



PROJECT DIRECTORY

OWNER: **BEAUMONT LAND LLC**
2950 AIRWAY AVE.
SUITE A-9
COSTA MESA, CA 92626

ARCHITECT: **MCG ARCHITECTURE**
111 PACIFICA
SUITE 280
IRVINE, CA 92618

SIGN CONSULTANT: **ENCORE IMAGE INC.**
303 WEST MAIN STREET
P.O. BOX 9297
CLAUDE ELLENA
ONTARIO, CA. 91762
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FAX: (909) 230-6488

SAN GORGONIO VILLAGE

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San Gorgonio Village

SIGN PROGRAM

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the above mentioned project. Adherence to this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant at their expense, upon demand by the landlord or the City of Beaumont. Exceptions to these standards shall be reviewed by the landlord, and the City of Beaumont to determine their validity. The City of Beaumont Development Code governs all signage not addressed in this sign program.

A. GENERAL REQUIREMENTS

1. Prior to applying for a sign permit the tenant shall submit to the landlord for approval, four copies of scaled drawings indicating the size, location, design and color of the proposed sign, with manufacturing and installation details and the width of the leased store front.
2. Prior to manufacturing, the tenant shall submit to the City of Beaumont Planning Department at least three copies of the sign drawing approved by the Landlord and obtain a valid sign permit from the Building Department.
3. The tenant shall pay for all of their signs, installation, (including final connection), permit labor and permit fees.
4. The tenant shall be responsible for fulfillment of all the requirements of this sign criteria.
5. Sign contractor will repair any damage caused by his work, and tenant shall be fully responsible for the operations of his sign contractor(s).
6. Upon termination of the lease, the tenant shall be responsible for removing their sign, patching any holes in the fascia, and painting them to match the surrounding wall color in a manner acceptable to the Landlord. If the tenant has space on a pylon or monument sign, the tenant will replace their sign panel(s) with a blank panel(s) to match the color and texture.
7. Promotional or special event signs, banners and flags shall be in conformance with the City of Beaumont Sign Ordinance and must be approved by the Landlord prior to submission to the City.
8. No other types of signs except those specifically mentioned within this criteria will be allowed without prior approval from the Landlord and the City.
9. It is understood that there may be the need for additional signs for information and directional purposes. These signs will be reviewed by the Landlord and the City Planning Department for consistency of design with the Shopping Center prior to installation.
10. Any sign on which stains or rust appear, or which becomes damaged in any way, or which in any manner whatsoever is not maintained properly, shall be promptly repaired by tenant. Landlord may remove and store, at tenants expense, any signs not maintained properly or not in accordance with this sign program.

SIGN DESIGN GUIDELINES FOR ALL SIGNS

1. Signs shall be designed in a manner compatible with the shape and layout of the architectural features of the building. Signs shall be consistent with the scale and proportions of the building elements within the facade.
2. Incorporating logos and/or images to enhance the signage identity is encouraged. Designs and colors to be approved by the landlord and the City of Beaumont.
3. Wall signs shall not have any visible attachments unless the attachments make an intentional statement or are architectural elements.
4. All exterior (exposed) sign surfaces shall be primed and painted or pre-coated.
5. Wall signs shall consist of individual, interior-illuminated, plastic faced metal channel letters. Reverse channel letters are allowed with indirect and direct lighting. Can signs as logos may be allowed on a case by case basis by the Landlord and City of Beaumont, providing it is a registered trademark or symbol commonly used by the applicant.
6. Wall sign placement must be centered both vertically and horizontally within the sign fascia area.
7. Sign square footage shall be calculated by drawing up to four straight lines around copy and logo.
8. Freestanding signs shall be placed a minimum of 100' apart. They shall be placed in a planter or landscaped area with a minimum of 125 square feet. Pylon and monument signs shall be a minimum of five (5) feet from any right-of-way, sidewalk or drive way.



OTHER SIGNAGE:

FREE STANDING SIGNS:

A total of one (1) freeway pylon sign and four (4) monument signs for parcel C, and four (4) monument signs for Parcel D will be allowed for this property (refer to Site Plan for locations). These double-faced freestanding signs herein described will be located in planters or landscaped areas with a minimum 125 square feet..See elevation drawings for dimensions.

DIRECTIONAL SIGNS:

Directional signs are allowed with a maximum of ten (10) square feet of area and four (4) feet of overall height. Such directional signs shall only contain information necessary for on-site circulation, parking, and information. No advertising is allowed. Tenant identity will be allowed. All directional signs must be approved by the Landlord prior to submission to the City of Beaumont.

MENU BOARD SIGNS:

Menu boards located on the interior driveways of drive-through facilities shall not exceed forty two (42) square feet in area and seven 7 feet in overall height. Speakers shall face away from residential property. No more than three (3) menu boards per drive-through shall be permitted.

AWNING SIGNS:

No sign affixed to or incorporated into an awning shall exceed ten (10) percent of the awning elevation.

PROHIBITED SIGNS

Signs painted directly on the wall.

Window painted signs.

Roof or ground inflated balloons / figures.

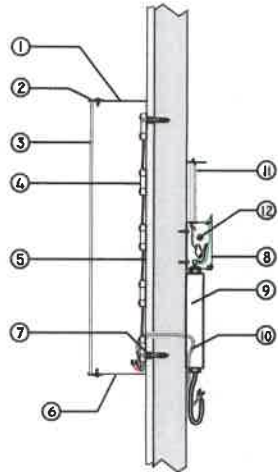
A-frame signs.

Advertising flag poles.

Signs affixed to trucks, trailers or other vehicles that advertise or promote the activity of the business.

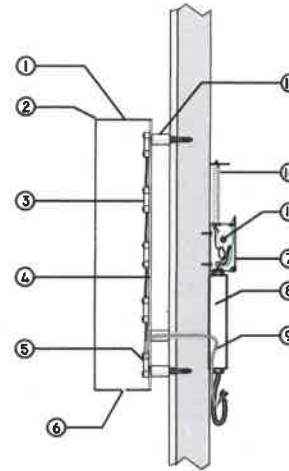
Signs deemed to be immoral, obscene, or unlawful.

L.E.D. DIRECT AND INDIRECT LIGHTING OPTIONS



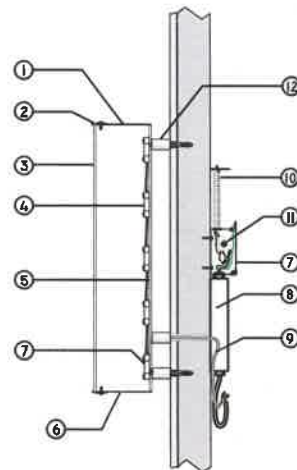
LEGEND	
1	5" DEEP ALUMINUM LETTER RETURN
2	3/4" TRIM CAP
3	ACRYLIC FACES
4	WHITE LED MODULES
5	.050 ALUMINUM LETTER BACKS
6	1/4" Ø DRAIN HOLES (MIN. 2 PER LTR.)
7	#10 SCREWS INTO NYLON ANCHORS (MIN. 3 PER LTR.)
8	POWER SUPPLY JUNCTION BOX
9	12 VOLT LED POWER SUPPLY
10	18AWG 2 CONDUCTOR INSULATED WIRE
11	PRIMARY ELECTRICAL SOURCE
12	DISCONNECT SWITCH

TYPICAL CHANNEL LETTER



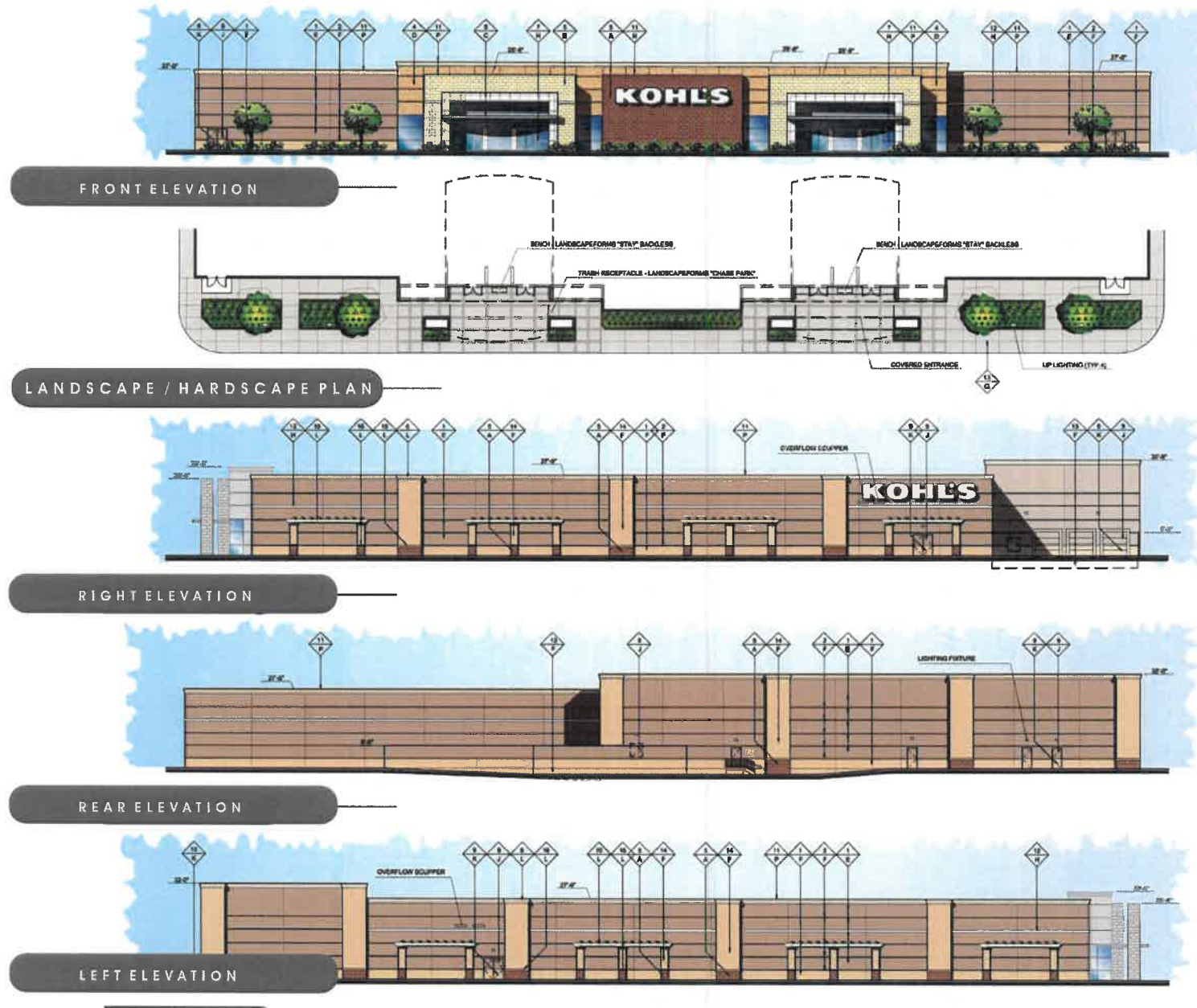
LEGEND	
1	3" DEEP ALUMINUM LETTER RETURN
2	ALUMINUM FACE
3	WHITE LED MODULES
4	CLEAR POLYCARBONATE BACKS
5	#10 SCREWS INTO NYLON ANCHORS (MIN. 3 PER LTR.)
6	1/4" Ø DRAIN HOLES (MIN. 2 PER LTR.)
7	POWER SUPPLY JUNCTION BOX
8	12 VOLT LED POWER SUPPLY
9	18AWG 2 CONDUCTOR INSULATED WIRE
10	PRIMARY ELECTRICAL SOURCE
11	DISCONNECT SWITCH
12	1 1/2" SPACERS

TYPICAL HALO LIT CHANNEL LETTER

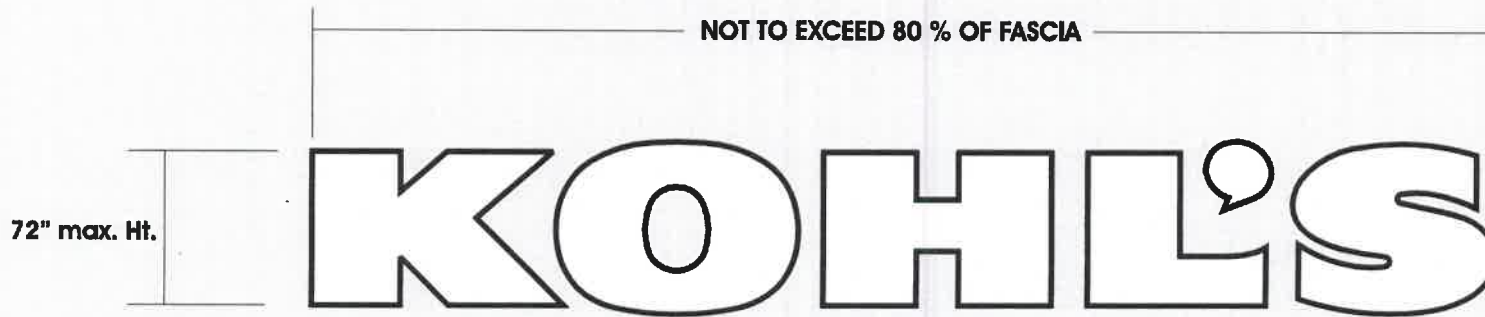


LEGEND	
1	3" DEEP ALUMINUM LETTER RETURN
2	3/4" TRIM CAP
3	ACRYLIC FACES
4	WHITE LED MODULES
5	CLEAR POLYCARBONATE BACKS
6	1/4" Ø DRAIN HOLES (MIN. 2 PER LTR.)
7	POWER SUPPLY JUNCTION BOX
8	12 VOLT LED POWER SUPPLY
9	18AWG 2 CONDUCTOR INSULATED WIRE
10	PRIMARY ELECTRICAL SOURCE
11	DISCONNECT SWITCH
12	1 1/2" SPACERS

TYPICAL FACE-LIT / HALO LIT CHANNEL LETTER



SAN GORGONIO VILLAGE SIGN PROGRAM



PRIMARY WALL SIGN ON FRONT ELEVATION

ANCHOR TENANT

ANCHOR TENANT - 10,000 SQUARE FEET OF LEASED SPACE OR MORE.

WALL SIGNS

Sign Copy:

Letter size shall be proportional to the background and overall sign size.
72" Maximum letter height.

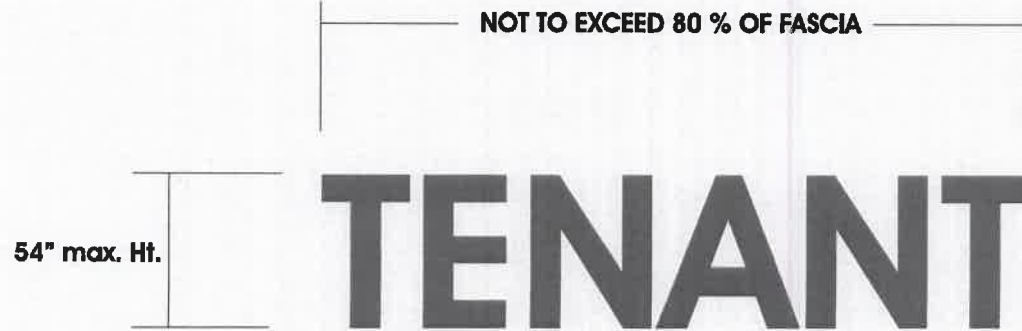
Sign Area = 2 square foot of signage per lineal foot of lease frontage per building elevation.

Primary Wall Sign:

Anchor tenants are allowed one primary wall sign per building elevation, not to exceed 80% of the portion of the facade or building element where it is placed.

Secondary Wall Sign:

Major tenants are allowed secondary signage, not to exceed 80% of the portion of the facade or building element where it is placed.



PRIMARY WALL SIGN ON FRONT ELEVATION

MAJOR TENANT

MAJOR TENANT - 5,000 SQUARE FEET OF LEASED SPACE TO A MAXIMUM OF 9,999 SQUARE FEET.

WALL SIGNS

Sign Copy:

Letter size shall be proportional to the background and overall sign size.
54" Maximum letter height.

Sign Area = 1.5 square foot of signage per lineal foot of lease frontage per building elevation.

Primary Wall Sign: Major tenants are allowed one primary wall sign per building elevation, not to exceed 80% of the portion of the facade or building element where it is placed.

Secondary Wall Sign:

Major tenants are allowed secondary signage, not to exceed 80% of the portion

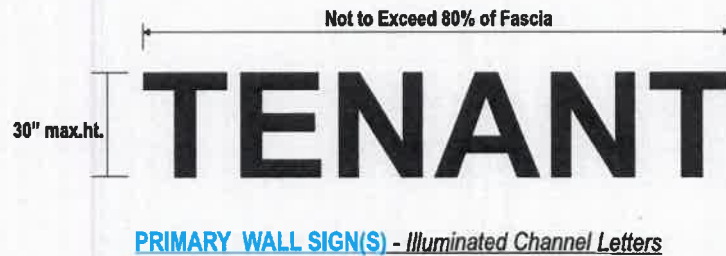
SHOP TENANT

WALL SIGNS

Tenants are allowed one primary wall sign per frontage, not to exceed 80% of the portion of the facade or building element where it is placed. Maximum of three (3) wall signs total per end tenant.

Sign Copy:
Letter size shall be proportional to the background and overall sign size.
30" Maximum letter height.

Sign Area = 1 square foot of signage per lineal foot of lease frontage per building elevation.



PAD TENANT

WALL SIGNS

Tenants are allowed one primary wall sign per frontage, not to exceed 80% of the portion of the facade or building element where it is placed. Maximum of four (4) wall signs for pad tenants.

Sign Copy:

Letter size shall be proportional to the background and overall sign size. 36" Maximum letter height for a single-line copy and a maximum overall height of 48" feet for a double-line copy.

Sign Area = 1.5 square foot of signage per lineal foot of lease frontage per building elevation.





NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS
IN LINE MAJOR BUILDING



WOOD INVESTMENT
2920 AIRWAY AVE. SUITE A-9
COSTA MESA, CA 92627



KEY PLAN

FINISH SCHEDULE:

1. EXTERIOR CEMENT PLASTER FINISH	8. CERAMIC TILE ACCENT
2. CLAY ROOF TILE	9. CLAY TILE ACCENT
3. FABRIC AWNINGS	10. PLANTER QUATREFOIL ACCENT
4. WOOD FASCIA/RAPTERS	11. STONE VENEER
5. SLIDING DOOR	12. CMU BLOCK
6. METAL AWNING, DOORS	13. GREEN SCREEN
7. ALUMINUM STOREFRONT	14. STONE VENEER BY: CORONADO STONE

COLORS AND MATERIAL:

1. KILCO #029 379
2. REPOSE GRAY #BY 7015
3. VERONA BEACH #DE 0138
4. TERRACOTTA BAND #DE 0139
5. TAN FLAK #DE 0137
6. BURNIT DESANA #EM 1106
7. PAINT METAL AWNING, PAL 9007
8. NAVY BY SUNBELLA
9. BURGARDY #8051 BY SUNBELLA
10. MCA CLAY ROOF - CUSTOM BLEND 70% CARMEL BLEND 30% BERNALDA BLEND
11. YUKON MOUNTAIN LEDGE
12. WOOD STAIN TO MATCH PPG1577-1 'COFFEE HOUSE' BY PPG PAINT
13. DARK BRONZE ANODIZED BY KANNEKA
14. TILE ACCENT PATTERN COMPRISING: 6" X 6" 'BOTTLE ORB' BY DALTELE 6" X 6" 'CASHAP' BY DALTELE 6" X 6" 'CORAL' BY DALTELE 6" X 6" 'WILD ROSE' BY DALTELE
15. CANYONBELLP SPLIT FACE OAK PRECISION
16. SANTA BARBARA BY CORONADO COLOR: BROOKSHIRE

NTS

SAN GORGONIO VILLAGE SIGN PROGRAM





WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS
IN LINE MAJOR BUILDING



WOOD INVESTMENT
2920 AIRWAY AVE. SUITE A-9
COSTA MESA, CA 92627



KEY PLAN

FINISH SCHEDULE:

1. EXTERIOR CEMENT PLASTER FINISH	11. CERAMIC TILE ACCENT
2. CLAY ROOF TILE	12. CLAY TILE ACCENT
3. FABRIC AWNINGS	13. PLASTER QUATREFOIL ACCENT
4. WOOD FASCIA	14. STONE VENEER
5. SLUING DOOR	15. CMU BLOCK
6. METAL AWNINGS	16. GREEN SCREEN
7. ALUMINUM STOREFRONT	17. STONE VENEER BY: CORONADO STONE

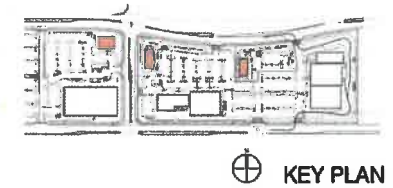
COLORS AND MATERIAL:

1. KILDO #DEW 326	11. BURGUNDY #8031 BY SUNBRELLA
2. REPOSE GRAY #SW 7015	12. MCA CLAY ROOF - CUSTOM BLEND 70% CHARMEL BLAND 30% BERNALDA BLEND
3. VERONA BEACH #OC 6135	13. YUKON MOUNTAIN LEDGE
4. TERRACOTTA SAND #OC 6136	14. WOOD STAIN TO MATCH PPG 107-1 'COFFEE HOUSE' BY PPG PAINT
5. TAN PLAN #DE 8157	15. DARK BRONZE ANODIZED BY KARNICER
6. BURNY BROWN #BM 1186	16. TILE ACCENT PATTERN COMPRISING: 6\"/>

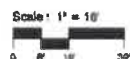
NTS

SAN GORGONIO VILLAGE SIGN PROGRAM





EXTERIOR ELEVATION PAD BUILDINGS 1, 2 & RESTAURANT



WOOD INVESTMENT
2920 AIRWAY AVE. SUITE A-9
COSTA MESA, CA 92627

NTS

FINISH SCHEDULE:

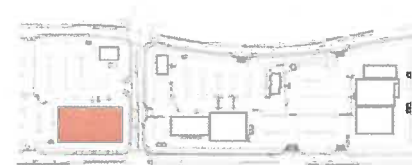
1. EXTERIOR CEMENT PLASTER FINISH	7. ALUMINUM STOREFRONT
2. CLAY ROOF TILE	8. CERAMIC TILE ACCENT
3. FABRIC AWNINGS	9. CLAY TILE ACCENT
4. WOOD FASCIA	10. PLASTER QUATREPOX ACCENT
5. SLIDING DOOR	11. STONE VENEER
6. METAL AWNING	12. CHALK BLOCK
	13. GREEN SCREEN

COLORS AND MATERIAL:

1. REPOSE GRAY #BN 7018
2. VERONA BEACH #DE 8198
3. TERRACOTTA SAND #DE 8196
4. TAN PLAIN #DE 8197
5. PAINT METAL AWNING RAL 8027
6. NAVY BY SUNBRELLA
7. BURGUNDY #8851 BY SUNBRELLA
8. SGA CLAY ROOF - CUSTOM BLEND FOR CAMPUS ISLAND AND INTRADA ISLAND
9. YUNDA MOUNTAIN LEDGE
10. WOOD STAIN TO MATCH PPG1677.7 "COFFEE HOUSE" BY PPG PAINT
11. DARK BRONZE ANODIZED BY HAWKINS
12. TILE ACCENT PATTERN COMPRISING: 6"X6" "BOTTLE GREEN" BY DALTILE 6"X6" "CANVAS" BY DALTILE 6"X6" "COBALT" BY DALTILE 6"X6" "WILD HORSE" BY DALTILE
13. CANYONBLUFF SPLIT FACE OAK FIBERGLASS

SAN GORGONIO VILLAGE SIGN PROGRAM

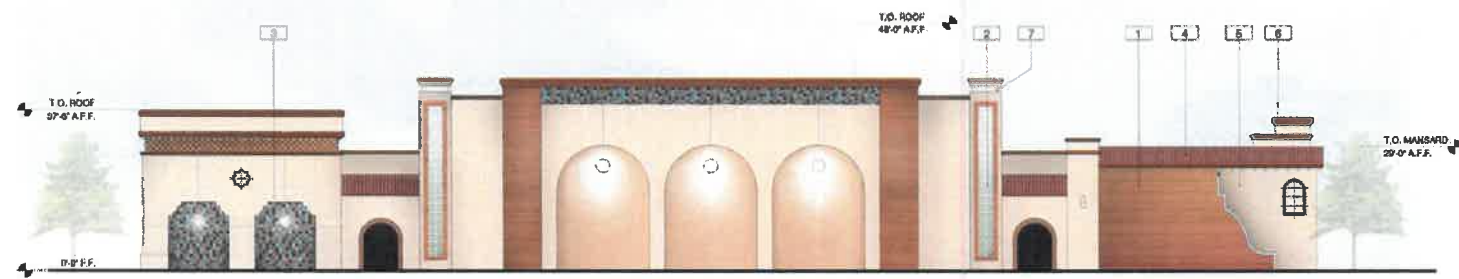




KEY PLAN



NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATION
ENTERTAINMENT

NTS

WOOD INVESTMENT
2920 AIRWAY AVE. SUITE A-9
COSTA MESA, CA 92627

SAN GORGONIO VILLAGE SIGN PROGRAM

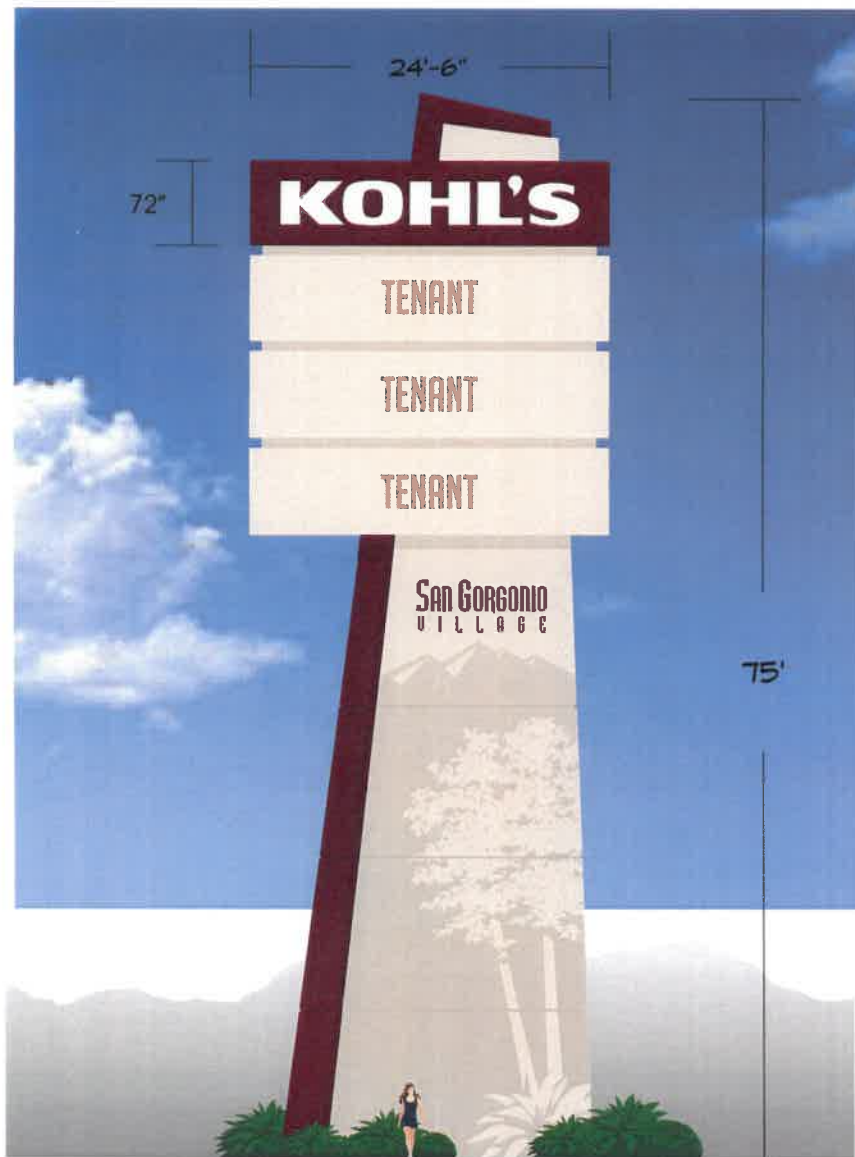




EXTERIOR ELEVATION
ENTERTAINMENT

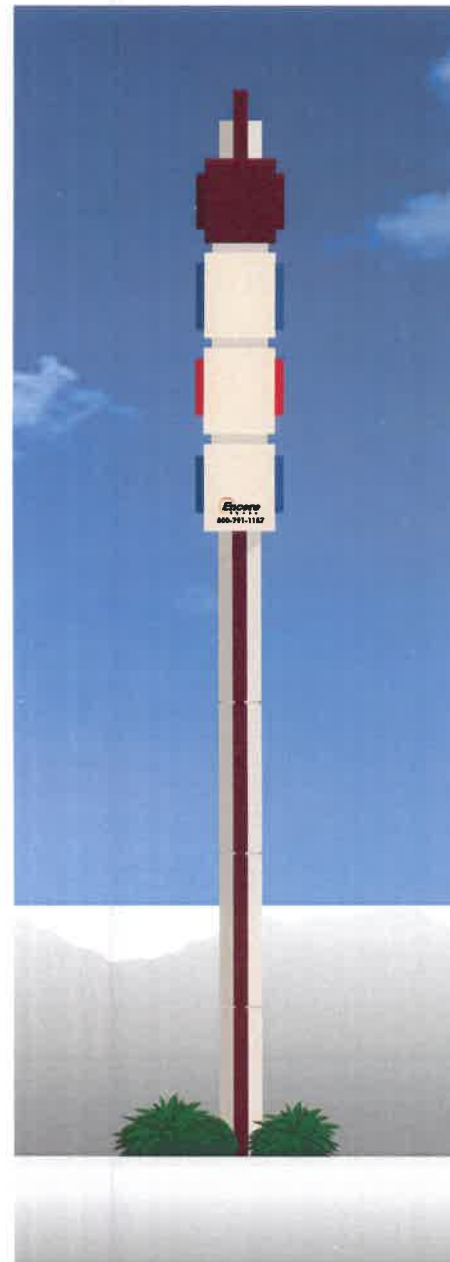
NTS

WOOD INVESTMENT
2920 AIRWAY AVE. SUITE A-9
COSTA MESA, CA 92627



**Double Faced Internally Illuminated
FREEWAY "EXISTING" PYLON Sign P1**

Tenant copy is subject to change

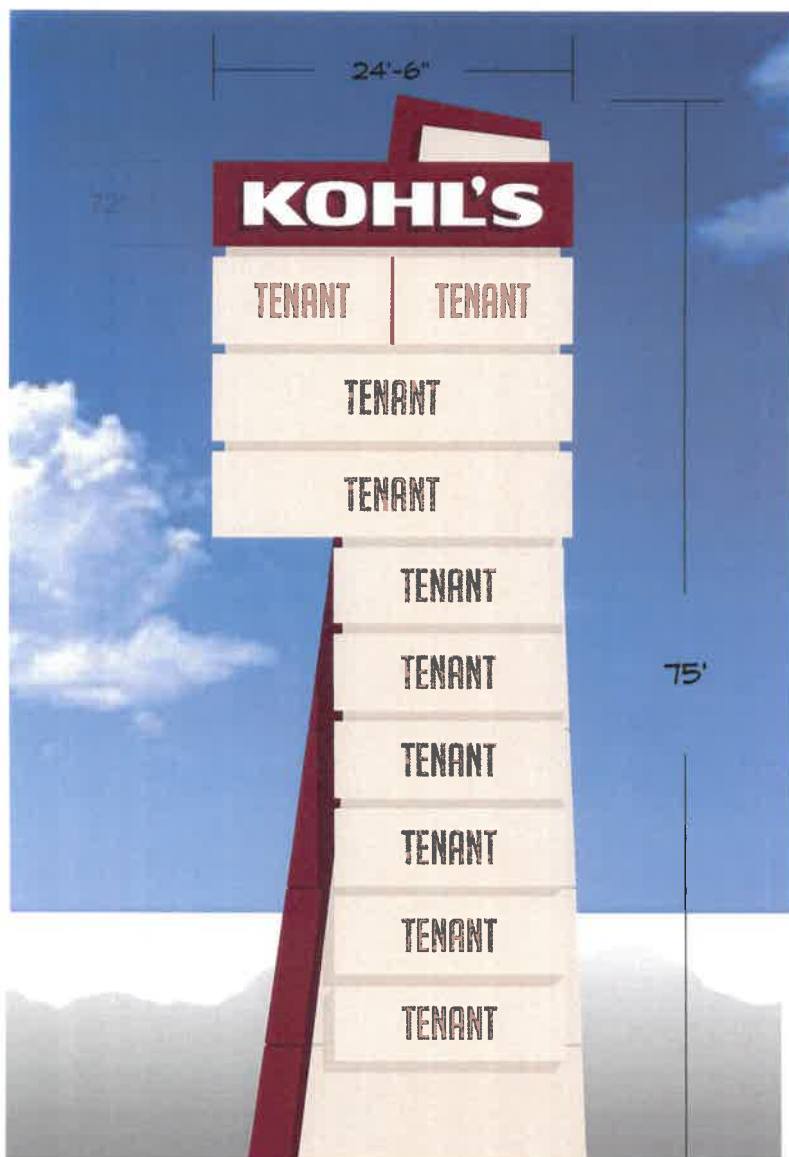


FOUR (4) DOUBLE FACED TENANT CABINETS.
.125 ALUMINUM FACES WITH CHANNEL LETTERS. COPY
AND LOGO'S PER TENANT DESIGNS AND COLORS.

KOHL'S FACES: PAINTED TO MATCH BURGUNDY
PMS 188C SUEDE FINISH WITH WHITE COPY.
REMAINING FACES PAINTED TO MATCH LIGHT BUILDING
COLOR SUEDE FINISH.

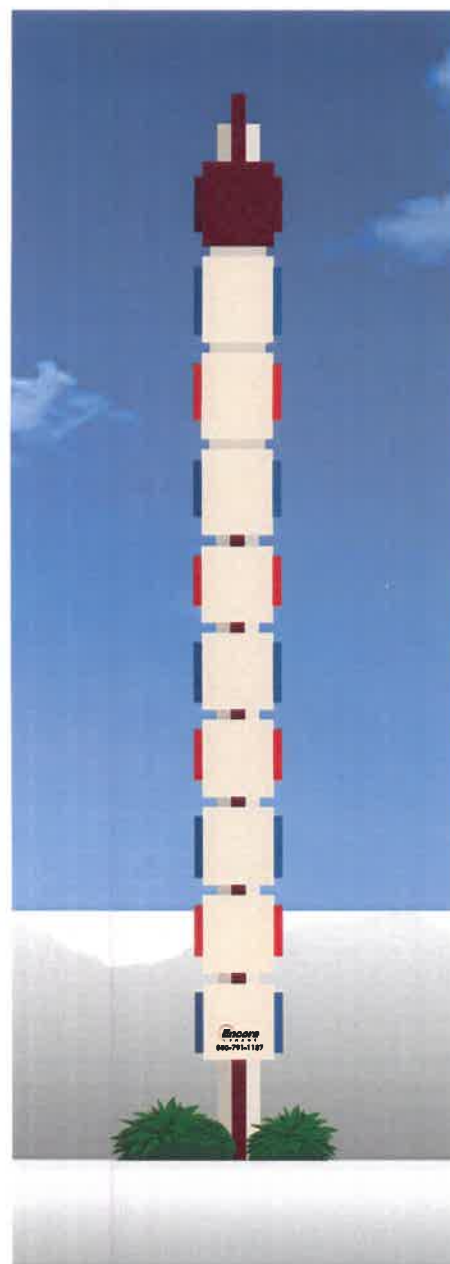
POLE COVER: PAINTED TO MATCH BUILDING COLORS.

SAN GORGONIO VILLAGE SIGN PROGRAM



**Double Faced Internally Illuminated
FREEWAY "PROPOSED" PYLON Sign P1A**

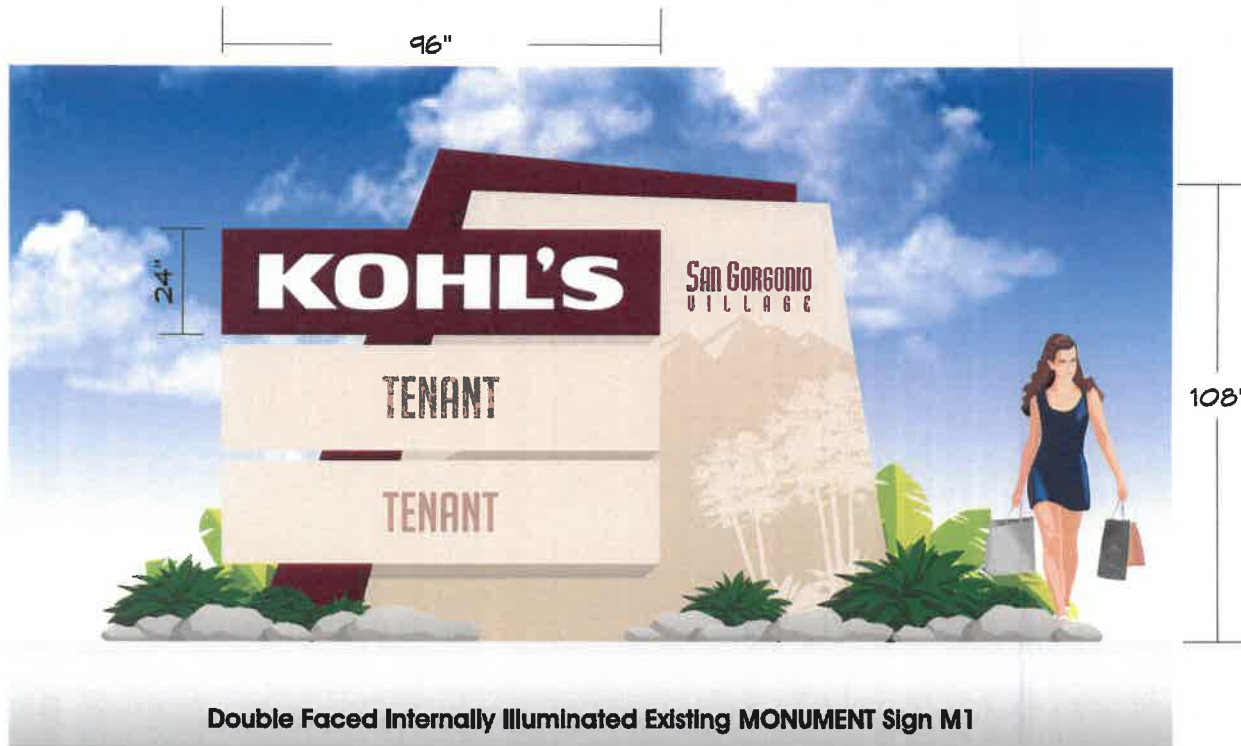
Tenant copy is subject to change



FOUR (11) DOUBLE FACED TENANT CABINETS.
.125 ALUMINUM FACES WITH CHANNEL LETTERS. COPY
AND LOGO'S PER TENANT DESIGNS AND COLORS.

KOHL'S FACES: PAINTED TO MATCH BURGUNDY
PMS 188C SUEDE FINISH WITH WHITE COPY.
REMAINING FACES PAINTED TO MATCH LIGHT BUILDING
COLOR SUEDE FINISH.

POLE COVER: PAINTED TO MATCH BUILDING COLORS.



CABINET: ALUMINUM CONSTRUCTION.
FACES: .125 ALUMINUM ROUTED OUT
 AND BACKED WITH ACRYLIC PER
 TENANT COPY / LOGO DESIGNS
 AND COLORS.
 FACES PAINTED SUEDE FINISH.

KOHL'S: FACES PAINTED TO
 MATCH BURGUNDY PMS 188 C
 WITH WHITE COPY

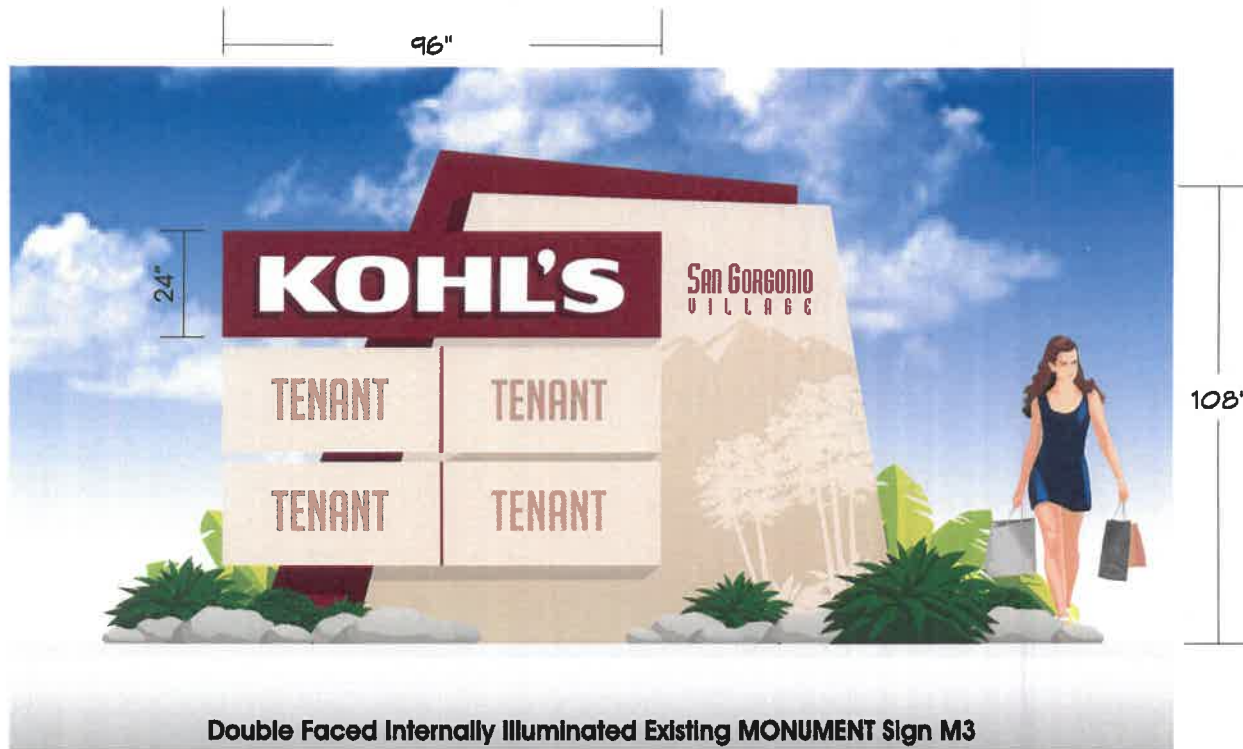


CABINET: ALUMINUM CONSTRUCTION.
FACES: .125 ALUMINUM ROUTED OUT
 AND BACKED WITH ACRYLIC PER
 TENANT COPY / LOGO DESIGNS
 AND COLORS.
 FACES PAINTED SUEDE FINISH.

KOHL'S: FACES PAINTED TO
 MATCH BURGUNDY PMS 188 C
 WITH WHITE COPY

Tenant copy is subject to change

SAN GORGONIO VILLAGE SIGN PROGRAM

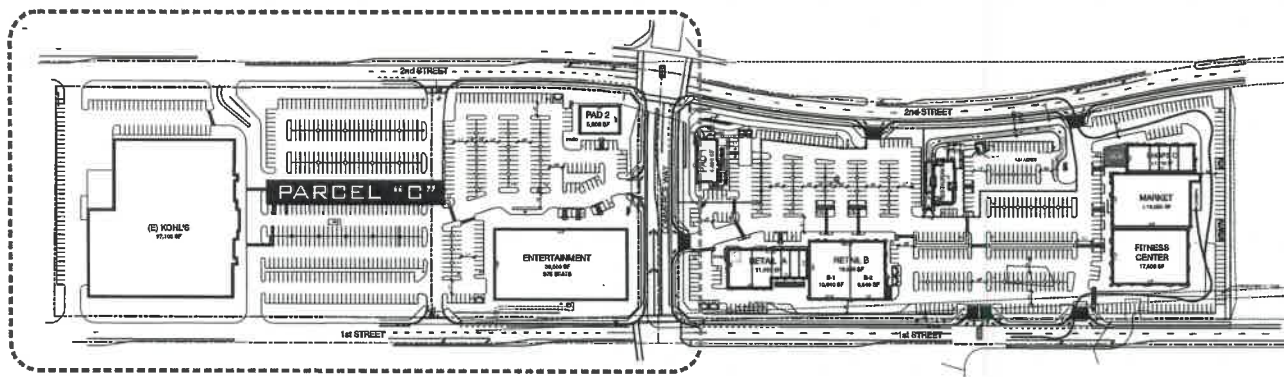
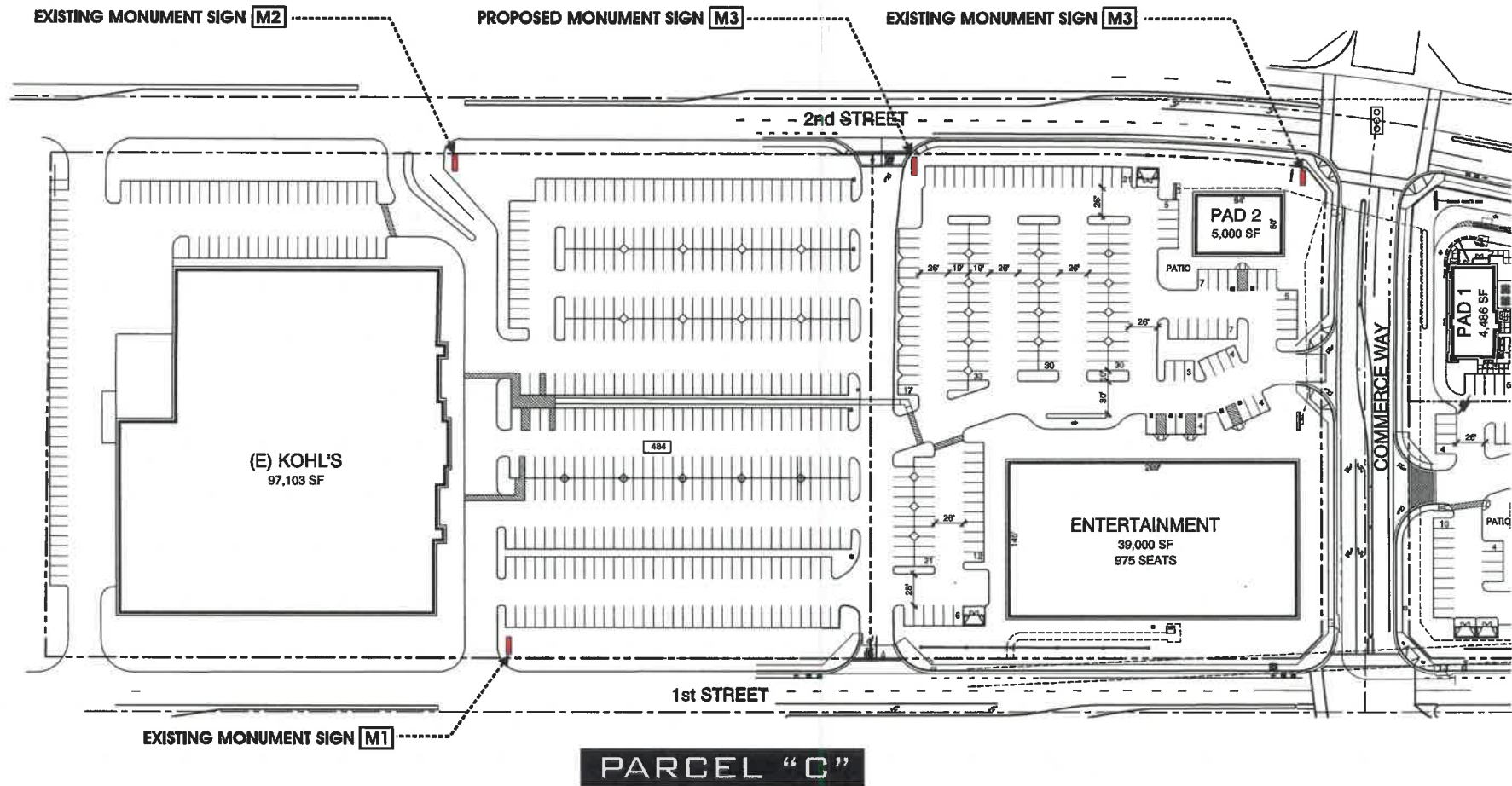


Double Faced Internally Illuminated Existing MONUMENT Sign M3

Tenant copy is subject to change

CABINET: ALUMINUM CONSTRUCTION.
FACES: .125 ALUMINUM ROUTED OUT
AND BACKED WITH ACRYLIC PER
TENANT COPY / LOGO DESIGNS
AND COLORS.
FACES PAINTED SUEDE FINISH.

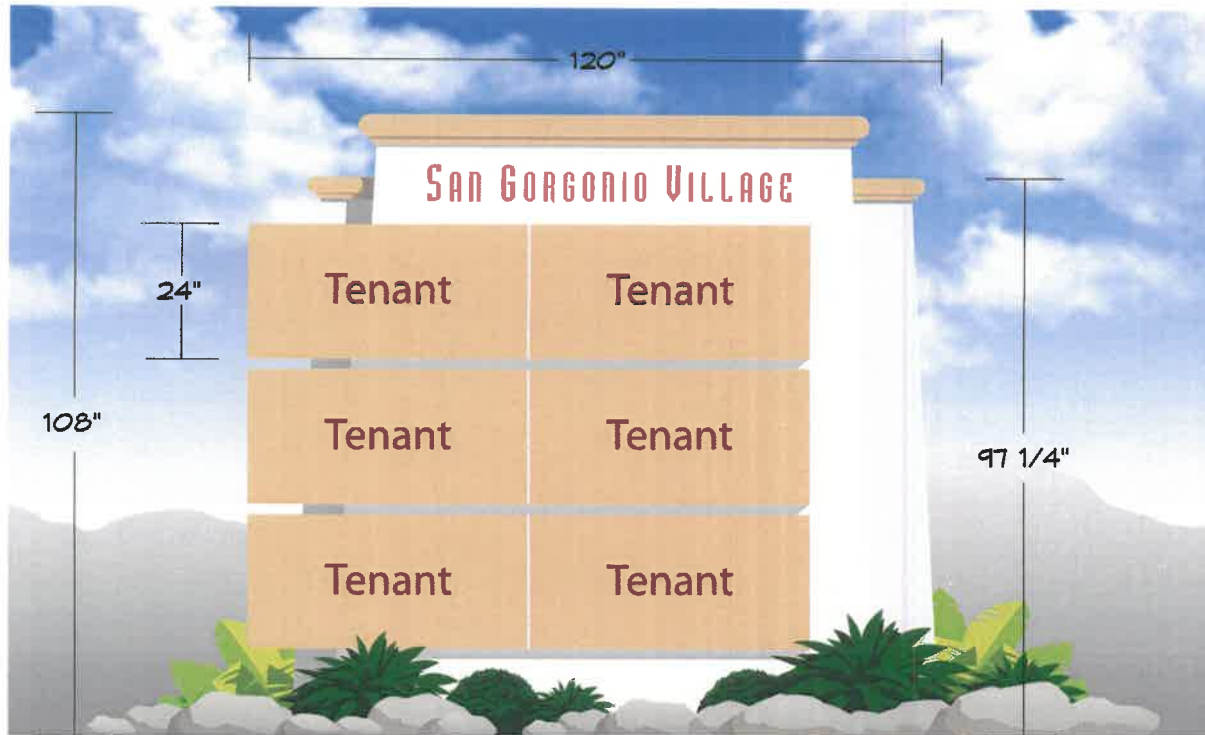
KOHL'S: FACES PAINTED TO
MATCH BURGUNDY PMS 188 C
WITH WHITE COPY



SITE PLAN
NOT TO SCALE

SAN GORGONIO VILLAGE SIGN PROGRAM





CABINET: ALUMINUM CONSTRUCTION.
FACES: .125 ALUMINUM ROUTED OUT
 AND BACKED WITH ACRYLIC PER
 TENANT COPY / LOGO DESIGNS
 AND COLORS.
 FACES PAINTED TO MATCH AS SHOWN.

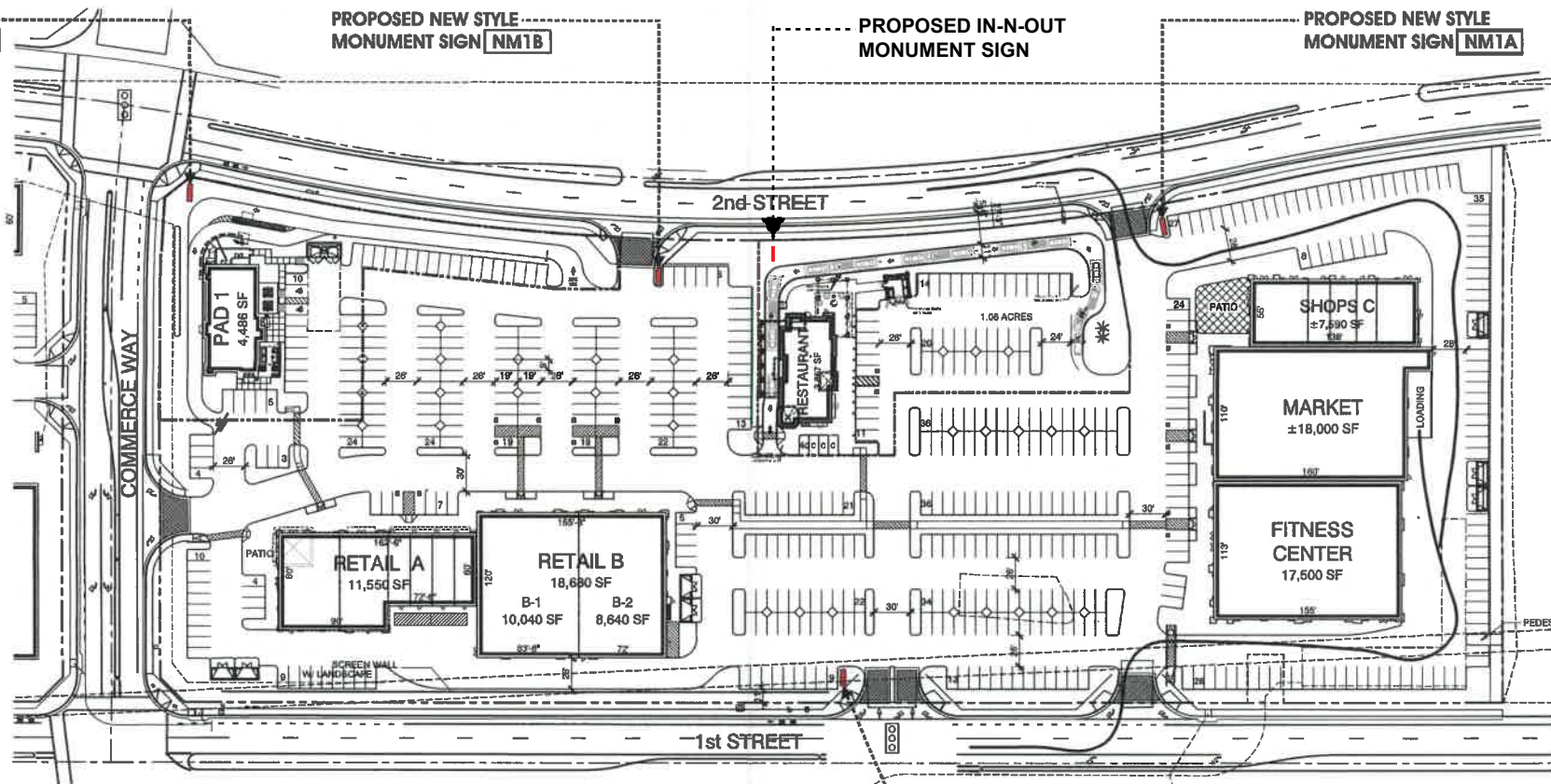
PROPOSED
Double Faced Internally Illuminated MONUMENT Sign NM1

PROPOSED NEW STYLE
MONUMENT SIGN NM1C

PROPOSED NEW STYLE
MONUMENT SIGN NM1B

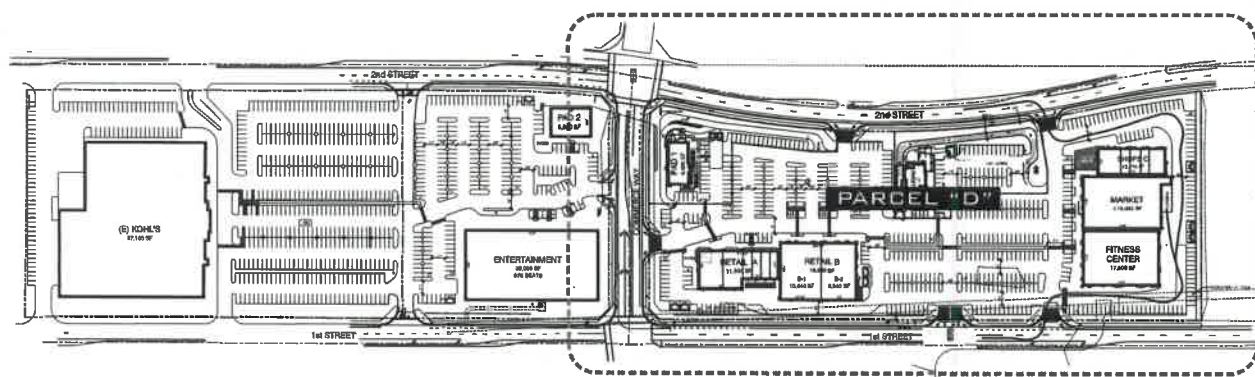
PROPOSED IN-N-OUT
MONUMENT SIGN

PROPOSED NEW STYLE
MONUMENT SIGN NM1A

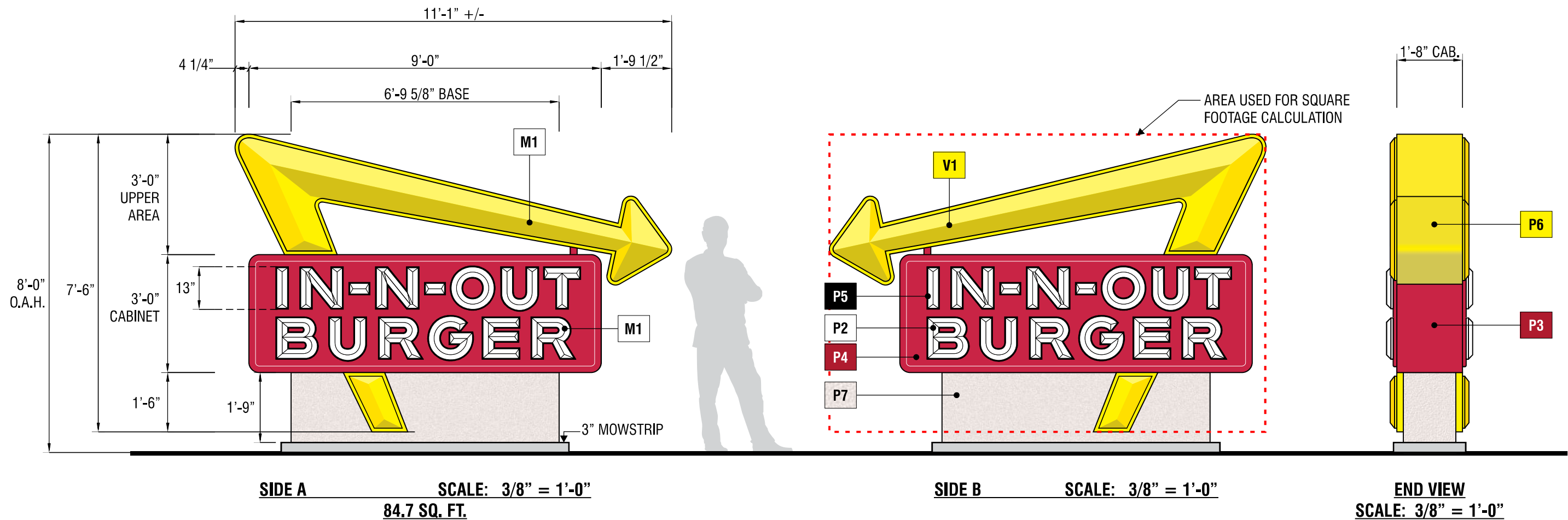


PARCEL "D"

PROPOSED NEW STYLE
MONUMENT SIGN NM1D



SITE PLAN
NOT TO SCALE



A3 SIGNTYPE INO-MON-96X133

MANUFACTURE AND INSTALL ONE (1) D/F INTERNALLY ILLUMINATED MONUMENT SIGN

BASE: FABRICATED ALUMINUM

LETTER CABINET: FABRICATED ALUMINUM W/ FABRICATED RETAINERS AND FORMED ACRYLIC FACES WITH SECOND SURFACE PAINTED GRAPHICS AND LED ILLUMINATION - SLOAN SIGN BOX II 6500K DUAL SIDED

ARROW: FABRICATED CHANNEL WITH FORMED CLEAR MODIFIED ACRYLIC FACE. LED ILLUMINATION.

MATERIALS

M1 CLEAR MODIFIED ACRYLIC

VINYL

V1 3M VINYL #3630-235 'AUTUMN YELLOW'

PAINT

P2 WHITE

P3 TO MATCH 'IN-N-OUT RED' W/ HIGH GLOSS FINISH

P4 INO 443 RED / 25% CLEAR

P5 BLACK

P6 PAINT TO MATCH 3M VINYL #3630-235 'AUTUMN YELLOW' W/ HIGH GLOSS FINISH

P7 TO MATCH 'BONE CHINA' BY DUNN EDWARDS W/ MEDIUM TEXCOTE FINISH