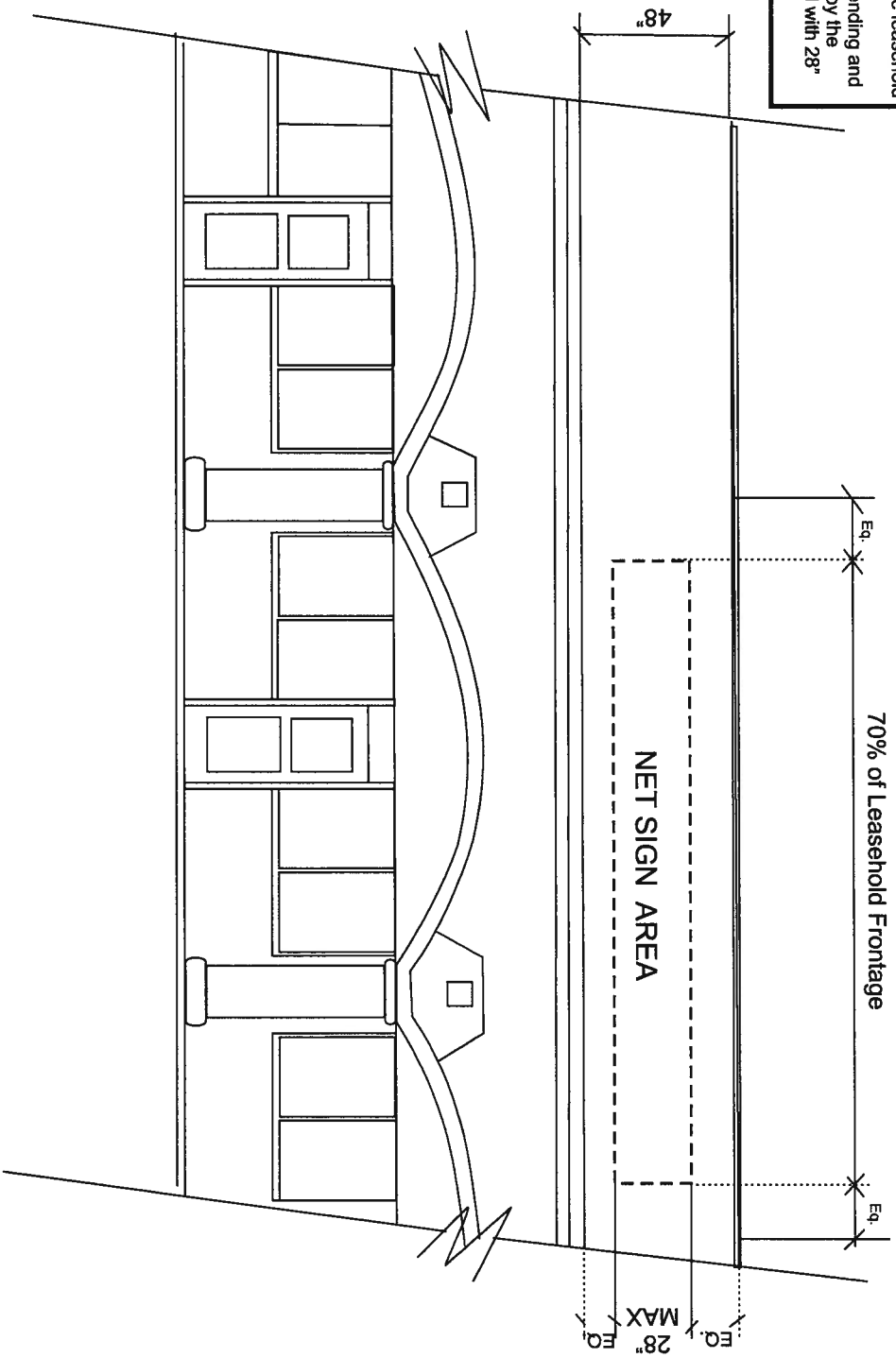


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**NORTH & EAST ELEVATION: Building "A"
TOWER ELEMENT / SUITES "K & L"
(SIGN TYPE "B-1")**

Sign Type C: Building "A"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 70% of the leasehold frontage.
Letter Height: 28" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is permitted with 28" maximum in overall height.

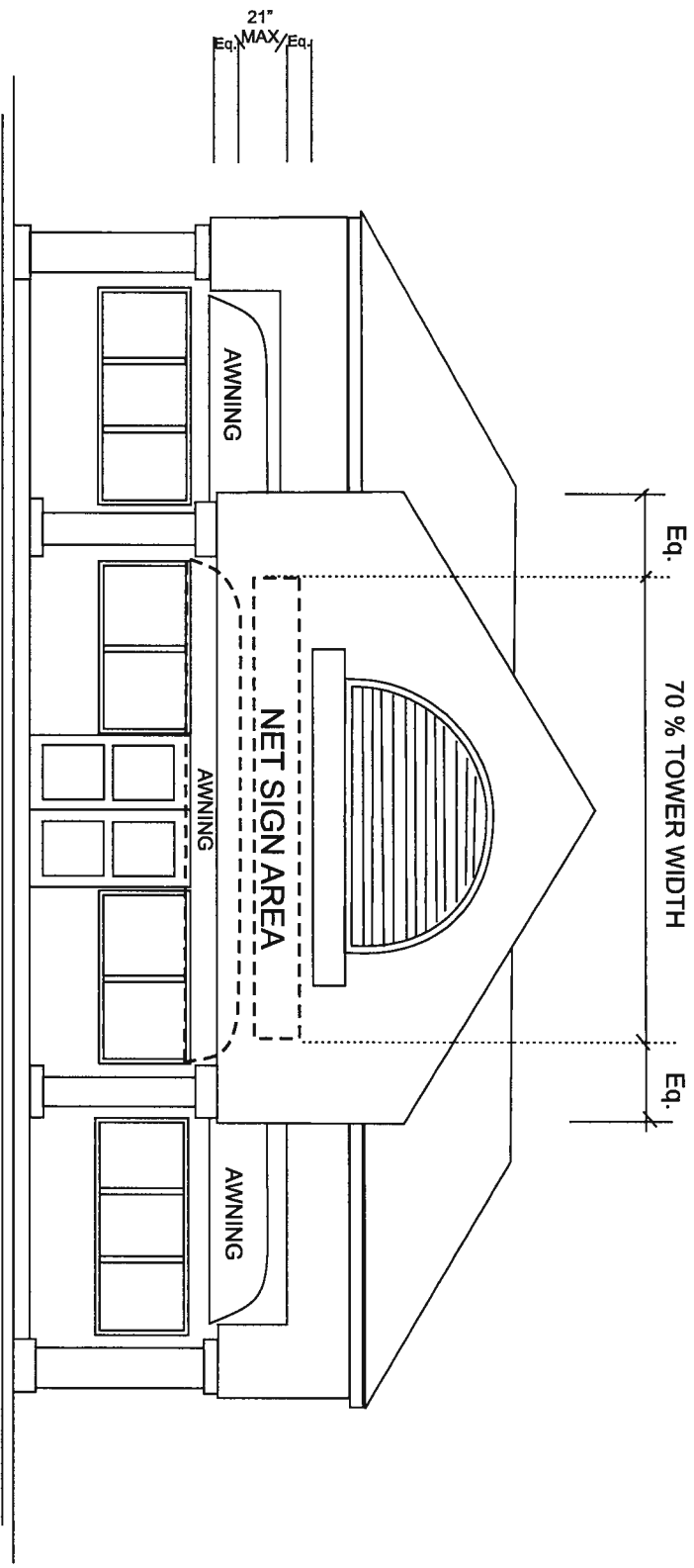


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WEST & EAST ELEVATION: Building "D" (SIGN TYPE "C")

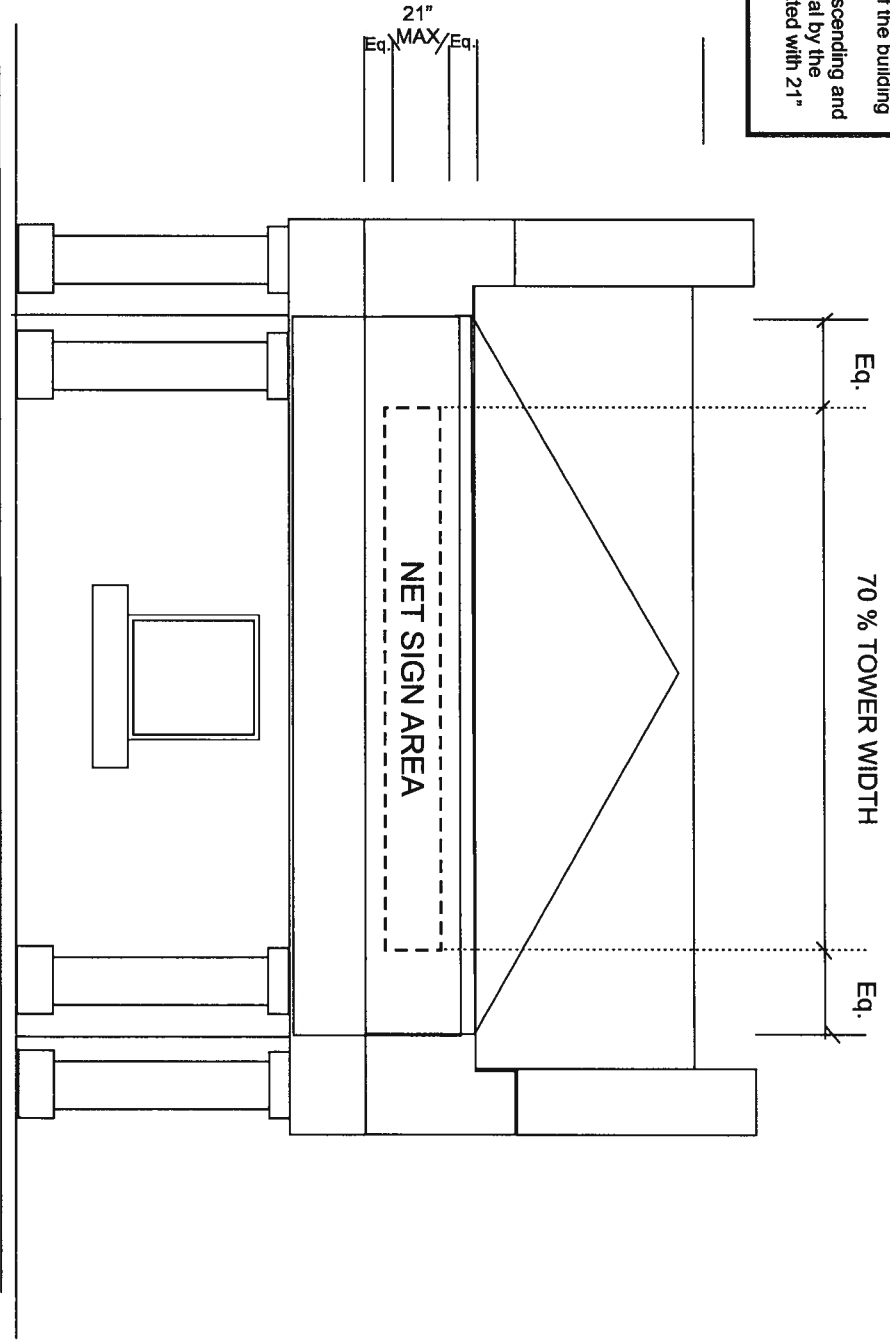
Sign Type C: Building "D"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 70% of the building fascia to which the sign is affixed.
Letter Height: 21" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is permitted with 21" maximum in overall height.



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SOUTH & NORTH ELEVATION: Building "D" (SIGN TYPE "C")

Sign Type C: Building "D"
Location: Wall sign to be centered both horizontally and vertically in the "Net Sign Area" as indicated. Length of the sign, including logo may not exceed 70% of the building fascia to which the sign is affixed.
Letter Height: 21" Max (minor exception for ascending and descending lower-case copy, subject to approval by the Landlord and the City). Stacked copy is permitted with 21" maximum in overall height.



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EXISTING:
DOUBLE FACE MONUMENT SIGN
 Niguel Road Entrance

QUANTITY: 1

SIZE: 4' 6 1/2" X 8' 6"

MATERIALS:

SIGN & BASE:
 ALUMINUM / ANGLE IRON CONSTRUCTION

TEXCOTED FINISH PAINTED DUNN EDWARDS
 DEC772 NAVAJO WHITE

TRIM DETAILS:
 PAINTED DUNN EDWARDS
 DEC7649 BISON BEIGE

GRAPHICS:
 GEMINI 5" H X 1/2" DEEP CAST ACRYLIC BLACK
 LETTERS & NUMBERS

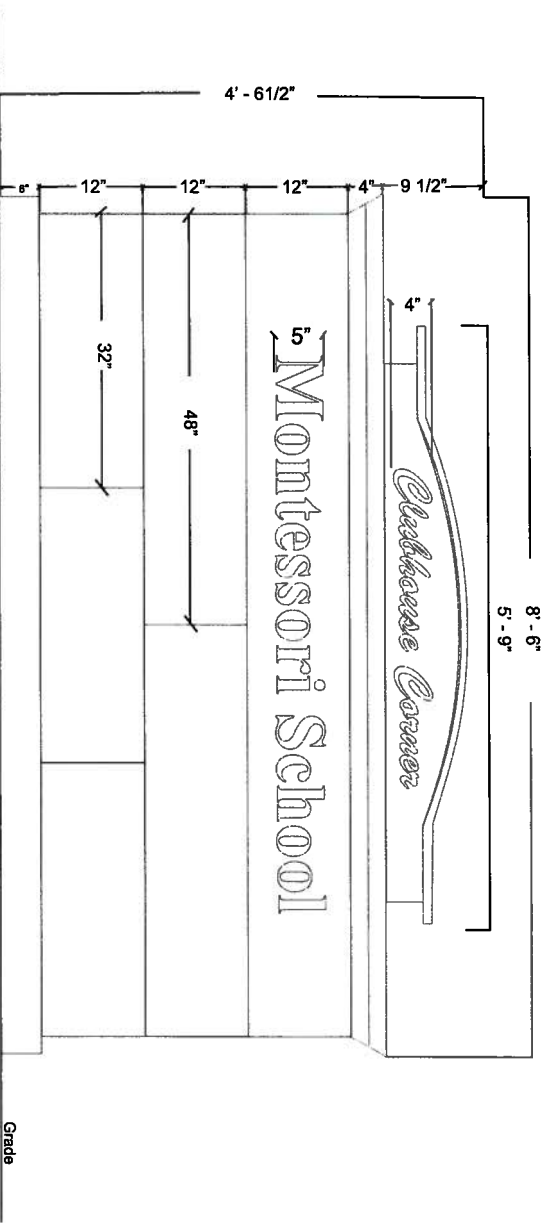
COPY NOT TO EXCEED 80% OF THE OVERALL
 WIDTH OF SIGN AREA

STACKED COPY IS NOT PERMITTED

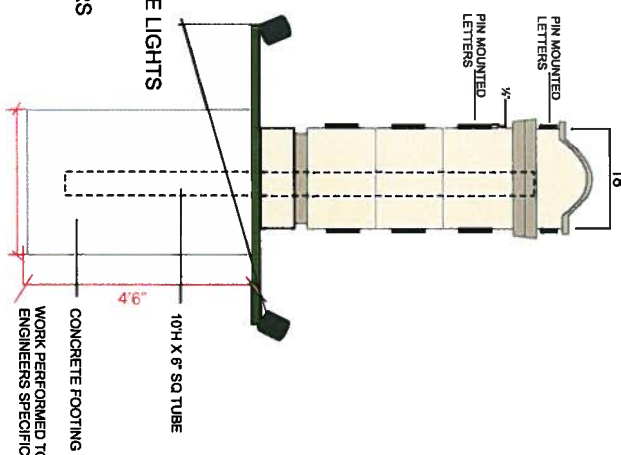
FONT STYLE TIMES ROMAN

LETTERS PIN MOUNTED FLUSH TO SIGN STRUCTURE

38.25 SQ. FT.

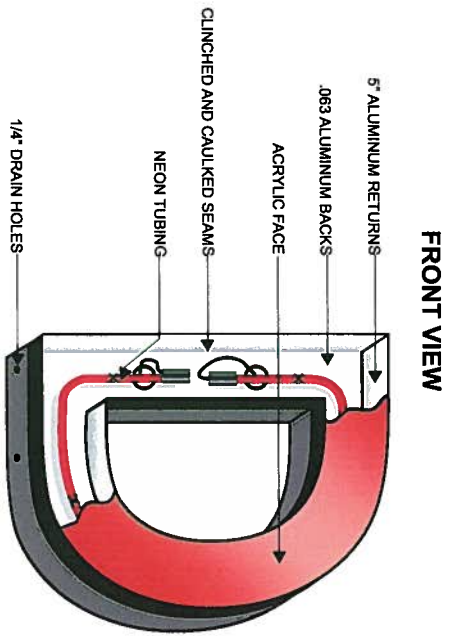


(4) 100W LOW PROFILE LIGHTS
 BLACK FINISH
 IN GROUND MOUNT
 PROVIDED BY OTHERS

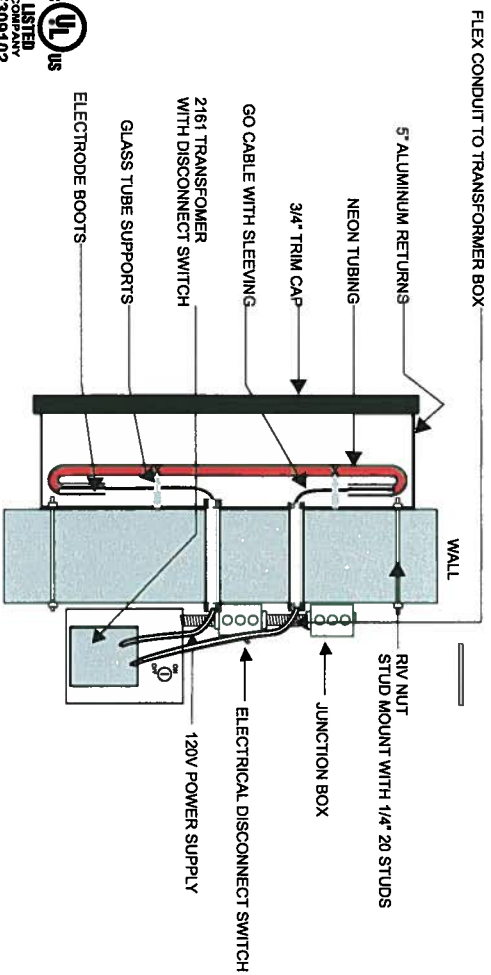


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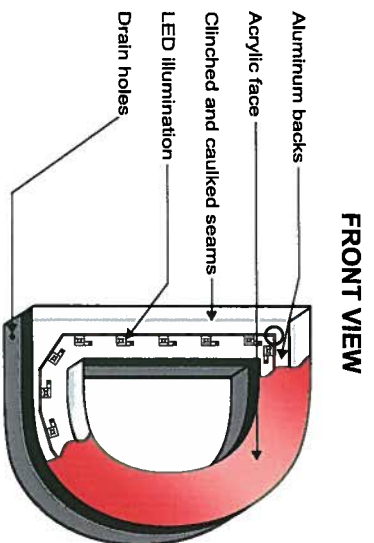
TYPICAL NEON CHANNEL LETTER SECTION



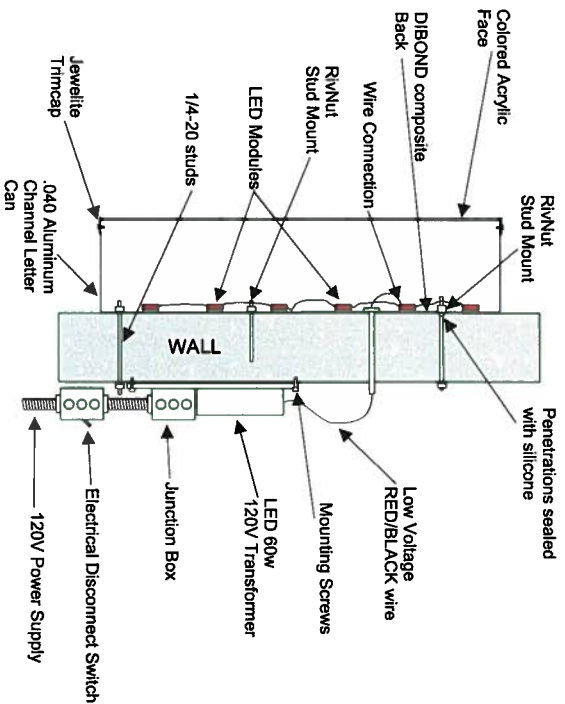
FRONT VIEW



TYPICAL LED CHANNEL LETTER SECTION



FRONT VIEW



SIDE VIEW



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