

SECO CANYON PLAZA

SANTA CLARITA, CALIFORNIA



JOB NO.
01-3955

S I G N P R O G R A M

OCTOBER 22, 2001

FILE COPY

HOPKINS REAL ESTATE GROUP
13 CORPORATE PLAZA
NEWPORT BEACH, CA 92660

PROJECT DIRECTORY

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

Project Architect: Nadel Architects, Inc.
3080 Bristol Street
Costa Mesa, CA 92626
(714) 540-5000

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

City Planning: City of Santa Clarita
Planning and Building Services
23920 Valencia Blvd., Suite 300
Santa Clarita, CA 91355
(661) 259-2489

TABLE OF CONTENTS

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

SIGN TYPE SCHEDULE

ITEM	SIGN TYPE	PAGE
------	-----------	------

TENANT WALL SIGNS

WS	Shop Tenant Signage	1.1
WP	Pad Tenant Signage	1.2
U	Under /Blade Canopy Sign	1.3
E.1	Tenant Entry Info ID	1.4
E.2	Rear Entry ID	1.4

GROUND MOUNTED SIGNS

M.1	Project/ Tenant Monment	2.1
-----	-------------------------	-----

REGULATORY SIGNS

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



JOB NO.
01-3955
10-22-01

SECO CANYON PLAZA

FILE COPY

SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Seco Canyon Plaza. 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 Seco Canyon Plaza.

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 Santa Clarita Planning and Building Department.

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, 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:

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 program will be submitted to the Owner for approval and then submitted to the City of Santa Clarita, 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 Santa Clarita, 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.

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 installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

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.



JOB NO.
01-3955
10-22-01

SECO CANYON PLAZA

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 wood, metal or Signfoam forms.
- Painted, polished, etched, or abraded metals.
- Etched or sandblasted glass or acrylic.
- Screens grids or mesh.
- Glazed ceramic tile patterns or mosaic designs.
- Cut steel or fabricated steel.
- Neon accents or trim.
- Dimensional letterforms with seamless edges.
- Opaque acrylic materials with matte finishes.
- Faux stone effect finish.
- Gold, silver or copper leaf or metallic Paint finish.
- Oxidized and patina finishes.

B) ILLUMINATION

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

- Reverse/halo channel neon.
- Channel letters with acrylic faces.
- Silhouette illumination.
- Fiber optics.

- 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.

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:

- Colors must be selected from Tenant Color Palette.
- 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.
- Neon colors should compliment related signage elements.

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.



JOB NO.
01-3955
10-22-01

SECO CANYON PLAZA

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.
- Exposed neon.
- Inflatable objects such as oversized humans or animal figures.
- Signs prohibited by UDC Section 17.19.



JOB NO.
01-3955
10-22-01

SECO CANYON PLAZA

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 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.
- 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.

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

- I. 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.

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).

- K. Letter returns shall be painted to contrast with color of letter faces.
- 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.
- M. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.



JOB NO.
01-3955
10-22-01



SECO CANYON PLAZA



JOB NO.
01-3955
10-22-01

SECO CANYON PLAZA

SITE PLAN

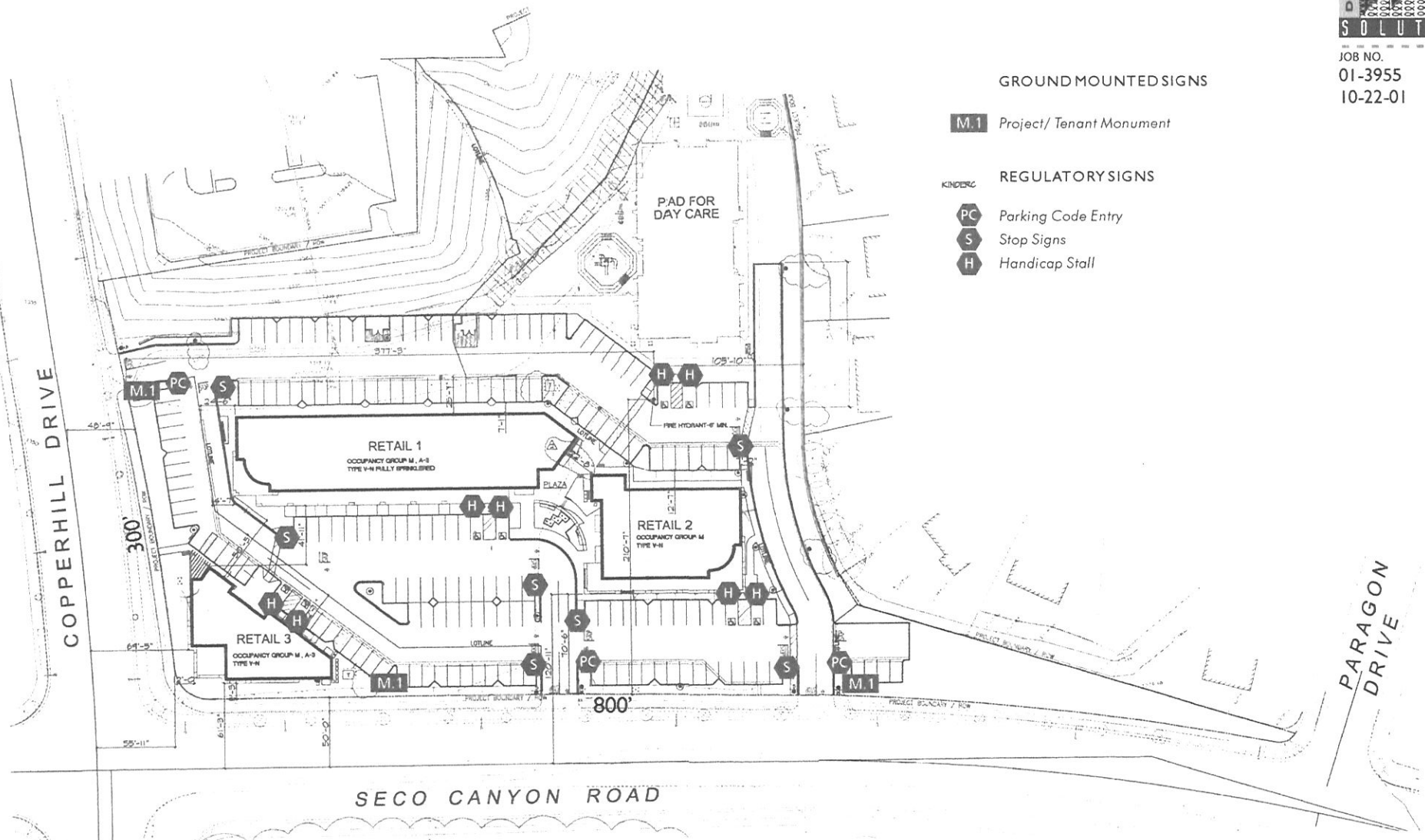
EXHIBIT

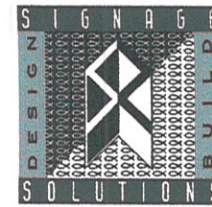
GROUND MOUNTED SIGNS

M.1 Project/ Tenant Monument

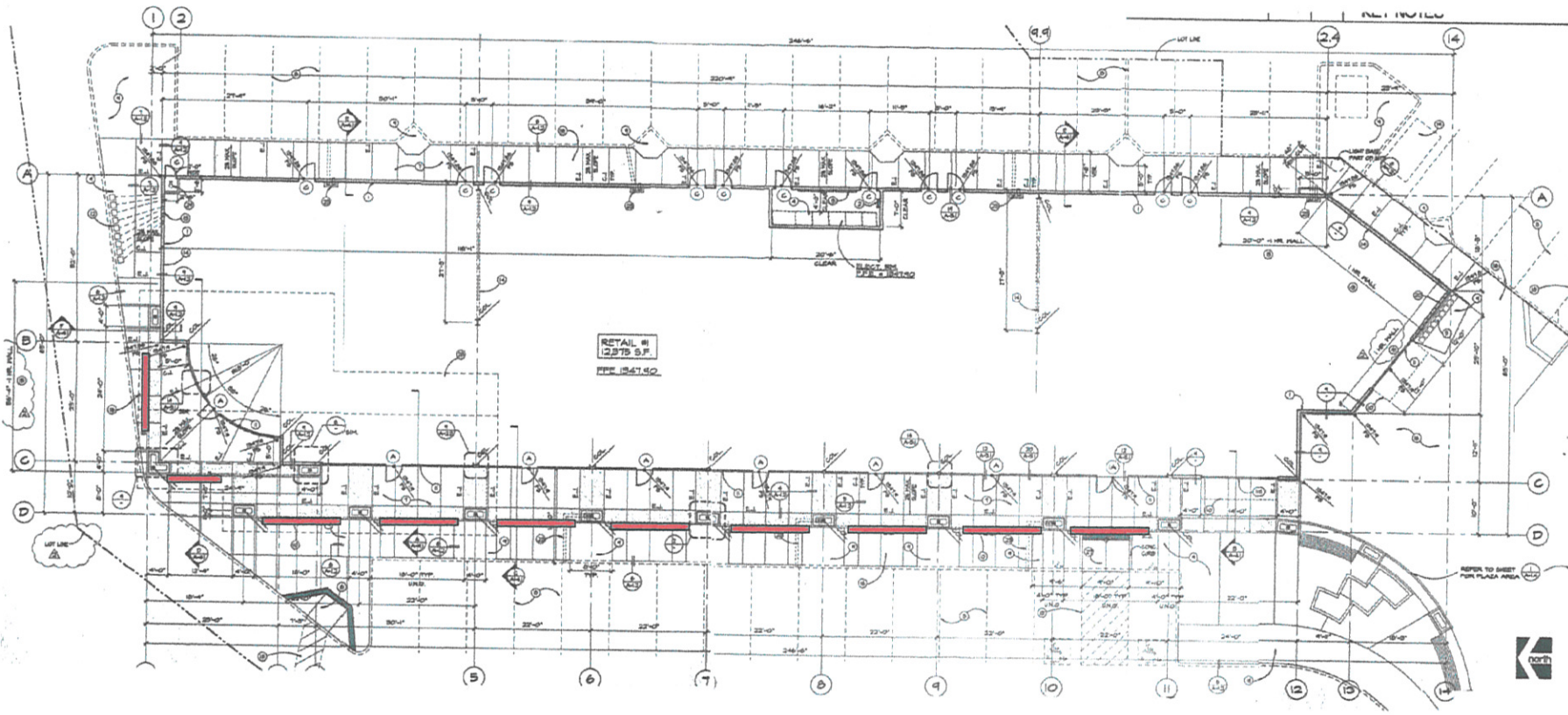
KINDERG REGULATORY SIGNS

- PC Parking Code Entry
- S Stop Signs
- H Handicap Stall





JOB NO.
01-3955
10-22-01



SECO CANYON PLAZA

RETAIL #1 - FLOOR PLAN

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

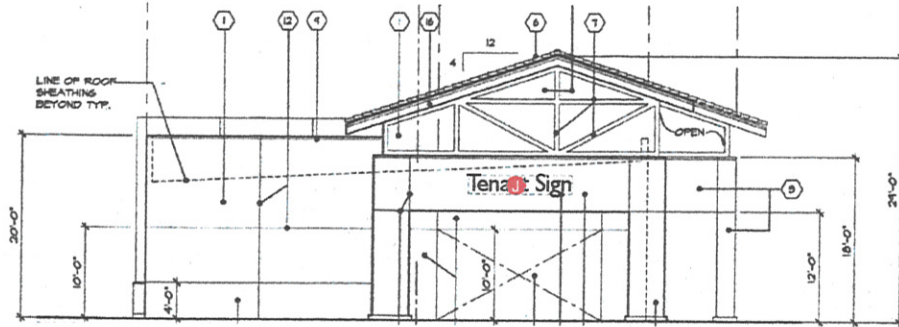
EXHIBIT

B

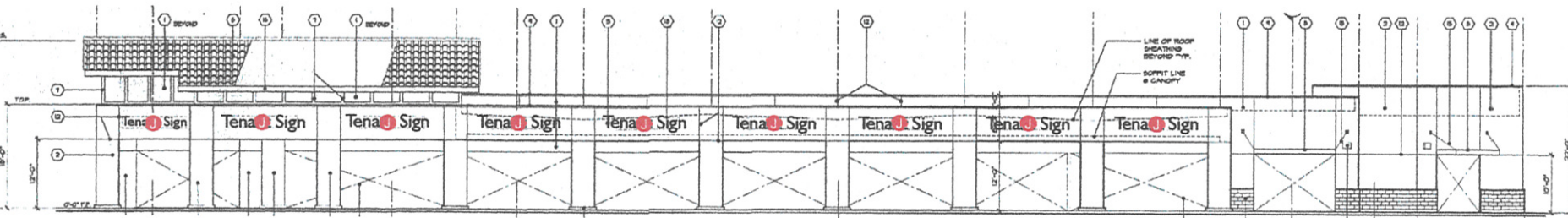
J-BOX LOCATION



JOB NO.
01-3955
10-22-01



NORTH ELEVATION RETAIL #1



WEST ELEVATION RETAIL #1

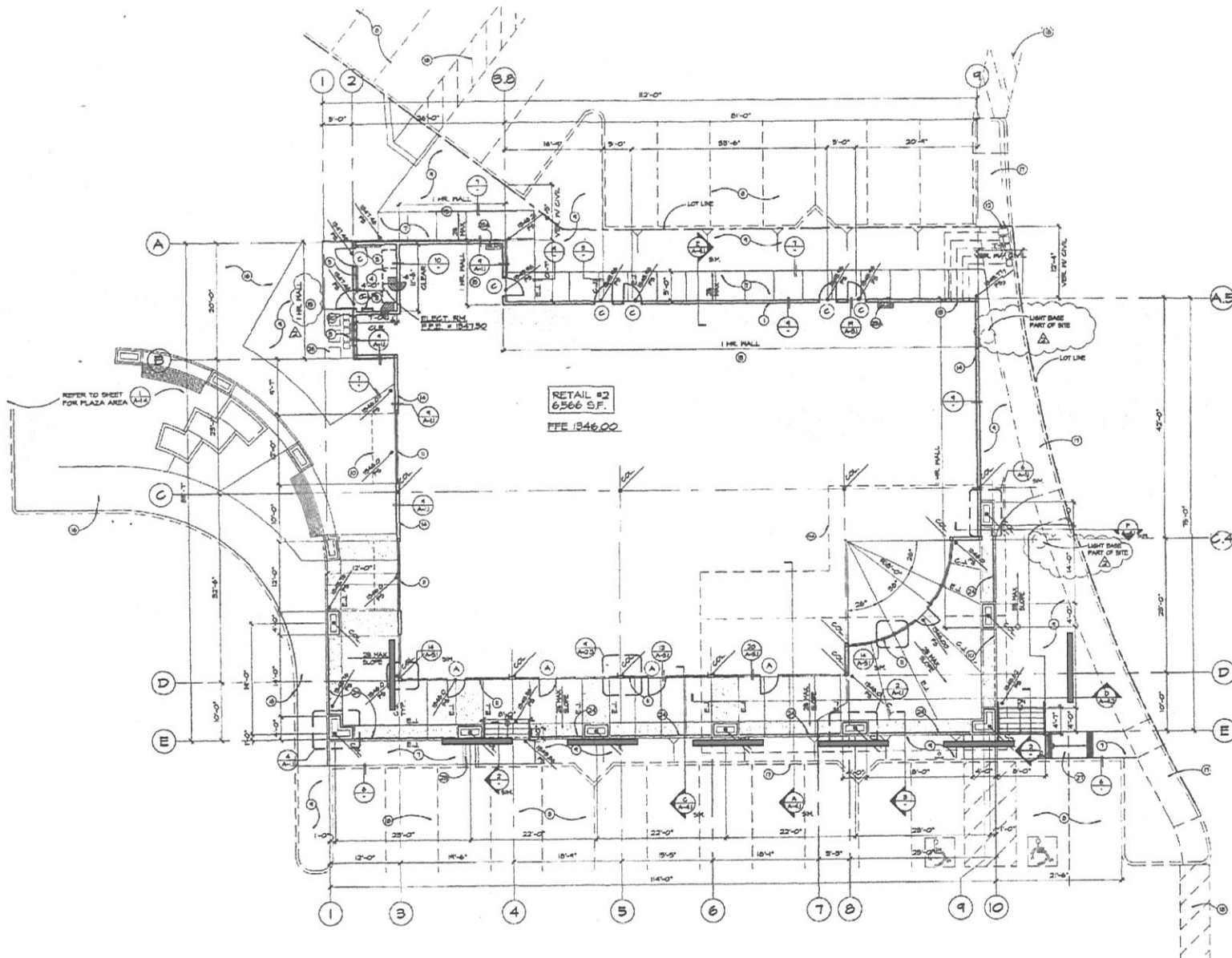
RETAIL #1 - ELEVATIONS SECO CANYON PLAZA

EXHIBIT





JOB NO.
01-3955
10-22-01



SECO CANYON PLAZA

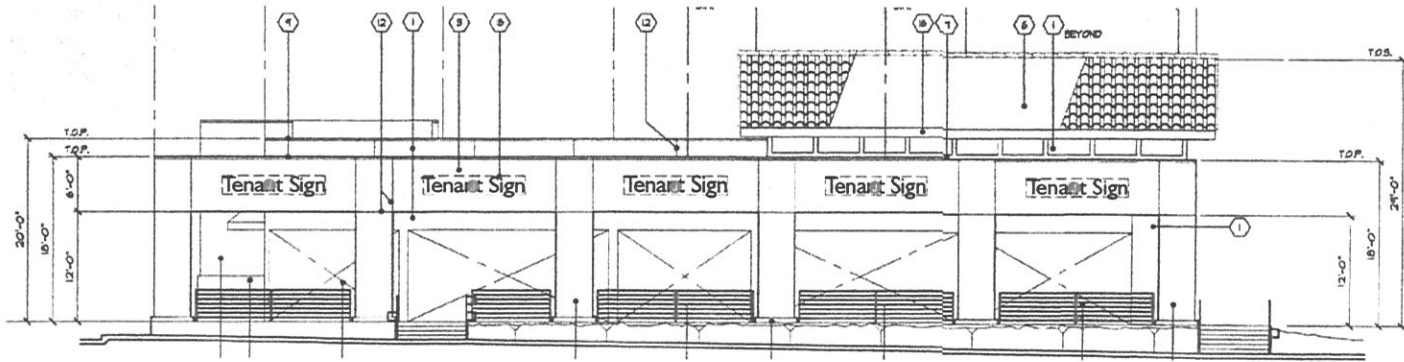
RETAIL #2 - FLOOR PLAN



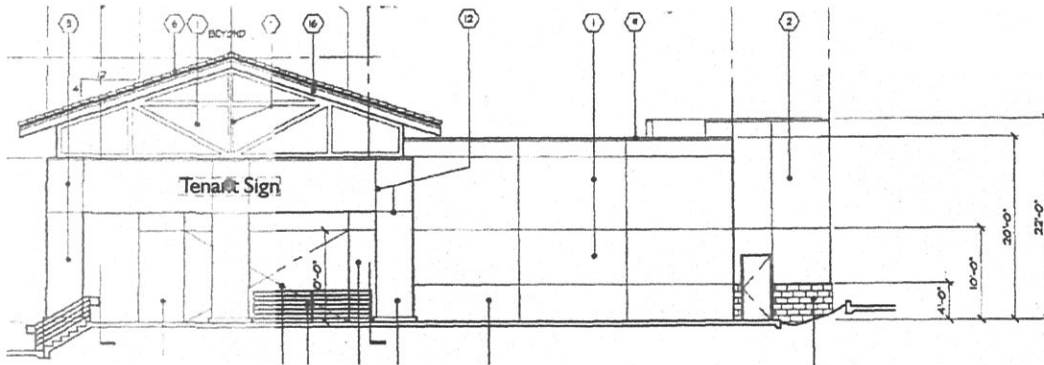
EXHIBIT



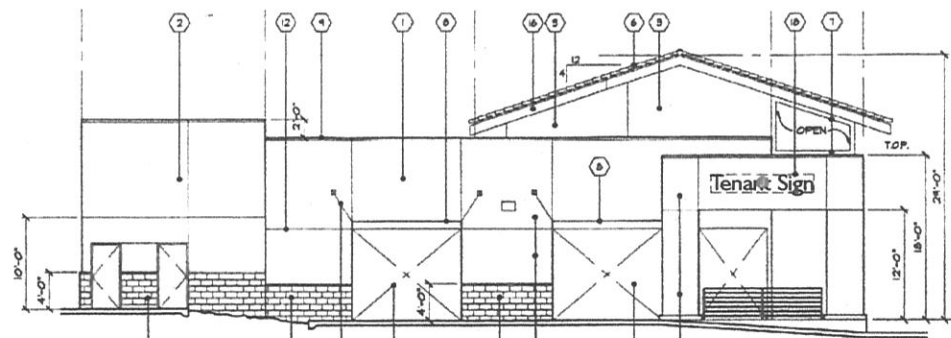
● J-BOX LOCATION



WEST ELEVATION RETAIL #2



SOUTH ELEVATION RETAIL #2



NORTH ELEVATION RETAIL #2



JOB NO.
01-3955
10-22-01

SECO CANYON PLAZA

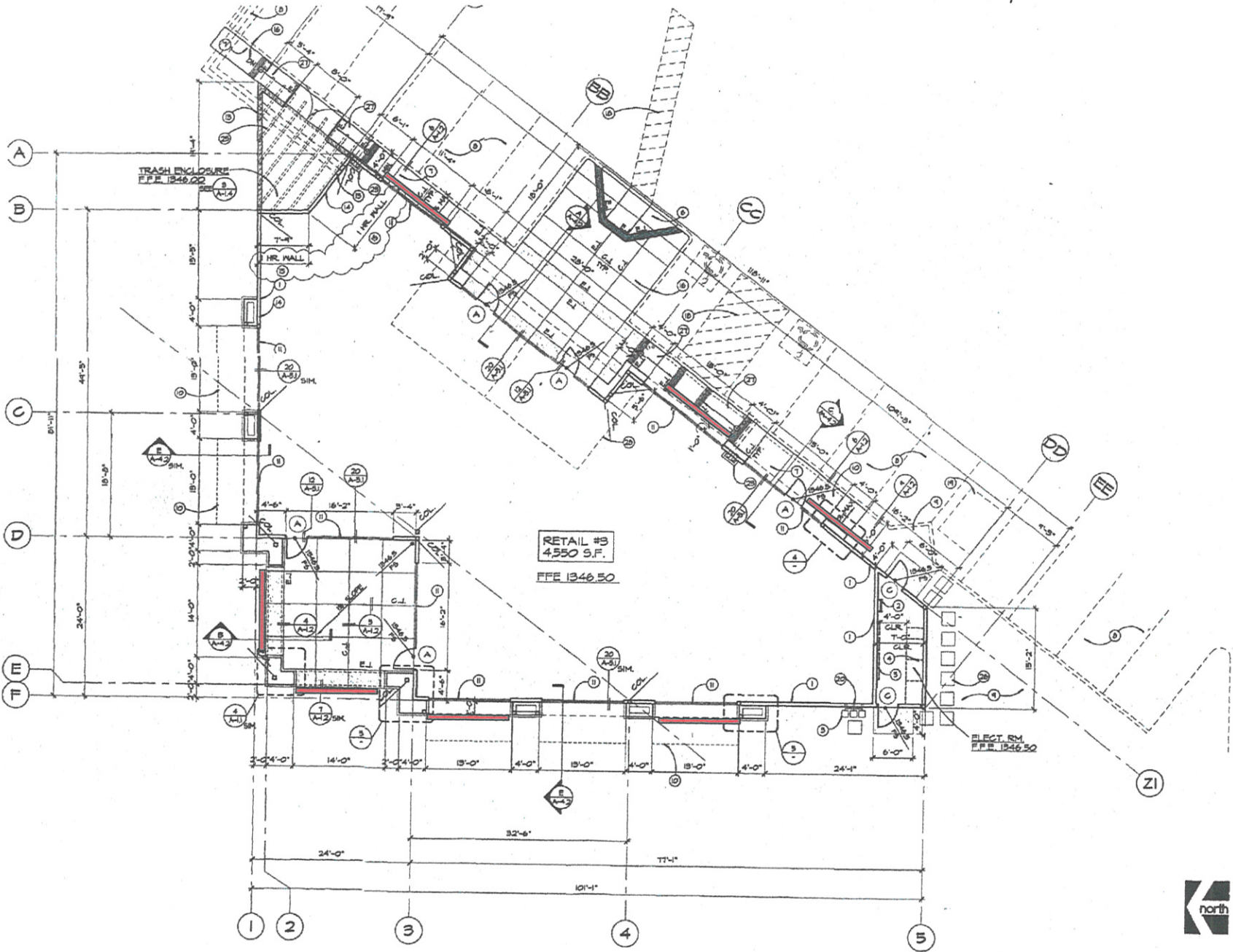
RETAIL #2 - ELEVATIONS

EXHIBIT





JOB NO.
01-3955
10-22-01



SECO CANYON PLAZA

RETAIL #3 - FLOOR PLAN



PAD TENANT SIGNAGE

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 is not to exceed two feet (24") for a single line. Double line of copy shall not exceed thirty inches (30") in height.

Maximum sign length not to exceed seventy five percent (75%) of storefront.
Pad Tenants with recognized logo graphics may use their business identity graphics.
If a logo symbol is used on the pad tenant sign, it must be confined with an area of thirty inches (30"). Logo symbol will be included in overall sign area.

The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant store frontage.

One (1) pad tenant storefront identification sign is allowed per elevation facing street or parking lot with up to a maximum of three (3) signs per building.

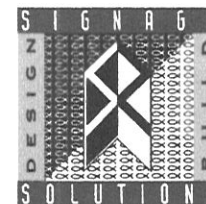
TYPE FACE: Custom tenant logotype/ name with Owner approval.

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

ALL SUBJECT TO CITY APPROVAL,
ARCHITECTURAL REVIEW COMMITTEE (ARC),
NEWHALL LAND MANAGEMENT AND CCR'S

RIGHT ON CORNER OF TWO MAJOR ARTERIALS
NO VISIBILITY PROBLEM.

DAY CARE TENANT ELEVATIONS



JOB NO.
01-3955
10-22-01

SECO CANYON PLAZA

PAD TENANT



WS SHOP TENANT SIGNAGE

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 is not to exceed two feet (24") for a single line. Double line of copy shall not exceed thirty inches (30") in height.

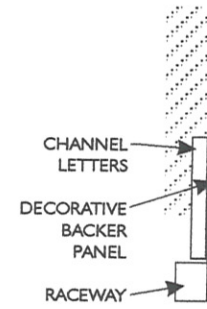
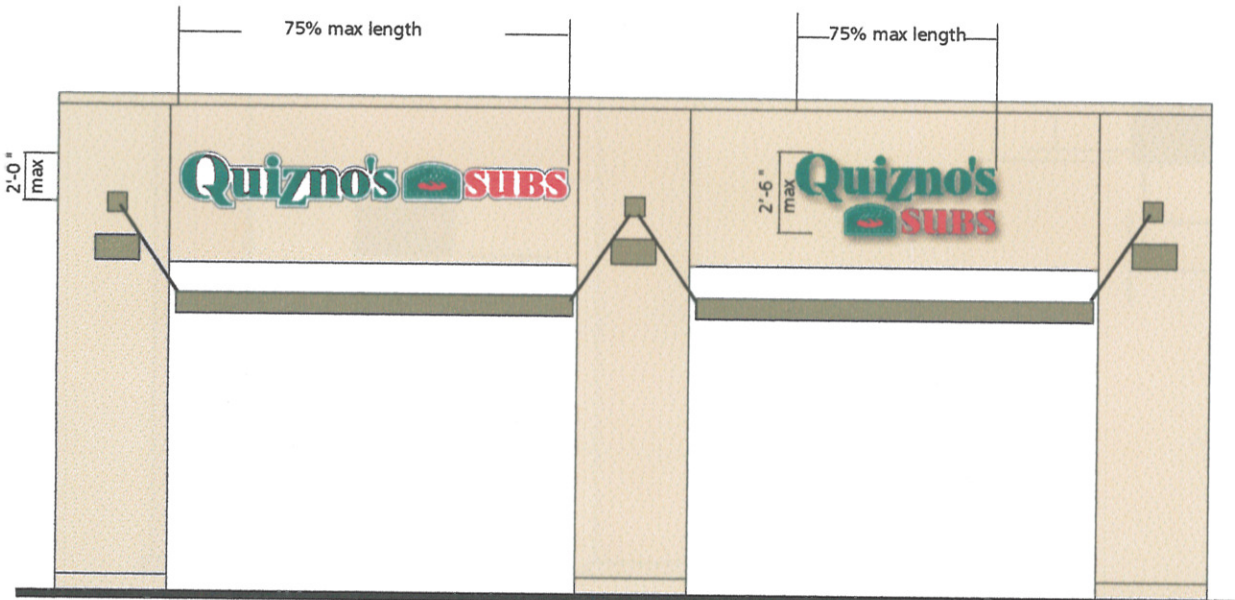
Maximum sign length not to exceed seventy five percent (75%) of storefront.
Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the shop tenant sign, it must be confined with an area of thirty inches (30"). Logo symbol will be included in overall sign area.

The maximum allowable sign area is not to exceed one and a half square feet (1½ sf) per lineal foot of tenant store frontage. One (1) shop tenant sign is allowed per elevation facing street or parking lot with up to a maximum of three (3) signs..

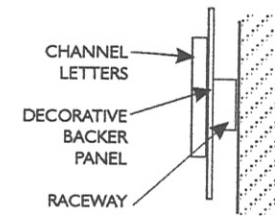
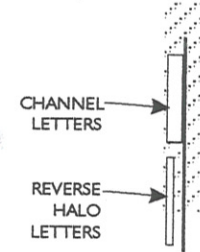
TYPE FACE: Custom tenant logotype/ name with Owner approval.

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

ALL SUBJECT TO CITY APPROVAL,
ARCHITECTURAL REVIEW COMMITTEE (ARC),
NEWHALL LAND MANAGEMENT AND CCR'S



JOB NO.
01-3955
10-22-01



SECO CANYON PLAZA

SHOP TENANT

U UNDER CANOPY SIGNAGE

MATERIALS: Aluminum bracket fabricated from 3/4" sq tube.
 1/2" sintra panel painted project color.
 Tenant panel to be .060 Aluminum painted project color with graphics in vinyl.

COPY: Tenant name/ logo.

SIGN AREA: 5 sq. Ft. maximum sign area per tenant

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

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

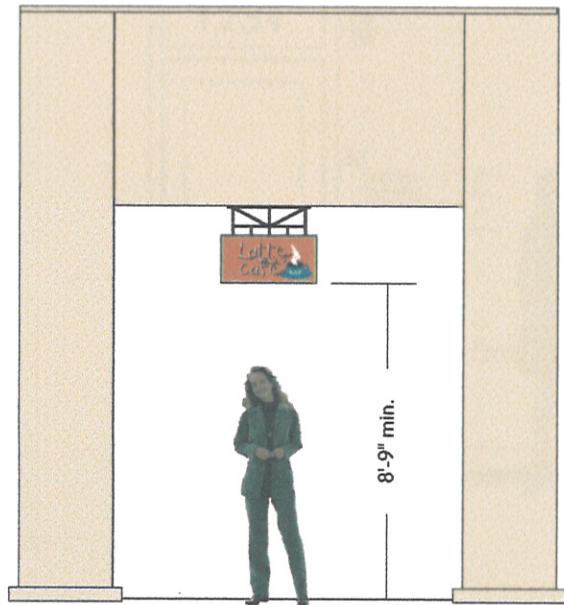
ALL SUBJECT TO CITY APPROVAL,
 ARCHITECTURAL REVIEW COMMITTEE (ARC),
 NEWHALL LAND MANAGEMENT AND CCR'S

PAINT SCHEDULE:

P-1	DE 3157 TICKLED CROW
P-2	DE 977 CEDAR RUST
P-3	D3 0129(A)(1) LITTLE TOOT
P-4	DE 3025 EAGLE



JOB NO.
 01-3955
 10-22-01



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

SECO CANYON PLAZA

UNDER CANOPY/BLADE SIGNS

M.1 PROJECT/ TENANT MONUMENT

MATERIALS: Double sided monument sign. Fabricated from aluminum.
 Tenant Copy to be routed out of aluminum and backed with plex. Aluminum base with Dryvit Finish.

QUANTITY: (3)

SIGN AREA: Total sign area 54 SF maximum.

TYPE FACE: Futura Medium Condensed or Recognized Tenant Logo.

COLORS: See Paint Schedule

ILLUM: Internally with Flourescent lamps and Neon.

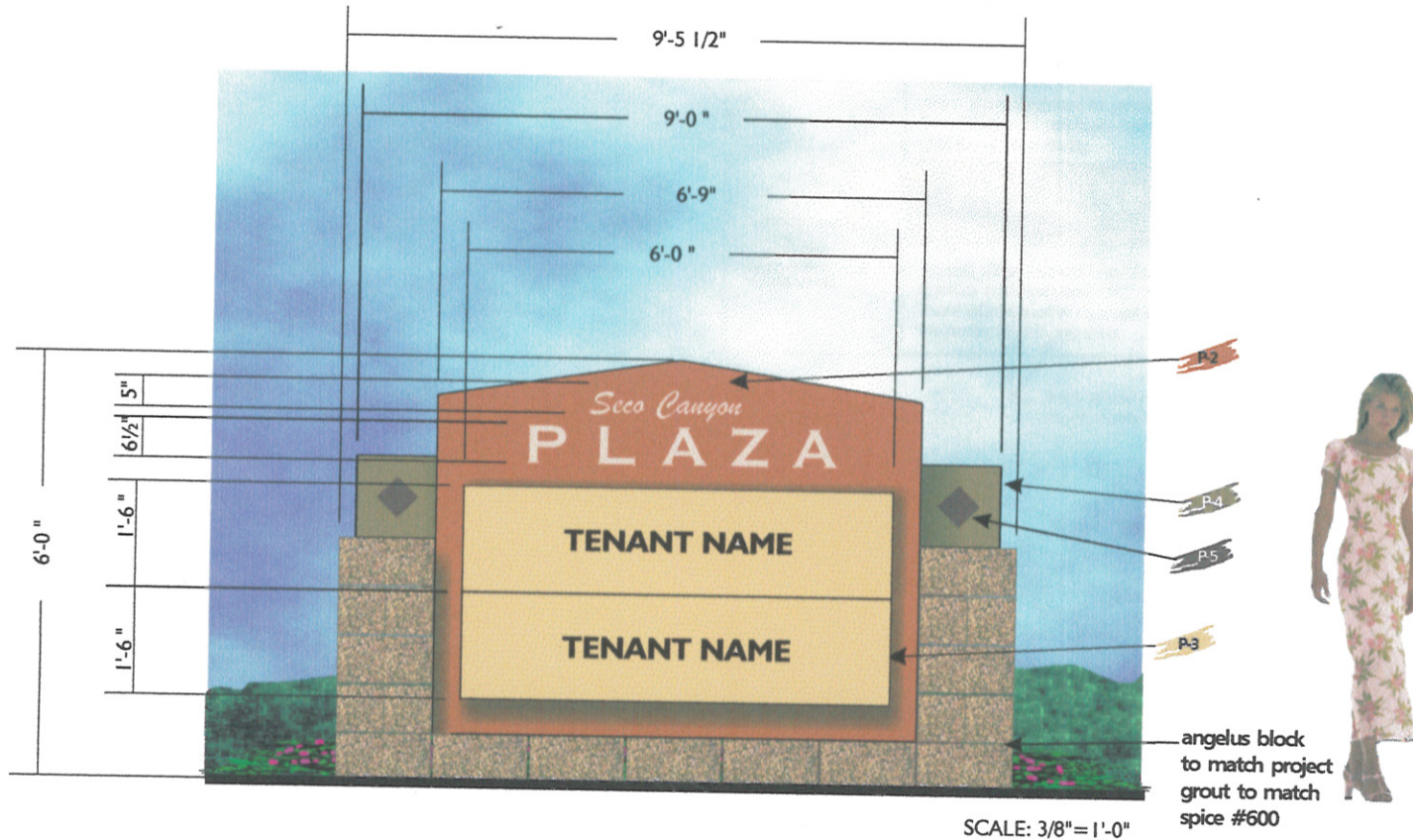
PAINT SCHEDULE:

P-1	DE 3157 TICKLED CROW
P-2	DE 977 CEDAR RUST
P-3	D3 0129(A)(1) LITTLE TOOT
P-4	DE 3025 EAGLE
P-5	MAP MEDIUM BRONZE



JOB NO.
 01-3955
 10-22-01

ALL SUBJECT TO CITY APPROVAL,
 ARCHITECTURAL REVIEW COMMITTEE (ARC),
 NEWHALL LAND MANAGEMENT AND CCR'S



PROJECT/TENANT MONUMENT **SECO CANYON PLAZA**

2.1 **M.1**