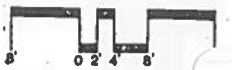


CHANGED PLAN APPROVED
 BY *[Signature]* DATE *10/1/88*
 SITE PLANNING



CLUBHOUSE PLAZA
 LAGUNA NIGUEL

Mountain Peak Partners & PARK/ABRAMS DEVELOPMENT COMPANY

Keister & Wigglesworth Architects
 15751 ROOSEVELT BLVD
 SUITE 210 DIVE
 CALIFORNIA 92718
 714/240-5541 714/581-7279

CITY OF LAGUNA NIGUEL

PLANNING APPLICATION

PROPERTY OWNER OF RECORD

Name PARK ABRAMS
Address _____

Phone (____) _____

for office use only

APPLICATION FOR: FEE _____ DATE _____ CASE NO. _____

SP 88-102A

AUTHORIZED AGENT

Name MARIE Johnson
Address 3188 J AIRWAY
COSTA MESA

Phone (714) 557-4064

APPLICANT

Name SAME AS AGENT
Address _____

Phone (____) _____

PROJECT LOCATION

Address _____

Planning Area _____

Assessor Parcel No. _____

Tract No. _____ Lot No. _____

PROJECT DESCRIPTION

Including as appropriate: use (existing and proposed); number (of buildings, stories, units, rooms); size (of site-acreage, building-height/square footage); phasing (if long-term development), etc.

TRIM CAP to DARK BRONZE INSTEAD OF Bldg color
① TO change 3/4"
② To change 30" MAX LETTER HEIGHT to 24"

CERTIFICATION

I have read and understood the application requirements on the reverse side of this application. I certify that to the best of my knowledge the information I have presented in this form and accompanying materials is true and correct.

[Signature]

Marie Johnson

Marie Johnson

PROPERTY OWNER OF RECORD DATE

AUTHORIZED AGENT DATE

APPLICANT DATE

FOR OFFICE USE ONLY APPROVALS AND ACTIONS

CHANGED PLAN APPROVED

Previous Related Items: SP 88-102A

BY: [Signature] DATE: 9/5/90

SITE PLANNING

This application:

CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT
DEPARTMENT

DATE: 9/5/90

TO: File

DEPARTMENT: Planning

FROM: Ralph Castaneda

SUBJECT: CHANGED PLAN NUMBER SP 88-102A

The subject Changed Plan has been reviewed by Ralph Castaneda of the Community Development Department and the determination has been made, as authorized by the conditions of approval, that the proposed changes are in substantial compliance with the original approval action by the City of Laguna Niguel Planning Commission.

The proposed changes are as follows:

- ① Change 3/4" Trim cap to dark bronze in-
stead of painted to match building and Plexi
glass. (See sign program II A1.2.)
- ② Decrease Maximum height of Channel letters from
30 inches to 24 inches (See Schedule A of
Previous Sign program.

CHANGED PLAN

APPROVED

BY: Ralph Castaneda DATE: 9/5/90

SITE PLANNING

1 1/2' =

NTE 100 \$ for any Business -

SIGN PROGRAM
CLUBHOUSE PLAZA
4/25/88

(24" max letter Ht.)

SCHEDULE A



SIGN AREA SCHEDULE

- 1. 26' x 8' CENTER IDENTIFICATION SIGNAGE
- 2. 20' x 5' TENANT SIGNS (2 ROWS, 24" HIGH LETTERS)
- 3. 36' x 2'-6" TENANT SIGN (30" HIGH LETTERS MAXIMUM)
- 4. 65' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 5. 36' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 6. 30' x 2'-6" TENANT SIGN (30" HIGH LETTERS MAXIMUM)
- 7. 22' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 8. 35' x 2' TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 9. 40' x 5' TENANT SIGNS (2 ROWS, 24" HIGH LETTERS MAXIMUM)
- 10. 24' x 8' CENTER IDENTIFICATION SIGNAGE
- 11. 30' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 12. 54' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 13. 30' x 2'-6" TENANT SIGN (30" HIGH LETTERS MAXIMUM)
- 14. 35' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 15. 78' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 16. 35' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 17. 30' x 2'-6" TENANT SIGN (30" HIGH LETTERS MAXIMUM)
- 18. 55' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 19. 52' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 20. 30' x 2'-6" TENANT SIGN (30" HIGH LETTERS MAXIMUM)
- 21. 116' x 5' TENANT SIGNS (2 ROWS, 24" HIGH LETTERS MAXIMUM)
- 22. 24' x 5' TENANT SIGNS (2 ROWS, 24" HIGH LETTERS MAXIMUM)
- 23. 30' x 2'-6" TENANT SIGN (30" HIGH LETTERS MAXIMUM)
- 24. 30' x 2'-6" TENANT SIGN (30" HIGH LETTERS MAXIMUM)
- 25. 12' x 6' RESTAURANT LOGO (72 SF TOTAL)
- 26. 16' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 27. 30' x 2'-6" * TENANT SIGN (30" HIGH LETTERS MAXIMUM)
- 28. 35' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 29. 18' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)
- 30. 30' x 2'-6" TENANT SIGN (30" HIGH LETTERS MAXIMUM)
- 31. 58' x 2' * TENANT SIGNS (24" HIGH LETTERS MAXIMUM)

* LENGTH OF INDIVIDUAL TENANT SIGNS SHALL NOT EXCEED 75% OF STORE FRONTAGE

CLUBHOUSE PLAZA
STOREFRONT SIGN PROGRAM

The following criteria shall govern all exterior signs which shall be furnished and installed pursuant to the following:

I. GENERAL REQUIREMENTS

A. APPROVALS

1. Tenant shall submit four (4) blueline prints to scale, including an elevation showing the position of the sign on the storefront facia, as well as all specifications for fabrication, installation, size, colors and materials of the signs, to Landlord for approval prior to fabrication and installation of the signs. Landlord's approval may be withheld according to Landlord's sole discretion as to any aspect or feature not otherwise specified herein, including the name and information to be used.
2. Tenant shall, in addition to obtaining Landlord's approval, submit to any applicable governmental agencies for their approval blueline prints to scale showing graphic layout, copy and such other information as may be required and in the quantity required. Tenant shall comply with all requirements of such agencies, whether or not the same are set-forth herein, and shall obtain permits from such agencies as may be required.
3. Prior to opening for business or 30 days after Substantial Completion, Tenant's Storefront sign shall be installed and operating.

B. FABRICATION & INSTALLATION

1. No exposed raceways, crossovers, or conduit shall be permitted.
2. All cabinets, conductors, transformers, and other equipment shall be concealed.
3. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish. Upon removal of the sign, all penetrations shall be filled and painted to match adjacent finish.
4. All signs and their installation must comply with all local building and electrical codes and bear a U.L. label placed in an inconspicuous location.

C. MAINTENANCE

1. Tenant shall maintain the sign in good order and repair, including but not limited to replacement of damaged letters and burned-out lamps, and repair of seal around building penetrations.
2. In the event Landlord notifies Tenant of an existing defect and Tenant fails to cure said defect within ten (10) days of notification, Landlord may cause the defect to be repaired.

II. STOREFRONT SIGNS

Subject to the provisions of Section I, the following specifications shall govern Tenant's storefront signs.

A. FABRICATION & PLACEMENT

1. FACIA SIGNS

- a. Sign placement shall be as designed on the elevations attached.
- b. Sign areas shall be as designated on attached Schedule "A".
- c. Signs shall be internally illuminated individual channel letters.
- d. Letters shall be fabricated with plexiglass letters, sheet metal returns painted to match building & 3/4" trim cap to match plexiglass face.
- e. Colors and letter-style shall be the established logo-color and letter style of each tenant.

B. OWNERSHIP OF SIGN

Storefront sign letters shall remain property of tenant. Upon expiration of earlier termination of the Lease, Tenant shall remove its storefront sign and shall patch penetrations and scarring of fascia to match surrounding area.

III. DOORWAY AND WINDOW SIGNING

- A. Decals, signs or other displays identifying Tenant's hours of business, telephone number and product or service designations to be affixed to the doorway entrance(s) to the demised Premises shall be subject to Landlord's prior approval. All such information shall be confined to one single space no larger than one (1) square foot in area at each entrance to the demised premises and shall not contain any sale, special announcement or other temporary information or advertising. Two or more doorways in close proximity to each other shall constitute one entrance for purposes of this section.
- B. Sale signs, special announcements, posters, etc., are not permitted on or about the Storefront without Landlord's prior written permission and a temporary sign permit issued by the County, if required.

CLUBHOUSE PLAZA
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I. GENERAL REQUIREMENTS

A. APPROVALS

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SIGN PROGRAM
CLUBHOUSE PLAZA
4/25/88

SCHEDULE A

SIGN AREA SCHEDULE

- | | | |
|-----|---------------|---|
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* LENGTH OF INDIVIDUAL TENANT SIGNS SHALL NOT EXCEED
75% OF STORE FRONTAGE

10

31371 Niguel Rd. #A
*Peppinos Rest.

12-9-92

Sign Approval based on allowable square footage and locations as shown in approved sign program SP88-102A for Clubhouse Plaza.

*SP88-102A allowed a maximum

- 105 front
- 72 logo area
- 105 rear

BP permitted

- 70 front
- 16 side logo area
- 41 rear.

Chad B
Mariano