To: Chair Cuilty and Members of the Planning Commission
Via: Tom Oliver, Associate Planner
From: Steven A. Mendoza, Development Services Director
Subject: Conditional Use Permit (CUP) 16-14 – Wrought-iron Fences in the Community Facilities (C-F) Zone Around St. Hedwig School

Summary: Consideration of a Conditional Use Permit to allow seven foot tall wrought-iron fences with stacked stone columns to be constructed around St. Hedwig School for safety and security purposes, located at 3591 Orangewood Avenue, (APN 130-741-11) in the Community Facilities (C-F) Zoning District (Applicant: Erin Rucker, St. Hedwig School).

Recommendation:
1. Open the Public Hearing; and,

2. Determine that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemptions Section 15301 (f) - Existing Facilities and Section 15303(e) New Construction or Conversion of Small Structures. An exemption will be prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed fencing is on a property with an existing building, and will be used for the safety and security of children; and,

3. Adopt Resolution No. 16-29, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING WITH CONDITIONS A CONDITIONAL USE PERMIT (CUP 16-14) FOR SEVEN FOOT TALL WROUGHT-IRON FENCES WITH STACKED STONE COLUMNS TO BE CONSTRUCTED AROUND ST. HEDWIG SCHOOL FOR SAFETY AND SECURITY PURPOSES ON A 7.58 ACRE PARCEL AT 3591 ORANGEWOOD AVENUE (APN NO. 130-741-11) IN THE COMMUNITY FACILITIES (C-F) ZONING DISTRICT AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ERIN RUCKER, ST. HEDWIG SCHOOL)."
Applicant:  Erin Rucker, St. Hedwig School

Location:  3591 Orangewood Avenue

Environmental:  The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemptions Section 15301(f) - Existing Facilities and Section 15303(e) New Construction or Conversion of Small Structures. An Exemption will be prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed fencing is on a property with an existing building, and will be used for the safety and security of children.

Noticing:  Notices announcing the Public hearing for November 16, 2016, were mailed to all property owners within 500 feet of the proposed location on November 2, 2016. A Public hearing notice regarding this meeting was also published in the News Enterprise on November 2, 2016.


Permitting History:  

<table>
<thead>
<tr>
<th>Permitting History</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP 398-95</td>
<td>New snack bar</td>
</tr>
<tr>
<td>CUP 363-93</td>
<td>Temp classrooms to permanent</td>
</tr>
<tr>
<td>CUP 321-89</td>
<td>Construct maint. bldg. &amp; temp classroom</td>
</tr>
<tr>
<td>CUP 295-88</td>
<td>Alterations</td>
</tr>
<tr>
<td>CUP 248-86</td>
<td>New church bldg., office bldg. &amp; garage</td>
</tr>
<tr>
<td>CUP 223-85</td>
<td>Sunscreen patio cover</td>
</tr>
</tbody>
</table>

Background

A Conditional Use Permit (CUP) modification application has been filed by Erin Rucker of St. Hedwig School for the consideration of seven foot tall, wrought-iron fences with stacked stone columns to be constructed on the 7.58 acre parcel that is the location of St. Hedwig School. The purpose of the fences are for the safety and security of the students.
Discussion

The St. Hedwig Church, school, and baseball fields are in one of the Community Facilities (C-F) zones of the City. Los Alamitos Municipal Code (LAMC), Section 17.12.010(B) (Community Facilities Zoning District) requires Planning Commission approval of a Conditional Use Permit for determining the development standards in this District.

Location

The adjacent properties are developed with:

North: Single family homes across Orangewood Avenue in the Single Family Residential (R-1) Zoning District.

West: St. Hedwig Church and then Single family homes across Los Alamitos Blvd. in Rossmoor.

South: Good Shepherd Church in the C-F Zone and Single family residential homes in the R-1 Zone.

East: The Joint Forces Training Base.

Parking

No removal of parking spaces is proposed and the project does not require additional parking spaces.

Recommendation

There were no public comments received by Staff at the time this report was distributed to Commissioners. Due to the appropriate location, design and purpose of the fencing, Staff recommends approval of Conditional Use Permit 16-14, as conditioned.

Attachments: 1) Resolution No. PC 16-29, with Exhibit A
RESOLUTION NO. 16-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING WITH CONDITIONS A CONDITIONAL USE PERMIT (CUP 16-14) FOR SEVEN FOOT TALL WROUGHT-IRON FENCES WITH STACKED STONE COLUMNS TO BE CONSTRUCTED AROUND ST. HEDWIG SCHOOL FOR SAFETY AND SECURITY PURPOSES ON A 7.58 ACRE PARCEL AT 3591 ORANGEWOOD AVENUE (APN NO. 130-741-11) IN THE COMMUNITY FACILITIES (C-F) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ERIN RUCKER, ST. HEDWIG SCHOOL).

WHEREAS, this application for a Conditional Use Permit asks to allow seven foot tall wrought-iron fences with stacked stone columns to be constructed around St. Hedwig School for safety and security purposes on a 7.58 acre parcel at 3591 Orangewood Avenue in the Community Facilities (c-f) Zoning District; and,

WHEREAS, the application constitutes a request under Section 17.42.040 (Conditional Use Permits - Application Filing) of the Los Alamitos Municipal Code (LAMC); and,

WHEREAS, the Planning Commission considered said application at a duly noticed Public hearing on November 16, 2016; and,

WHEREAS, at this Public hearing, the Applicant, Applicant's representatives, and members of the public were provided the opportunity to present written and oral testimony.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. Conditional Use Permit 16-14 is hereby approved for seven foot tall wrought-iron fences with stacked stone columns to be constructed around St. Hedwig School. This approval is based upon the following Conditional Use Permit findings and subject to the conditions set forth in Section 3:

1. The seven foot tall wrought-iron fences with stacked stone columns to be constructed around St. Hedwig School will not endanger the public health or general welfare. The use will not foster circumstances that tend to generate a nuisance as fences are expected around schools for keeping the children safe and secure.
2. The seven foot tall wrought-iron fences with stacked stone columns to be constructed around St. Hedwig School is a benefit for a community facility use. The fences can be conditionally permitted within this zoning district. This school that has been without this type of security measure for far too long.

3. The seven foot tall wrought-iron fences with stacked stone columns to be constructed around St. Hedwig School will be compatible with other uses located in the C-F Zoning District. The fences, while not expressly noted in the General Plan will be in general conformity with the Safety Element of the Los Alamitos General Plan.

4. The decision to approve the Conditional Use Permit is based on review by the Planning Commission of the plans and specifications submitted for the proposed project and on testimony given at the Public hearing before the Planning Commission.

5. The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemptions Section 15301(f) - Existing Facilities and Section 15303(e) New Construction or Conversion of Small Structures. An Exemption will be prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed fencing is on a property with an existing building, and will be used for the safety and security of children.

SECTION 3. The following conditions shall apply to this project:

Planning Department

1. Approval of this application is to allow seven foot tall wrought-iron fences with stacked stone columns to be constructed around St. Hedwig School at 3591 Orangewood Avenue in the Community Facilities (C-F) Zoning District with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 16-14 noted thereon, and on file in the Development Services Department (Exhibit A). Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Development Services Director. If the Development Services Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Development Services Director without requiring a public meeting.
2. Any signs shall comply with the provisions under Chapter 17.28 of the Los Alamitos Municipal Code or any Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Development Services Director.

3. Failure to satisfy and/or comply with the conditions herein may result in revocation by the Planning Commission and/or City Council of this approval.

4. The Applicant and the Applicant’s successors, in interest, shall be fully responsible for knowing and complying with all conditions of approval.

5. California Government Section 66020(d)(1) requires that the project Applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement.

Pursuant to Government Code Section 66020(d)(1), the Applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:

- Fees: N/A
- Dedications: N/A
- Reservations: N/A
- Other Exactions: N/A

6. The Applicant has 90 days from the date of adoption of this Resolution to protest the impositions described above. The Applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.

7. The Applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers of the subject application. The City will promptly notify the Applicant of any such claim, action or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City’s associated legal costs, or will advance funds to pay for defense of the matter by the City. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant’s consent, but should it do so, the City shall waive the indemnification herein, except the City’s decision
to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

8. The Property Owner/Applicant shall file an Acknowledgment of Conditions of Approval with the Development Services Department. The Property Owner/Applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Development Services Department prior to issuance of any permits.

9. Applicant shall comply with applicable City, County, and/or State regulations.

Building Department

10. The Applicant shall obtain any required City permits and inspections for improvements which require this department's approval.

Orange County Fire Authority

11. Plan Submittal: The Applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to issuance of any permits or approvals:

- gates (service code PR180)

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the Applicant and any person requesting the same, and Staff shall file a Notice of Exemption with the County Clerk.

PASSED, APPROVED, AND ADOPTED this 16th day of November, 2016.

Mary Anne Cuility, Chair

ATTEST:

______________________________
Steven Mendoza, Secretary
APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

STATE OF CALIFORNIA )
COUNTY OF ORANGE ) ss.
CITY OF LOS ALAMITOS )

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 16th day of November, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

________________________________________
Steven A. Mendoza, Secretary
COLUMN STONE

COLUMN CAP

FENCE AND GATE COLOR
FENCE AND GATE COLOR
DUNN EDWARDS DE5671

COLUMN STONE
ELDORADO STONE - MOUNTAIN LEDGE - SHASTA

COLUMN CAP
CORONADO STONE - CHISLED STONE POST CAP 28 X 28 - LIGHT GREY
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| **CIVIL** |
| C0 | Planning Application Title Sheet |
| C1 | Overall Site Plan |
| C2 | Detail Site Plan - West |
| C3 | Detail Site Plan - East |
| C4 | Overall Grading Plan |
| C5 | Detail Grading Plan - West |
| C6 | Detail Grading Plan - East |
| C7 | Overall Utility Plan |
| C8 | Detail Utility Plan - West |
| C9 | Detail Utility Plan - East |
| C10 | Site Plan Detail |
| | Vesting Tentative Parcel Map |

<p>| <strong>LANDSCAPE</strong> |
| CLP1.0 | Conceptual Landscape Site Plan and Tree Demo Exhibit |
| CLP1.1 | Conceptual Landscape Plan Plaza Enlargement |
| CLP1.2 | Conceptual Landscape Entry Enlargement and Section |
| CLP1.3 | Conceptual Landscape Plant Palette |</p>
<table>
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<tr>
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CONCEPTUAL MATERIALS AND FINISHES

LINCOLN PROPERTY COMPANY

FINISHES

STUCCO - Crystalline Texture
STUCCO - Fifth Sand Finish
STUCCO - Mosaic Sand Finish
COMPOSITE PANEL - HA 13 Silica
CORRUGATED METAL - Dark Bronze
CORRUGATED METAL - Slate Gray
CMU BLOCK - "Warm Gray" Faceless Finish
ANGULAR
WOOD SIDING - "C 08 Beige" Harvest

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

village station

LOS ALAMITOS, CA
KTO Group, Inc.
Architects/Planners
17911 Von Hannen Ave., Suite 200
Irvine, CA 92614
949.831.2133
ktgr.com
UTILITY PROVIDER INFORMATION

WATER
ORANGE COUNTY WATER COMPANY
1000 W. CORPORATE WAY
ANAHUAC, CA 92501
CONTACT: BILL McDOUGALD

SANITARY SEWER
ORANGE COUNTY SANCATION DISTRICT
2715 S. BURTON CEMETERY ROAD
CONTACT: BILL McDOUGALD

DRINKING WATER
ORANGE COUNTY FIRE AUTHORITY
13500 S. CERRITO CANYON ROAD
CONTACT: DEAN HARRIS

UTILITY LEGEND:

- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED DOMESTIC WATER SERVICE
- EXISTING WATER AND FIRE LINE (GOLDEN STATE WATER COMPANY AS BUILT)
- EXISTING SANITARY SEWER LINE (TBG)
- EXISTING SANITARY SEWER LINE (FROM CITY AS BUILT)
- PROPOSED SANITARY SEWER LINE (TBG)
- PROPOSED SANITARY SEWER LINE (FROM CITY AS BUILT)
- PROPOSED STORM DRAIN LINE (TBG)
- EXISTING STORM DRAIN LINE (FROM CITY AS BUILT)

NOTE:
ELEVATIONS LISTED HAVE BEEN DETERMINED BY AS-BUILT DRAWINGS AND INDEX MAPS PROVIDED BY THE RESPECTIVE SEWAGE DISTRICTS. ELEVATIONS ON SANITARY SEWER AND STORM DRAIN ARE INVERT. UNLESS NOTED OTHERWISE, CONTRACTOR TO VERIFY AS NEEDED.

ALL DIMENSIONS ARE APPROXIMATE. ALTHOUGH BETWEEN KNOWN POINTS, THE LOCATION OF THE UTILITIES IDENTIFIED HAVE BEEN DIGITIZED FROM AS-BUILDS AND UTILITY RECORDS. TO VERIFY AS NEEDED.

OVERALL UTILITY PLAN
CONCEPTUAL LANDSCAPE PLAN PLAZA ENLARGEMENT

VILLAGE 605

LOS ALAMITOS, CA

KITGYN Group, Inc.
Architecture+Planning
17911 Via assisi
Irvine, CA 92614
949.861.2332
kitgy.com
CONCEPTUAL LANDSCAPE PLANT PALETTE

VILLAGE 605

LOS ALAMITOS, CA

KPG 4110330

LINCOLN PROPERTY COMPANY

village 405

LOS ALAMITOS

KTGY Group, Inc.

17811 Von Karman Ave.

Irvine, CA 92614

949.851.2133

ktgy.com
CONCEPTUAL LIGHTING DESIGN
CONCEPT DESIGN NOTES

1. SITE LIGHTING PLAN INDICATES FIXTURES TO BE USED FOR AREA LIGHTING. BOTH PARKING LOT LUMINAIRES AND BUILDING WALLPACKS WILL HAVE FULL CUT-OFF OPTICS (NO LIGHT PRODUCED ABOVE HORIZONTAL PLAN). OPTICS CHOSEN TO MEET CITY ILLUMINANCE CRITERIA AND MINIMIZE LIGHT TRESPASS OUTSIDE OF SITE BOUNDARIES.

2. BUILDING ARCHITECTURAL FAÇADE LIGHTING AND LANDSCAPE LIGHTING CONCEPTS ARE DEPICTED IN THIS LIGHTING CONCEPT PACKAGE. EXACT FIXTURE SELECTIONS / SPECIFICATIONS TO BE PROVIDED AT NEXT DESIGN PHASE.

3. LAMP SOURCES SHALL BE LED AND SELECTED TO HAVE HIGHEST EFFICIENCY THAT MEETS AESTHETICS, CODE AND LUMINANCE CRITERIA. THE OVERALL BINNING OF THE SPECIFIED LED LUMINAIRES ARE TO BE WITHIN (3) MAC-ADAM ELLIPSE FOR OVERALL COLOR CONSISTENCY.
Simply using grounded LEDs to direct light up at the trunk and canopy of a tree to enhance the landscape.

Ornate Wall Sconce fixtures are perfect for illuminating a warm and inviting presentation to any entry.

Wood is grazed by a fixture from below to accentuate the natural color and texture.
HALO FACADE

The valuing materials are highlighted using a fixed light fixture situated behind the trim of the facade to grab the potential light.

DECORATIVE SCONCE

Outdoor Wall Sconces fixtures are perfect for illuminating a warm and inviting presentation to any entry.

TREE UPLIGHTS

Simply using grounded LEDs to direct light up at the trunk and canopy of a tree to enhance the landscape.

FACADE LIGHTING MAJOR B
GRAZED WOOD
Wood is grazed by concealed linear fixture from above, enhancing the natural color and texture.

UPLIT GREEN WALL
Accent green wall from flush ingrade uplights.

GRAZED GREEN WALL
Accent green wall from fixtures concealed in canopy.

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

NORTHEAST ELEVATION

FACADE LIGHTING PAD A
ENTRY LIGHTING
Recessed wall slot concealed in canopy.

RECESSED LINEAR SLOT LIGHTS
Direct illumination through clear, satin, or frosted lenses.

HALO FACADE
The varying materials are highlighted using a linear LED tented hucked within a channel to enhance the textured wood finish.

UPLIGHTING AT FACADE TRELLIS
Green wall is accented with wall cantilevered returns to show off color and texture.
WOOD BOLLARDS
Wood finish bollards strategically placed to enhance pedestrian path.

CATHEDRAL PENDANTS
Frosted glass pendants for an updated look.

GRAZED WOOD
Wood is grazed by a computerized linear facade from above, transforming the natural color and texture.

COLOR-WASHED PANELS
Mesh panels are transformed with light by color-changing LED strips aligned across the panels, creating an attractive and fun outdoor seating area.

PLAZA PERSPECTIVE
COLOR-WASHED PANELS
Metal panels are transformed with light by color-changing RGB LED stripes aimed through the panel, creating an attractive and fun outdoor seating area.

CATINARY PENDANTS
Catenary pendants and string lights above the canopy create openings to add soft light and visual interest.

DOWNLIGHTS
Uplights are connected to the canopy, the trees, and the trellis columns to add general illumination to the space.

PLAZA PLAN

UN COMPANY

FLOOR PLAN

OVERHEAD PLAN

PLAZA

COLOR, WASHED PANELS

CATINARY PENDANTS

WOOD BOLLARDS

UNDER-BENCH LIGHTING

TREE UPLIGHTING

Uplighting of trees adds drama and vertical emphasis in a landscape, as well as creating safety and appeal.

WOOD BOLLARDS

Wood fyls' bollards are strategically placed to reinforce pedestrian paths.

UNDER-BENCH LIGHTING

Lighting Design Alliance

Lincoln Property Company
village605
LOS ALAMITOS

3131 KATELLA AVE, LOS ALAMITOS, CA 90720

SIGN PROGRAM
## Signage Overview

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<tr>
<th>SIGN TYPE</th>
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<th>DESCRIPTION</th>
<th>SIGN LOCATION</th>
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<th>MAX SIGN AREA</th>
<th>PERMIT REQUIRED</th>
<th>LOGOS ALLOWED</th>
<th>ILLUMINATION ALLOWED</th>
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<td>9</td>
<td>3'-0&quot;</td>
<td>Varies Per Elevation*</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>8.0</td>
<td>Blade Sign</td>
<td>On Building</td>
<td>TBD</td>
<td>24&quot;</td>
<td>36&quot;</td>
<td>5 Sq. Ft.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>I</td>
<td>9.0</td>
<td>Address Sign</td>
<td>On Building</td>
<td>7</td>
<td>17'</td>
<td>4'-0&quot;</td>
<td>6 Sq. Ft.</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

* BUILDING TENANT ID WIDTH VARIES PER ELEVATION (SEE PAGES 6.1-6.6)
* SECONDARY TENANT ID WIDTH VARIES PER ELEVATION (SEE PAGE 7.1-7.2)
SITE PLAN
ON BUILDING SIGNAGE - PAD B

SIGN TYPE - LEGEND

F - Building Tenant ID
G - Secondary Tenant ID
H - Blade Signs
   (LOCATIONS TBD AS NEEDED)
I - Address Sign
   (LOCATIONS TBD AS NEEDED)

*APPROX. POSITIONS

KEY PLAN
SITE PLAN
ON BUILDING SIGNAGE - MAJOR A & SHOPS 1

SIGN TYPE - LEGEND

F - Building Tenant ID
G - Secondary Tenant ID
H - Blade Signs
(Locations TBD as needed)
I - Address Sign
(Locations TBD as needed)

*Approx. Positions

KEY PLAN

October 11, 2016

VILLAGE 605 SIGN PROGRAM
SITE PLAN
ON BUILDING SIGNAGE - MAJOR B, C, & OUTDOOR

SIGN TYPE - LEGEND

F - Building Tenant ID
G - Secondary Tenant ID
H - Blade Signs
LOCATIONS TBD AS NEEDED
I - Address Sign
LOCATIONS TBD AS NEEDED

PAGE 0.6
VILLAGE 605 SIGN PROGRAM
PURPOSE
To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the freeway pylon.

MAXIMUM NUMBER
One.

LOCATION
Behind property line.

ORIENTATION
Perpendicular to freeway. Double-faced

SIGN COPY
Business name and/or logo per defined location, two-lines of copy maximum.

MAX. SIGN AREA & SIZE
- Width: 50'-0"
- Height: 61'-0"
- Sign Area: 3,050 sq. ft. Max

SIGN CONSTRUCTION
To be completed by a licensed contractor/professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and/or architectural/structural metal materials permitted. All materials to be standard construction grade.

ILLUMINATION
Internally illuminated. No exposed neon lighting allowed.

LOGO / LOGOTYPE
Permitted. Must be approved by the Property Owner.

LETTER STYLE
Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

COLORS
White, Gray, Green, Beige, Brown, and RGB
PURPOSE
To identify the center.

MAXIMUM NUMBER
Two.

LOCATION
At entrance from Katella as you drive in.

ORIENTATION
Angled toward entrance from street. Single-faced.

SIGN COPY
Project name.

MAX. SIGN AREA & SIZE
- Width: 4'-0"
- Height: 15'-0"
- Sign Area: 60 sq. ft.

SIGN CONSTRUCTION
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

ILLUMINATION
Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited.

LOGO / LOGOTYPE
Permitted for project name only.

LETTER STYLE
Sign copy color should contrast with background color.

COLORS
White, Gray, Green, Beige and Brown.
PURPOSE
To identify the name and / or address of a building & its tenants.

MAXIMUM NUMBER
Three.

LOCATION
Within property lines, outside of limited use areas along Katella.

ORIENTATION
Perpendicular to street.

SIGN COPY
Project name and / or address up to two tenant names on each side. Brand names and info which makes sign appear to be an advertisement, such as ® and ™ are prohibited.

MAX. SIGN AREA & SIZE
Width: 4'-0"
Height: 15'-0"
Sign Area: 60sq. ft.

SIGN CONSTRUCTION
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

ILLUMINATION
Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited

LOGO / LOGOTYPE
Permitted, must be approved by the Property Owner.

LETTER STYLE
Sign copy color should contrast with background color.

COLORS
White, Gray, Green, Beige and Brown.
PURPOSE
To identify the project name, addresses, and its tenants.

MAXIMUM NUMBER
One.

LOCATION
At entrance of site from Katella.

ORIENTATION
Perpendicular to entry, single-faced

SIGN COPY
Project name and/or address up to four tenant names. Brand names and info which makes sign appear to be an advertisement, such as® and™are prohibited.

MAX. SIGN AREA & SIZE
Width: 7'-0"
Height: 12'-0"
Sign Area: 84 sq. ft.

SIGN CONSTRUCTION
To be completed by a licensed contractor/professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and/or architectural/structural metal materials permitted. All materials to be standard construction grade.

ILLUMINATION
Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited.

LOGO / LOGOTYPE
Permitted, must be approved by the Property Owner.

LETTER STYLE
Sign copy color should contrast with background color.

COLORS
White, Gray, Green, Beige and Brown.
PURPOSE
To identify the center.

MAXIMUM NUMBER
One.

LOCATION
Location as indicated in the following exhibits.

ORIENTATION
Parallel to wall toward street, parking lot or pedestrian area.

SIGN COPY
Project name and / or tenant signs. Brand names and info which makes sign appear to be an advertisement, such as â© and TM are prohibited.

MAX. SIGN AREA & SIZE
Width: 35'-0"
Height: 11'-6"
Sign Area: 402.5 sq. ft. Max

SIGN CONSTRUCTION
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

ILLUMINATION
None.

LOGO / LOGOTYPE
Permitted. Must be approved by the Property Owner.

LETTER STYLE
Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

COLORS
Logo colors must contrast building facade. Exact finish details tbd.
<table>
<thead>
<tr>
<th><strong>PURPOSE</strong></th>
<th>To identify primary business names occupying the Village 605. Primary tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MAXIMUM NUMBER</strong></td>
<td>One per tenant. An individual tenant shall have one sign per building-front elevation, however, multiple signs may be allowed in certain instances for larger tenants as indicated in the following exhibits.</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.</td>
</tr>
<tr>
<td><strong>ORIENTATION</strong></td>
<td>Parallel to wall toward street, parking lot or pedestrian area.</td>
</tr>
<tr>
<td><strong>SIGN COPY</strong></td>
<td>Only name and / or symbol of building occupant. Brand names and information which make the sign appear to be advertisement, such as ® and ™ are prohibited.</td>
</tr>
<tr>
<td><strong>MAX. SIGN AREA &amp; SIZE</strong></td>
<td>Width: Varies per elevation (see pages 6.1-6.6) Height: See elevations Sign Area: 1.5 times frontage plus 30%</td>
</tr>
<tr>
<td><strong>SIGN CONSTRUCTION</strong></td>
<td>Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum rail to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.</td>
</tr>
<tr>
<td><strong>ILLUSTRATION</strong></td>
<td>Halo (indirect / silhouette) or face permitted. No exposed neon lighting allowed.</td>
</tr>
<tr>
<td><strong>LOGO/LOGOTYPE</strong></td>
<td>Permitted. Must be approved by the Property Owner.</td>
</tr>
<tr>
<td><strong>LETTER STYLE</strong></td>
<td>Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.</td>
</tr>
<tr>
<td><strong>COLORS</strong></td>
<td>Tenant logo colors must contrast building facade. Exact finish details to vary.</td>
</tr>
</tbody>
</table>
SIGN TYPE F
BUILDING TENANT ID ELEVATION

PAD A - NORTH ELEVATION
SCALE: 3/32'' = 1''

PAD A - SOUTH ELEVATION
SCALE: 3/32'' = 1''

October 11, 2016
SIGN TYPE F
BUILDING TENANT ID ELEVATION

October 11, 2016
VILLAGE 605 SIGN PROGRAM
**PURPOSE**
To identify primary business names occupying the Village 605.

**MAXIMUM NUMBER**
One per tenant. An individual tenant shall have one sign per building-front pergola, however, some tenants do not have pergola for signage.

**LOCATION**
Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.

**ORIENTATION**
Parallel to wall toward street, parking lot or pedestrian area.

**SIGN COPY**
Only name and/or symbol of building occupant. Brand names and information which make the sign appear to be advertisement, such as ® and ™ are prohibited.

**MAX. SIGN AREA & SIZE**
<table>
<thead>
<tr>
<th>Width</th>
<th>Varies per elevation (see page 7.1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>See elevations</td>
</tr>
<tr>
<td>Sign Area</td>
<td>1.5 times linear foot of tenant frontage plus 30%</td>
</tr>
</tbody>
</table>

**SIGN CONSTRUCTION**
Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed & back of signage must be finished.

**ILLUMINATION**
No exposed neon lighting allowed.

**LOGO / LOGOTYPE**
Permitted. Must be approved by the Property Owner.

**LETTER STYLE**
Logotypefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

**COLORS**
Tenant logo colors must contrast building facade. Exact finish details to vary.
SIGN TYPE G
SECONDARY TENANT ID ELEVATION
PURPOSE
Permanent wall sign at a multi-occupant retail building with exclusive exterior entrances. To identify the occupants of a multi-tenant retail building to pedestrian customers.

MAXIMUM NUMBER
No more than one sign per tenant space entrance.

LOCATION/ ORIENTATION
Perpendicular to the wall on exterior facade not to project within 2 feet of the curb line.

SIGN COPY
Name and or logo of tenant. Info which makes sign appear to be an advertisement, such as ® and ™ are prohibited.

SIDES
Double-sided

MAX. SIGN AREA & SIZE
Width: 36"
Height: 24"
Letter Height: 12" Max
Logo/Symbol Height: 20" Max
Sign Area: 6 sq. ft. Max

SIGN CONSTRUCTION
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Materials may include metal and wood. Materials must be approved by Property Owner.

ILLUINATION
Optional. Internally illuminated or externally illuminated signs are permitted. Exposed neon is prohibited.

LOGO / LOGOTYPE
Permitted.

LETTER STYLE
Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font.

COLORS
To be determined. Colors must be approved by Property Owner.

October 11, 2016
PURPOSE
To identify building address.

MAXIMUM NUMBER
One per building.

LOCATION
Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.

ORIENTATION
Parallel to wall toward street, parking lot or pedestrian area.

SIGN COPY
Building address numbers.

MAX. SIGN AREA & SIZE
Width: 4'-0"
Height: 17"
Sign Area: 6sq. ft. Max

SIGN CONSTRUCTION
Individual numbers only. No cabinet signs or cloud signs allowed. Numbers are only permitted to mount directly to structural mounting system. Align numbers to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.

ILLUMINATION
Internally illuminated or halo-lit numbers. No exposed neon lighting allowed.

LOGO / LOGOTYPE
Not permitted.

LETTER STYLE
Project font only.

COLORS
Must contrast building facade. Exact finish details to be determined.

October 11, 2016

VILLAGE 605 SIGN PROGRAM
PROPERTY OWNER
LINCOLN PROPERTY CO.
2000 MCKINNEY AVE. SUITE 1000
DALLAS, TX 75201
214.740.3300

PROGRAM DESIGNER
JB3D
731 N. MAIN STREET
ORANGE, CA 92868
CONTACT: IAN JAHNS
714.204.0077
IJAHNS@JB3D.COM

October 11, 2016

3131 KATELLA AVE,
LOS ALAMITOS, CA 90720

SIGN PROGRAM
## SIGNAGE OVERVIEW

<table>
<thead>
<tr>
<th>SIGN-TYPE</th>
<th>SIGN-SPECIFIC PAGE</th>
<th>DESCRIPTION</th>
<th>SIGN LOCATION</th>
<th>MAX QUANTITY</th>
<th>MAX HEIGHT</th>
<th>MAX WIDTH</th>
<th>MAX SIGN AREA</th>
<th>PERMIT REQUIRED</th>
<th>LANDSCAPES ALLOWED</th>
<th>ILLUMINATION PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1.0</td>
<td>Freeway Pylon</td>
<td>Ground</td>
<td>1</td>
<td>120'-0&quot;</td>
<td>50'-0&quot;</td>
<td>6,000 Sq. Ft.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>B</td>
<td>2.0</td>
<td>Entry Monument</td>
<td>Ground</td>
<td>2</td>
<td>15'-0&quot;</td>
<td>4'-0&quot;</td>
<td>60 Sq. Ft.</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>C</td>
<td>3.0</td>
<td>Tenant Monument</td>
<td>Ground</td>
<td>3</td>
<td>15'-0&quot;</td>
<td>4'-0&quot;</td>
<td>60 Sq. Ft.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>D</td>
<td>4.0</td>
<td>Entry Tenant Wall</td>
<td>Ground</td>
<td>1</td>
<td>12'-0&quot;</td>
<td>7'-0&quot;</td>
<td>84 Sq. Ft.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>E</td>
<td>5.0</td>
<td>Art Wall</td>
<td>On Building</td>
<td>1</td>
<td>8'-0&quot;</td>
<td>35'-0&quot;</td>
<td>280 Sq. Ft.</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>F</td>
<td>6.0</td>
<td>Building Tenant ID</td>
<td>On Building</td>
<td>27</td>
<td>15'-0&quot;</td>
<td>Varies Per Elevation*</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>7.0</td>
<td>Secondary Tenant ID</td>
<td>On Building</td>
<td>9</td>
<td>3'-0&quot;</td>
<td>Varies Per Elevation*</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>8.0</td>
<td>Blade Sign</td>
<td>On Building</td>
<td>TBD</td>
<td>24&quot;</td>
<td>36&quot;</td>
<td>6 Sq. Ft.</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>I</td>
<td>9.0</td>
<td>Address Sign</td>
<td>On Building</td>
<td>7</td>
<td>17&quot;</td>
<td>4'-0&quot;</td>
<td>6 Sq. Ft.</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

* BUILDING TENANT ID WIDTH VARIES PER ELEVATION (SEE PAGES 6.1-6.8)

* SECONDARY TENANT ID WIDTH VARIES PER ELEVATION (SEE PAGE 7.1-7.2)
SITE PLAN
OVERALL SITE SIGNAGE

SIGN TYPE - LEGEND
A - Freeway Pylon
B - Entry Monument
C - Tenant Monument
D - Entry Tenant Wall

SEE PAGE 0.3-0.6 FOR ADDITIONAL SIGNAGE

PAGE 0.2
VILLAGE 605 SIGN PROGRAM
SITE PLAN ON BUILDING SIGNAGE - PAD A

SIGN TYPE - LEGEND

E - Art Wall
F - Building Tenant ID
G - Secondary Tenant ID
H - Blade Signs
   (LOCATIONS TBD AS NEEDED)
I - Address Sign
   (LOCATIONS TBD AS NEEDED)

KEY PLAN

PAGE 0.3
VILLAGE 605 SIGN PROGRAM
SITE PLAN
ON BUILDING SIGNAGE - PAD B

SIGN TYPE - LEGEND

F - Building Tenant ID
G - Secondary Tenant ID
H - Blade Signs
(LOCATIONS TBD AS NEEDED)
I - Address Sign
(LOCATIONS TBD AS NEEDED)

APPROX. POSITIONS

KEY PLAN

Village 605 Sign Program

October 11, 2016
SITE PLAN
ON BUILDING SIGNAGE - MAJOR A & SHOPS 1

SIGN TYPE - LEGEND

F - Building Tenant ID
G - Secondary Tenant ID
H - Blade Signs
(LOCATIONS TBD AS NEEDED)
I - Address Sign
(LOCATIONS TBD AS NEEDED)

*APPROX. POSITIONS

VILLAGE 605 SIGN PROGRAM
PURPOSE
To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the freeway pylon.

MAXIMUM NUMBER
One.

LOCATION
Behind property line.

ORIENTATION
Perpendicular to freeway. Double-faced

SIGN COPY
Business name and or logo per defined location, two-lines of copy maximum.

MAX. SIGN AREA & SIZE
Width: 50'-0"
Height: 61'-0"
Sign Area: 3,050 sq. ft. Max

SIGN CONSTRUCTION
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

ILLUMINATION
Internally illuminated. No exposed neon lighting allowed.

LOGO / LOGOTYPE
Permitted. Must be approved by the Property Owner.

LETTER STYLE
Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

COLORS
White, Gray, Green, Beige, Brown, and RGB

October 11, 2016
<table>
<thead>
<tr>
<th>PURPOSE</th>
<th>To identify the center.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAXIMUM NUMBER</td>
<td>Two.</td>
</tr>
<tr>
<td>LOCATION</td>
<td>At entrance from Katella as you drive in.</td>
</tr>
<tr>
<td>ORIENTATION</td>
<td>Angled toward entrance from street. Single-faced.</td>
</tr>
<tr>
<td>SIGN COPY</td>
<td>Project name.</td>
</tr>
</tbody>
</table>
| MAX. SIGN AREA & SIZE | Width: 4'-0"  
                      | Height: 15'-0"  
                      | Sign Area: 60 sq. ft.                                      |
| SIGN CONSTRUCTION | To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural/structural metal materials permitted. All materials to be standard construction grade. |
| ILLUMINATION      | Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited. |
| LOGO / LOGOTYPE   | Permitted for project name only.                              |
| LETTER STYLE      | Sign copy color should contrast with background color.        |
| COLORS            | White, Gray, Green, Beige and Brown.                          |

![Elevation View](image-url)

**SIGN TYPE B**
**ENTRY MONUMENT**

*Example only. Final design may be adjusted to fit site requirements.*

---

October 11, 2016
PURPOSE
To identify the name and / or address of a building & its tenants.

MAXIMUM NUMBER
Three.

LOCATION
Within property lines, outside of limited use areas along Katella.

ORIENTATION
Perpendicular to street.

SIGN COPY
Project name and / or address up to two tenant names on each side. Brand names and info which makes sign appear to be an advertisement, such as ® and ™ are prohibited.

MAX. SIGN AREA & SIZE
Width: 4'-0"
Height: 15'-0"
Sign Area: 60sq. ft.

SIGN CONSTRUCTION
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

ILLUMINATION
Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited.

LOGO / LOGOTYPE
Permitted, must be approved by the Property Owner.

LETTER STYLE
Sign copy color should contrast with background color.

COLORS
White, Gray, Green, Beige and Brown.

October 11, 2016

PAGE 3.0
VILLAGE 605 SIGN PROGRAM
PURPOSE
To identify the project name, addresses, and or its tenants.

MAXIMUM NUMBER
One.

LOCATION
At entrance of site from Katella.

ORIENTATION
Perpendicular to entry. Single-faced

SIGN COPY
Project name and / or address up to four tenant names. Brand names and info which makes sign appear to be an advertisement, such as ® and TM are prohibited.

MAX. SIGN AREA & SIZE
Width: 7'-0"
Height: 12'-0"
Sign Area: 84sq. ft.

SIGN CONSTRUCTION
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural / structural metal materials permitted. All materials to be standard construction grade.

ILLUMINATION
Concealed, external, low-profile, floodlighting; or internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited

LOGO / LOGOTYPE
Permitted, must be approved by the Property Owner.

LETTER STYLE
Sign copy color should contrast with background color.

COLORS
White, Gray, Green, Beige and Brown.

SIGN TYPE D
ENTRY TENANT WALL

*EXAMPLE ONLY
Final design may be adjusted as to best fit use area.

PAGE 4.0
VILLAGE 605 SIGN PROGRAM
<table>
<thead>
<tr>
<th>Purpose</th>
<th>To identify the center.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Number</td>
<td>One.</td>
</tr>
<tr>
<td>Location</td>
<td>Location as indicated in the following exhibits.</td>
</tr>
<tr>
<td>Orientation</td>
<td>Parallel to wall toward street, parking lot or pedestrian area.</td>
</tr>
<tr>
<td>Sign Copy</td>
<td>Project name and/or tenant signs. Brand names and info which makes sign appear to be an advertisement, such as ® and ™ are prohibited.</td>
</tr>
<tr>
<td>Max. Sign Area &amp; Size</td>
<td>Width: 35’-0” Height: 11’-6” Sign Area: 402.5 sq. ft. Max</td>
</tr>
<tr>
<td>Sign Construction</td>
<td>To be completed by licensed contractor/professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Aluminum frame and or architectural/structural metal materials permitted. All materials to be standard construction grade.</td>
</tr>
<tr>
<td>Illumination</td>
<td>None.</td>
</tr>
<tr>
<td>Logo / Logotype</td>
<td>Permitted. Must be approved by the Property Owner.</td>
</tr>
<tr>
<td>Letter Style</td>
<td>Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.</td>
</tr>
<tr>
<td>Colors</td>
<td>Logo colors must contrast building facade. <em>Exact finish details tbd.</em></td>
</tr>
</tbody>
</table>

**Sign Type E**

**ART WALL**

*Example Only* Final design may be adjusted to fit once sign posted.
PURPOSE
To identify primary business names occupying the Village 665.
Primary tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.

MAXIMUM NUMBER
One per tenant. An individual tenant shall have one sign per building-front elevation, however, multiple signs may be allowed in certain instances for larger tenants as indicated in the following exhibits.

LOCATION
Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.

ORIENTATION
Parallel to wall toward street, parking lot or pedestrian area.

SIGN COPY
Only name and / or symbol of building occupant. Brand names and information which make the sign appear to be advertisement, such as ® or TM are prohibited.

MAX. SIGN AREA & SIZE
- Width: Varies per elevation (see pages 6.1-6.6)
- Height: See elevations
- Sign Area: 1.5 times lineal foot of tenant frontage plus 30%

SIGN CONSTRUCTION
Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum rail to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.

ILLUMINATION
Halo (indirect / silhouette) or face permitted. No exposed neon lighting allowed.

LOGO / LOGOTYPE
Permitted. Must be approved by the Property Owner.

LETTER STYLE
Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.

COLORS
Tenant logo colors must contrast building facade. Exact finish details to vary.
PURPOSE
To identify primary business names occupying the Village 605.
Primary tenants are defined as an occupant who is deemed by the Property
Owner, per their lease, to have the right to have their company name on their
storefront.

MAXIMUM NUMBER
One per tenant. An individual tenant shall have one sign per building-front
pergola, however, some tenants do not have pergola for signage.

LOCATION
Mounted to existing structural mounting system installed by Property Owner.
Locations as indicated in the following exhibits.

ORIENTATION
Parallel to wall toward street, parking lot or pedestrian area.

SIGN COPY
Only name and / or symbol of building occupant. Brand names and information
which make the sign appear to be advertisement, such as ® and ™ are
prohibited.

MAX. SIGN AREA & SIZE
Width: Varies per elevation (see page 7.1)
Height: See elevations
Sign Area: 1.5 times linear foot of tenant frontage plus 30%.

SIGN CONSTRUCTION
Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant
is only permitted to mount directly to structural mounting system. Align business
name to center of aluminum bar to be attached to structural mounting system.
Structural mounting system is intended to preserve architectural
features/materials. No exposed wiring allowed & back of signage must be
finished.

ILLUMINATION
No exposed neon lighting allowed.

LOGO / LOGOTYPE
Permitted. Must be approved by the Property Owner.

LETTER STYLE
Logo-typefaces permitted. Lettering must be approved by the Property Owner. If
no logo-type is approved, tenant must use project font, all white in color.

COLORS
Tenant logo colors must contrast building facade. Exact finish details to vary.
PURPOSE
Permanent wall sign at a multi-occupant retail building with exclusive exterior entrances. To identify the occupants of a multi-tenant retail building to pedestrian customers.

MAXIMUM NUMBER
No more than one sign per tenant space entrance.

LOCATION/ORIENTATION
Perpendicular to the wall on exterior facade not to project within 2 feet of the curb line.

SIGN COPY
Name and or logo of tenant. Info which makes sign appear to be an advertisement, such as ® and ® are prohibited.

SIDES
Double-sided

MAX. SIGN AREA & SIZE
Width: 36"
Height: 24"
Letter Height: 12" Max
Logo/Symbol Height: 20" Max
Sign Area: 6 sq. ft. Max

SIGN CONSTRUCTION
To be completed by a licensed contractor / professional sign fabricator (cabinet signs with translucent or transparent backgrounds are not permitted). Materials may include metal and wood. Materials must be approved by Property Owner.

ILLUMINATION
Optional. Internally illuminated or externally illuminated signs are permitted. Exposed neon is prohibited.

LOGO/LOGOTYPE
Permitted.

LETTER STYLE
Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font.

COLORS
To be determined. Colors must be approved by Property Owner.

October 11, 2016
PURPOSE
To identify building address.

MAXIMUM NUMBER
One per building.

LOCATION
Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.

ORIENTATION
Parallel to wall toward street, parking lot or pedestrian area.

SIGN COPY
Building address numbers.

MAX. SIGN AREA & SIZE
Width: 4'-0"
Height: 17"
Sign Area: 6sq. ft. Max

SIGN CONSTRUCTION
Individual numbers only. No cabinet signs or cloud signs allowed. Numbers are only permitted to mount directly to structural mounting system. Align numbers to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.

ILLUMINATION
Internally illuminated or halo-lit numbers. No exposed neon lighting allowed.

LOGO / LOGOTYPE
Not permitted.

LETTER STYLE
Project font only.

COLORS
Must contrast building facade. Exact finish details to be determined.

October 11, 2016