HEMET VALLEY MALL

HEMET, CALIFORNIA

SIGNAGE DESIGN BUILD SOLUTIONS

01-4104

SIGN PROGRAM

FREESTANDING PAD BUILDING
2350 WEST FLORIDA AVE.
FEBRUARY 5, 2002

Sign program approved in concept and scope along with decorative banner program (attached).
* Appropriate building permits must be obtained.
J. Crombie
5/2/02

A PROJECT FOR:
Donahue Schriber
200 E. Baker St., Ste. #100
Costa Mesa, CA 92626

HEMET VALLEY MALL

SIGNAGE DESIGN SOLUTIONS BUILD

01-4104
2-5-02

PROJECT DIRECTORY

Owner: *Donahue Schriber*
200 E. Baker St., Ste. #100
Costa Mesa, CA 92626
Contact: Terri Williams
(714) 545-1400 PH
(714) 545-4222 FX

Project Architect: *Kluger Kollins*
111 W. Ocean Blvd.
Suite 1050
Long Beach, CA 90802
Contact: Stuart Galloway
(562) 366-0456 PH
(562) 366-0457 FX

Signage Consultant: *Signage Solutions*
1336 Allec Street
Anaheim, CA 92805
Contact: Chris De Ruyter
(714) 491-0299 PH
(714) 491-0439 FX

City Planning: *City of Hemet*
Planning Department
445 E. Florida Ave.
Hemet, CA 92543
(909) 765-2375 PH
(909) 765-2359 FX

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SIGN TYPE SCHEDULE

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	TENANT WALL SIGNS	
WS	*Pad Tenant Signage*	*1.1*
E.1	*Tenant Entry Info ID*	*1.2*
E.2	*Rear Entry ID*	*1.2*
	GROUND MOUNTED SIGNS	
M.1	*Project Monument*	*2.1*
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SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Hemet Valley Mall. All Tenant's signage is subject to the Owner's, or his managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.

2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Hemet Valley Mall.

A. SUBMITTAL TO OWNER:
Tenant shall submit four (4) copies of detailed shop drawings to Owner for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements of Hemet Planning and Building Department.

Submittals shall include the following:

1. STOREFRONT ELEVATION:
Scaled color elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.

2. SHOP DRAWINGS:
Fully dimensioned and scaled colored shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

3. SAMPLE BOARD:

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the City of Hemet , CA for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

a. Encourage exceptional design.
b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
c. Mitigate problems in the application of this sign program.

B. SUBMITTAL TO CITY:
A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or his sign contractor must submit to the City of Hemet , CA, and will be responsible for all applicable applications, permit fees for the Planning and Building departments.

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.

2. All Sign Contractors must be fully insured and approved by Landlord prior to installation. Landlord must receive the Sign Contractor's Certificate of Insurance. 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 or erection of signs in the amount of $1,000,000 per occurrence. Evidence of this insurance must be provided to Owner prior to installation naming Donahue Schriber Realty Group and all affiliated entities as additional insured.

3. The Owner must be notified 48 hours in advance prior to sign installation.

C. Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is deemed unacceptable pertaining to this sign program and/or code violations the Tenant is required to act within (15) days of notices.

E. If the Tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.

F. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.

TENANT'S RESPONSIBILITY
Tenant shall be responsible for the following expenses relating to signage for his store:

- Design consultant fees (if applicable)
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.
- Damage to any surface caused by signage or by its installation.
- Upon vacancy, Tenant's shall remove sign and restore fascia to original condition at Tenant's sole cost and expense within (15) days of term or earlier termination of Tenant's lease.

DESIGN GUIDELINES

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors. Encouraged sign treatments include:

A) MIXED MEDIA FORMS AND EMBELLISHMENTS

- Dimensional, geometric shapes or Icon representing a tenant's product or service.
- Painted, polished, etched, or abraded metals.
- Etched or sandblasted glass or acrylic.
- Screens grids or mesh.
- Cut steel or fabricated steel.
- Neon accents or trim.
- Dimensional letterforms with seamless edges.
- Opaque acrylic materials with matte finishes.
- Faux stone effect finish.
- Oxidized and patina finishes.

B) ILLUMINATION

Tenant signage should incorporate one or more of the following acceptable lighting methods:

- Reverse/halo channel neon.
- Silhouette illumination.
- Internal and/or external illumination.
- Custom light fixtures and/or seamless opaque faces with "backed up" or "push thru" letters.

All front lighting should be baffled and obscured in channels where possible. Any exposed fixtures, shades or other elements should be designed to contribute to the design of the storefront.
All exposed or skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Owner.

The following are prohibited:

- Exposed conduits.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design.

C) SIGN COLORS AND FINISHES

All Tenants' colors must be approved by the Owner prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability.
  Interior of open channel letters should be painted dark when against light backgrounds.
- Neon colors should compliment related signage elements.
- No sign shall contain more than five (5) colors. Black and white shall be considered as colors.

D) TYPESTYLES

The use of logos and distinctive typestyles is encouraged for all tenant signs. Tenants may adapt established typestyles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. This images must be architecturally compatible and approved by Owner. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

E) SIZES AND QUANTITIES

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

PROHIBITED SIGNS

Only those signs types provided herein and specifically approved in writing by the Owner will be allowed. The following signs are prohibited:

- Outdoor advertising or advertising structures.
- Roof Signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval.
- Internally illuminated can or cabinets signs, except logos as approved by Owner.
- Paper, cardboard or styrofoam signs, stickers, or decals hung around, on, or behind storefronts.
- Window signs, except as specifically approved by Landlord.

FABRICATION REQUIREMENTS

The fabrication and installation of all signs shall be subject to the following restrictions:

A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable City Building and electrical codes.

B. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacture's label be visible from the street from normal viewing angles.

C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.

D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.

E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction. All exposed letter aluminum returns shall be of .060 thickness. All trimcap to be 3/4" thickness.

F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning"or warping.

G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.

H. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, .stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.

I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.

J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.

K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).

L. Letter returns shall be painted to contrast with color of letter faces.

M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.

N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

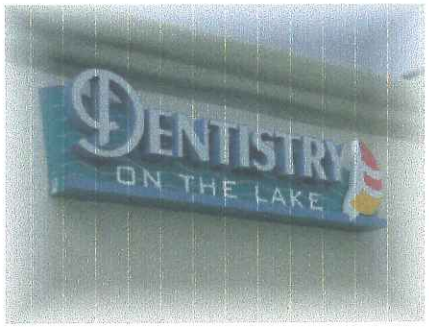
O. The backs of all exposed neon are to be painted opaque.

P. All penetrations of exterior fascia to be sealed watertight, and finish to match adjacent material, subject to Owner's approval.

Q. All signs shall be kept in good condition, 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.

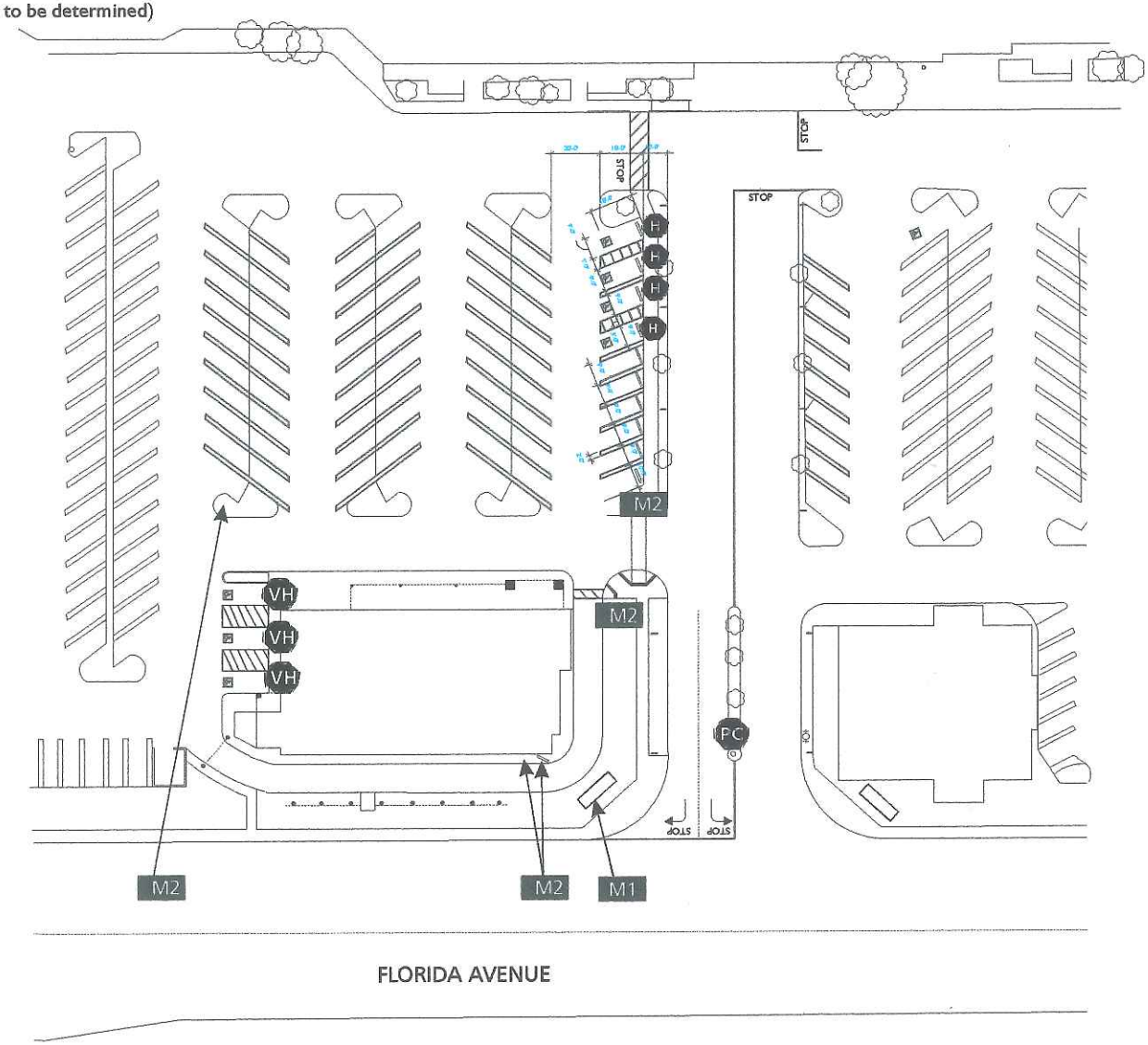
R Plastic surfaces to be 3/16" Plexiglas as manufactured for outdoor advertising.

S. All exterior signs shall be mounted 1/2" from building wall.



LEGEND:

- S H — STOP & HANDICAP SIGNS
- VH — HANDICAP SIGNS - VAN ACCESSIBLE
- PC — PARKING CODE ENTRY
- M1 — PROJECT MONUMENT
- M2 — TENANT DRIVE THRU SIGNAGE (exact locations to be determined)



SIGNAGE SOLUTIONS
DESIGN BUILD

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HEMET VALLEY MALL

SITE PLAN

EXHIBIT

A

SIGNAGE DESIGN BUILD SOLUTIONS

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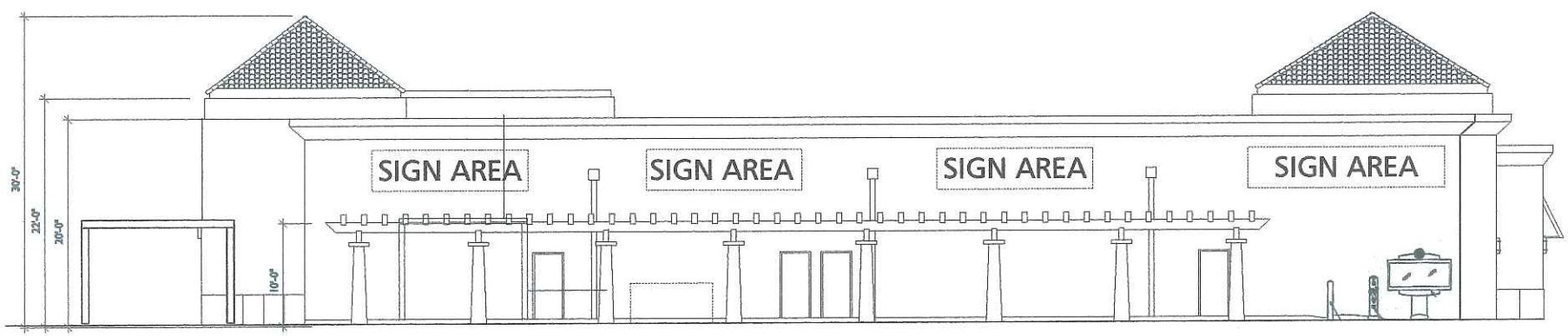
NORTH ELEVATION



SOUTH ELEVATION

HEMET VALLEY MALL

ELEVATIONS

EXHIBIT

B

WEST ELEVATION

EAST ELEVATION

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HEMET VALLEY MALL

ELEVATIONS

EXHIBIT

C

WS TENANT SIGNAGE (Tenant with less than 5,000 s.f)

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo.

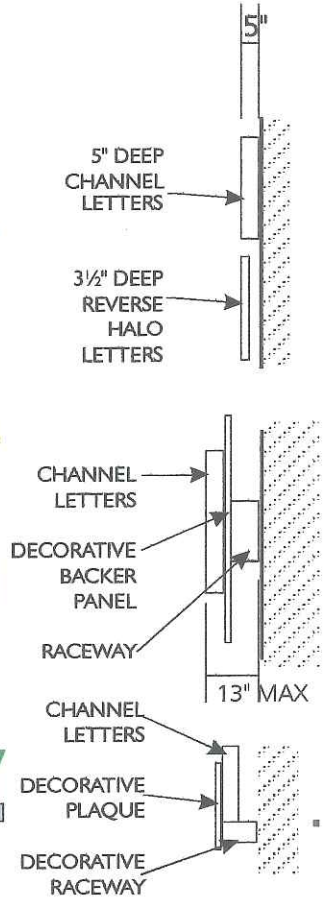
SIGN AREA: Internally illuminated channel letters. The maximum allowable letter height not to exceed (24") for a single line of copy. A maximum overall height of (42") for two lines of copy. Maximum sign length not to exceed seventy five percent (75%) of storefront.

Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the shop tenant sign, it must be a maximum of (36") inches in height. Logo symbol will be included in overall sign area.

The maximum allowable sign area is not to exceed two square feet (2 sf) per lineal foot of tenant store frontage up to a maximum of two hundred (200 sf) which ever is less. One (1) shop tenant storefront identification sign is allowed per elevation facing street or parking lot.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.



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HEMET VALLEY MALL

1.1 WS

E1 TENANT ENTRY INFORMATION

MATERIALS: Matte white vinyl letters on entry glass.

COPY: 6" High Suite Letter or Address, Tenant Entry Info 12" x 12".

SIGN AREA: 2.5 sq. Ft. maximum sign area.

TYPE FACE: Futura Book.

LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.

E2 REAR ENTRY ID

MATERIALS: Vinyl letters on door in contrasting color.

COPY: 4" high Suite Letter or Address, 2" high Tenant Name.

SIGN AREA: 2.5 sq. Ft. maximum sign area.

TYPE FACE: Futura Book.

NOTE: No other signage is allowed on delivery rear door.

TYPICAL ELEVATION

TYPICAL ELEVATION

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M.1 PROJECT MONUMENT

MATERIALS: Aluminum with smooth and drvity finishes.

QUANTITY: (1) One.

SIGN AREA: (40 SF) Forty square feet.

COLORS: See Paint Schedule

LIGHTING: Internally illuminated with flourescent lamps or externally illuminated with flood lamps.

Please see attached letters 4/29/02 and revised design.
J. Crombie 5/2/02

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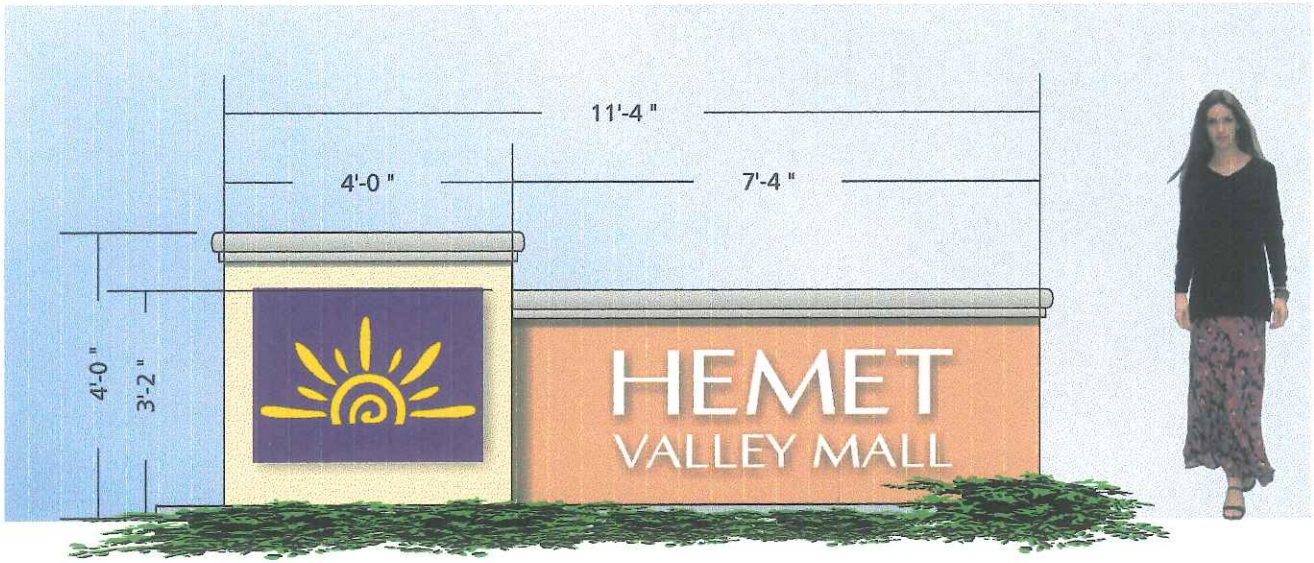


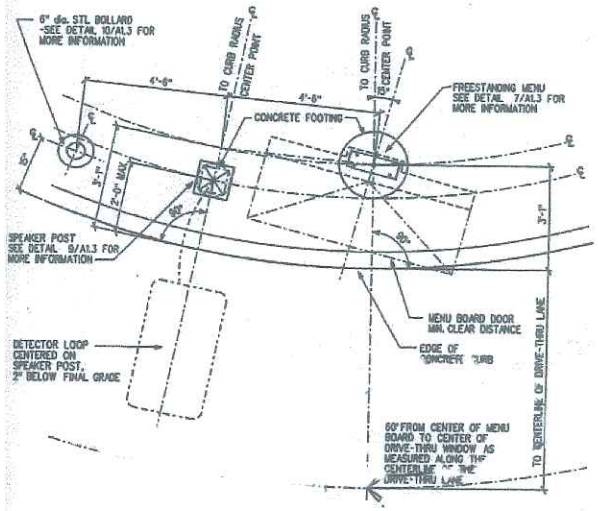
M.2 TENANT DRIVE THRU SIGNS

MATERIALS: Per corporate sign specs

QUANTITY: (1) one

SIGN AREA: 20 sf max

COLORS: Per corporate sign specs



19 BOLLARD, SPEAKER POST & MENU BOARD LAYOUT

3/4" = 1'-0" PLAN

SIGNAGE DESIGN BUILD SOLUTIONS

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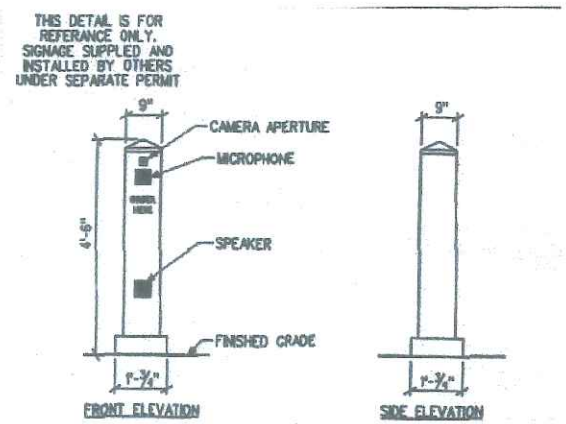
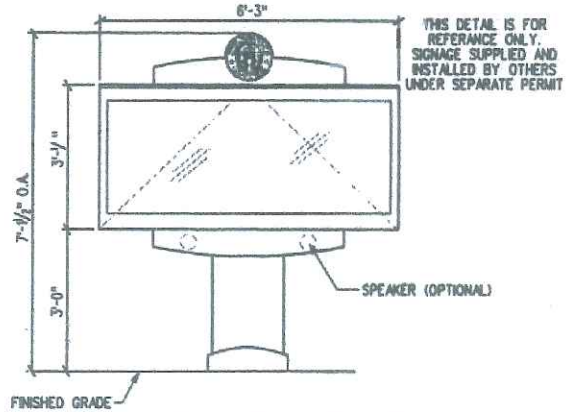
HEMET VALLEY MALL



10 S605 SPEAKER POST

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



18 S608 FS MENU BOARD

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

M.2 TENANT DRIVE THRU SIGNS

MATERIALS: Per corporate sign specs

QUANTITY: (2) Two.

SIGN AREA: 12 sf each.

COLORS: Per corporate sign specs

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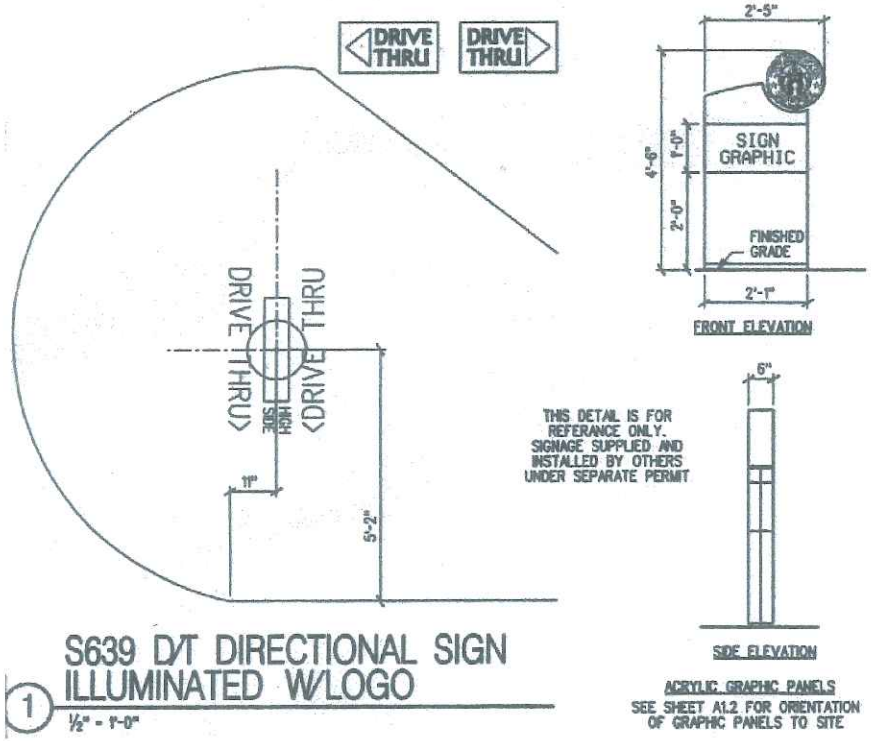
HEMET VALLEY MALL



1 S639 D/T DIRECTIONAL SIGN ILLUMINATED W/LOGO
½" = 1'-0"

ACRYLIC GRAPHIC PANELS
SEE SHEET A1.2 FOR ORIENTATION OF GRAPHIC PANELS TO SITE

M.2 TENANT DRIVE THRU SIGNS

MATERIALS: Per corporate sign specs

QUANTITY: (1) One

SIGN AREA: 12 sf each.

COLORS: Per corporate sign specs

SIGNAGE DESIGN BUILD SOLUTIONS

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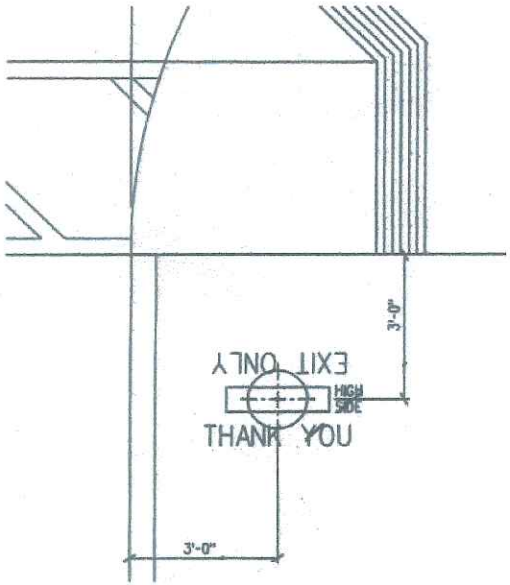
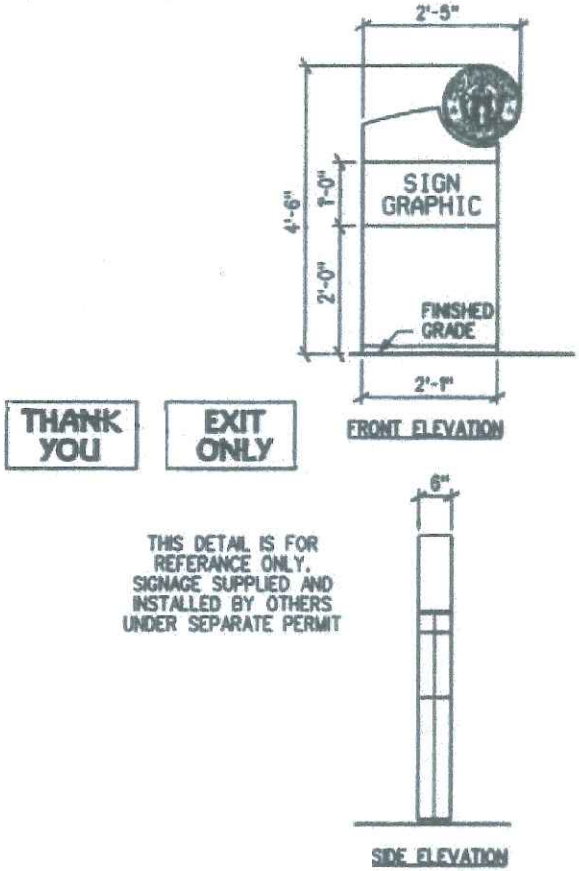
HEMET VALLEY MALL



S639 D/T DIRECTIONAL SIGN
ILLUMINATED W/LOGO

11 ½" = 1'-0"



THIS DETAIL IS FOR REFERANCE ONLY. SIGNAGE SUPPLIED AND INSTALLED BY OTHERS UNDER SEPARATE PERMIT

ACRYLIC GRAPHIC PANELS

SEE SHEET A1.2 FOR ORIENTATION OF GRAPHIC PANELS TO SITE

PC PARKING CODE ENTRY

MATERIALS: Aluminum Panel with silk-screened graphics. Mounted to 2" sign post.

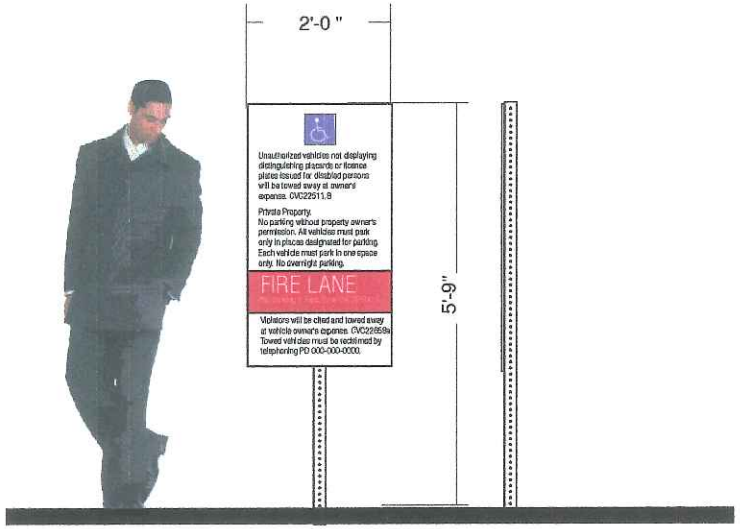
QUANTITY:

SIGN AREA: 5'-9" maximum height.

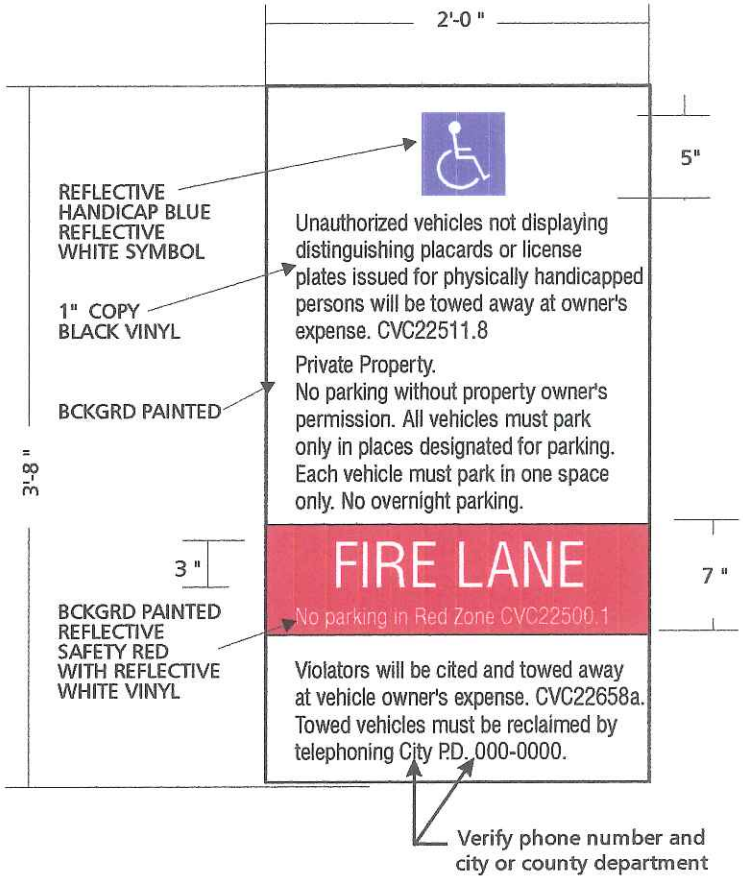
TYPE FACE: Helvetica Medium Condensed.

COLORS: See Color Schedule

LIGHTING: Non-illumination.



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



Scale: 1" = 1'-0"

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3.1 PC

S H

STOP & HANDICAP SIGNS

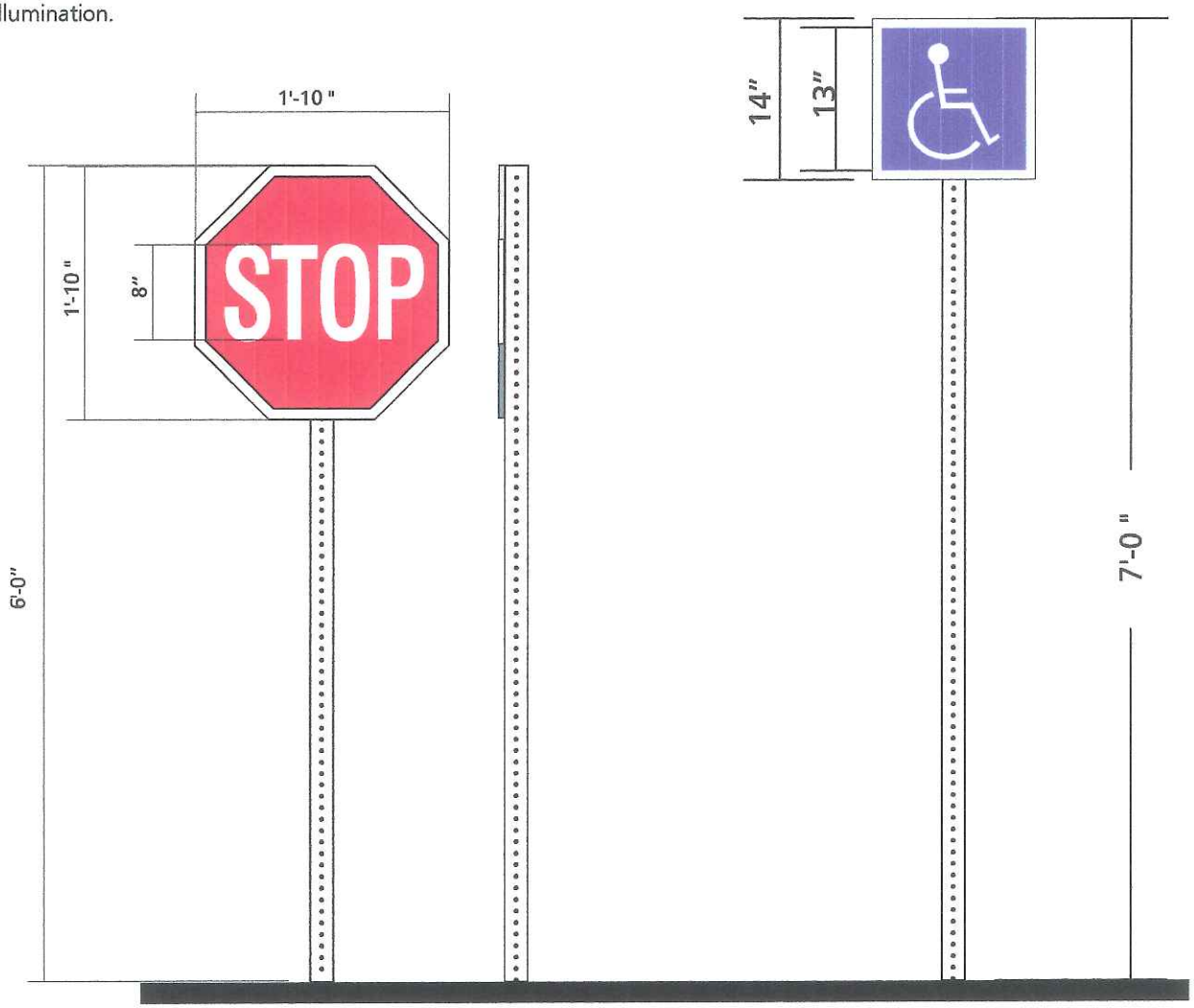
MATERIALS: Single faced aluminum sign.
Mounted to 2" sign post.

SIGN AREA: 6'-0" maximum height.

TYPE FACE: Helvetica Medium Condensed.

COLORS: See Color Schedule

LIGHTING: Non-illumination.



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

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HEMET VALLEY MALL

3.2 H S

VH

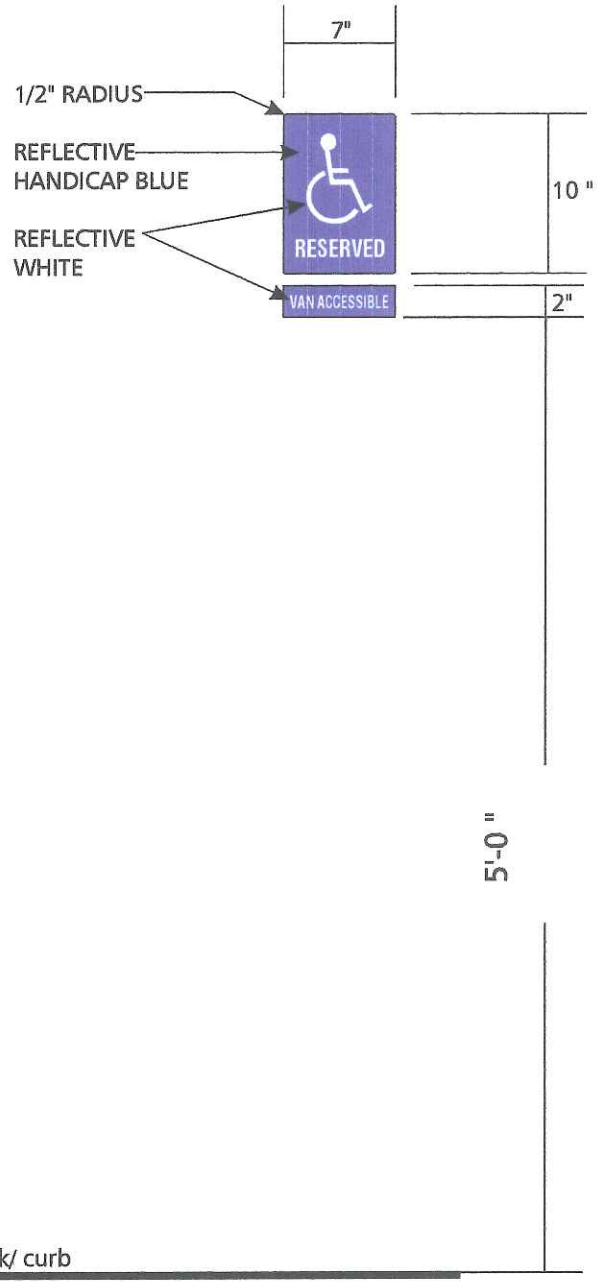
HANDICAP SIGNS - VAN ACCESSIBLE

MATERIALS: Single faced aluminum sign. Mounted to wall.

TYPE FACE: Helvetica Medium Condensed.

COLORS: See Color Schedule

LIGHTING: Non-illumination.



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HEMET VALLEY MALL

3.3 VH

BA BUILDING ADDRESS

MATERIALS: 12" high 1 1/2" thick gator foam address numbers.

QUANTITY:

TYPE FACE: Futura Book

COLORS: Painted contrasting color of building.

LIGHTING: Non-illumination.

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