



02-4511

SIGN PROGRAM
AUGUST 28, 2003





PROJECT DIRECTORY

Owner: Hopkins Real Estate Group
 13 Corporate Place
 Newport Beach, CA 92660
 Contact: Brian Hopkins
 (949) 640-1770
 (fax) 644-8631

Project Architect: Nadel Architects, Inc.
 3080 Bristol Street, Suite 500
 Costa Mesa, CA 92629
 (714) 540-5000

Signage Consultant: Signage Solutions
 1336 Allec Street
 Anaheim, CA 92805
 Contact: Chris DeRuyter
 (714) 491-0299
 (fax) 491-0439

City Planning: City of Corona
 Planning Department
 815 W. Sixth Street
 Corona, CA 92882-3238

TABLE OF CONTENTS

Project Directory	1
Submittals & Approvals	2
Design Guidelines	3
Prohibited Signs	4
Fabrication Requirements	5

SIGN TYPE SCHEDULE

ITEM SIGNTYPE PAGE

TENANT WALL SIGNS

WP Pad Tenant Signage	1.1
WS Shop Tenant Signage	1.2
E.1 Tenant Entry Info ID	1.3
E.2 Rear Entry ID	1.3

GROUND MOUNTED SIGNS

M.1 Project ID Monument	2.1
M.2 Project/ Tenant Monument	2.1

**PARKING/
REGULATORY SIGNS**

PC Parking Code Entry	3.1
S Stop Signs	3.2
H Handicap Stall	3.2
BA Building Address	3.3



02-4511
 8-28-03

Main Street Village

SUBMITTALS & APPROVALS

02-4511
8-28-03

There is a formal process for the creation, review and approval of Tenant signs at The Main Street Village. 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 criteria.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for The Main Street Village.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) 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 Corona Planning and Building Departments.

Submittals shall include the following:

1. STOREFRONT ELEVATION:

Scaled 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 shop drawings specifying exact dimensions, copy layout, typestyles, 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:

Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

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 criteria will be submitted to the Owner for approval and then submitted to the City of Corona for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign criteria in order to:

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

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 Corona, 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. Owner must receive the Sign Contractor's Certificate of Insurance.
3. The Owner must be notified 48 hours in advance prior to sign installation.

C. Tenant's Sign Contractor shall install required signage within 60 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 installed without written approval and/or that is deemed unacceptable pertaining to this sign criteria.

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 criteria 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.

Main Street Village

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.
- Sculpted metal or Signfoam forms.
- 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.
- Gold, silver or copper leaf or metallic paint 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.
- External illumination onto face of sign.
- Custom light fixtures and/or seamless opaque faces with "backed up" or "push thru" letters.
- L.E.D.

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.

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.
- Halo neon colors should compliment related signage elements.
- Same background color shall be used for all monument and pylon signs. Exception for pylon sign for established corporate logos, subject to City staff review and approval.
- Signs shall be limited to three (3) sign colors in addition to black and white. Exception for established corporate logos, subject to City staff review and approval.

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. These 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.

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 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 manufacturer'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 shall be as small as allowed by law. 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.
- 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.

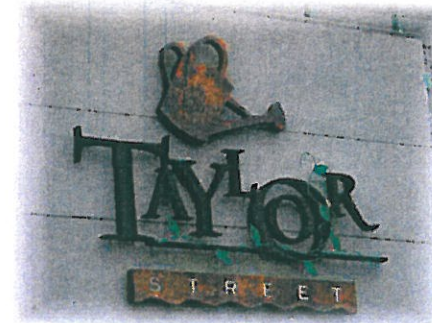
- J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.

- 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. 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.



SAMPLE OF INDIVIDUAL CHANNEL LETTERS AND CHANNEL LOGO



SAMPLE OF REVERSE HALO LETTERS

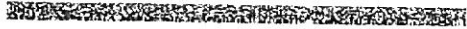


SAMPLE OF SIGN WITH PROJECTED LIGHTING

02-4511
8-28-03

Main Street Village

PROHIBITED SIGNS



02-4511
8-28-03

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

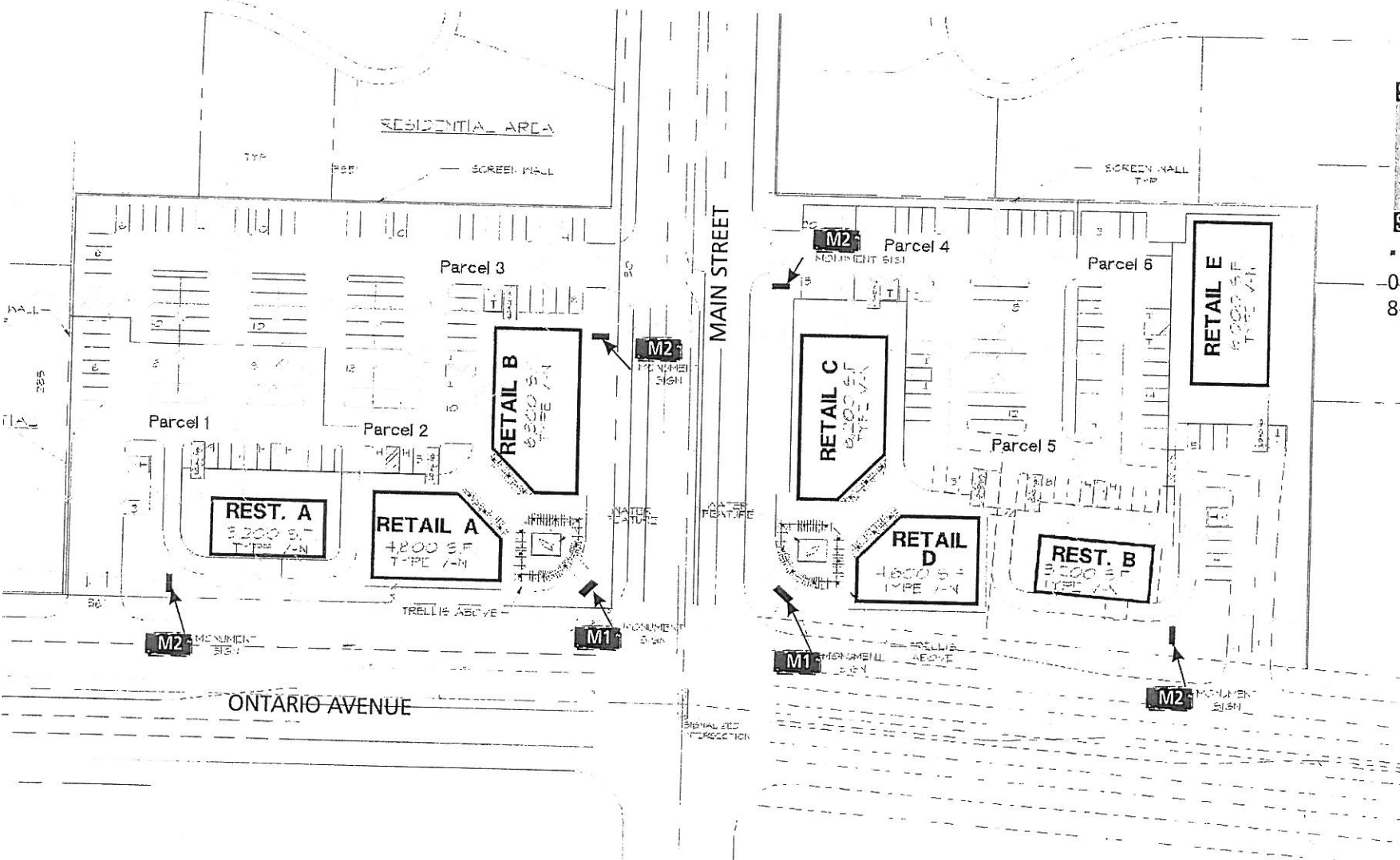
- Outdoor advertising or advertising structures.
- Can (cabinet) signs.
- Roof Signs.
- Freestanding signs, except for provided within this sign criteria.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided within this criteria.
- Vehicle Signs: Signs affixed 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.
- Exposed conduits and raceways.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design.
- Internally-illuminated plastic box or cannister signs.

Main Street Village



02-4511
8-28-03

Main Street Village



SIGN LOCATION PLAN
GROUND MOUNTED SIGNS

- M1** Project ID Monument
- M2** Project - Tenant Monument

PARKING /
REGULATORY SIGNS

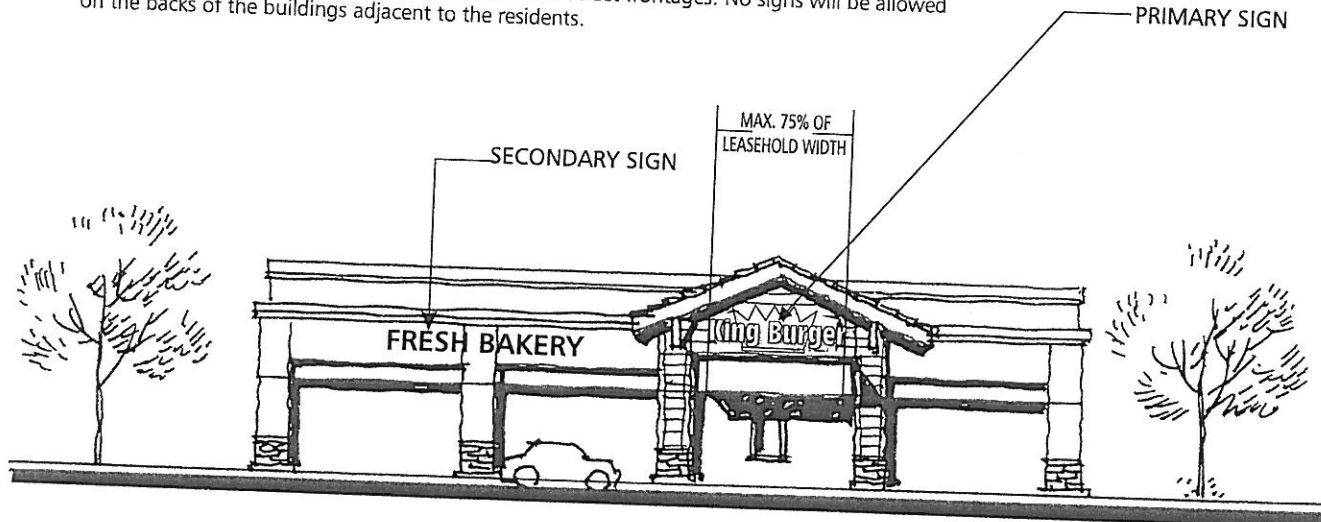
- PC** Parking Code Entry
- S** Stop Sign
- H** Handicap Parking Sign

EXHIBIT

A

WP PAD TENANT I. D. (WALL)

- 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. Secondary copy identifying incidental services (e.g., Pharmacy) allowed with Owner approval.
- SIGN AREA:** Tenants having 6,000 square feet of floor area or more:
A maximum of three square foot of signage lettering per linear foot tenant store frontage up to a maximum of 200 sf (includes primary and secondary copy in total aggregate).
Tenants having less than 6,000 square feet of floor area shall not exceed 42 inches in height.
- LENGTH:** Length of sign may not exceed 75% of the store frontage.
- MAXIMUM HEIGHT:** Tenants having 6,000 square feet of floor area or more:
Primary copy: maximum letter height 4'-0".
Tenants having less than 6,000 square feet of floor area:
Primary copy: maximum letter height 3'-6".
- TYPE FACE:** Secondary copy: maximum letter height 12".
- COLORS:** Custom tenant logotype/ name with Owner approval. Custom colors in logotype/ or colors approved by Owner.
- LIGHTING:** Individual illuminated channel letters or reverse pan channel with halo illumination or sign illumination could be projected onto the sign face.
- QUANTITY:** One per elevation, up to a maximum of three sides of the building. Signs will be allowed on elevations facing main public storefront entrances or street frontages. No signs will be allowed on the backs of the buildings adjacent to the residents.



02-4511
8-28-03

Main Street Village



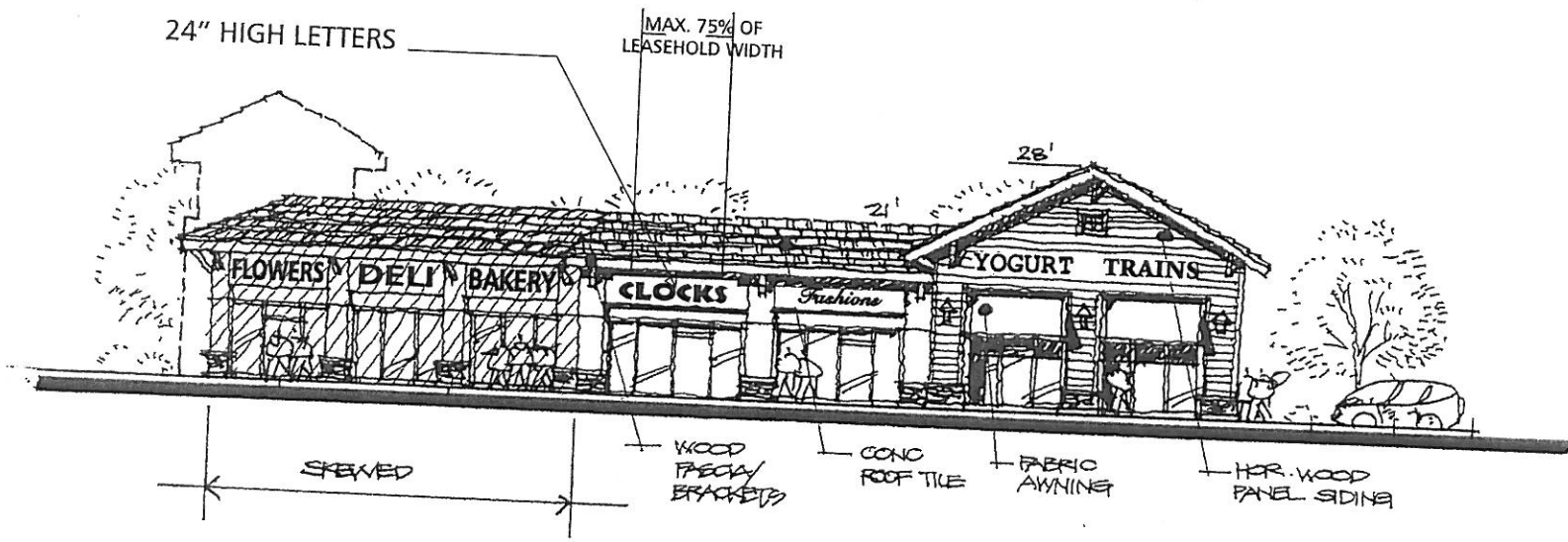
WS SHOP TENANT WALL I. D. (6,000 square feet or less of floor area)

- 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 herein.
- COPY:** Tenant name/ logo.
- SIGN AREA:** Signs must maintain a 6" buffer from an architectural features (i.e., cornices, columns, etc.)
Signs must maintain a 12" buffer from adjacent signs. Tenants with a storefront of 32' linear feet or less may have a sign area of 32 square feet by right.
- SIZE:** Maximum signage height not to exceed 42". Maximum letter height not to exceed 24"
- LENGTH:** Length of sign may not exceed 75% of store frontage.
- TYPE FACE:** Custom tenant logotype/ name with Owner approval.
- COLORS:** Custom colors in logotype/ or colors approved by Owner.
- LIGHTING:** Individual illuminated channel letters or reverse pan channel with halo illumination or sign illumination could be projected onto the sign face.
- QUANTITY:** One per elevation, a maximum of three (3) sides of the building. Signs will be allowed on elevations facing main public storefront entrances or street frontages. No signs will be allowed on the backs of the buildings adjacent to the residents.



02-4511
8-28-03

Main Street Village



E1 TENANT ENTRY INFORMATION

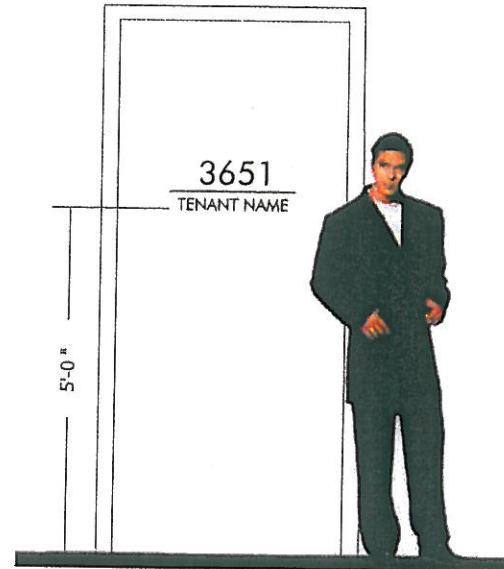
- MATERIALS:** Matte white vinyl letters on entry glass.
- COPY:** 6" High Suite Letter or Address, Tenant Entry Info 12" x 12".
- SIGN AREA:** 2.5 sq. ft. maximum sign area.
- TYPE FACE:** Futura Book.
- LOCATION:** Address or Suite Number Centered over entry doors. Tenant open info on entry glass panel on same side as door handle.



TYPICAL ELEVATION

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 side of building.



TYPICAL ELEVATION



02-4511
8-28-03

Main Street Village



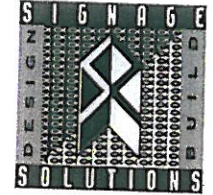
M1 PROJECT ID MONUMENT

MATERIALS: Aluminum structure with smooth finishes to match project colors.
Project ID panel to be aluminum with routed copy with pushed thru acrylic.
Stone veneer base to match project (by others).

QUANTITY: (2)

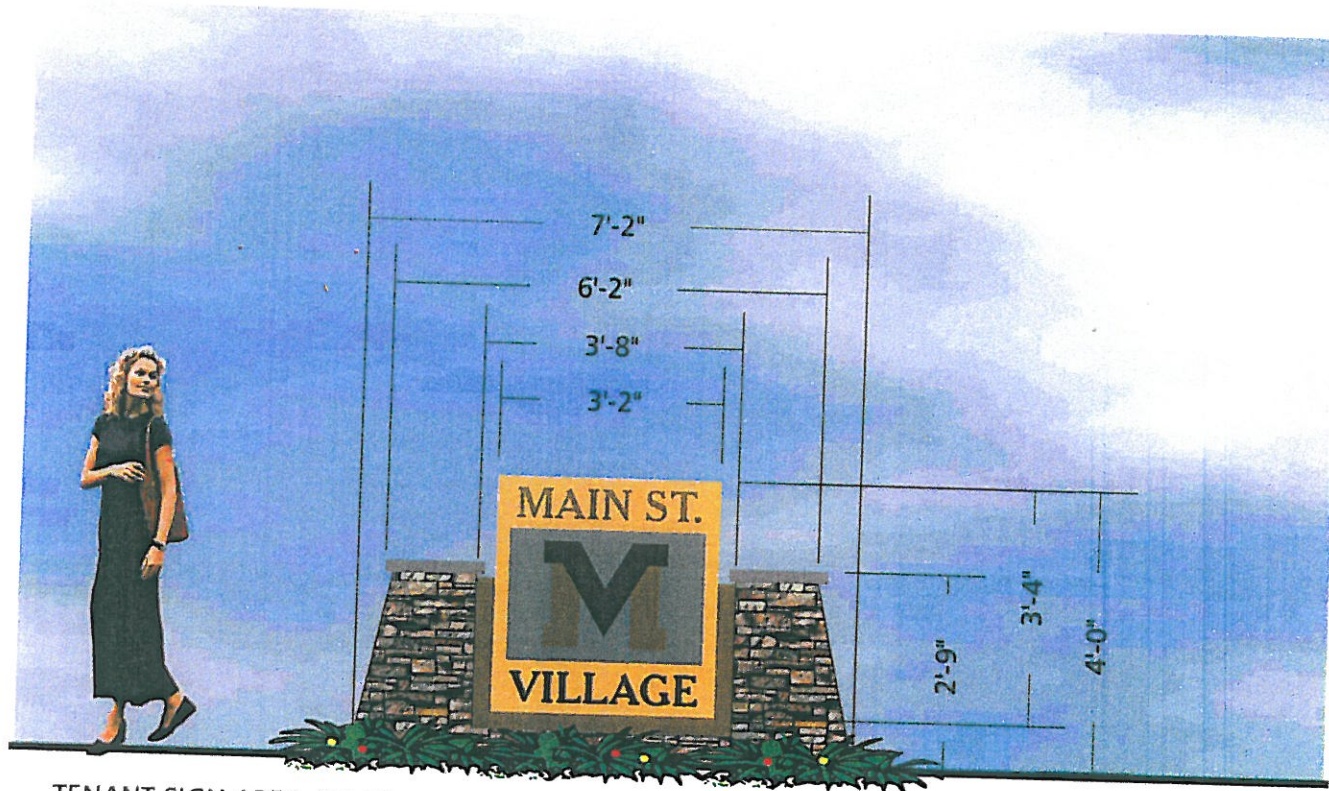
LIGHTING: 800ma h.o. fluorescent lamps.

HEIGHT: Maximum of four feet high for monument signs.



02-4511
8-28-03

Main Street Village



TENANT SIGN AREA: 35 SF

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



M2 PROJECT - TENANT MONUMENT

MATERIALS: Aluminum structure with smooth finishes to match project colors.
 Tenant panels to be aluminum with routed copy backed with acrylic.
 Stone veneer base to match project (by others).

QUANTITY: (4)

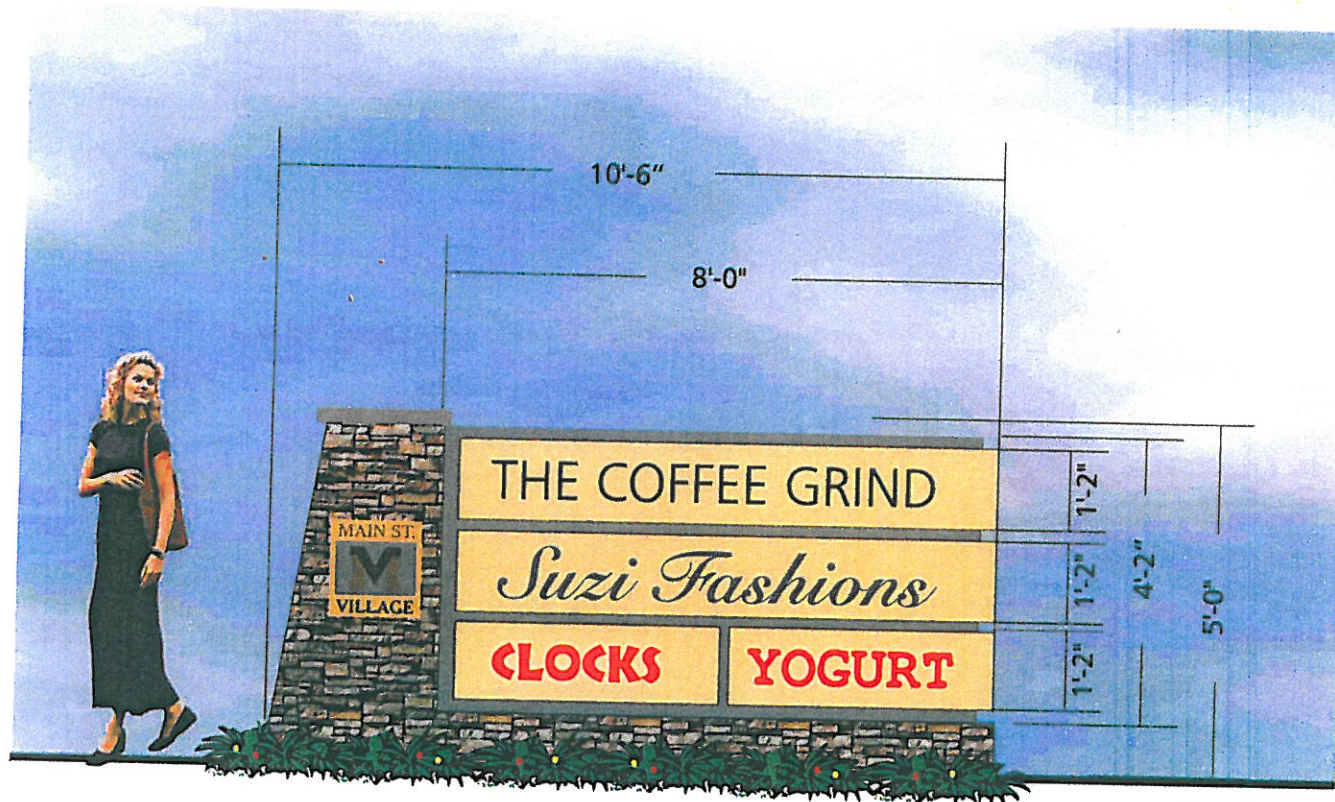
LIGHTING: 800ma h.o. fluorescent lamps.

HEIGHT: Maximum of five feet high for monument signs .



02-4511
 8-28-03

Main Street Village



TENANT SIGN AREA: 33 SF

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





BUILDING ADDRESS

MATERIALS: Flat-cut-out aluminum numerals, 1/4" thick, painted as noted.

QUANTITY:

TYPE FACE: Futura Medium BT

COLORS: See Color Schedule

LIGHTING: Non-illuminated.

INSTALLATION: Flush to wall using welded studs set into silicon adhesive in pre-drilled holes in wall.

12" | 1234



02-4511
8-28-03

Main Street Village

3.1 BA

PC PARKING CODE ENTRY

MATERIALS: Aluminum Panel with silk-screened graphics. Mounted to 2" x2" square posts painted project color.

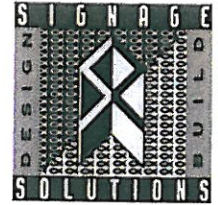
QUANTITY:

SIGN AREA: 5'-9" maximum height.

TYPE FACE: Helvetica Medium Condensed.

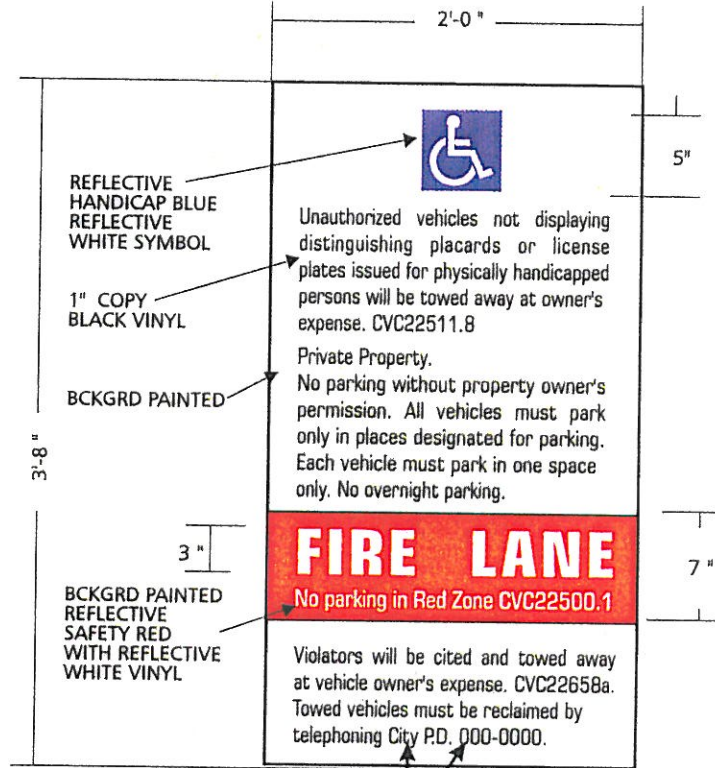
COLORS: See Color Schedule

LIGHTING: Non-illumination.



02-4511
8-28-03

Main Street Village



Verify phone number and city or county department

Scale: 1" = 1'-0"





STOP & HANDICAP SIGNS

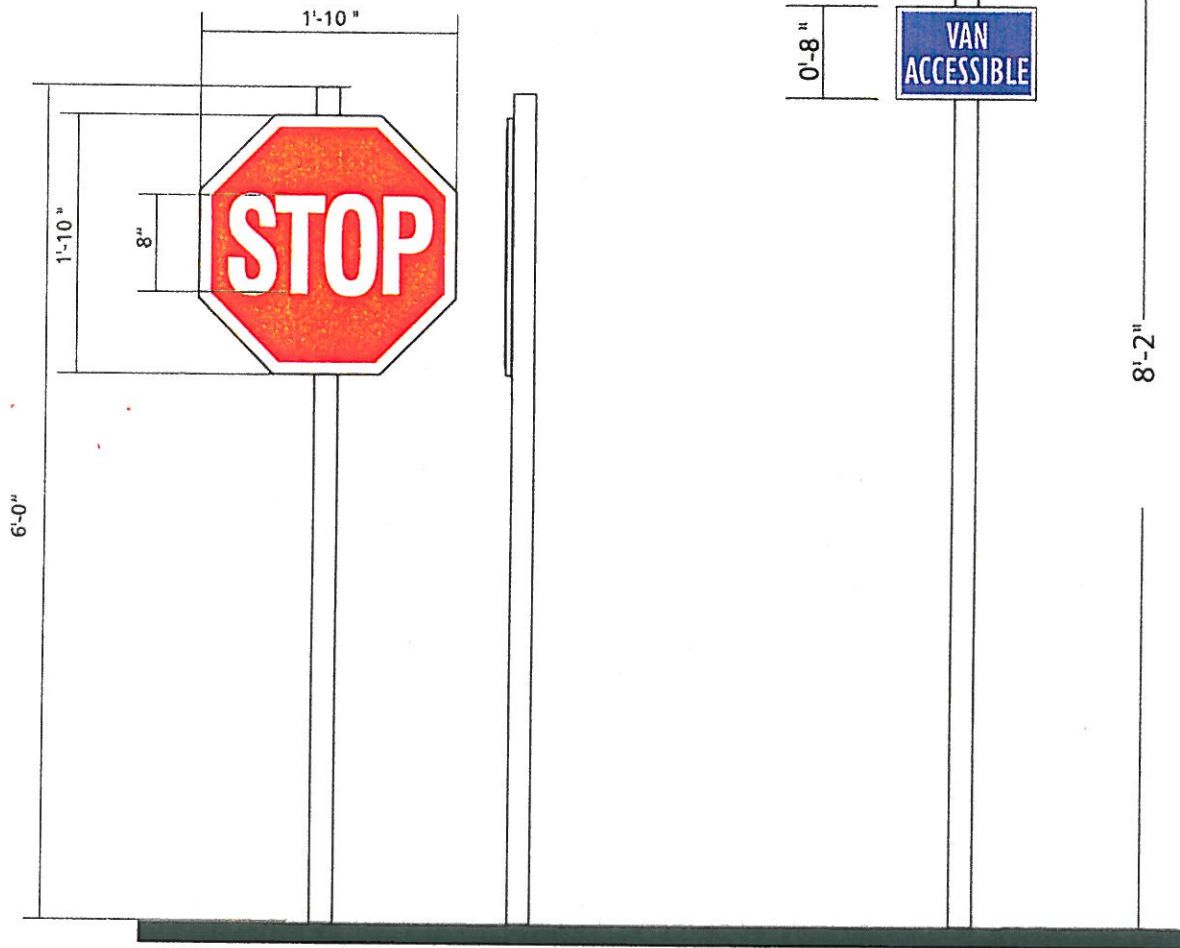
MATERIALS: Single faced aluminum sign. Stop signs mounted to 2"x2" square posts. Handicap signs mounted to 2"x2" square posts.

SIGN AREA: 8'-2" maximum height.

TYPE FACE: Helvetica Medium Condensed.

COLORS: See Color Schedule

LIGHTING: Non-illumination.



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



02-4511
8-28-03

Main Street Village

