

DATE: 09.03.04

REVISION NO.: 5

DESIGNER: R. Dongelmans

SCALE: N/A

DESIGN NO.: 04.1091

The Village at Century

INGLEWOOD, CALIFORNIA

S I G N P R O G R A M

CENSOURCE

The Central Source for Signage, Graphics & Services

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INTRODUCTION & REQUIREMENTS

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 Century. In this spirit, we have designed it to provide a high degree of flexibility while maintaining the greatest amount of conformity.

For this reason, we request that as tenant you abide by the requirements set forth in this program. Please review it before making any application for signs so that the process of your request will go 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 Contractors with a State Contractor's License, City and / or County license, a minimum \$7,500 contractor's bond, and a minimum of \$3,000,000 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.

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.

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3. 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.

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

5. 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.

6. 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 Century

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 the highest quality over properly primed surfaces and are subject to municipality and 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 which are visible from a public street are subject to municipality and owner approval.

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 sign program during the term of tenant's lease.

DIRECTORY:

PROJECT:

The Village at Century
Inglewood, CA

OWNER/DEVELOPER:

Haagen Company, LLC
12302 Exposition Blvd
Los Angeles, CA 90064
Phone: (310) 820-1200
Email : info@haagenco.com

ARCHITECT:

Leidenfrost / Horowitz & Associates, Inc.
1833 Victory Boulevard
Glendale, CA 91201
Phone: (818) 246-6050
Fax: (818) 240-0430

SIGN DESIGNER / CONTRACTOR:

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

CITY PLANNING:

City of Inglewood
Mr. Lonnie Bell
One Manchester Boulevard
Inglewood, CA 90301
(310) 412-5230

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CENSOURCE

The Central Source for Signage, Graphics & Services

SIGN GUIDELINES,
DIRECTORY & VENDORS

DEFINITIONS & PROHIBITED SIGNS

The Village at Century

DEFINITIONS:

ANCHOR TENANT

Tenants whose finished floor square footage meets or exceeds 3,000 and is less than 15,000, excluding pad tenants.

ARCHITECTURAL ELEMENT

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

DIRECT LIGHTING

Lighting which illuminates through a translucent sign face, radiating forward and outward.

MAJOR TENANT

Tenants whose finished floor square footage meets or exceeds 15,000.

MONUMENT SIGN

Freestanding sign with a continuous base from the ground, not exceeding 25 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 buildings.

PARKING SIGN

Sign indicating approved uses of parking spaces.

PRIMARY SIGN

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

PROJECTING SIGN

Any sign affixed to a building wall in such a manner that its leading edge extends more than 12" beyond the surface of such building wall.

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

Sign area includes the entire face of the sign, including the surface and any framing, but not including the support structure. Individual letters on a building shall be measured by the area enclosed by a continuous line outlining the perimeter of the words, emblems and logos. For double faced signs with less than 18" between faces, only one side shall be counted as the total area.

SHOP TENANT

Tenants located in shop buildings whose finished floor square footage is less than 3,000.

UNDER-CANOPY 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 12".

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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.

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.

MAJOR TENANT WALL SIGNS

The Village at Century

DATE: 09.03.04

REVISION NO.: 5

DESIGNER: R. Dongelmans

SCALE: N/A

DESIGN NO.: 04.1091

SIGN TYPE: Individual neon tube or LED illuminated channel letter's or logo's with direct, indirect, or direct/indirect internal lighting. Or individual non-illuminated channel letter's or logo's.

MAXIMUM SIGN AREA: Two(2) square feet for each linear foot of building leasehold front and / or sides(if applicable) with a maximum sign width of 75% for each elevation.

QUANTITY ALLOWED: Limitation based upon maximum signage area.

PRIMARY SIGN

MAXIMUM HEIGHT: 6'-0"

PRIMARY SIGN

MAXIMUM STACKED HEIGHT: 10'-0" including primary sign stacked or combination of primary and secondary signs stacked.

SECONDARY SIGN

MAXIMUM HEIGHT: 4'-0"

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

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



MAJOR TENANT ELEVATIONS

SCALE: NOT TO SCALE

ANCHOR TENANT WALL SIGNS

The Village at Century

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SCALE: N/A

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SIGN TYPE: Individual neon tube or LED illuminated channel letter's or logo's with direct, indirect, or direct/indirect internal lighting. Or individual non-illuminated channel letter's or logo's.

MAXIMUM SIGN AREA: Two(2) square feet for each linear foot of building leasehold front and / or sides(if applicable) with a maximum sign width of 75% for each elevation.

QUANTITY ALLOWED: Limitation based upon maximum signage area.

PRIMARY SIGN

MAXIMUM HEIGHT: 5'-0"

PRIMARY SIGN

MAXIMUM STACKED HEIGHT: 8'-0" including primary sign stacked or combination of primary and secondary signs stacked.

SECONDARY SIGN

MAXIMUM HEIGHT: 1'-6"

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

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



ANCHOR TENANT ELEVATIONS

SCALE: NOT TO SCALE

PAD & SHOP TENANT WALL SIGNS

The Village at Century

DATE: 09.03.04

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DESIGNER: R. Dongelmans

SCALE: N/A

DESIGN NO.: 04.1091

SIGN TYPE: Individual neon tube or LED illuminated channel letter's or logo's with direct, indirect, or direct/indirect internal lighting. Or individual non-illuminated channel letter's or logo's.

Pad tenants: may also include illuminated or non-illuminated projecting wall signs, menu boards, free-standing menu boards and/or way-finder signs.

MAXIMUM SIGN AREA: Two(2) square feet for each linear foot of building leasehold front and / or sides(if applicable) with a maximum sign width of 75% for each elevation.

QUANTITY ALLOWED: Limitation based upon maximum signage area.

PRIMARY SIGN

MAXIMUM HEIGHT: 3'-0"

PRIMARY SIGN

MAXIMUM STACKED HEIGHT: 3'-0" including primary sign stacked or combination of primary and secondary signs stacked.

SECONDARY SIGN

MAXIMUM HEIGHT: 1'-0"

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

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



PAD & SHOP TENANT ELEVATIONS(PARTIAL)



SCALE: NOT TO SCALE

FRONT & REAR IDENTIFICATION

The Village at Century

SIGN TYPE: Vinyl copy applied to front surface.

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

COLORS: As approved by owner.

QUANTITY ALLOWED: One per elevation.

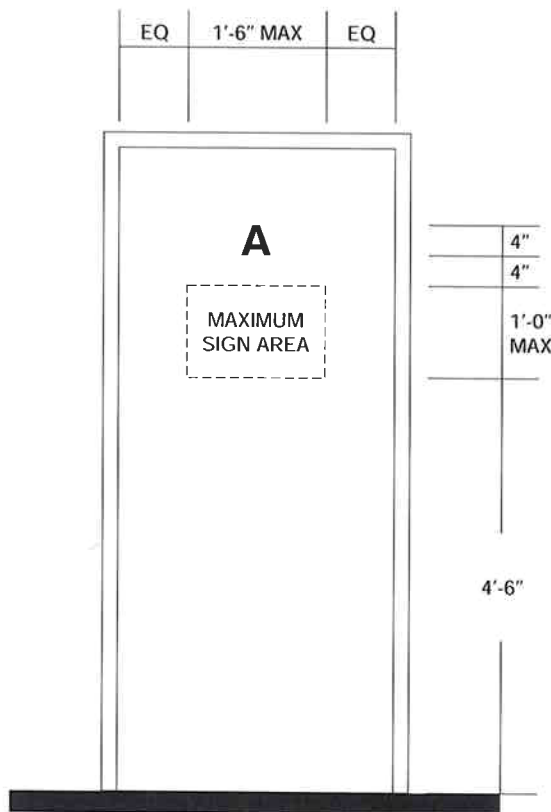
DATE: 09.03.04

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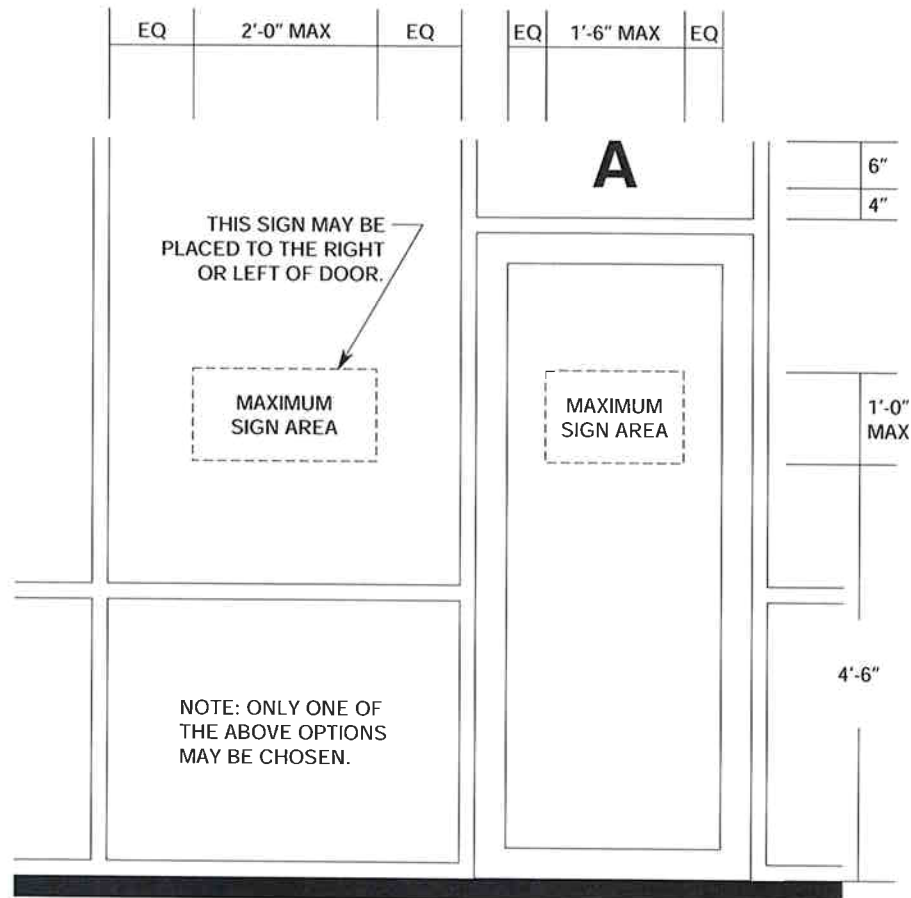
DESIGNER: R. Dongelmans

SCALE: 1/2" = 1'-0"

DESIGN NO.: 04.1091



TYPICAL REAR ELEVATION



TYPICAL FRONT ELEVATION

BUILDING ADDRESS NUMBERS

The Village at Century

SIGN TYPE: 1/2" thick metal or p.v.c., painted semi-gloss black.

FONT STYLE: Helvetica medium.

MAXIMUM HEIGHT: 1'-0"

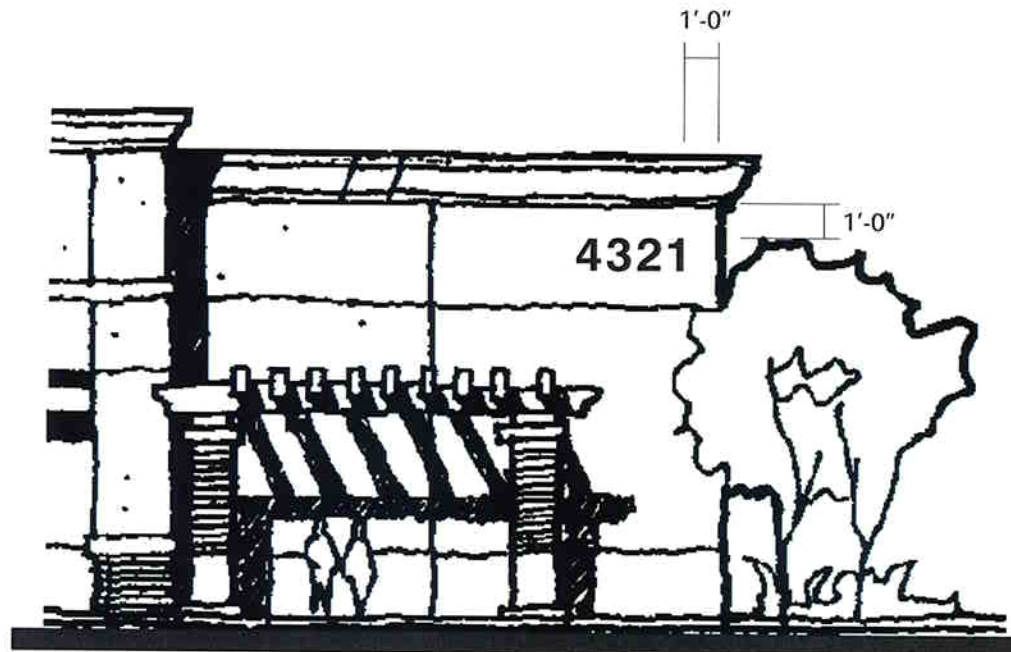
DATE: 09.03.04

REVISION NO.: 5

DESIGNER: R. Dongelmans

SCALE: 3/16" = 1'-0"

DESIGN NO.: 04.1091



TYPICAL ELEVATION

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BUILDING
ADDRESS NUMBERS

CONSTRUCTION SPECIFICATIONS

The Village at Century

- ◆ The channel letters shall be constructed of .060 to .090 (minimum) aluminum with 3/16" plastic face and fastened to the wall or fascia in an approved manner. All metal shall receive a minimum of two(2) coats of primer and two(2) coats of finish paint. Metal sheet seam joints shall be joined by pop rivets. Neon lighting needs a secondary ground fault consistent with UL 2161. All letters shall have service access to lamps, ballasts and wiring.
- ◆ All fascia signs shall be centered left to right on the fascia or tenant frontage, and generally centered top and bottom between fascia reveals (the vertical will vary depending on the fascia). Proposed sign locations for tenant logotypes and/or symbols with unusual configurations shall be submitted to the property owner and City of Inglewood for review, prior to filling an application with the municipality.
- ◆ Temporary signs (banners and pennants only) shall be approved under a Temporary sign permit and shall only be allowed if secured to a building.
- ◆ Power will be provided from the tenant's electrical panel to a junction box at all sign locations. Power connection is the tenant's responsibility. A time clock shall be provided to run power off to the signs. All electrical signs shall bear the U.L. Label (not visible to the public view) and their installation shall comply with all building and electrical codes. The tenant shall pay for electrical service for the sign. All conductors, transformers and other equipment shall be concealed.
- ◆ All penetrations of the building structure required for the sign installation shall be neatly sealed in a watertight condition. All bolts, fastenings, clips, etc. shall be painted to match the adjacent surface.

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MAJOR TENANT MONUMENT SIGN

The Village at Century

SIGN TYPE: Aluminum construction with internal fluorescent illumination.
Tenant panels to have routed-out push-through logos/copy.

DATE: 09.03.04

REVISION NO.: 5

DESIGNER: R. Dongelmans

SCALE: Noted

DESIGN NO.: 04.1091

MAXIMUM SIGN AREA: 300 square feet.

MAXIMUM HEIGHT: 25'

QUANTITY ALLOWED: Two(2).

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

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

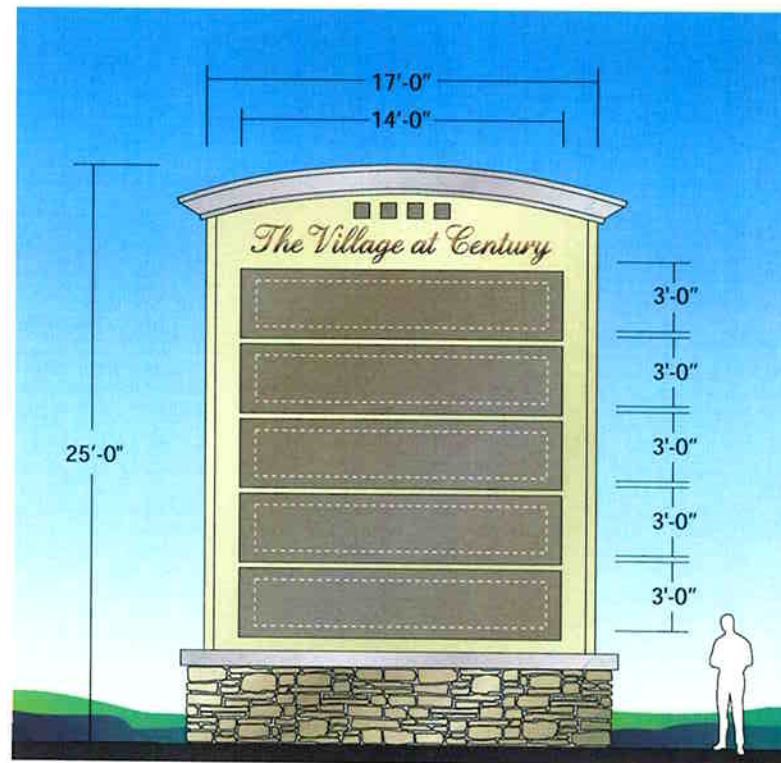
COLOR & MATERIAL SCHEDULE:

FABRICATED ALUMINUM
WITH TEXTURED FINISH
PAINTED WITH
FRAZEE #8213M
PLANTATION BEIGE

FABRICATED ALUMINUM
WITH SMOOTH FINISH
(WELDED SEAMS)
PAINTED WITH
FRAZEE #8295D
COPPER NAIL

FABRICATED ALUMINUM
WITH SMOOTH FINISH
(WELDED SEAMS)
PAINTED WITH
FRAZEE #8632W
TIMELESS GRAY

NATURAL STONE
ON BASE TO MATCH
NATURAL STONE
ON BUILDING
FRONTAGE



25' DOUBLE-FACE MONUMENT SIGN

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

ANCHOR TENANT MONUMENT SIGN

The Village at Century

SIGN TYPE: Aluminum construction with internal fluorescent illumination.
Tenant panels to have routed-out push-through logos/copy.

MAXIMUM SIGN AREA: 150 square feet.

MAXIMUM HEIGHT: 16'

QUANTITY ALLOWED: One(1).

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

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

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SCALE: Noted

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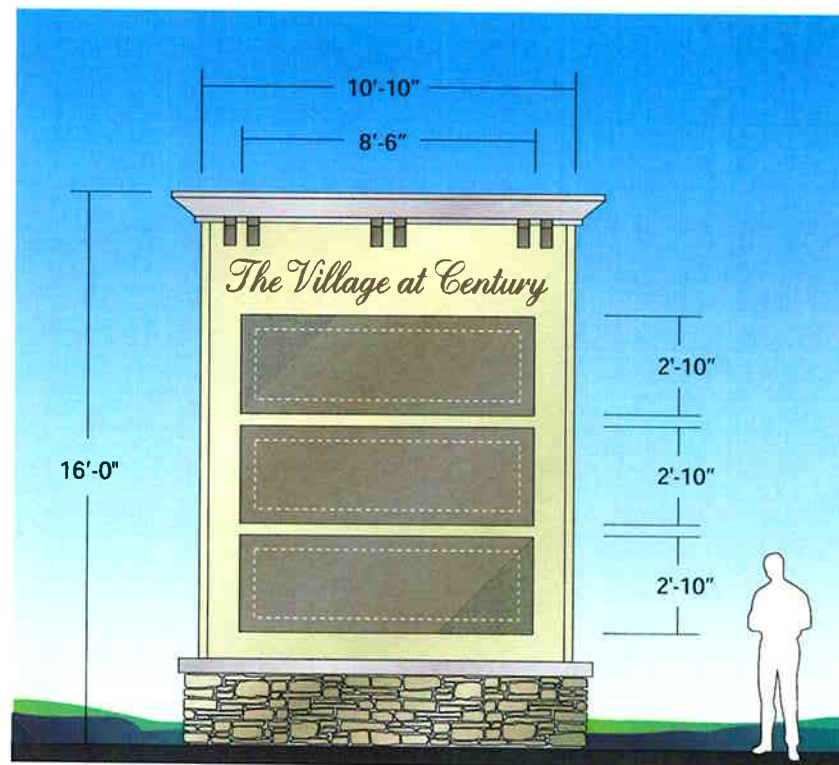
COLOR & MATERIAL SCHEDULE:

FABRICATED ALUMINUM
WITH TEXTURED FINISH
PAINTED WITH
FRAZEE #8213M
PLANTATION BEIGE

FABRICATED ALUMINUM
WITH SMOOTH FINISH
(WELDED SEAMS)
PAINTED WITH
FRAZEE #8295D
COPPER NAIL

FABRICATED ALUMINUM
WITH SMOOTH FINISH
(WELDED SEAMS)
PAINTED WITH
FRAZEE #8632W
TIMELESS GRAY

NATURAL STONE
ON BASE TO MATCH
NATURAL STONE
ON BUILDING
FRONTAGE



16' DOUBLE-FACE MONUMENT SIGN

SCALE: 3/16" = 1'-0"

PAD TENANT MONUMENT SIGNS

The Village at Century

SIGN TYPE: Aluminum construction with internal fluorescent illumination.
Tenant panels to have routed-out push-through logos/copy.

DATE: 09.03.04

REVISION NO.: 5

DESIGNER: R. Dongelmans

SCALE: Noted

DESIGN NO.: 04.1091

MAXIMUM SIGN AREA: 40 square feet.

MAXIMUM HEIGHT: 7'-6"

QUANTITY ALLOWED: Four(4).

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

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

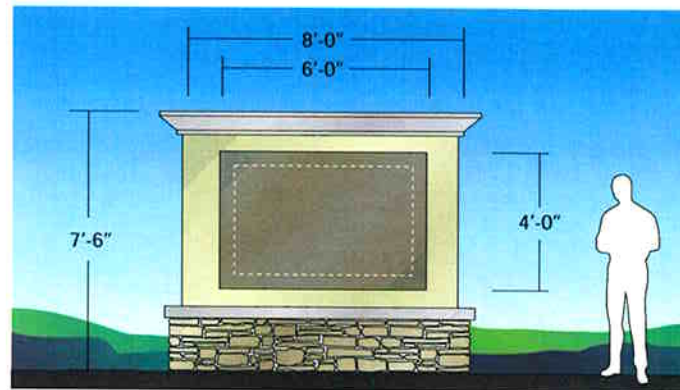
COLOR & MATERIAL SCHEDULE:

FABRICATED ALUMINUM
WITH TEXTURED FINISH
PAINTED WITH
FRAZEE #8213M
PLANTATION BEIGE

FABRICATED ALUMINUM
WITH SMOOTH FINISH
(WELDED SEAMS)
PAINTED WITH
FRAZEE #8295D
COPPER NAIL

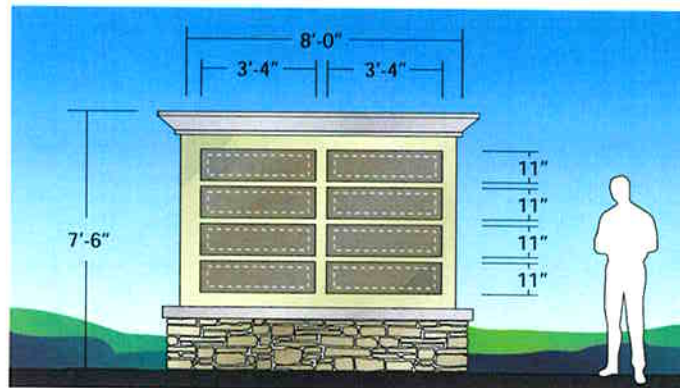
FABRICATED ALUMINUM
WITH SMOOTH FINISH
(WELDED SEAMS)
PAINTED WITH
FRAZEE #8632W
TIMELESS GRAY

NATURAL STONE
ON BASE TO MATCH
NATURAL STONE
ON BUILDING
FRONTAGE



MONUMENT SIGN FACE
WITH ONE TENANT PANEL

THREE(3) MONUMENT SIGNS



MONUMENT SIGN FACE
WITH MULTI-TENANT PANELS

ONE(1) MONUMENT SIGN

6' DOUBLE-FACE MONUMENT SIGNS

SCALE: 3/16" = 1'-0"

CENSOURCE

The Central Source for Signage, Graphics & Services

PAD TENANT
MONUMENT SIGNS

TYPICAL SELF-CONTAINED ILLUMINATED LETTER & LOGO SECTIONS

The Village at Century

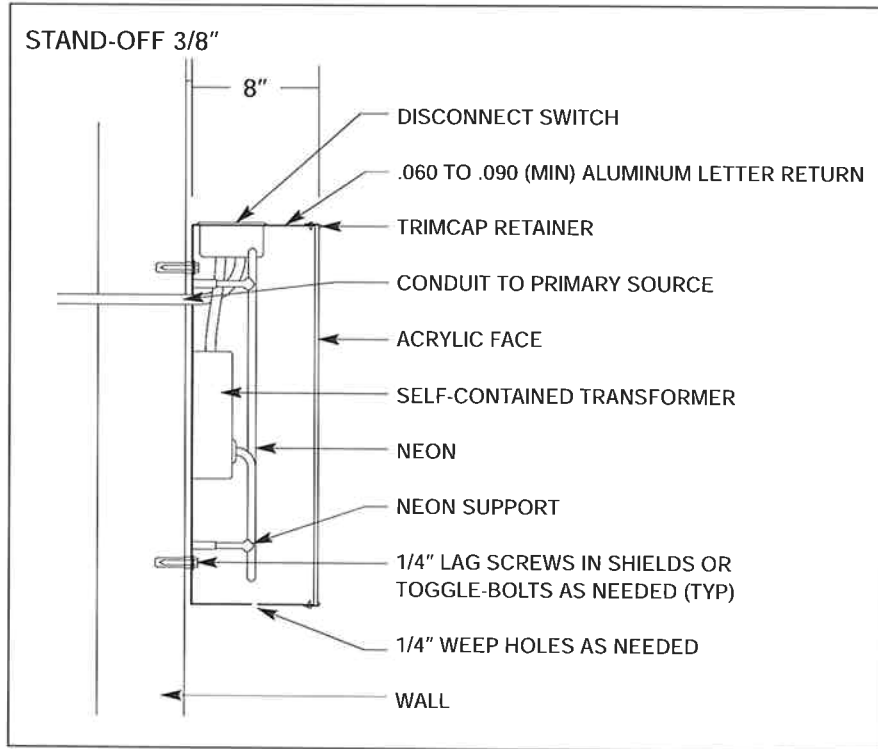
DATE: 09.03.04

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SCALE: 1" = 1'-0"

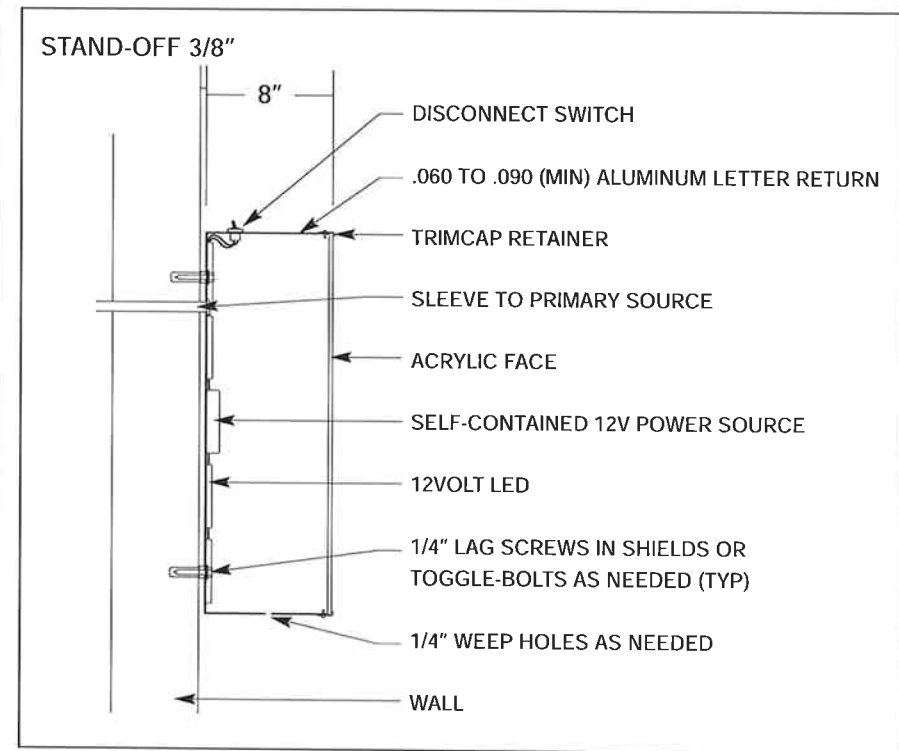
DESIGN NO.: 04.1091



TYPICAL SELF CONTAINED TRANSFORMER LETTER & LOGO SECTION

TYPE: DIRECT ILLUMINATION ILLUMINATION: NEON

SECTION EXAMPLES



TYPICAL SELF CONTAINED 12 VOLT LETTER & LOGO SECTION

TYPE: DIRECT ILLUMINATION ILLUMINATION: LED

TYPICAL REMOTE ILLUMINATED LETTER & LOGO SECTIONS

The Village at Century

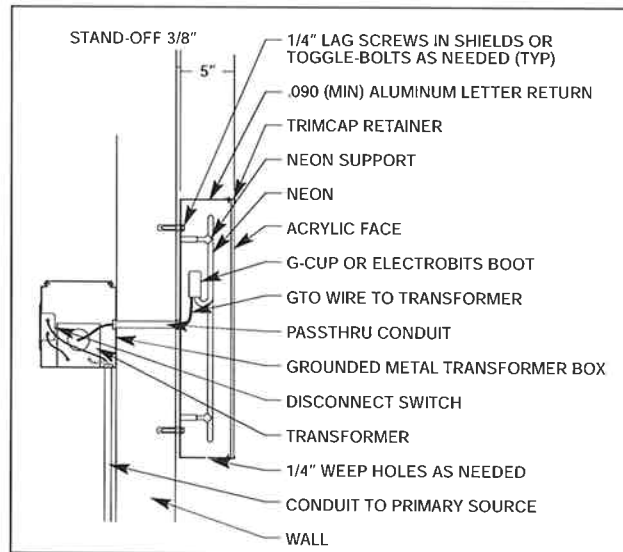
DATE: 09.03.04

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DESIGNER: R. Dongelmans

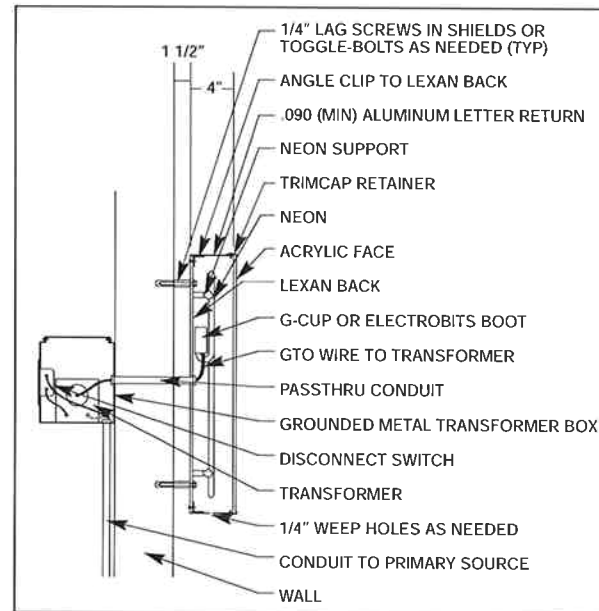
SCALE: 3/4" = 1'-0"

DESIGN NO.: 04.1091



TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION

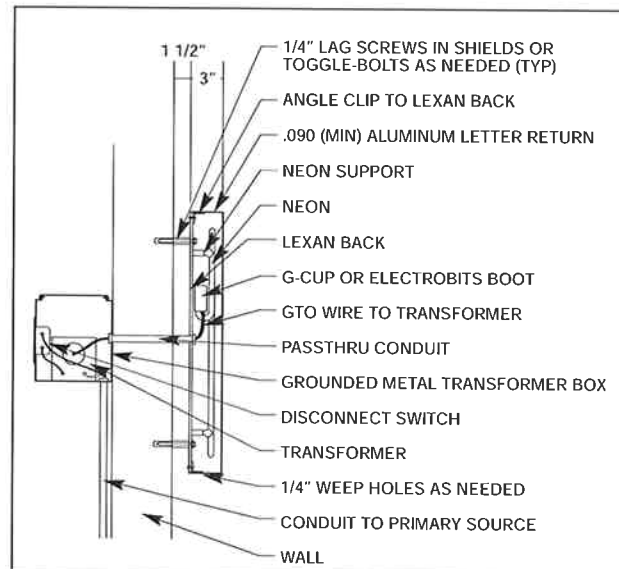
TYPE: DIRECT ILLUMINATION ILLUMINATION: NEON



TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION

TYPE: INDIRECT(HALO) ILLUMINATION ILLUMINATION: NEON

SECTION EXAMPLES



TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION

TYPE: DIRECT / INDIRECT(HALO) ILLUMINATION
ILLUMINATION: NEON

PROJECT SITE PLAN

The Village at Century

DATE: 09.03.04

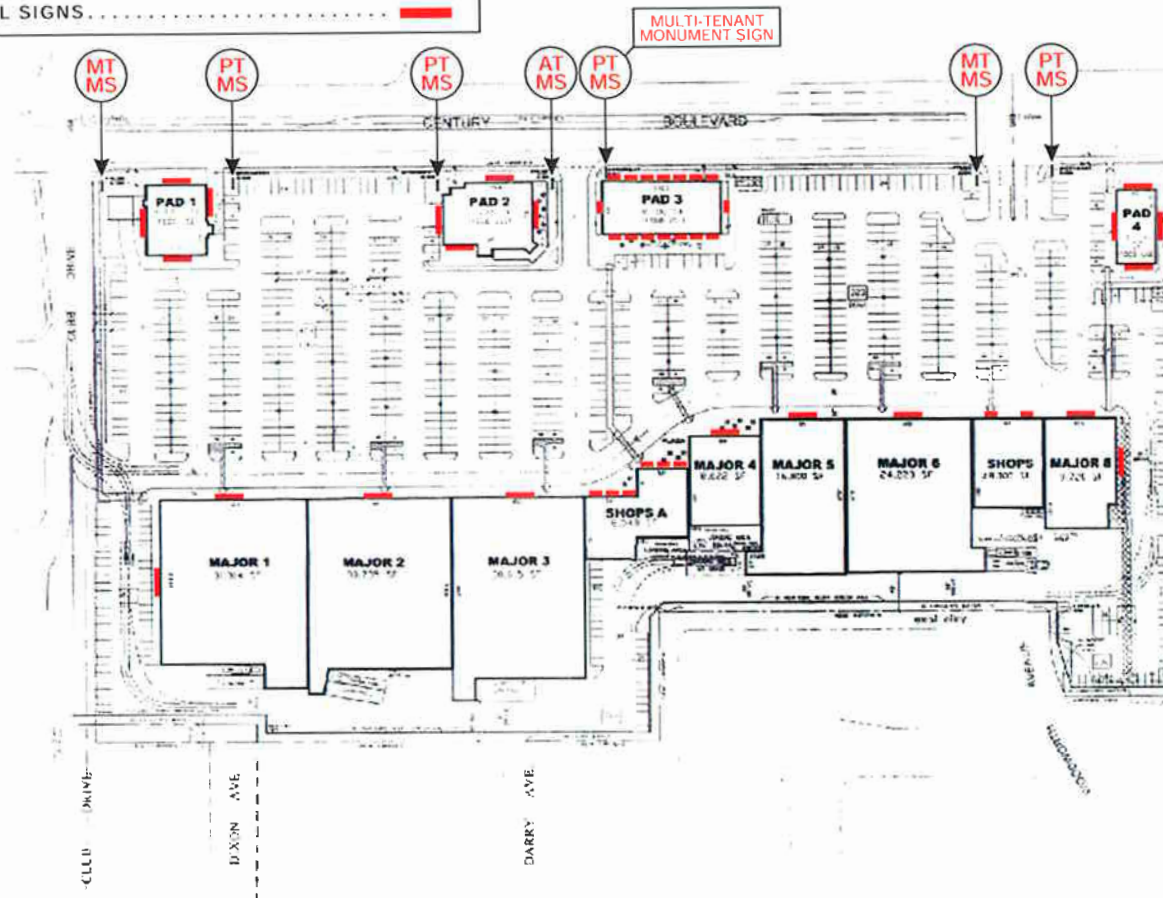
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SCALE: N/A

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SCHEDULE:	Item
MAJOR TENANT MONUMENT SIGNS	MT MS
ANCHOR TENANT MONUMENT SIGN	AT MS
PAD TENANT MONUMENT SIGNS	PT MS
WALL SIGNS	



MAJOR 1	retail	31,314 S.F.
MAJOR 2	retail	10,715 S.F.
MAJOR 3	retail	30,675 S.F.
MAJOR 4	retail	8,022 S.F.
MAJOR 5	retail	10,000 S.F.
MAJOR 6	retail	24,221 S.F.
MAJOR 7	retail	8,000 S.F.
MAJOR 8	food	9,770 S.F.
SHOPS A	retail	8,548 S.F.
PAD 1	food	5,555 S.F.
PAD 2	food	7,481 S.F.
PAD 3	food	9,600 S.F.
PAD 4	food	3,750 S.F.

TOTAL: 192,763 S.F.
(127.5% COVERAGE)

PARKING REQUIRED 496 Spaces
Shopping Center Parking
for 19,000 @ 1500 S.F. = 12.66 acres
Rear parking 154,763 S.F. @ 1000 S.F. = 154.76 acres

PARKING PROVIDED 878 Spaces
(parking ratio of 4.54 cars/1,000 S.F.)
Shops A one stall (750 S.F.) = 750 Spaces
1 corner car stall (1500 S.F.) = 1500 Spaces
1500 car stall (1500 S.F.) = 1500 Spaces

Parking available for additional use 281 Spaces



10'-15'-02"	11'-1'-02"
18'-75'-40"	17'-64'-01"
11'-03'-00"	12'-11'-07"
2'-31'-23"	1'-02'-04"
5'-12'-00"	1'-04'-00"
6'-13'-00"	3'-3'-02"
9'-20'-40"	1'-5'-36"

SCALE: N.T.S.