

CORALLINA
VILLAGE NORTH
AT PACIFIC HIGHLANDS RANCH

COMPREHENSIVE SIGN PLAN

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INTRODUCTION

The objective of this Sign Program is to provide comprehensive design standards and specifications that assure consistency in quality, color, size, placement, and configuration for signage and to provide for project and tenant identification.

DESIGN GUIDELINES

A. Acceptable Sign Treatments

Only those sign types specified in the Sign Plan or specifically approved in writing by the Owner and the City will be allowed. Sizes and quantities for signs shall be as outlined in the criteria and exhibits for each sign type. See details for each sign type below.

A strong connection shall be maintained between all signage and the project architecture. Signs shall fit comfortably, never crowding the architectural or landscaping elements in the immediate vicinity.

B. Lighting

1. Signs may be illuminated by external lighting fixtures, by providing back-lighting behind individually mounted letters and symbols. Sign lighting shall be directed and shielded to illuminate the sign and not to spill over to other parts of the building or site. Exposed neon and open channel neon letters may be used in specific locations as designated and approved by Owner.
2. All electrical housings and mounting posts for signs shall be painted out to match the building background immediately behind and adjacent to the sign.

C. Colors

Sign colors shall be designed to provide sufficient contrast against background colors. Nationally recognized retail tenants may use their corporate colors only with Owner's prior written approval.

D. Copy / Typestyles

Copy and layout are subject to Owner's prior written approval.

E. Sizes and Quantities

Sizes and quantities for signs shall be as outlined in the criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided so that signs appear balanced and in scale in relation to their backgrounds and adjacent signage.

1. Sign Area shall be calculated as follows:
 - a) For wall signs, the copy area of a sign is the area of the smallest geometric figure that can enclose the actual sign copy.
 - b) For internally illuminated signs, the entire illuminated face is considered the copy area.
2. Letter height shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
3. Ground Sign Height shall be determined by calculating the average distance from the ground to the top of the sign.

F. Locations

Wall signs need not be directly attached to the lease space to which they refer, and may be located on the building wall or architectural element of the building in which the tenant leases space.

Ground signs may be located within landscaped zones between property lines and building setback lines. Ground sign locations shall allow for adequate site-lines for approaching vehicular traffic at street intersections.

Project signs may be located on any lot or structure within the project area. Project signs may list any tenant within the project, as designated by the Owner, at his sole discretion.

G. Prohibited Signs

1. Any sign not in accordance with this Sign Program or not specifically approved in writing by the Owner and the City.
2. Abandoned signs
3. Rotating, revolving, flashing, animated, blinking, gyrating or moving signs.
4. Pole signs and other signs with exposed structural supports not intended as a design element, except for code-required signs
5. Window signs that are attached to the interior or exterior of any glass or glazing visible from the exterior of the building, except for sign types specifically permitted by this document.
6. Advertising or promotional signs on parked vehicles, trailers or other signs or devices when used exclusively or primarily as advertising devices or displays.
7. Temporary wall signs, pennants, banners, flags, streamers, inflatable displays or sandwich boards except as permitted by this document.
8. Balloons or other inflatable devices.
9. Roof signs
10. Freestanding "A" frame signs or "human" signs.
11. Internally illuminated box signs where the sign backgrounds are illuminated.
13. Use of pre-manufactured square or rectangular light boxes/bars for illumination is prohibited.
14. Signs made of plastic, lexan or acrylic, except as allowed in the criteria for each sign type.
15. Interior signage meant to be viewed from the exterior of the store.
16. Exposed raceways, conduit, junction boxes, transformers, drivers, visible lamps, tubing or neon crossovers of any kind.
17. Signs that emit sound, odor or visible matter.
18. Signs of any kind advertising employment opportunities.
19. Signs which contain statements, words or pictures of an obscene, pornographic or immoral character, as

deemed so by the Owner.

20. Fluorescent or reflective sign colors.
21. Simulated materials, plastic laminate, wall covering, paper, cardboard or foam.
22. Signs with tag lines, phone numbers, service descriptions or advertising of products, except as permitted by this document.
23. Back plates behind signage, except as allowed in the criteria for each sign type.
24. Exposed trim cap.

H. Owner's Right to Enforce

The Owner may, at its sole discretion and at the violator's cost, correct, replace or remove any sign that is installed without written approval and/or that is deemed not to be in conformance with the Sign Program, the plans as approved by the Owner, or erected without appropriate governmental agency approval or permits.

I. Abandoned Signs

An abandoned sign is that whose use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 30 days. The Owner may, at its sole discretion and at the violator's cost, replace or remove any abandoned sign.

CONSTRUCTION SPECIFICATIONS

The following requirements shall be observed:

1. Materials

- a) Signs must be made of durable, rust-inhibited materials that are appropriate and complementary to the building architecture. All materials must be new.
- b) All ferrous and non-ferrous metals shall be separated with non-conductive gaskets and stainless steel fasteners should be used to secure ferrous to non-ferrous metals.
- c) All bolts and fastenings shall consist of stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron materials are allowed.
- d) No plastics, acrylics or PVC material, except as provided for herein.

2. Processes and Installation

- a) Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous, ground smooth and filled. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable. Finished surfaces of metal shall be free from canning, warping and other imperfections.
- b) Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are shown on approved shop drawings.
- c) Penetrations into building walls, where required, shall be made waterproof, subject to Owner's review. Immediately upon abandonment or removal, building walls shall be restored at tenant's expense.

- d) In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
- e) Sign permit stickers shall be affixed so that only the portion of the permit sticker that is legally required to be visible shall be exposed.
- f) All logo images and typestyles once approved by Owner, shall be accurately reproduced. Lettering that approximates intended typestyles shall not be acceptable.
- g) Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel or building wall. These items should be covered with smooth spacers to match fascia. Angle clips attached to letter sides are not permitted.
- h) All exposed or skeletal neon must be backed with an opaque coating.
- i) Sign backings should complement or match the building background color.

3. Paint

- a) Color coatings shall exactly match the colors specified on the approved plans. Surfaces with color mixes and hues prone to fading shall be coated with ultraviolet-inhibiting clear coat in a matte, gloss, or semi-gloss finish. All finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface.
- b) All visible finishes shall be semi-gloss unless otherwise called out on shop drawings and approved by Owner.



EXHIBITS

All maps and figures indicate typical design concepts and locations and are subject to change. Exhibits are not intended to suggest final sign designs or exact locations.

PROJECT SIGN LOCATION PLAN

SIGN TYPE LEGEND

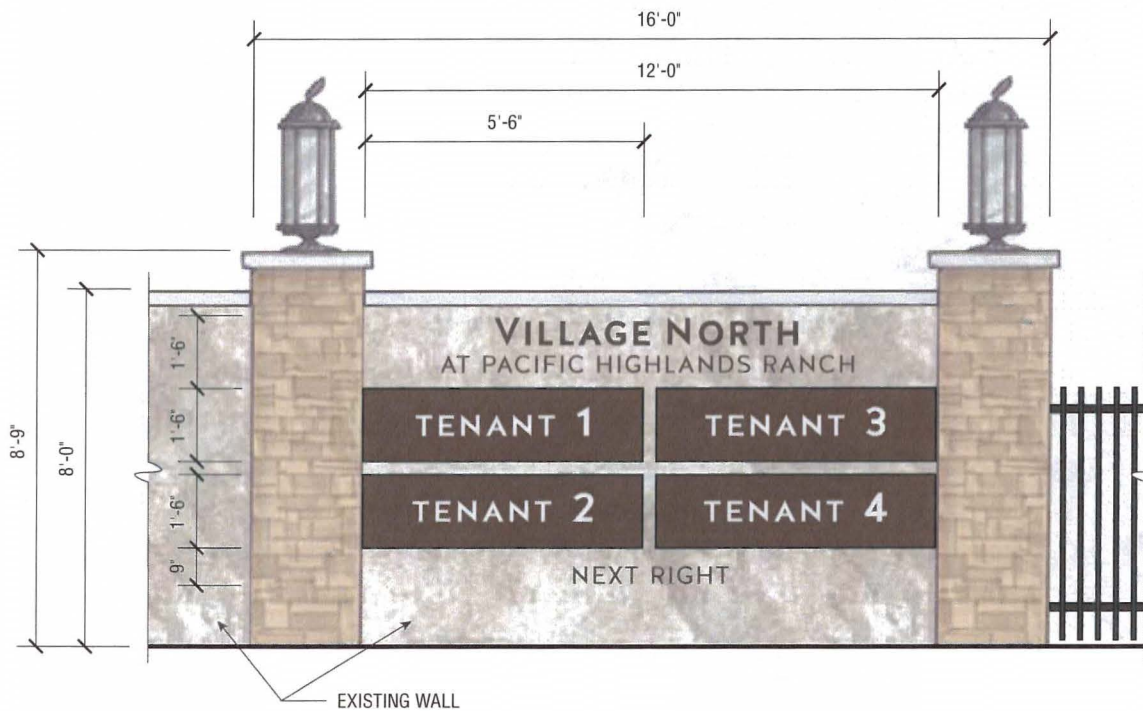
- A** Main Project ID
- B** (Not Used)
- C** Directional
- D** (Not Used)
- F** Building ID
- G** Residential ID (on building)
- H** Residential Entry (pedestrian)
- J** Residential Gate ID (on fire gate)
- K** Project Directory (freestanding)
- L** Fire Access Directory

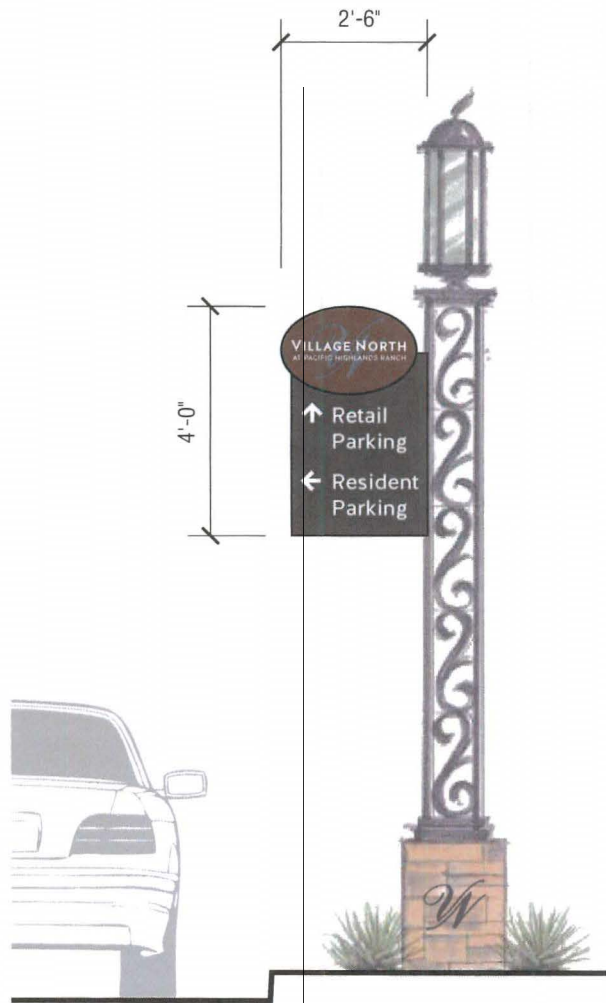




SIGN TYPE (A) PROJECT ID WITH TENANT LISTINGS

QUANTITY	(2) as indicated on Sign Location Plan; may list up to 6 tenant listings max.
LOCATION	As indicated on Sign Location Plan on existing sound attenuation wall.
TEXT	Project identification, tenant listings, address, directional information.
SIZE	96 sq. ft. max.
MATERIALS	Compatible with building architecture
COLORS	Project standard; Tenant panels project standard. Tenant logo and typestyle custom colors, as approved by Owner.
TYPE FACE	Custom project identity and tenant logo / logotype
LIGHTING	Direct or indirect

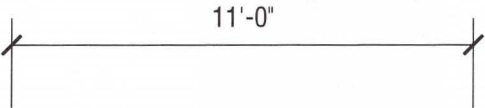
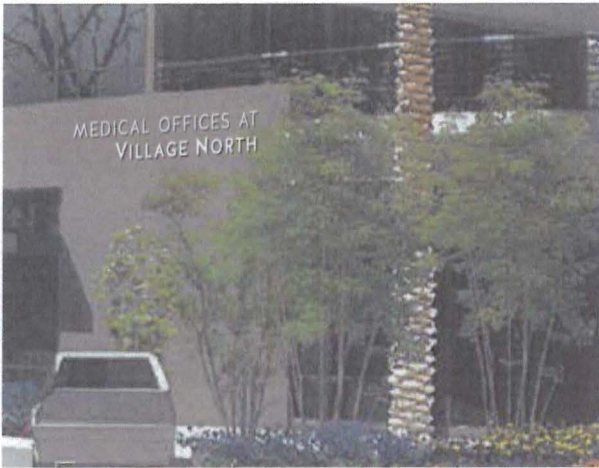




SIGN TYPE (C)

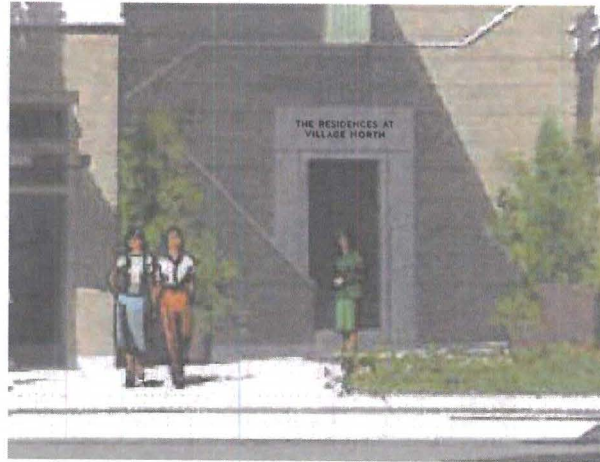
PROJECT DIRECTIONAL SIGN

QUANTITY	(1) per driveway.
LOCATION	Throughout project at key decision points, as necessary to direct vehicular and pedestrian traffic to key destinations.
TEXT	Project identification / logo, destinations, directional information
SIZE	Max. height 8 ft.; 12 sq. ft.
MATERIALS	To match project architecture
COLORS	Project standard color, as designated by Owner.
TYPE FACE	Project standard typestyle and arrow
LIGHTING	Direct or indirect



SIGN TYPE (F)
BUILDING WALL SIGN

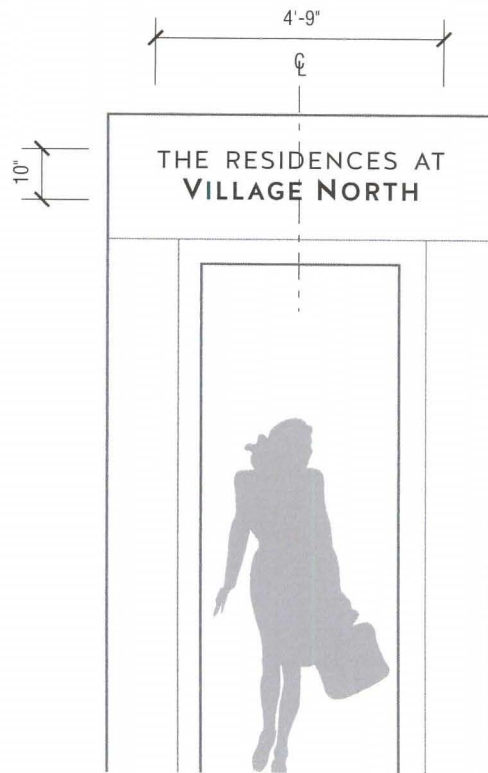
QUANTITY	As shown on Project Sign Location Plan
LOCATION	On building wall.
COPY	Building identification; Project Name
SIZE	Up to 20 sq. ft..
MATERIALS	Channel or reverse channel letters; Open channel letters; exposed neon; dimensional letters; painted; other material compatible with building architecture.
COLORS	Colors as approved by Owner.
TYPE FACE	Custom with Owner approval.
LIGHTING	Direct or indirect

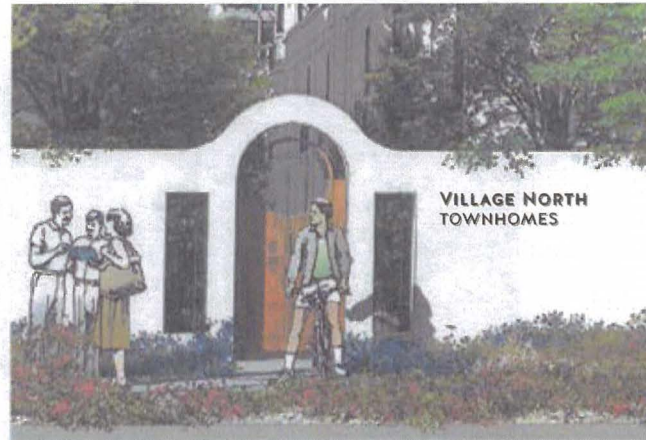


SIGN TYPE (G)

RESIDENTIAL ENTRY
IDENTIFICATION

QUANTITY	(1)
LOCATION	On building wall at residential entry
COPY	Residential project identification
SIZE	Up to 4 sq. ft.;
MATERIALS	Dimensional letters; painted; other material compatible with building architecture.
COLORS	Colors as approved by Owner.
TYPE FACE	Custom typestyle with Owner approval.
LIGHTING	Indirect





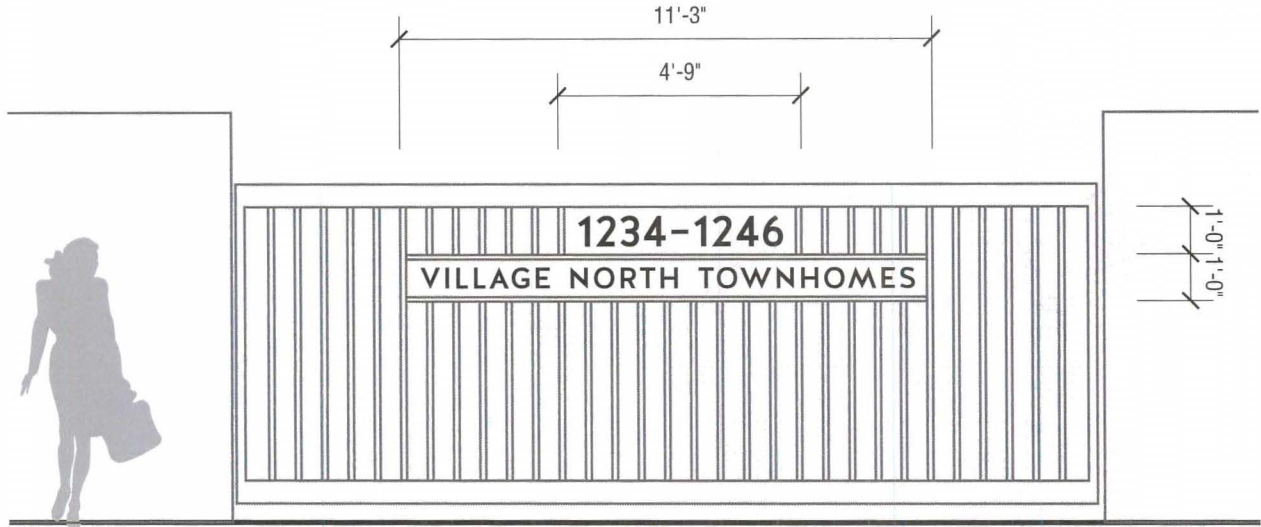
SIGN TYPE (H)

RESIDENTIAL PEDESTRIAN ENTRY

QUANTITY	(4)
LOCATION	On wall at residential entry gateways
COPY	Residential project identification
SIZE	Up to 6.5 sq. ft..
MATERIALS	Dimensional letters; painted; other material compatible with building architecture.
COLORS	Colors as approved by Owner.
TYPE FACE	Custom typestyle with Owner approval.
LIGHTING	Indirect

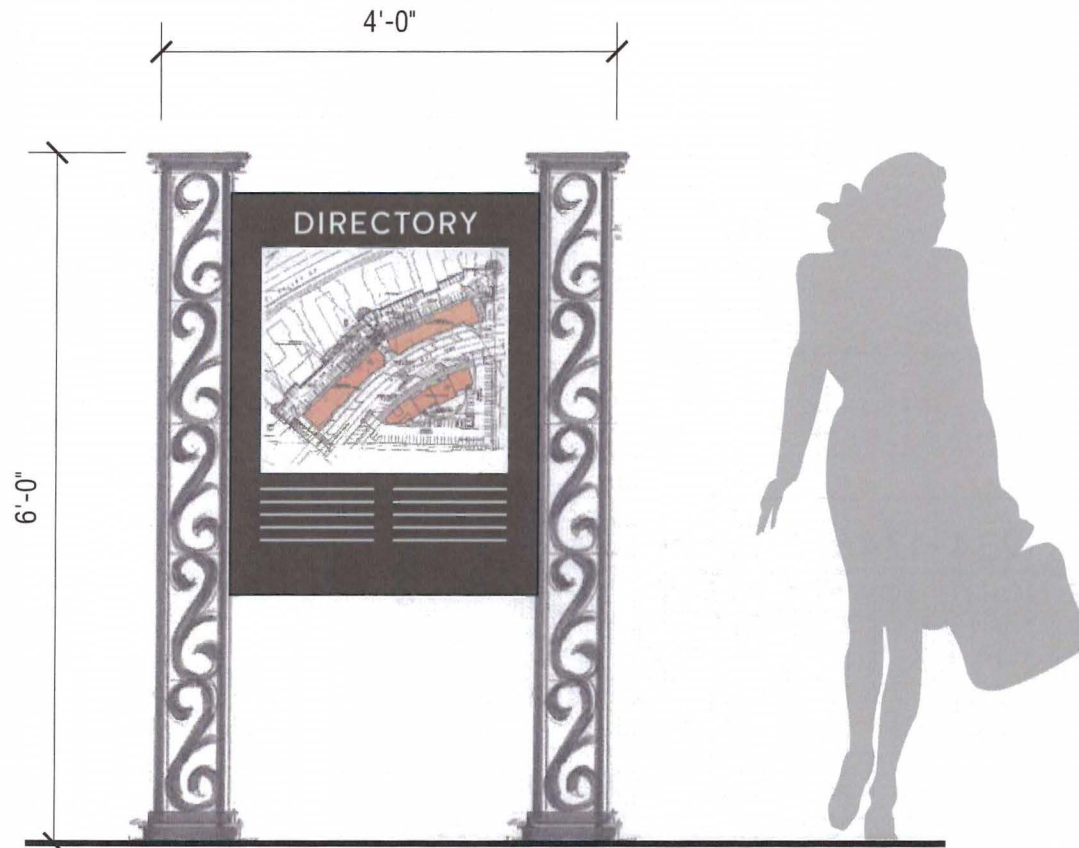
12





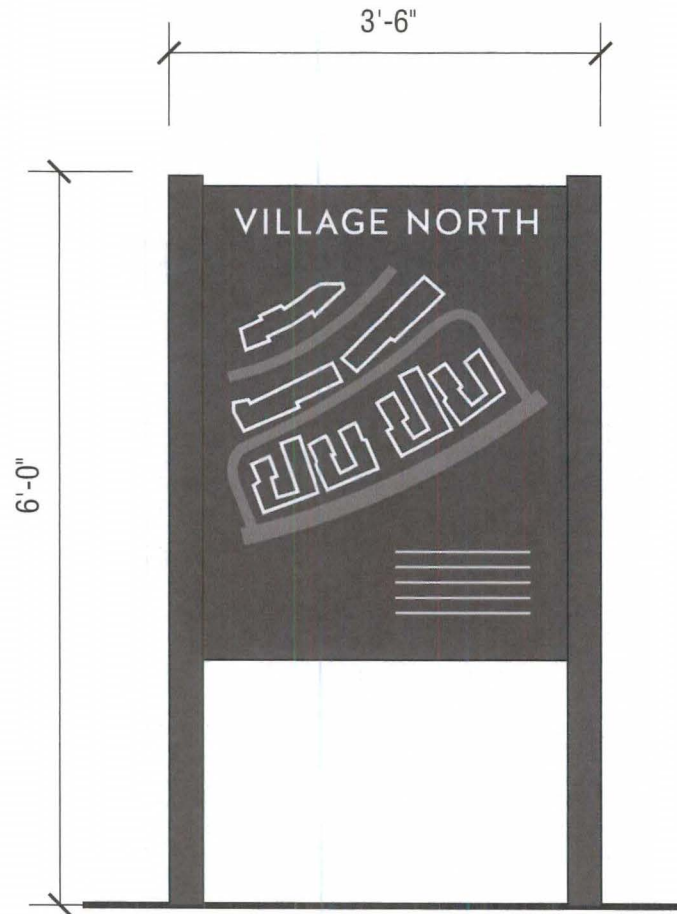
SIGN TYPE (J)
RESIDENTIAL DRIVEWAY
ACCESS MARKER

QUANTITY	(2)
LOCATION	On residential fire access gateway
COPY	Residential project identification; address
SIZE	Up to 16 sq. ft. Max. letter height 12".
MATERIALS	Material compatible with building architecture.
COLORS	Colors as approved by Owner.
TYPE FACE	Custom typestyle with Owner approval.
LIGHTING	Indirect



SIGN TYPE (K) PROJECT DIRECTORY

QUANTITY	As necessary to direct pedestrians
LOCATION	Throughout the project interior as necessary to direct pedestrians. May be located within landscaped zones between property lines and building setback lines, provided that there are adequate lines of sight.
TEXT	Project identification, map and tenant listings; address;
SIZE	Max. height 6 ft., 24 sq. ft.
MATERIALS	Compatible with building architecture
COLORS	Custom colors, as approved by Owner.
TYPE FACE	Custom project identity and standard tenant listings
LIGHTING	Direct or indirect



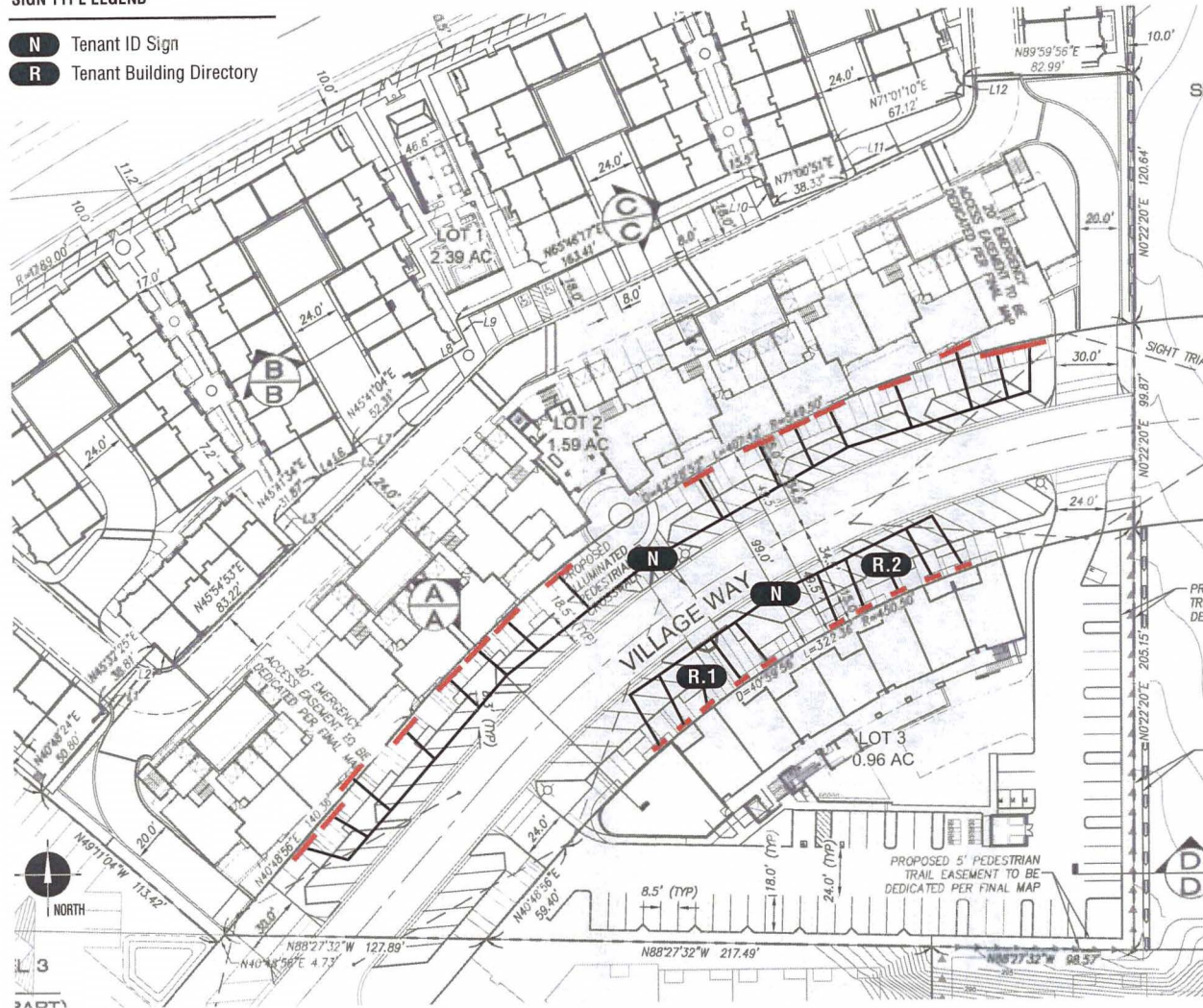
SIGN TYPE (L) FIRE ACCESS DIRECTORY

QUANTITY	(2)
LOCATION	At each fire access driveway
TEXT	Project identification, map building addresses
SIZE	Max. height 6 ft.
MATERIALS	Compatible with building architecture
COLORS	Custom colors, as approved by Owner.
TYPE FACE	Custom project identity
LIGHTING	Direct or indirect

TENANT SIGN LOCATION PLAN

SIGN TYPE LEGEND

- N** Tenant ID Sign
- R** Tenant Building Directory





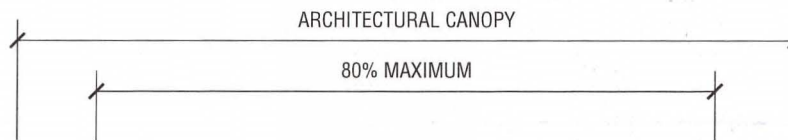
SIGN TYPE (N)

TENANT ID SIGN

Tenants may select one of the following Tenant Identification Signs:

Option 1: Wall Sign:

QUANTITY	(1) per tenant building frontage.
LOCATION	On building wall within 70% height and 80% width of the architectural field on which it is placed.
COPY	Tenant identification / logo; goods and services
SIZE	Up to 1.25 sq. ft. per linear foot of tenant frontage; minimum 25 sq. ft per tenant. Max. letter height 30".
MATERIALS	Channel or reverse channel letters; Open channel letters; exposed neon; dimensional letters; painted; other material compatible with building architecture.
COLORS	Colors as approved by Owner.
TYPE FACE	Custom tenant logotype with Owner approval.
LIGHTING	Direct or indirect

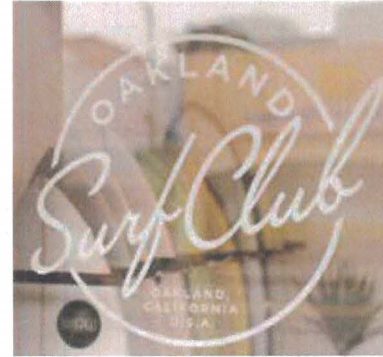
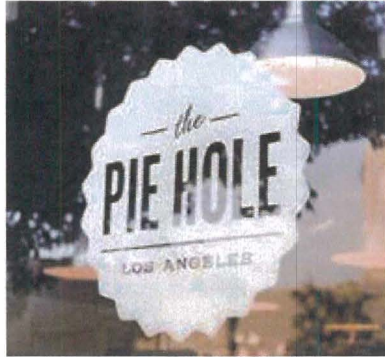


SIGN TYPE (N) TENANT ID SIGN

Option 2: Canopy Sign:

QUANTITY	(1) per tenant building frontage.
LOCATION	On architectural canopy within 80% width of the architectural canopy on which it is placed.
COPY	Tenant identification / logo; goods and services
SIZE	Up to 1.25 sq. ft. per linear foot of tenant frontage; minimum 25 sq. ft per tenant. Max. letter height 24".
MATERIALS	Reverse channel on backing or externally illuminated letters; dimensional letters; painted; other material compatible with building architecture.
COLORS	Colors as approved by Owner.
TYPE FACE	Custom tenant logotype with Owner approval.
LIGHTING	Halo or externally illuminated

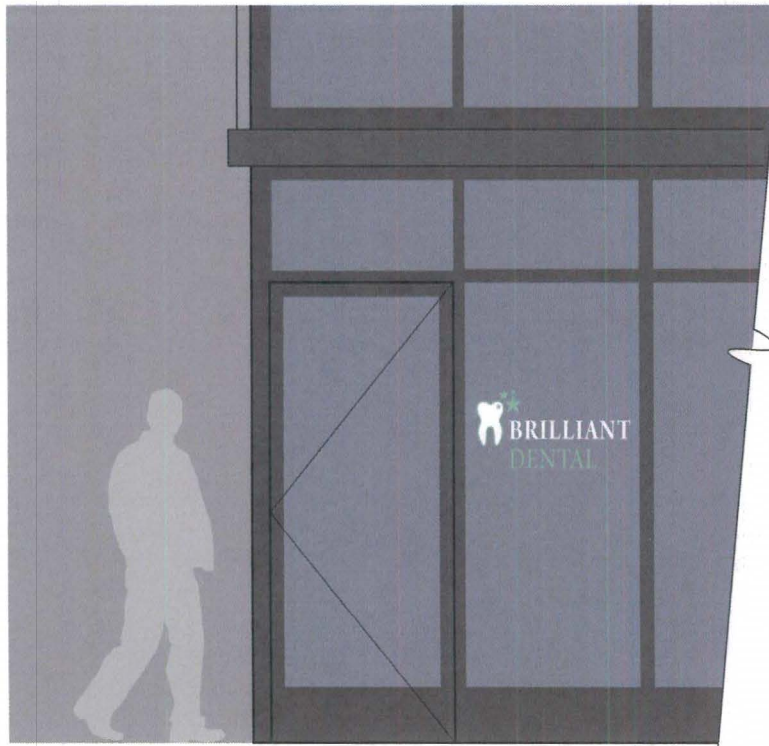
ATTACHMENT 16 - Comprehensive Sign Plan

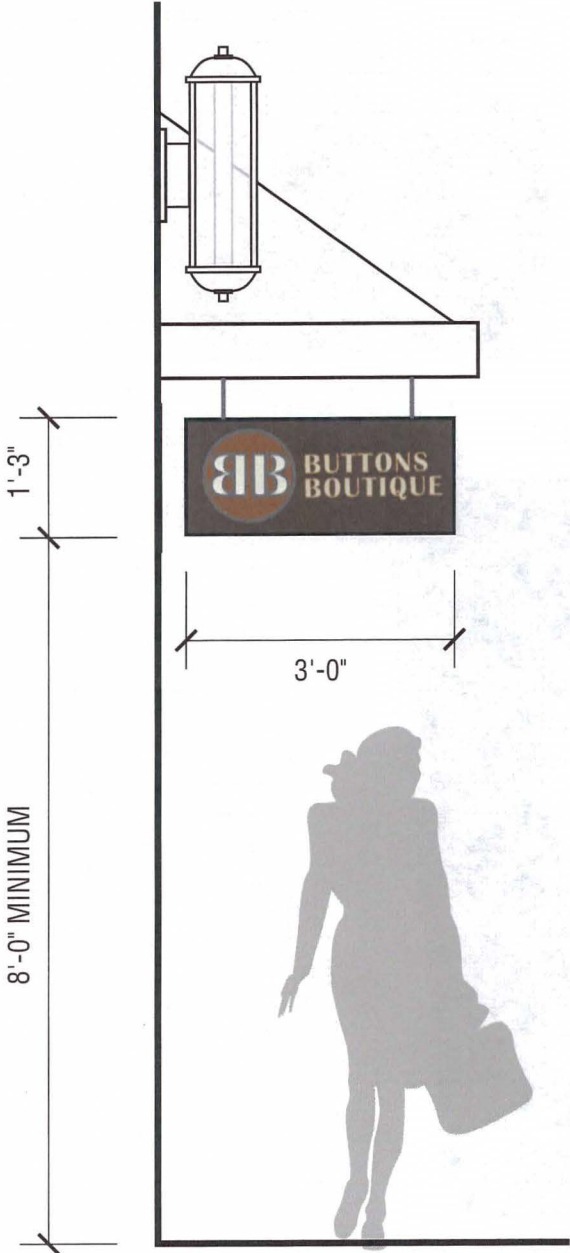


SIGN TYPE (N) TENANT ID SIGN

Option 3: Window Sign:

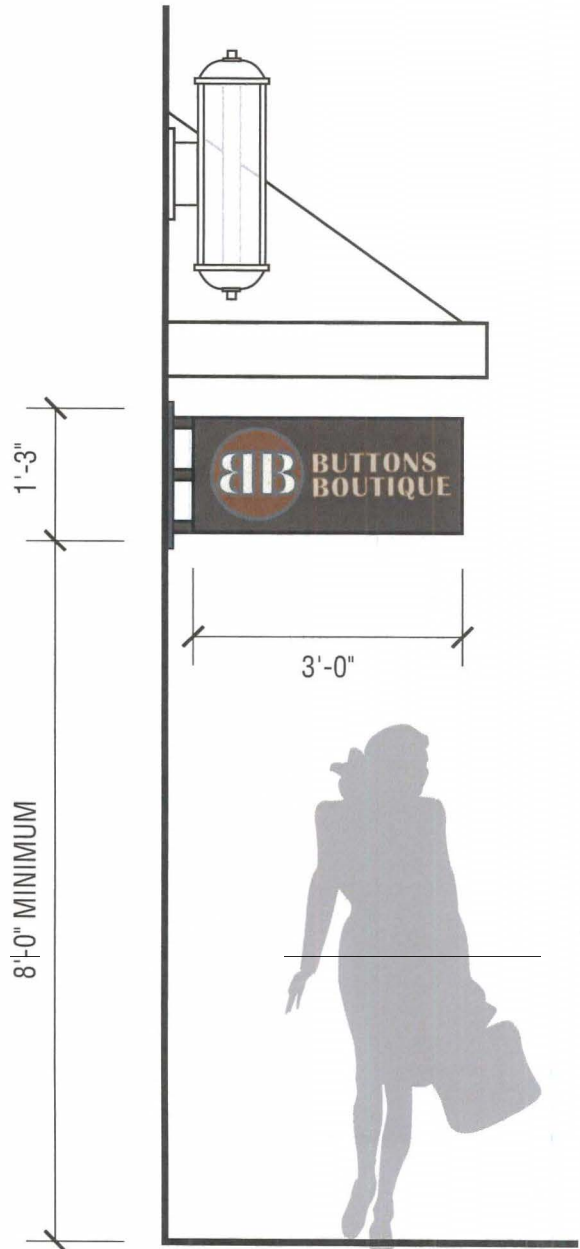
QUANTITY	(1) per tenant. May not be used in combination with Sign Type T.
LOCATION	On tenant storefront window.
COPY	Tenant names / logo. Painted, vinyl or etched business names and logos.
SIZE	25 sq. ft. Window sign shall not occupy more than thirty (30) percent the area of window frontage; 6" letter height max.; logos not to exceed 16" max. in any dimension.
MATERIALS	Permanent window signs shall be created with permanent or fade resistant materials, gold-leaf lettering, or vinyl
COLORS	Custom colors with Owner approval.
TYPE FACE	Custom tenant logotype / name with Owner approval.
LIGHTING	Non-illuminated





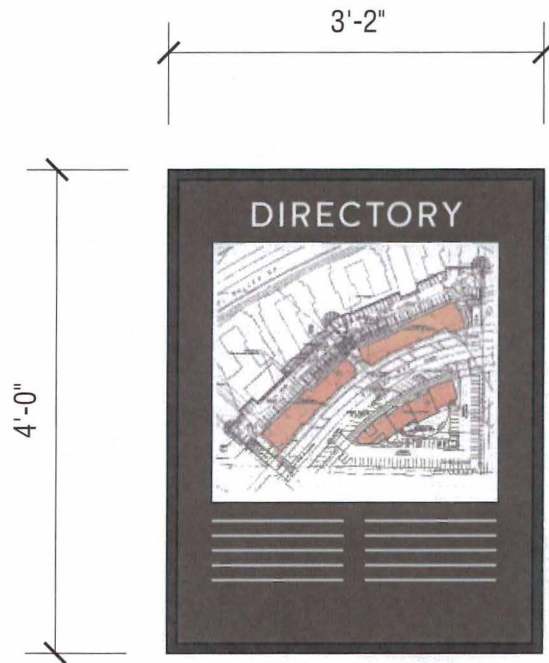
SIGN TYPE (O)
UNDERCANOPY
HANGING SIGN

QUANTITY	(1) sign per tenant elevation with individual tenant entry
LOCATION	Adjacent to exterior entry door. Minimum clearance: 8' from bottom of sign to finished grade surface.
COPY	Tenant identification
SIZE	4 sq. ft. max.
MATERIALS	Mounted on project standard bracket. Permanent materials with painted or dimensional letters; or other materials compatible with building architecture.
COLORS	Custom colors with Owner approval.
TYPE FACE	Custom tenant logotype / name with Owner approval.
LIGHTING	Direct or indirect



SIGN TYPE (P)
BLADE SIGN

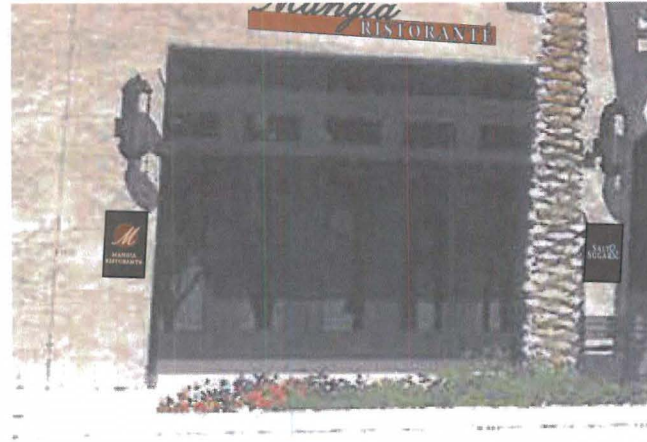
QUANTITY	(1) sign per tenant elevation with individual tenant entry
LOCATION	Adjacent to exterior entry door. Minimum clearance: 8' from bottom of sign to finished grade surface.
COPY	Tenant identification
SIZE	4 sq. ft. max.
MATERIALS	Mounted on project standard bracket. Permanent materials with painted or dimensional letters; or other materials compatible with building architecture.
COLORS	Custom colors with Owner approval.
TYPE FACE	Custom tenant logotype / name with Owner approval.
LIGHTING	Direct or indirect



SIGN TYPE (Q)

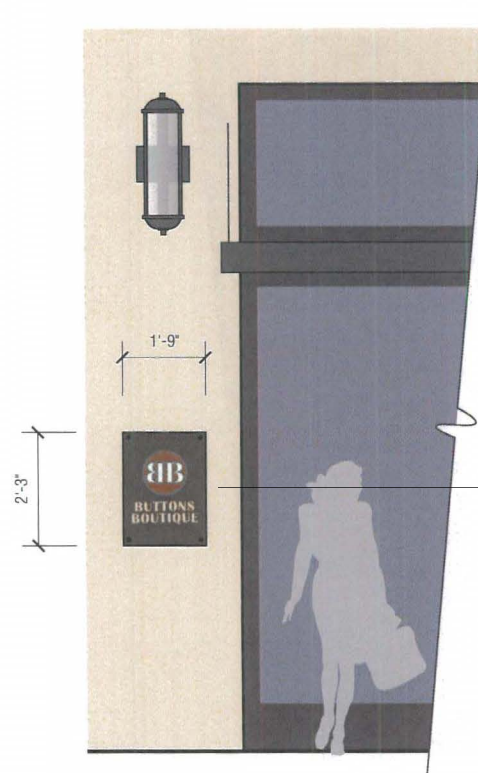
TENANT DIRECTORY
WALL MOUNTED

QUANTITY	As necessary to direct pedestrians
LOCATION	Throughout the project interior as necessary to direct pedestrians.
TEXT	Project and building identification, map and tenant listings; address and suite numbers.
SIZE	16 Sq. ft.
MATERIALS	Compatible with building architecture
COLORS	Custom colors, as approved by Owner.
TYPE FACE	Custom project identity with standard building name, and tenant listings
LIGHTING	Direct or indirect



SIGN TYPE (R) TENANT ID WALL PLAQUE

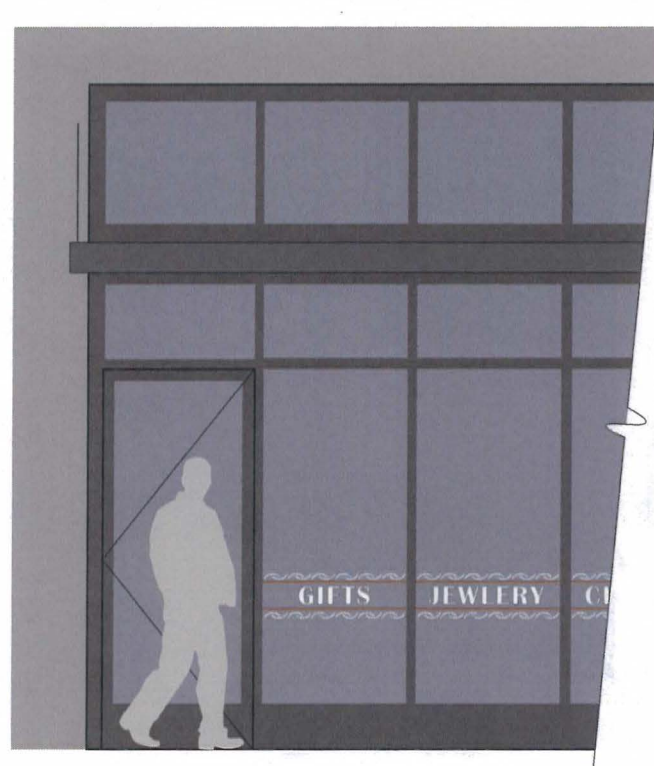
QUANTITY	1 per establishment. May be used in combination with other building signs.
LOCATION	On building wall occupied by tenant, with Owner approval. Ground floor tenants only.
COPY	Tenant names / logo. Per Owner's discretion.
SIZE	4 sq. ft. max. Pedestrian Oriented Signs are not included in aggregate tenant wall sign allowance.
MATERIALS	Painted with vinyl or dimensional letters; or other material compatible with building architecture.
COLORS	Tenants may use custom colors with Owner approval. Colors shall be compatible with the building architecture.
TYPE FACE	Custom tenant logotype / name with Owner approval.
LIGHTING	Direct or indirect





SIGN TYPE (S) WINDOW SIGN

QUANTITY	Not limited provided total tenant sign area square footage allowance is not exceeded. May be used in combination with other tenant identification sign types.
LOCATION	On retail tenant storefront window.
COPY	Tenant names / logo. Painted, vinyl or etched business names and logos.
SIZE	All window signs combined shall not occupy more than thirty (30) percent the area of window frontage; 6" letter height max.; logos not to exceed 16" max. in any dimension.
MATERIALS	Permanent window signs shall be created with permanent or fade resistant materials, gold-leaf lettering, or vinyl
COLORS	Custom colors with Owner approval.
TYPE FACE	Custom tenant logotype / name with Owner approval.
LIGHTING	Non-illuminated



Incidental Signs

Incidental signs are signs other than primary tenant identification signs, which identify the name or symbol of an establishment or the operation of an establishment, and are not included in maximum tenant signage area. Typical incidental signage includes:

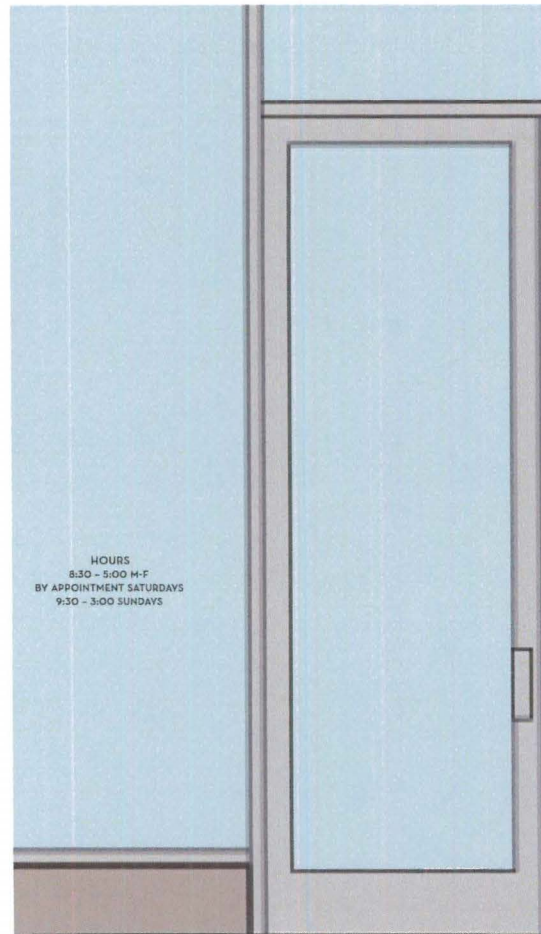
Delivery Entrance Identification Signs

Tenants may identify their rear service door for delivery and emergency purposes. Copy shall be limited to identification of the tenant, service or building operation. Not to exceed 4 sq. ft. Letter height shall be limited to 3 in. max. Project standard paint finished background with vinyl copy. Non-illuminated.



Tenant Door Signs

Each Tenant will be permitted to place upon or directly adjacent to the main entrance to its premises not more than 4 sq. ft. aggregate area of lettering indicating hours of business, emergency phone numbers, accepted credit cards, etc. Letter height shall be limited to 1-1/2 inches. White vinyl copy. Non-illuminated.



INCIDENTAL AND TEMPORARY SIGNS

Temporary Identification / Coming Soon

Temporary signs may be allowed at individual lease spaces for displaying "for lease", "coming soon" and similar messages subject to Owner and City's approval. Tenant is responsible for City approvals and permits.

Tenants may be allowed use of a temporary identification banner for a period of time not to exceed 30 consecutive days:

- one sign per tenant frontage
- (2) signs maximum not to exceed a combined total of 60 sq. ft.
- placed below roof eave line