

# EXHIBIT F SIGN PROGRAM

DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidiere

SCALE: Noted

DESIGN NO.: 01.1295

*The Village at East Highlands*

S I G N P R O G R A M

APPROVED BY THE  
DESIGN REVIEW BOARD

June 30, 2003

Bruce Meikle for DRB

Subject to Conditions

# TABLE OF CONTENTS

The Village at East Highlands

DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidiere

SCALE: Noted

DESIGN NO.: 01.1295

DESCRIPTION:	Page
TABLE OF CONTENTS	01
INTRODUCTION & REQUIREMENTS	02
SIGN GUIDELINES, DIRECTORY & VENDORS	03
DEFINITIONS & PROHIBITED SIGNS	04
ANCHOR TENANT WALL SIGNS	05
MAJOR/PAD/TOWER TENANT WALL SIGNS	06
SHOP TENANT WALL SIGNS	07
FRONT & REAR IDENTIFICATION	08
CENTER IDENTIFICATION SIGN	09
PAD TENANT MONUMENT SIGN	10
CENTER MONUMENT SIGN	11
CENTER PYLON SIGN	12
TYPICAL LETTER SECTION	Exhibit A
TYPICAL LETTER SECTION	Exhibit B
TYPICAL LETTER SECTION	Exhibit C
PROJECT SITE PLAN	Exhibit D



# INTRODUCTION & REQUIREMENTS

## The Village at East Highlands

DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidiere

SCALE: Noted

DESIGN NO.: 01.1295

### INTRODUCTION:

This Sign Program has been prepared for the purpose of establishing and maintaining high standards of quality and aesthetics throughout the center for the mutual benefit of the tenants and owners of The Village at East Highlands. In this spirit, we have designed it to provide a high degree of flexibility while maintaining the greatest amount of conformity.

Please review the sign program before making any application for signs, so that the process of your request will run smoothly.

### TENANT REQUIREMENTS:

1. Tenant must obtain approval from owner prior to submitting sign plans to the municipality for permits and / or fabrication or installation of any sign.
2. Tenant must obtain all necessary municipal permits prior to fabrication or installation of any sign.
3. Tenant is responsible for all of the following expenses:
  - Designer consultation fees if required by the owner.
  - All permit processing and application fees.
  - All costs for sign fabrication and installation, including preparation of all drawings and patterns if requested by owner.
  - All costs of repair of damage to the property upon which the sign is placed, whether occurring during installation, use or removal of sign, including any costs of damage to any other's property or person of any type.
  - Costs of maintaining the appearance and operating condition of the sign.
  - Any costs associated with bringing the sign into compliance with this program or any municipal requirements.

4. Tenant must abide by all of the above conditions if modifying or replacing any existing sign.

5. Tenant is ultimately responsible for the compliance of their sign with all requirements and specifications of the owner, municipalities, U. L. And the Electrical Code.

6. Tenant must use a fully licensed and insured Contractor with a State Contractor's License, City and / or County license, a minimum \$7,500 contractor's bond, and a minimum of \$1,000,000 liability insurance for all designs, drawings, fabrication and installation of any sign or repair of any damage to property caused by the installation, use or removal of any sign.

### APPLICATION REQUIREMENTS:

1. Tenant must submit four (4) copies of drawings to the owner for approval before obtaining municipal permits, fabrication or installation. These drawings must include the following:

Complete elevations of the storefront or front and end view of any freestanding sign. These should be fully detailed and dimensioned to a standard architectural scale.  
Shop drawings, details and sections showing all methods of attachment and manufacturing including dimensions, materials, electrical specifications and any other construction details.  
Signed engineering of any sign if required by municipal building department by a state licensed engineer.  
Completely colorized drawing of sign and storefront elevation.  
Sample board of colors and material of all exposed features of the sign.

2. Approval of all applications by owner will be based upon conformance with this program and the

timely submittal of all required materials including Contractor information. If applications are not approved, tenant must continue to submit further applications until owner approval is obtained.

3. Owner may choose to use a Design Consultant at tenant's expense.

4. Owner may approve applications that vary from the guidelines of this program under the following conditions:

To encourage and accommodate exceptionally designed and unique signs that conform to the spirit of this program.  
To mitigate any problems which result from exceptions which are not covered in this program.

5. Prior to installation of the sign, tenant must submit a set of drawings approved by the municipality for the owner's files.

6. Signs must be installed within 90 days of owner's approval by the owner or the approval is considered void and new applications must be submitted.

7. Owner may at its sole discretion choose to remove, correct or replace any sign which is deemed in non-compliance with this program or has not been approved at the tenant's expense.

# SIGN GUIDELINES, DIRECTORY & VENDORS

The Village at East Highlands

DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidiere

SCALE: Noted

DESIGN NO.: 01.1295

## SIGN GUIDELINES:

### MANUFACTURE

All signs must be U. L. Approved and conform to the Electrical code and any municipal building codes.

### COLORS & FINISHES

Colors and finishes must be of highest quality over properly primed surfaces and are subject to owner approval.

### TYPE AND LOGO STYLES

All type and logo styles are subject to owner approval. Nationally recognized corporate logos and letter styles are allowed as approved by the owner.

### INTERIOR SIGNS

Interior signs may not be visible from a public street and are not regulated by this program unless they are pertinent to or attached to a window.

### REQUIRED SIGNS

Tenant is required to provide and maintain in good condition at least one wall sign and suite identification sign in conformance with this program during the term of tenant's lease.

## DIRECTORY:

### PROJECT:

The Village at East Highlands  
NEC of Church Street and Greenspot Road  
Highland, CA

### OWNER/DEVELOPER:

HAAGEN COMPANY, LLC  
12302 Exposition Blvd.,  
Los Angeles, CA 90064  
Office: 310.820.1200  
Email: cfahey@haagenco.com

### ARCHITECT:

Perkowitz & Ruth Architects  
111 West Ocean Blvd.  
21st Floor  
Long Beach, CA 90802  
Phone: (562) 628-8000  
Contact: Nguyen Le

### SIGN DESIGNER / CONTRACTOR:

CenSource, Inc.  
1500 S. Sunkist Street, Unit H,  
Anaheim, CA 92806  
Phone: (714) 939-1070  
Fax: (714) 939-1090  
E-mail: jmitidiere@censource.com  
Contact: Jonathon Mitidiere, Richard Kruper

## APPROVED VENDORS:

CenSource, Inc.  
1500 S. Sunkist Street, Unit H  
Anaheim, CA 92806  
Phone: (714) 939-1070  
Fax: (714) 939-1090  
E-mail: rkruper@censource.com, rdongelmans@censource.com  
Contact: Richard Kruper, Rick Dongelmans

Other vendors are allowed, but must have prior approval of owner / developer.



# DEFINITIONS & PROHIBITED SIGNS

DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidieri

SCALE: Noted

DESIGN NO.: 01.1295

## DEFINITIONS:

### ANCHOR TENANT

Tenants whose finished floor square footage exceeds 25,000.

### ARCHITECTURAL ELEMENT

Wall, fascia or other surface defined or limited by corners, returns, reveals, moulding, material change or color change.

### INDIRECT LIGHTING

Lighting which reflects off of the surface being illuminated, not through it, and which is not exposed to view.

### MAJOR TENANT

Tenants whose finished floor square footage meets or exceeds 3,500 and is less than 25,000.

### MONUMENT SIGN

Freestanding sign with a continuous base from the ground, not exceeding 8 feet in overall height.

### NATIONALLY RECOGNIZED TENANT

Tenant who conducts business in multiple locations whether franchised or company owned, which are located in two states or more.

### OWNER

Individual or organization holding legal title to the property and / or the owner's agent specifically authorized by the owner to approve of sign issues, such as the property manager or others.

### OFF PREMISE ADVERTISING

Signs advertising services, products or events not offered or held upon the property.

### PAD TENANT

Tenants located in outlying pad building.

### PRIMARY SIGN

Wall sign incorporating business name and / or logo as approved by owner.

### PROJECTING SIGN

Sign which projects out from the wall surface in excess of 12".

### PYLON SIGN

Freestanding sign in excess of 6 feet in overall height utilizing vertical columns for support.

### REGULATORY SIGN

Sign indicating non-approved uses of parking spaces and traffic direction.

### SECONDARY SIGN

Wall sign indicating services, products or sub tenants offered or located in the tenant's space.

### SIGN AREA

Square feet as defined by the overall height multiplied by the overall length, less any spaces between words and areas between letter ascending and descending elements.

### SHOP TENANT

Tenants located in shop buildings A, B, or C whose finished floor space is less than 3,500 square feet.

### TOWER TENANT

Tenants located in suites A-1, B-1, or C-1.

### UNDERCANOPY SIGN

Sign suspended from the ceiling of the walkway in front of the store, intended to advertise to shoppers using the walkway area.

### VEHICLE DIRECTIONAL

Freestanding sign providing directions to tenants or locations within the complex.

### WALL SIGN

Sign attached to and conforming with the wall surface with a maximum depth of 8".

## PROHIBITED SIGNS:

Signs containing elements that are animated, flashing or audible.

Signs with exposed wiring, conduit or lighting elements.

Window signs or graphics other than those otherwise allowed for in this program.

Advertising on vehicles other than those parked in service areas, delivery areas or employee parking.

Permanent banners advertising services or businesses.

Roof Signs.

Projecting Signs.

Outdoor advertising signs and structures.

Off-premise advertising of all types.

Mobile marquee signs.

Any other signs not specifically allowed for in this program.

Signs not allowable under City of Highland Code or Project Conditions of Approval



# ANCHOR TENANT WALL SIGNS

## The Village at East Highlands

DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidieri

SCALE: Noted

DESIGN NO.: 01.1295

**SIGN TYPE:** Individual neon channel letters constructed as shown on exhibit A or cabinet signs with Direct / Indirect lighting (primary sign only).

**MAXIMUM SIGN AREA:** Businesses that have frontages greater than 40' in length will be permitted a maximum sign length of 60% of the frontage.

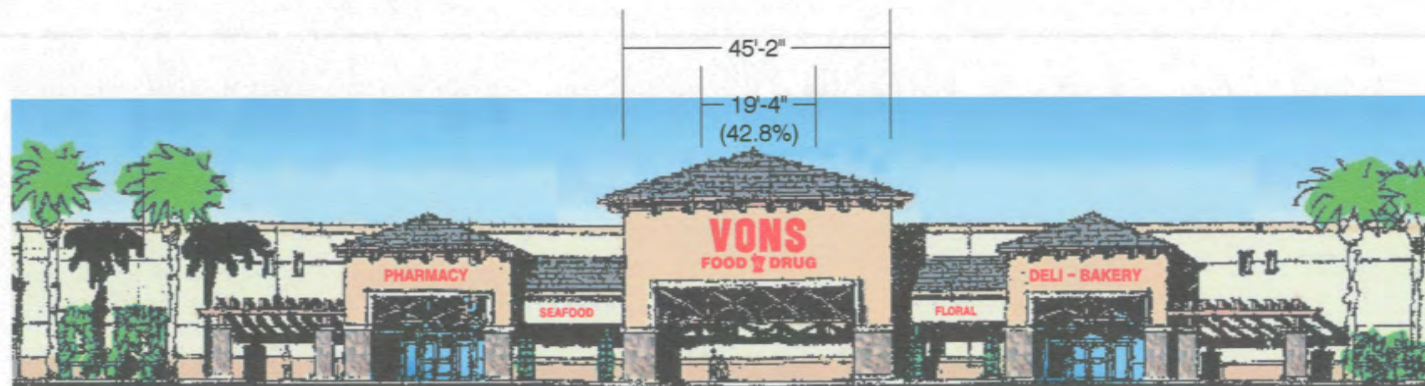
**PRIMARY SIGN**  
**MAXIMUM HEIGHT:** 6'-0" Vons with 2' Food & Drug and 42" Mortar Pestle, not to exceed a total height of 10'-0"

**SECONDARY SIGN**  
**MAXIMUM HEIGHT:** 2'-0"

**MAXIMUM LENGTH:**

**LETTER STYLE:** Nationally recognized Corporation logo style or style as approved by owner and the City of Highland Ranch.

**COLORS:** Nationally recognized Corporation colors or colors from the Color Schedule Exhibit D as approved by owner and the City of Highland Ranch.



TYPICAL MAJOR TENANT ELEVATIONS

SCALE: 1/32" = 1'-0"



# MAJOR/TOWER/PAD TENANT WALL SIGNS

The Village at East Highlands

DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidiere

SCALE: Noted

DESIGN NO.: 01.1295

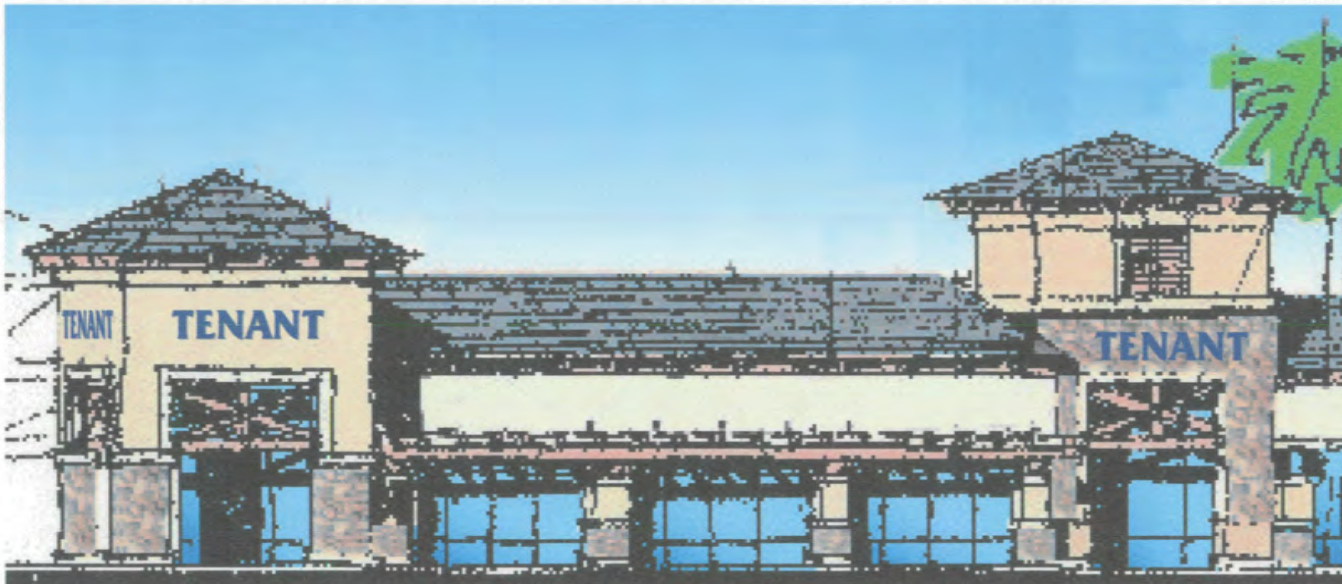
**SIGN TYPE:** Individual neon channel letters constructed as shown on exhibit A.

**MAXIMUM SIGN AREA:** Businesses that have frontages up to 40' in length will be permitted a maximum sign length of 75% of the frontage. Businesses that have frontages greater than 40' in length will be permitted a maximum sign length of 60% of the frontage.

**MAXIMUM OVERALL  
HEIGHT:** 3'-0"

**LETTER STYLE:** Nationally recognized Corporation logo style or style as approved by owner and the City of Highland.

**COLORS:** Nationally recognized Corporation colors or colors from the Color Schedule D as approved by owner and the City of Highland.



TYPICAL MAJOR TENANT ELEVATIONS

SCALE: 1/16" = 1'-0"

MAJOR TENANT  
WALL SIGNS



# SHOP TENANT WALL SIGNS

## The Village at East Highlands

DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidiere

SCALE: Noted

DESIGN NO.: 01.1295

**SIGN TYPE:** Individual neon channel letters constructed as shown on exhibit A.

**MAXIMUM SIGN AREA:** Businesses that have frontages up to 40' in length will be permitted a maximum sign length of 75% of the frontage. Businesses that have frontages greater than 40' in length will be permitted a maximum sign length of 60% of the frontage.

**MAXIMUM OVERALL**

**HEIGHT:** 2'-6"

**LETTER STYLE:** Nationally recognized Corporation logo style or style as approved by owner and the City of Highland.

**COLORS:** Nationally recognized Corporation colors or colors from the Color Schedule D as approved by owner and the City of Highland.



TYPICAL SHOP TENANT ELEVATIONS

SCALE: 3/64" = 1'-0"



# FRONT & REAR IDENTIFICATION

The Village at East Highlands

DATE: 12.20.01

SIGN TYPE: Vinyl copy applied to front surface.

REVISION NO.: 4 (02.17.03) JM

ALLOWABLE COPY: Suite address, company name and / or logo, business hours and contact phone number only.

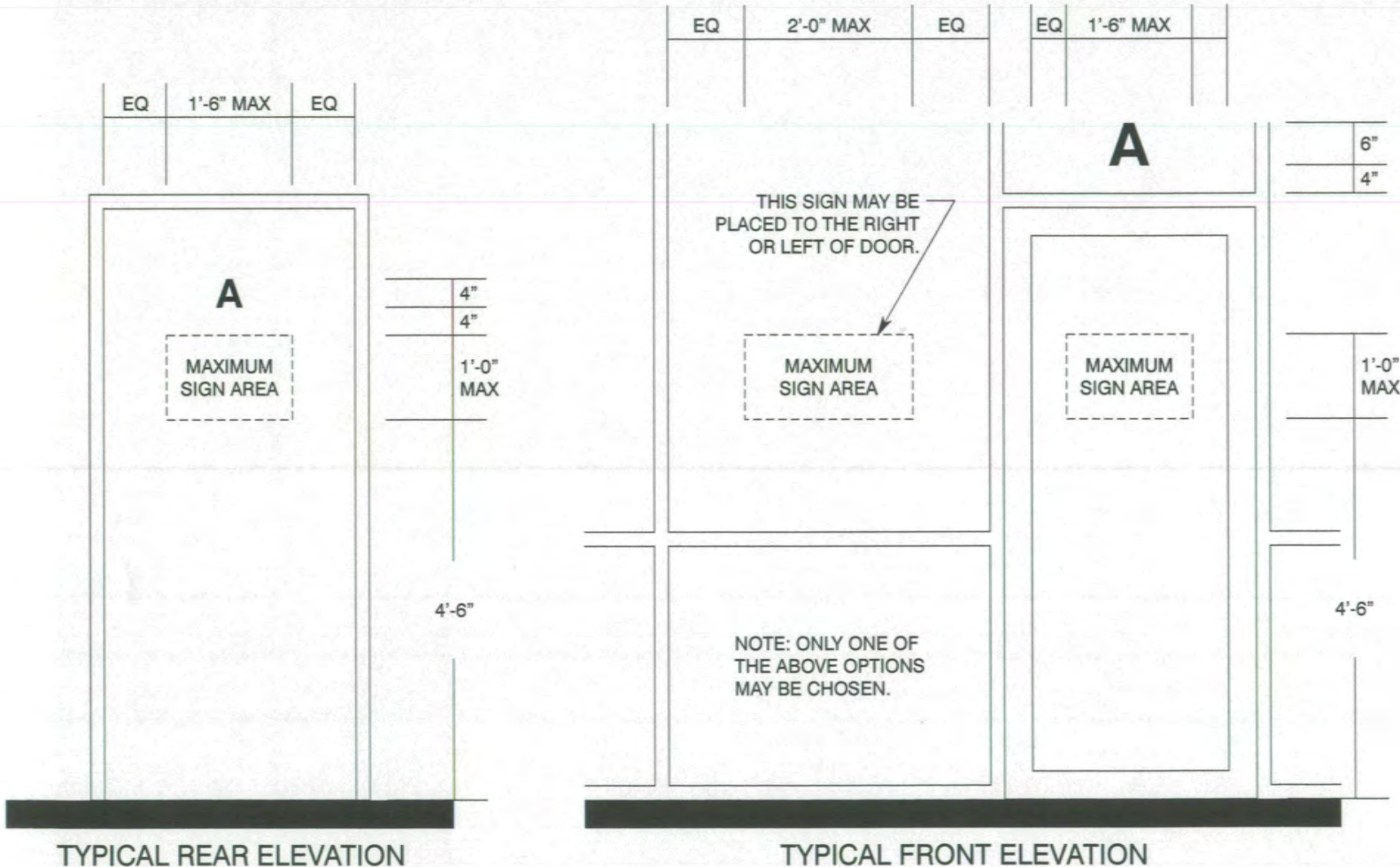
DESIGNER: J. Mitidiere

COLORS: Black

SCALE: Noted

DESIGN NO.: 01.1295

QUANTITY ALLOWED: One per elevation.



FRONT & REAR  
IDENTIFICATION

# CENTER IDENTIFICATION SIGN

The Village at East Highlands

DATE: 12.20.01

**SIGN TYPE:** Fabricated cabinet with texture coating, painted to match center colors. Sign to include a combination of exterior mounted letters with backlighting and / or exterior illumination.

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidiere

SCALE: Noted

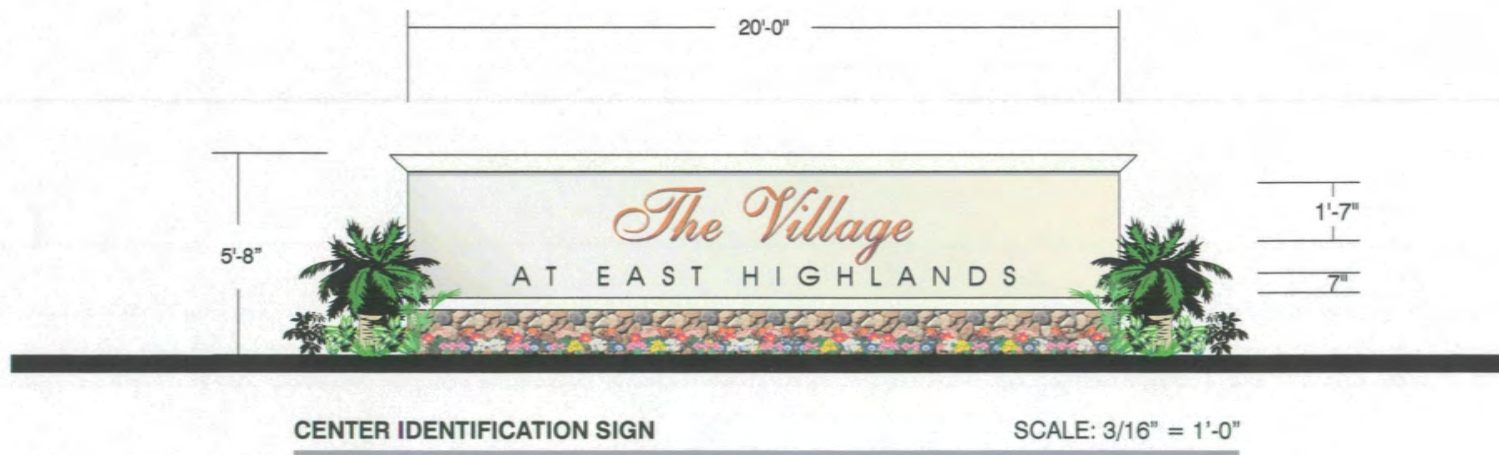
**MAXIMUM SIGN AREA:** 200 square feet. Not to exceed 6 feet in height.

**QUANTITY ALLOWED:** One.

DESIGN NO.: 01.1295

**LETTER STYLE:** Style as approved by owner.

**COLORS:** Colors as approved by owner.



CENTER ID  
SIGN



# PAD TENANT MONUMENT SIGN

The Village at East Highlands

DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidieri

SCALE: Noted

DESIGN NO.: 01.1295

**SIGN TYPE:** Aluminum fabricated cabinet and face panels, texture coated and painted to match center colors.  
Copy to be routed out push-through w/ vinyl overlay.

**MAXIMUM SIGN AREA:** 24 square feet of signable area. Not to exceed 4'-6" in height. Two locations are indicated on the project site plan, however only one location may be utilized.

**QUANTITY ALLOWED:** One.

**LETTER STYLE:** Nationally recognized Corporation logo style or style as approved by owner.

**COLORS:** Nationally recognized Corporation colors or colors as approved by owner.



**DOUBLE-FACE MONUMENT SIGN OPTIONS**

SCALE:  $\frac{3}{8}" = 1'-0"$

PAD TENANT  
MONUMENT SIGN

# CENTER MONUMENT SIGN

The Village at East Highlands

DATE: 12.20.01

**SIGN TYPE:** Aluminum fabricated cabinet and face panels texture coated and painted to match center colors.  
Copy to be routed out push-through w/ vinyl overlay.

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidieri

SCALE: Noted

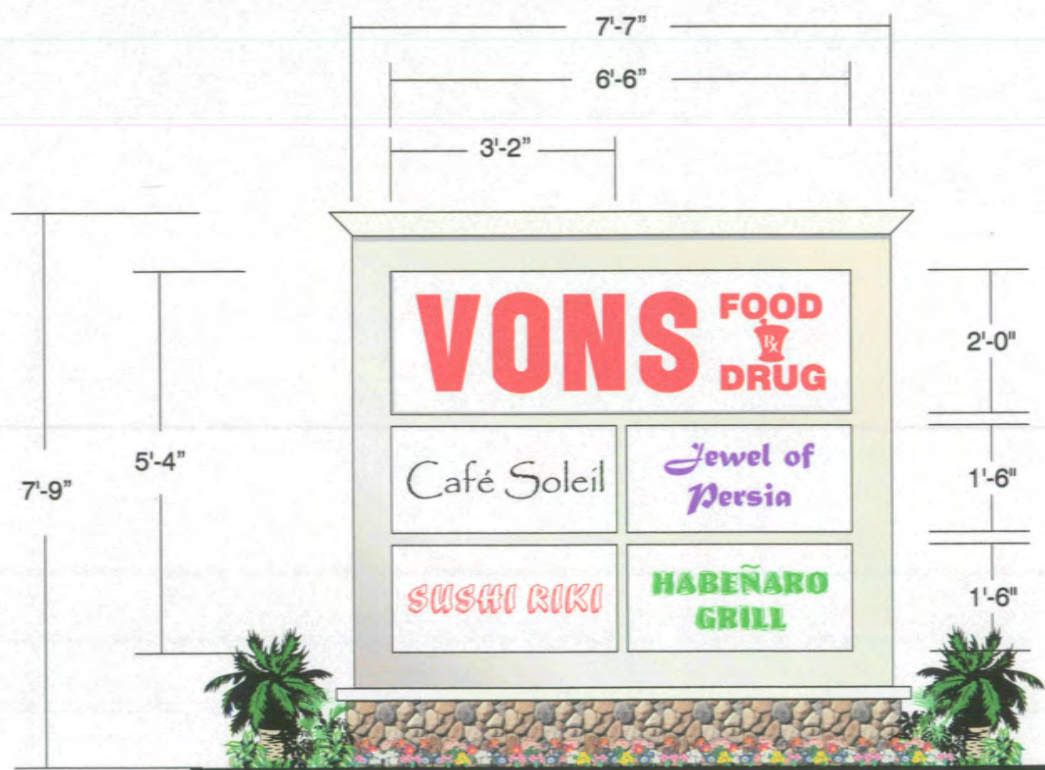
**MAXIMUM SIGN AREA:** 20 square feet per panel. Not to exceed 8 feet in height.

DESIGN NO.: 01.1295

**QUANTITY ALLOWED:** One.

**LETTER STYLE:** Nationally recognized Corporation logo style or style as approved by owner.

**COLORS:** Nationally recognized Corporation colors or colors as approved by owner.



DOUBLE-FACE MONUMENT SIGN OPTIONS

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

CENTER MONUMENT  
SIGN



# CENTER PYLON SIGN

The Village at East Highlands

DATE: 12.20.01

**SIGN TYPE:** Aluminum fabricated cabinet and face panels texture coated and painted to match center colors.  
Copy to be routed out push-through w/ vinyl overlay.

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidieri

SCALE: Noted

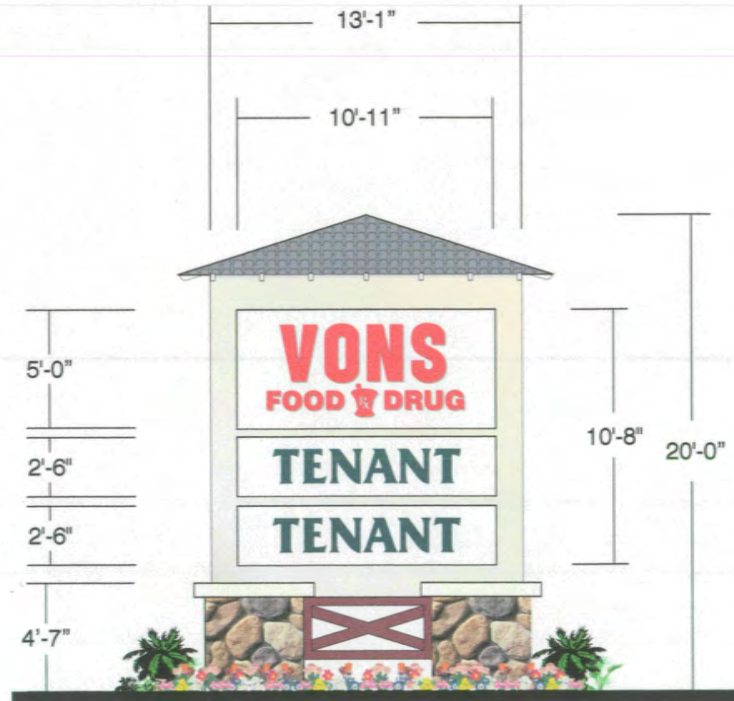
**MAXIMUM SIGN AREA:** 75 square feet per panel. Not to exceed 20 feet in height.

DESIGN NO.: 01.1295

**QUANTITY ALLOWED:** One.

**LETTER STYLE:** Nationally recognized Corporation logo style or style as approved by owner.

**COLORS:** Nationally recognized Corporation colors or colors as approved by owner.



DOUBLE-FACE PYLON SIGN

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

CENTER PYLON  
SIGN

# TYPICAL LETTER SECTION

The Village at East Highlands

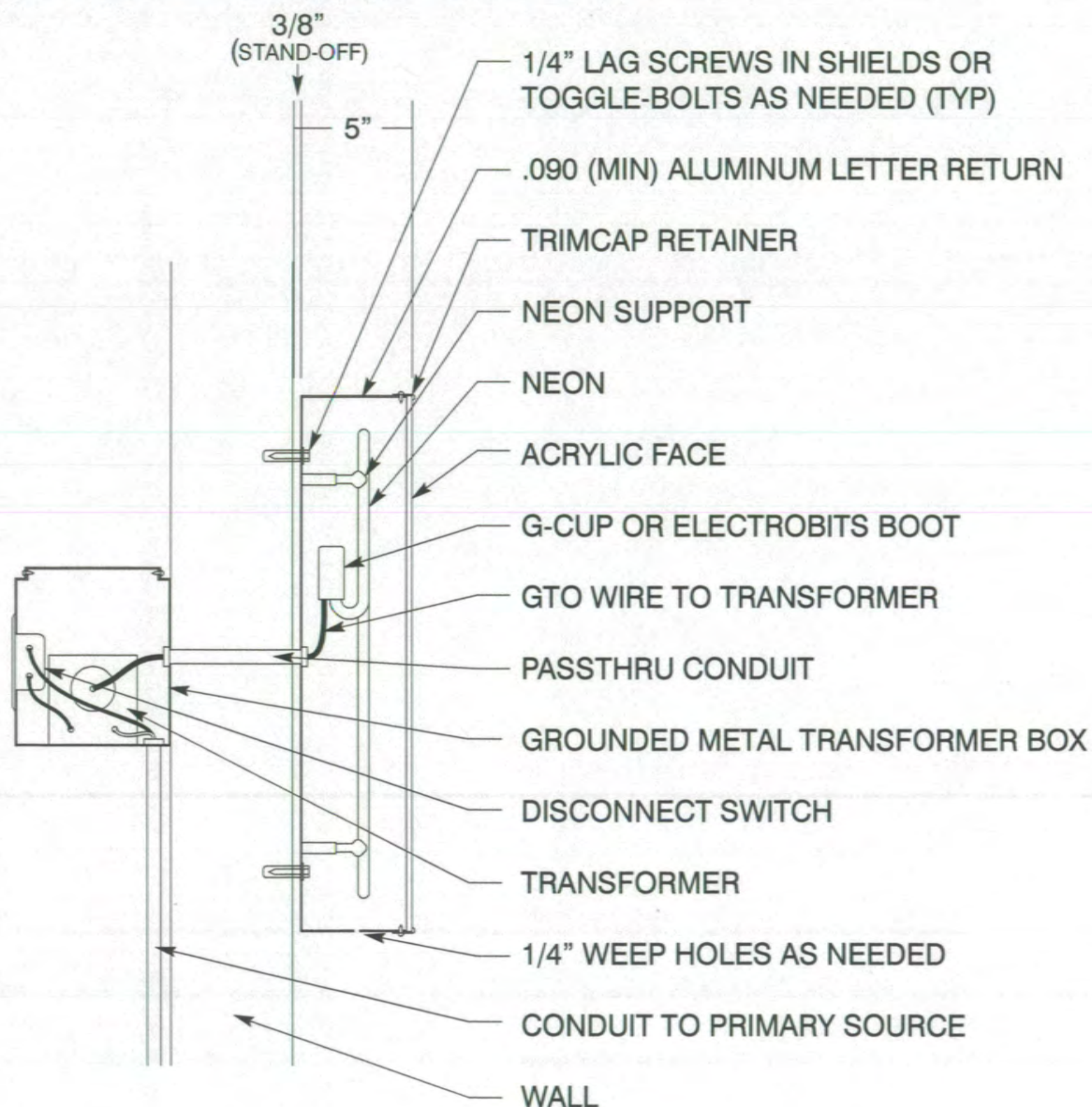
DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidieri

SCALE: Noted

DESIGN NO.: 01.1295



**TYPICAL REMOTE TRANSFORMER LETTER SECTION**

TYPICAL LETTER  
SECTION



# TYPICAL LETTER SECTION

The Village at East Highlands

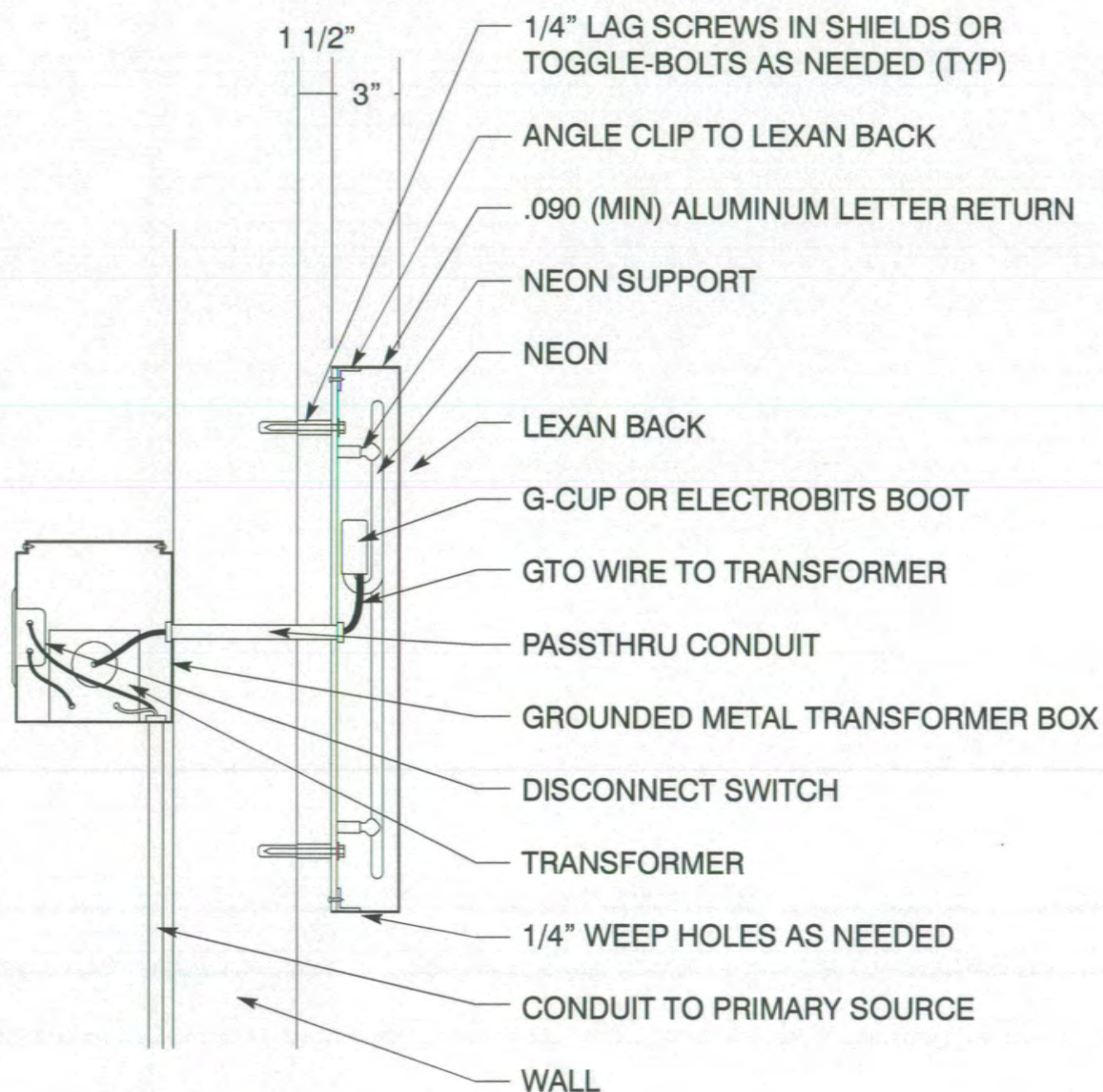
DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidieri

SCALE: Noted

DESIGN NO.: 01.1295



**TYPICAL REMOTE TRANSFORMER REVERSE CHANNEL LETTER SECTION**

TYPICAL LETTER SECTION

# TYPICAL LETTER SECTION

The Village at East Highlands

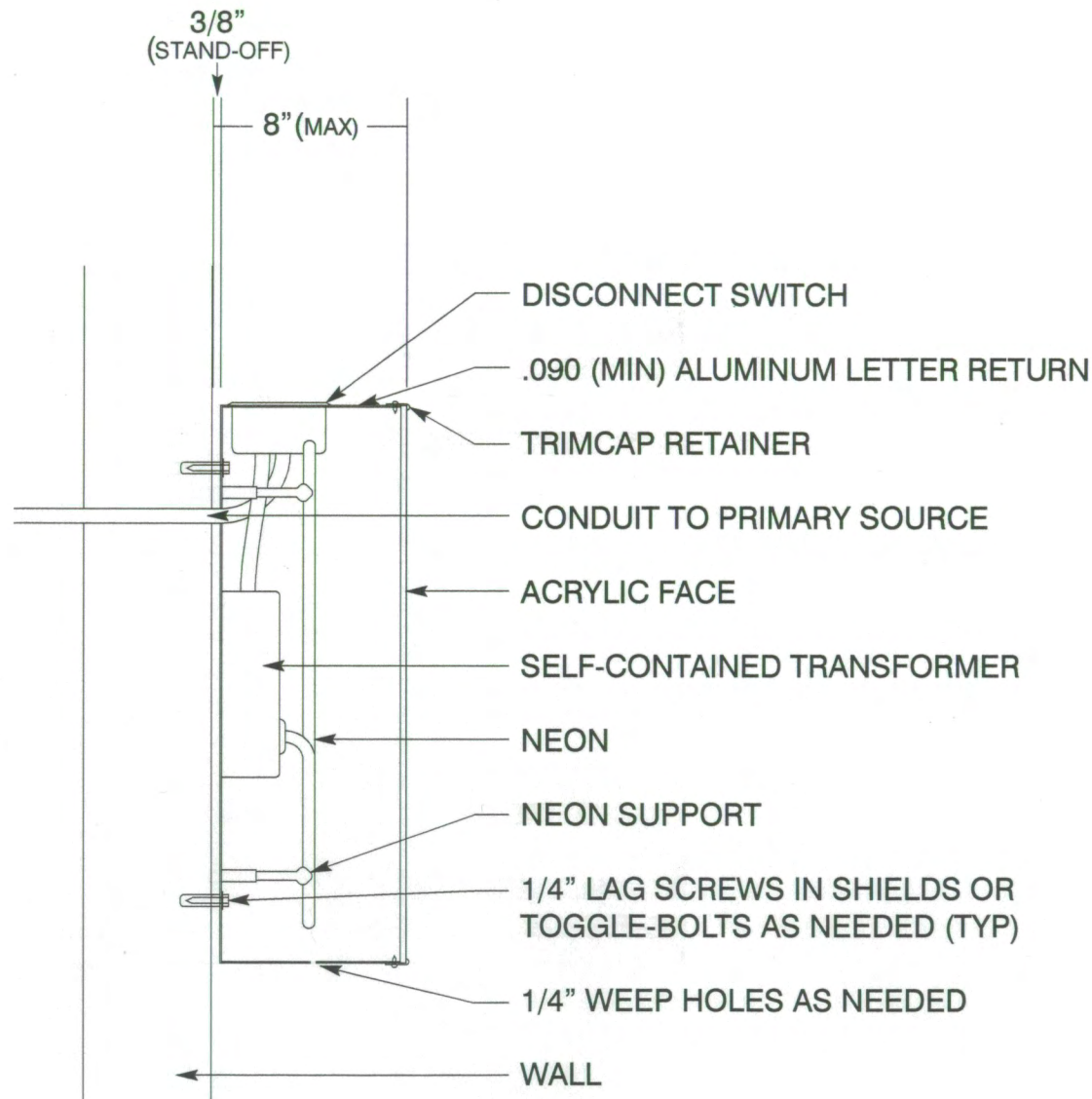
DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidiere

SCALE: Noted

DESIGN NO.: 01.1295



**TYPICAL SELF-CONTAINED LETTER SECTION**

TYPICAL LETTER  
SECTION



# PROJECT SITE PLAN

The Village at East Highlands

DATE: 12.20.01

REVISION NO.: 4 (02.17.03) JM

DESIGNER: J. Mitidiere

SCALE: Noted

DESIGN NO.: 01.1295

CENTER IDENTIFICATION SIGN

CIS

CENTER MONUMENT SIGN

CMS

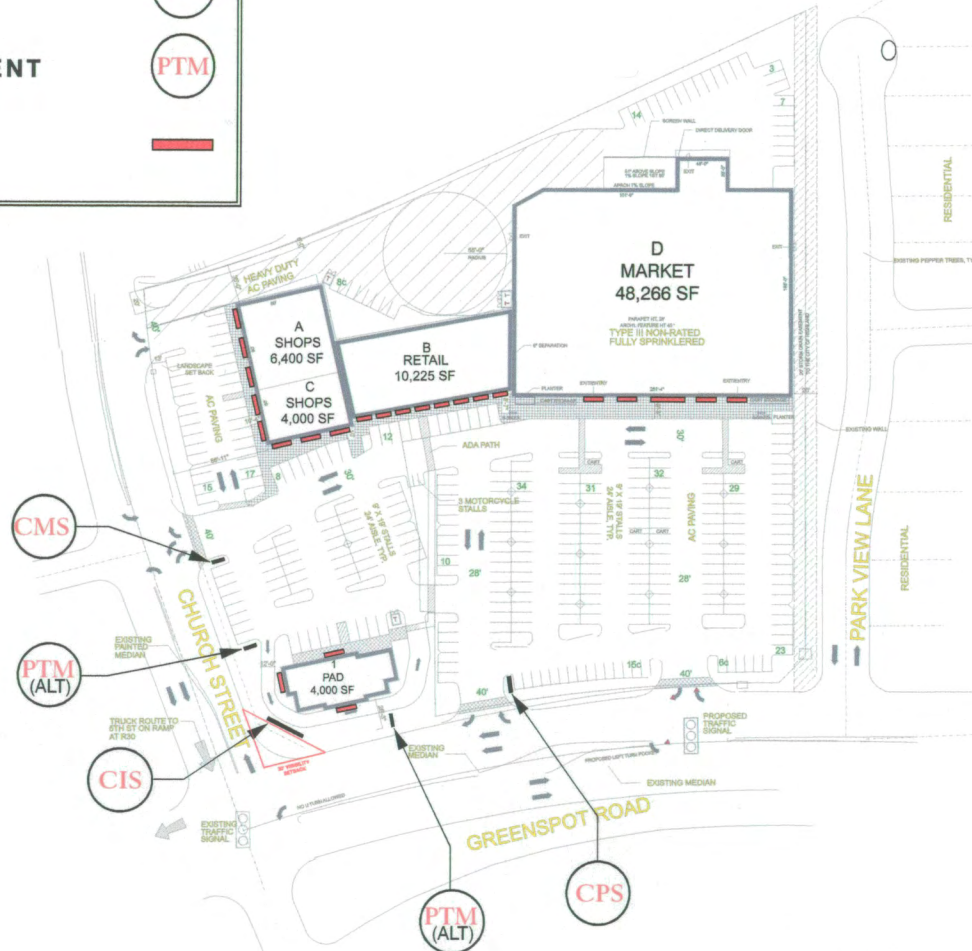
CENTER PYLON SIGN

CPS

PAD TENANT MONUMENT

PTM

TYPICAL WALL SIGN  
LOCATIONS



SITE PLAN

SCALE: 1/128" = 1'-0"

PROJECT  
SITE PLAN