



STATE 71 FREEWAY/ CHINO AVENUE
CHINO HILLS, CA

S I G N P R O G R A M

MARCH 8, 2005

LENNAR PARTNERS
4350 VON KARMEN AVE, SUITE 200
NEWPORT BEACH, CA 92660



800-655-9972

JOB NO.
04-5002
3-8-2005

CROSSROADS ENTERTAINMENT CENTER

APPROVED	
CHINO HILLS PLANNING	
BY	<u><i>gemma</i></u>
DATE	<u>07/20/04</u>



STATE 71 FREEWAY/ CHINO AVENUE
CHINO HILLS, CA

PROJECT DIRECTORY

Owner: Lennar Partners
4350 Van Karman Avenue, Suite 200
Newport Beach, California 92660
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(fax) 885-8501

Project Architect: MBH Architects
1300 Dove Street
Newport Beach, CA 92660
(949) 757-3240
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Signage Consultant: Signage Solutions
1336 Allec Street
Anaheim, CA 92805
(714) 491-0299
(fax) 491-0439

Signage Fabricator: Superior Electrical Advertisings
1700 West Anaheim Street
Long Beach, CA 90813
(562) 495-3808
(fax) 435-1867

City Planning: City of Chino Hills
Community Development
2001 Grand Avenue
Chino Hills, CA 91709
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SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Crossroads Entertainment Center. All Tenant's signage is subject to the Owner's, or his managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Crossroads Entertainment Center.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements of Chino Hills Community Development Department.

Submittals shall include the following:

1. **TENANT ELEVATION(S):**
Scaled elevation(s) of Tenant's storefront, rear or side depicting the proposed sign(s) design and all the dimensions as they relate to the Tenant's elevation(s).

2. SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

3. SAMPLE BOARD:

Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the City of Chino Hills for approval. City of Chino Hills has final approval of all signs. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Accommodate design issues with building design in the application of this sign program.

B. SUBMITTAL TO CITY FOR FINAL APPROVAL:

A full set of plans must be approved by the Owner prior to submitting to the City. Tenant or his sign contractor must submit to the City of Chino Hills and will be responsible for all applicable applications and permit fees for the Community Development Departments.

Tenant and his sign contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.

C. TENANT'S RESPONSIBILITY:

1. All Sign Contractors must be fully insured and approved by Owner prior to



sign contractor's Certificate of Insurance naming Lennar Partners as additionally insured.



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2. The Owner must be notified 48 hours in advance prior to sign installation.
3. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval.
4. If the Tenant chooses to change its exterior sign at anytime during the term of his lease, the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program.
5. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.
6. Tenant shall be responsible for all expenses relating to signage for his store without limitations:

- Sign design review fee of \$300.00, payable to Developer/ Landlord.
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation, including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.

DESIGN GUIDELINES

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors. Encouraged sign treatments include:

A. MIXED MEDIA FORMS AND EMBELLISHMENTS:

- Dimensional, geometric shapes or icon representing a tenant's product or service.
- Sculpted wood, metal or Signfoam forms.
- Painted, polished, etched or abraded metals.
- Etched or sandblasted glass or acrylic.
- Screens, grids or mesh.
- Glazed ceramic tile patterns or mosaic designs.
- Cut steel or fabricated steel.
- Dimensional letterforms with seamless edges.
- Opaque acrylic materials with matte finishes.
- Faux stone effect finish.
- Gold, silver or copper leaf or metallic paint finish.
- Oxidized and patina finishes.

B. ILLUMINATION:

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

- Reverse/halo channel neon.
- Channel letters with exposed neon.
- Silhouette illumination.
- Bud light sculptures or rope lighting.

- Fiber optics.
- Internal and/or external illumination.
- Custom light fixtures and/or seamless opaque faces with "backed up" or "push thru" 1/2" minimum thick letters.
- L.E.D.

All front lighting should be baffled and obscured in channels where possible. Any exposed fixtures, shades or other elements should be designed to contribute to the design of the storefront.

All exposed or skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Owner.

C. SIGN COLORS AND FINISHES:

All Tenants' colors must be approved by the Owner prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability. Interior of open channel letters should be painted dark when against light backgrounds.
- Neon colors should compliment related signage elements.

D. TYPE STYLES & LOGOS:

The use of logos and distinctive typestyles are encouraged for all tenant signs. Tenants may adapt established typestyles, logos

and/or icons that are used on similar locations operated by them in California and/or the U.S. These images must be architecturally compatible and approved by Owner. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

E. SIZES AND QUANTITIES:

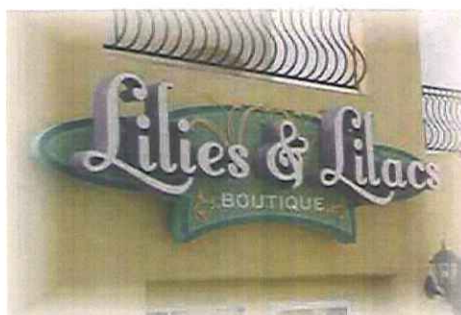
Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to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



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The above photos are for illustration only.

PROHIBITED SIGNS

Only those signs types provided herein and specifically approved in writing by the Owner will be allowed. The following signs are prohibited:

- Outdoor advertising or advertising structures.
- Roof Signs.
- Exposed junction boxes, transformers, lamps, tubing, conduits, exposed raceways or neon crossovers of any type.
- Window signs except where specifically approved in writing by Owner. Window sign not to exceed 25% of window surface area.
- Temporary wall signs, pennants, flags, banners, inflatable displays or sandwich boards unless specifically approved in writing by Owner.
- Pre-manufactured signs, such as franchise signs, that have not been modified to meet the criteria.
- Paper, cardboard, stickers or decals hung around, on or behind storefronts.
- Exposed fastenings, unless fastenings make an intentional statement.
- Freestanding signs, except as provided in this text.
- Signs consisting solely of a rectangular cabinet with an acrylic face (see "Mixed Media Forms and Embellishments").
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.



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FABRICATION REQUIREMENTS

The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- B. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacture's label be visible from the street from normal viewing angles.
- C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- H. Signs must be installed spaced min. 3/4 inch off wall using threaded rods or anchor bolts. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- L. Letter returns should be painted to contrast with color of letter faces.
- M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- O. The backs of all exposed neon are to be painted opaque.
- P. Owner reserves the right to approve fabricator.



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WT

ANCHOR TENANT (THEATER) WALL SIGNAGE

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below

COPY: Tenant name/ logo.

SIGNAREA: The maximum allowable letter height is not to exceed seventy-two (72) inches for a single line or for overall sign height.

The maximum allowable sign area is not to exceed one (1) s.f. per lineal foot of tenant storefrontage up to a maximum of 500 sf per sign.

TYPEFACE: Custom tenant logotype/ name with Owner approval.

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

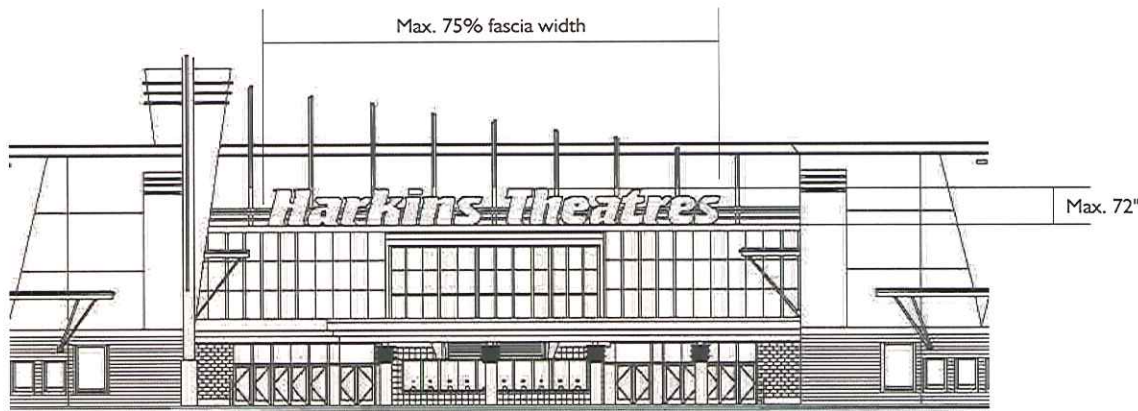


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MAJOR TENANT SIGNAGE (THEATER)



THEATER - SOUTHEAST ELEVATION

Scale: 1/32"=1'-0"

WT

ANCHOR TENANT (THEATER) SIGNAGE - POSTER CASE

MATERIALS: Poster case displays will be allowed on all building elevations. Poster cases will house coming attractions to theater or other advertisement as approved by Owner. Poster case frames to be fabricated from extruded aluminum suitable for exterior use. Frames to have tamper proof locked hinged doors with clear lexan covers. Displays to be internally illuminated with fluorescent lighting.



SAMPLES



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MAJOR TENANT SIGNAGE (THEATER)

MAJOR TENANT SIGNAGE (HOTEL)

QUANTITY: One (1) sign on the front elevation and two (2) additional signs on side / rear elevations, for a total maximum of three (3) signs. Maximum of one (1) sign per elevation.

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below

COPY: Tenant name/ logo. Descriptors for secondary signage.

SIGNAREA: The maximum allowable letter height is not to exceed forty eight (48) inches for a single line. Maximum sign height not to exceed sixty (60) inches for two lines of copy

The maximum allowable sign area is not to exceed one (1) sf per lineal foot of tenant store frontage up to a maximum of 300 sf per sign.
Sign length not to exceed seventy-five (75) percent of fascia width.

TYPEFACE: Custom tenant logotype/ name with Owner approval.

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



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MAJOR TENANT SIGNAGE (HOTEL)



HOTEL - WEST ELEVATION

Scale: 1/16"=1'-0"

WS

SHOP TENANT SIGNAGE (Tenant Occupying Portion Of Building)

QUANTITY: One (1) sign on the front elevation and one (1) additional signs on a side or rear elevation, for a total maximum of two (2) signs. Maximum of one (1) sign per elevation.

For tenants occupying an end unit of the building, a maximum of (1) Sign per elevation for a total maximum of three (3) signs.

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below

COPY: Tenant name/ logo. Descriptors for secondary signage.

SIGNAREA: The maximum allowable letter height is not to twenty-four (24) inches for a single line. Maximum sign height not to exceed forty-eight (48) inches for two lines of copy.

The maximum allowable sign area is not to exceed one (1)sf per lineal foot of tenant store frontage up to a maximum of 100 sf per sign.
Sign length not to exceed seventy-five (75) percent of fascia width.

TYPEFACE: Custom tenant logotype/ name with Owner approval.

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



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SHOP TENANT SIGNAGE



TYPICAL PAD ELEVATION

Scale: 1/16"=1'-0"



PAD TENANT SIGNAGE (Tenant Occupying Entire Stand-Alone Building)

- QUANTITY:** One (1) sign on the front elevation and two (2) additional signs on side / rear elevations, for a total maximum of three (3) signs. Maximum of one (1) sign per elevation.
- MATERIALS:** A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below
- COPY:** Tenant name/ logo. Descriptors for secondary signage.
- SIGNAREA:** The maximum allowable letter height is not to thirty (30) inches for a single line.
Maximum sign height not to exceed fifty-four (54) inches for two lines of copy

The maximum allowable sign area is not to exceed one (1) sf per lineal foot of tenant store frontage up to a maximum of 100 sf per sign.
Sign length not to exceed seventy-five (75) percent of fascia width.
- TYPEFACE:** Custom tenant logotype/ name with Owner approval.
- COLORS:** Custom colors logotype/ or colors with Owner approval.

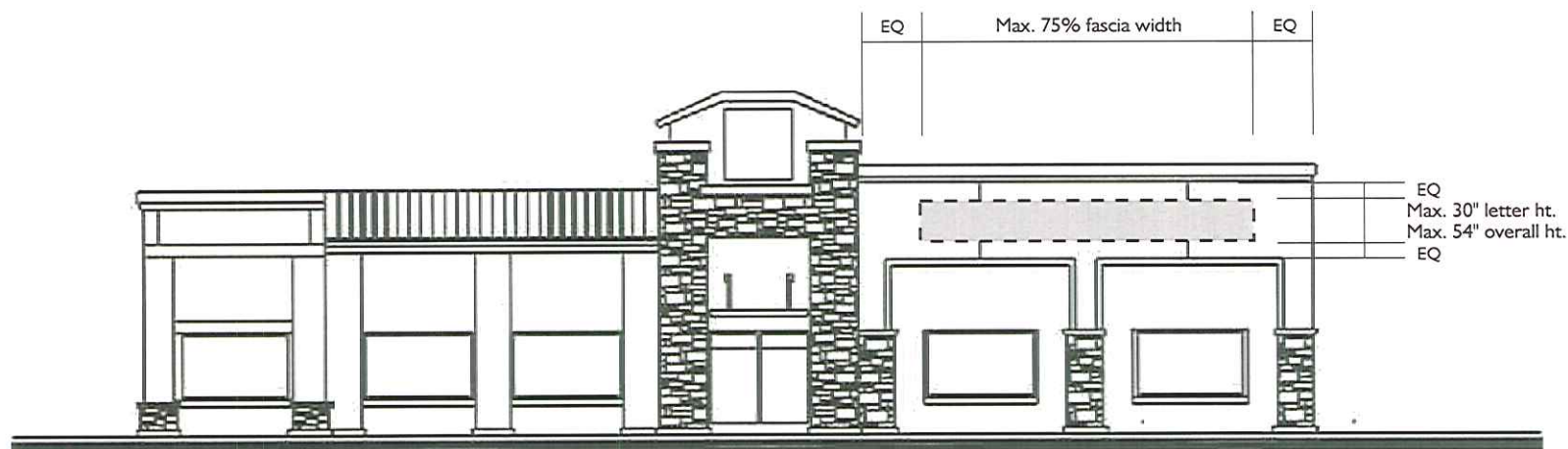


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PAD TENANT SIGNAGE



TYPICAL PAD ELEVATION

Scale: 1/16"=1'-0"

WO

OFFICE TENANT SIGNAGE - PRIMARY

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below

COPY: Tenant name/ logo.

SIGNAREA: The maximum allowable letter height not to exceed twenty-four (24 inches) for a single line. Two lines of copy or overall sign height not to exceed thirty-six (36) in height. Maximum sign length not to exceed seventy-five (75) percent of sign fascia. The maximum allowable sign area not to exceed .75 sf per lineal foot of tenant frontage up to a maximum of one hundred (100) sf. An aggregate maximum of one hundred (100) sf for two signs.

QUANTITY: Two (2) Primary Signs per elevation.

Office tenant will be allowed only one (1) Primary Sign per elevation.

TYPEFACE: Custom tenant logotype/ name with Owner approval.

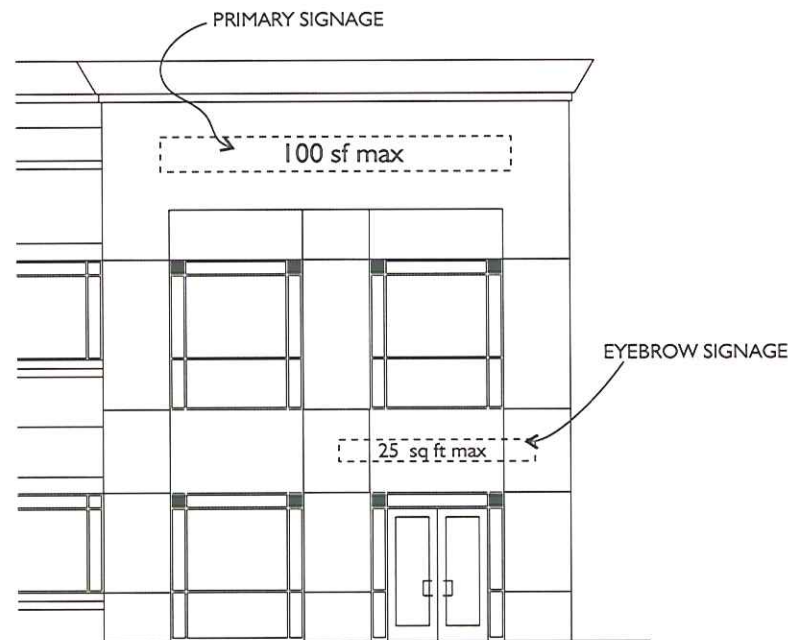
COLORS: Custom colors logotype/ or colors with Owner approval.



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ACTUAL OFFICE ELEVATION
TO BE FORTHCOMING

OFFICE TENANT SIGNAGE - EYEBROW

- MATERIALS:** Individual 1/4" thick flat-cut-out aluminum letters and optional logo with smooth enamel paint finish.
- ILLUMINATION:** Non-illuminated.
- SIGN AREA:** 1'-6" x 16'-6" maximum overall sign size. Sign area not to exceed 25 sq ft.
- PLACEMENT:** Signage placement subject to Owner and City Planner Director approval.
- INSTALLATION:** Letters to be pinned off wall 1" using 3/16" dia. welded aluminum studs.
- QUANTITY:** Two (2) Eyebrow Signs per elevation.
Office tenant will be allowed only one (1) Eyebrow Sign per elevation.
- TYPEFACE:** Custom tenant logotype/ name with Owner approval.
- COLORS:** Custom colors logotype/ or colors with Owner approval.

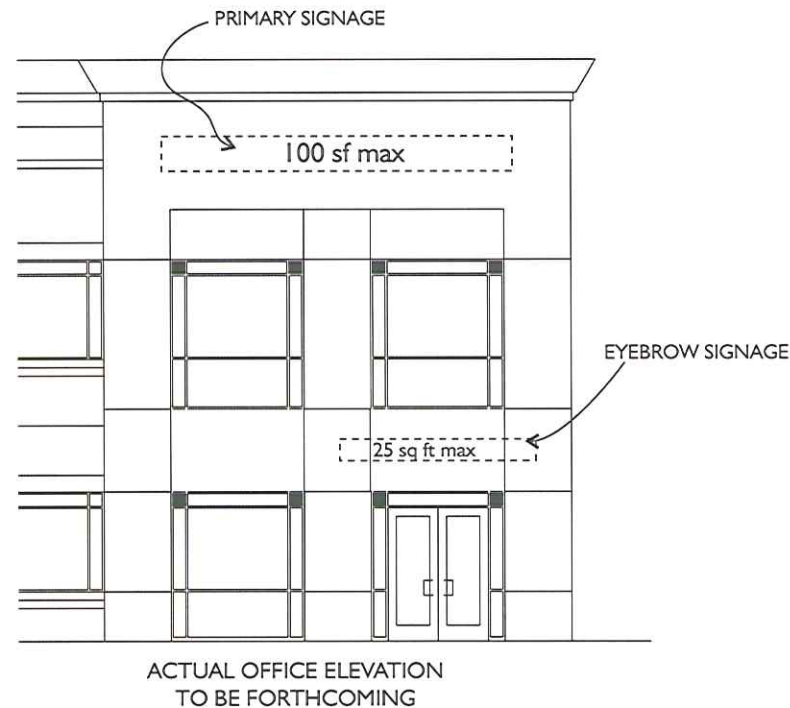


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OFFICE TENANT SIGNAGE



E1 TENANT ENTRY INFORMATION

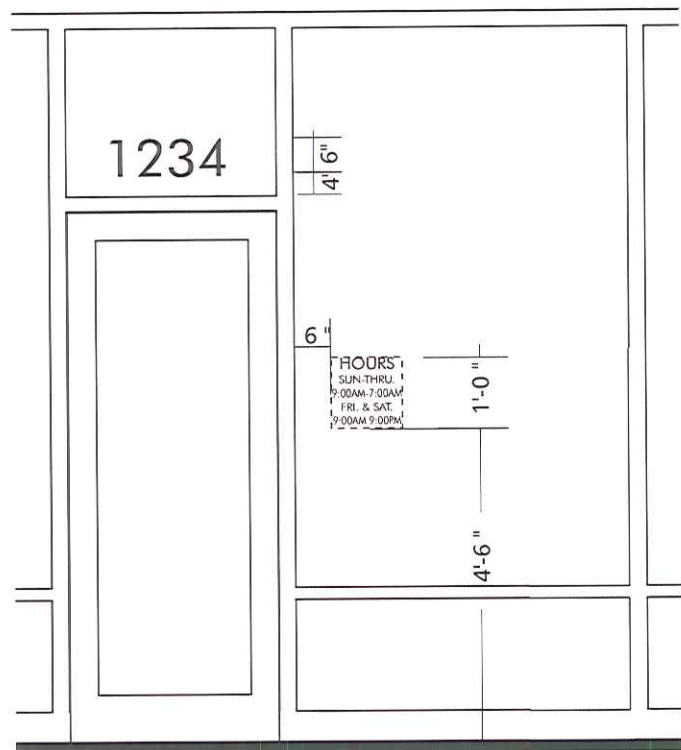
MATERIALS: Matte white vinyl letters on entry glass.

COPY: 6" High Suite Letter or Address, Tenant Entry Info 12" x 12".

SIGNAREA: 2.5 sf maximum sign area.

TYPEFACE: Futura Book.

LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.



TYPICAL FRONT ELEVATION

E2 REAR ENTRY ID

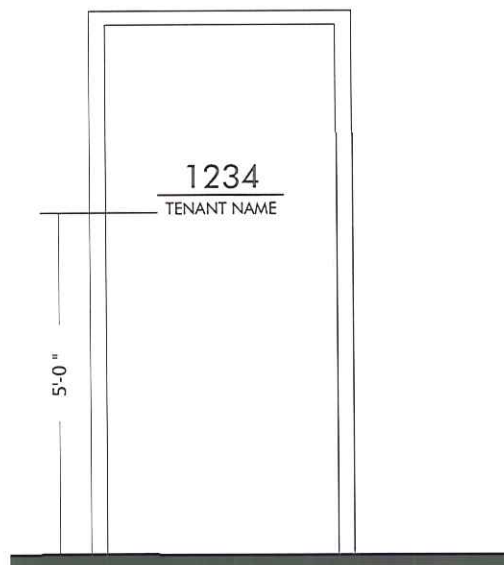
MATERIALS: Vinyl letters on door in contrasting color.

COPY: 4" high Suite Letter or Address, 2" high Tenant Name.

SIGNAREA: 2.5 sf maximum sign area.

TYPEFACE: Futura Book.

NOTE: No other signage is allowed on delivery door.



TYPICAL REAR ELEVATION



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TENANT ENTRY INFORMATION & REAR ENTRY

FREEWAY PYLON

MATERIALS: Double sided fabricated with aluminum with smooth and dryvit finishes. Tenant faces to be channel letter type signage, with a variety of illumination and treatments encouraged.
Center ID to be channel letters. Base to be dry stack stone veneer to match that used in Project.

QUANTITY: Refer to Exhibit A for locations and quantities.

SIGNAREA: 400 sf max.

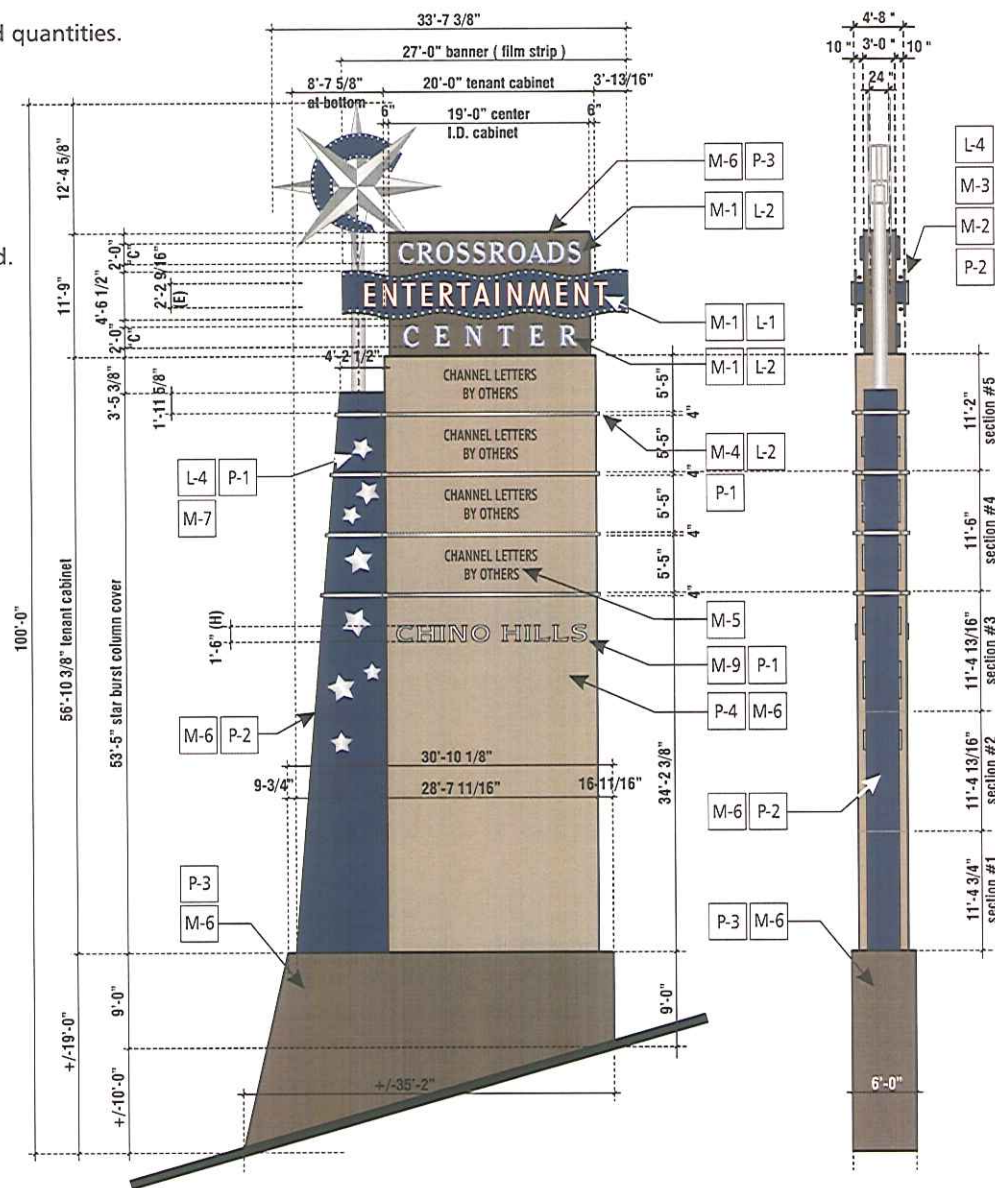
TYPEFACE: Custom tenant lettering or logo.

COLORS: See Paint Schedule.

ILLUM: A variety of methods are employed.

PAINT SCHEDULE

- 1 MATTHEWS BRUSHED ALUMINUM #30136 (SMOOTH FINISH)
- 2 DARK BLUE PANTONE #281C OR 3-M DARK BLUE #230-36. (SMOOTH FINISH)
- 3 MATTHEWS RICH CHOCOLATE #241-1A (DRYVIT FINISH)
- 4 MATTHEWS CAMERON #35B-3D (DRYVIT FINISH)
- 5 WHITE ACRYLIC WITH DARK BLUE RETURNS AND TRIM CAPS (PANTONE #281C)
- 6 TENANT COPY PER CORPORATE SPECS



DOUBLE FACE FREEWAY PYLON

Scale: Not to scale

LEFT SIDE ELEVATION

Scale: Not to scale



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CROSSROADS ENTERTAINMENT CENTER

FREEWAY PYLON

2.1

P.2

STREET PYLON

MATERIALS: Double sided fabricated with aluminum with smooth and dryvit finishes. Tenant and Center ID copy is routed push-thru acrylic. Base to be dry stack stone veneer to match that used in Project.

QUANTITY: Refer to Exhibit A for locations and quantities.

SIGNAREA: 100 SF max.

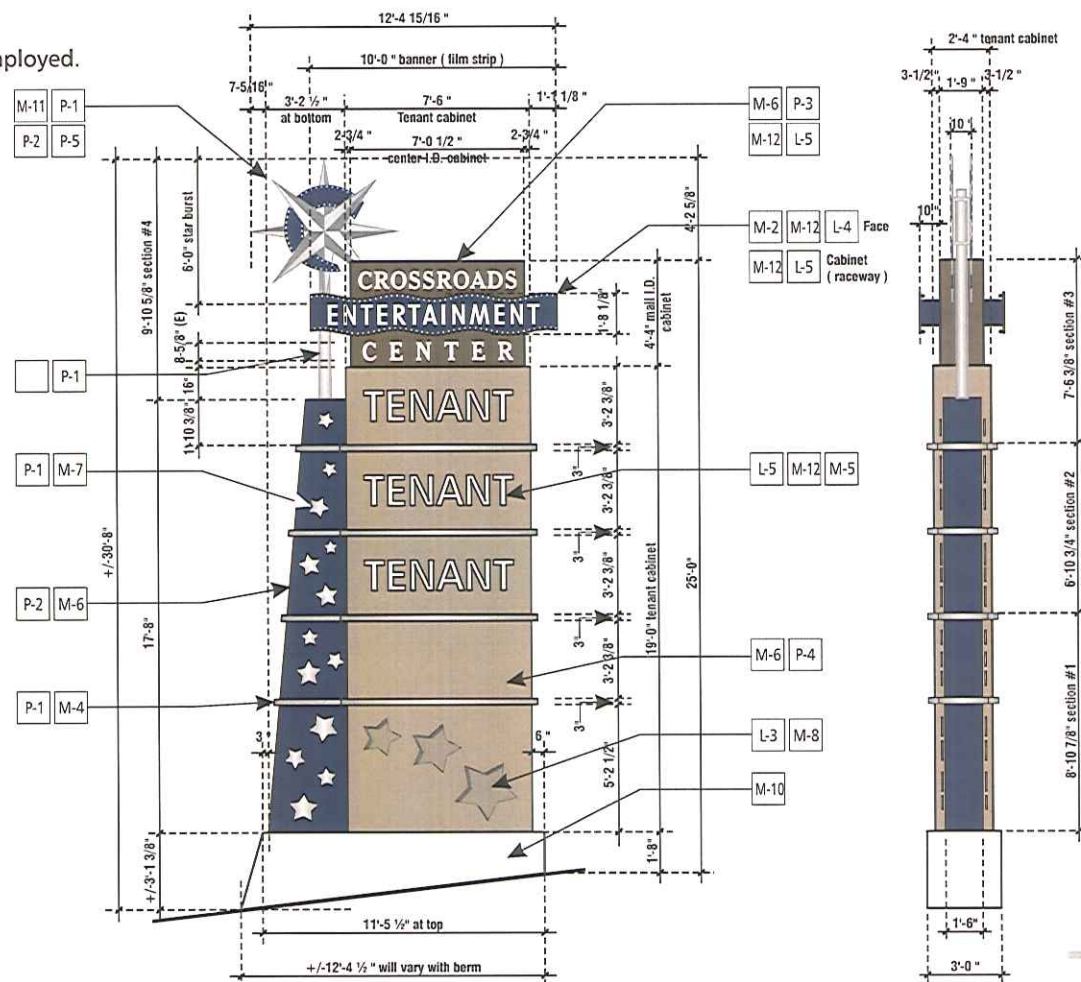
TYPEFACE: Custom tenant lettering or logo.

COLORS: See Paint Schedule.

ILLUM: A variety of methods are employed.

PAINT SCHEDULE

- 1 MATTHEWS BRUSHED ALUMINUM #30136 (SMOOTH FINISH)
- 2 DARK BLUE PANTONE #281C OR 3-M DARK BLUE #230-36. (SMOOTH FINISH)
- 3 MATTHEWS RICH CHOCOLATE #241-1A (DRYVIT FINISH)
- 4 MATTHEWS CAMERON #35B-3D (DRYVIT FINISH)
- 5 COPY ROUTED PUSHED THRU WHITE ACRYLIC
- 6 TENANT COPY PER CORPORATE SPECS



P-2 DOUBLE FACE FREESTANDING SIGN

Scale: Not to scale

Quantity: Make Two (2) Signs

LEFT SIDE ELEVATION

Scale: Not to scale



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STREET PYLON

2.2

M1 CORNER MONUMENT

MATERIALS: Single sided fabricated with aluminum with smooth and dryvit finishes.
Center ID to be channel letters. Base to be dry stack stone veneer to match that used in Project

QUANTITY: Refer to Exhibit A for locations and quantities.

SIGNAREA: 40 SF.

TYPEFACE: Custom tenant lettering or logo.

COLORS: See Paint Schedule.

ILLUM: A variety of methods are employed.

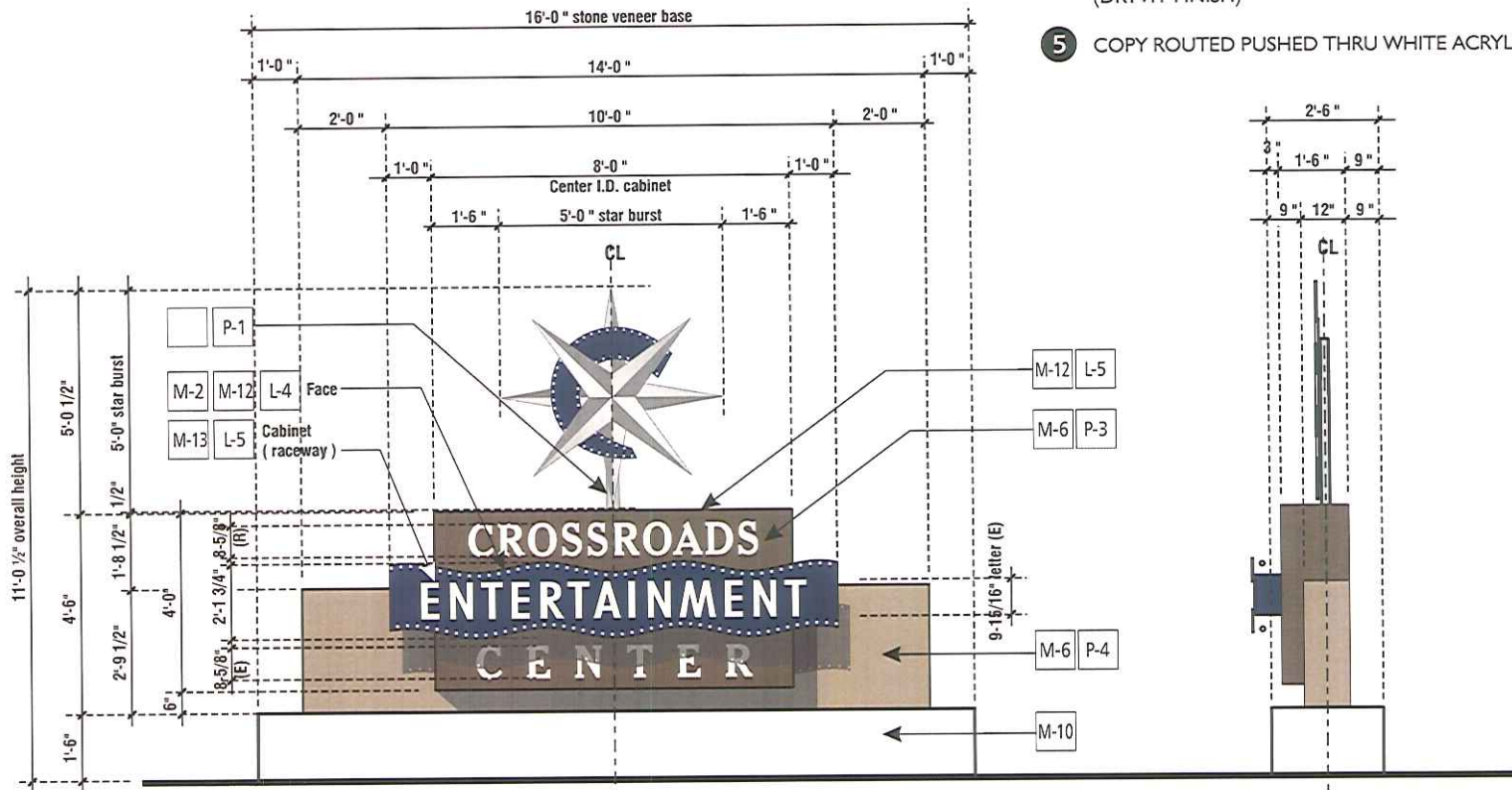


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PAIN T SCHEDULE

- 1 MATTHEWS BRUSHED ALUMINUM #30136 (SMOOTH FINISH)
- 2 DARK BLUE PANTONE #281C OR 3-M DARK BLUE #230-36. (SMOOTH FINISH)
- 3 MATTHEWS RICH CHOCOLATE #241-1A (DRYVIT FINISH)
- 4 MATTHEWS CAMERON #35B-3D (DRYVIT FINISH)
- 5 COPY ROUTED PUSHED THRU WHITE ACRYLIC



M-1 SINGLE FACE CENTER I.D. MONUMENT SIGN

Scale: Not to scale

Quantity: Make One (1) Sign

RIGHT SIDE ELEVATION

Scale: Not to scale

CROSSROADS ENTERTAINMENT CENTER

MONUMENT (CORNER)

2.3

M2 MONUMENT (MULTI-TENANT)

MATERIALS: Double sided fabricated monument with smooth and dryvit finishes. Copy to be routed out of aluminum faces. Copy to be pushed thru 1/2" clear plex with vinyl graphics. Base to be dry stack stone veneer to match that used in Project.

QUANTITY: Ref. Exhibit A for locations and quantities.

SIGNAREA: 40 SF

TYPEFACE: Custom tenant lettering or logo.

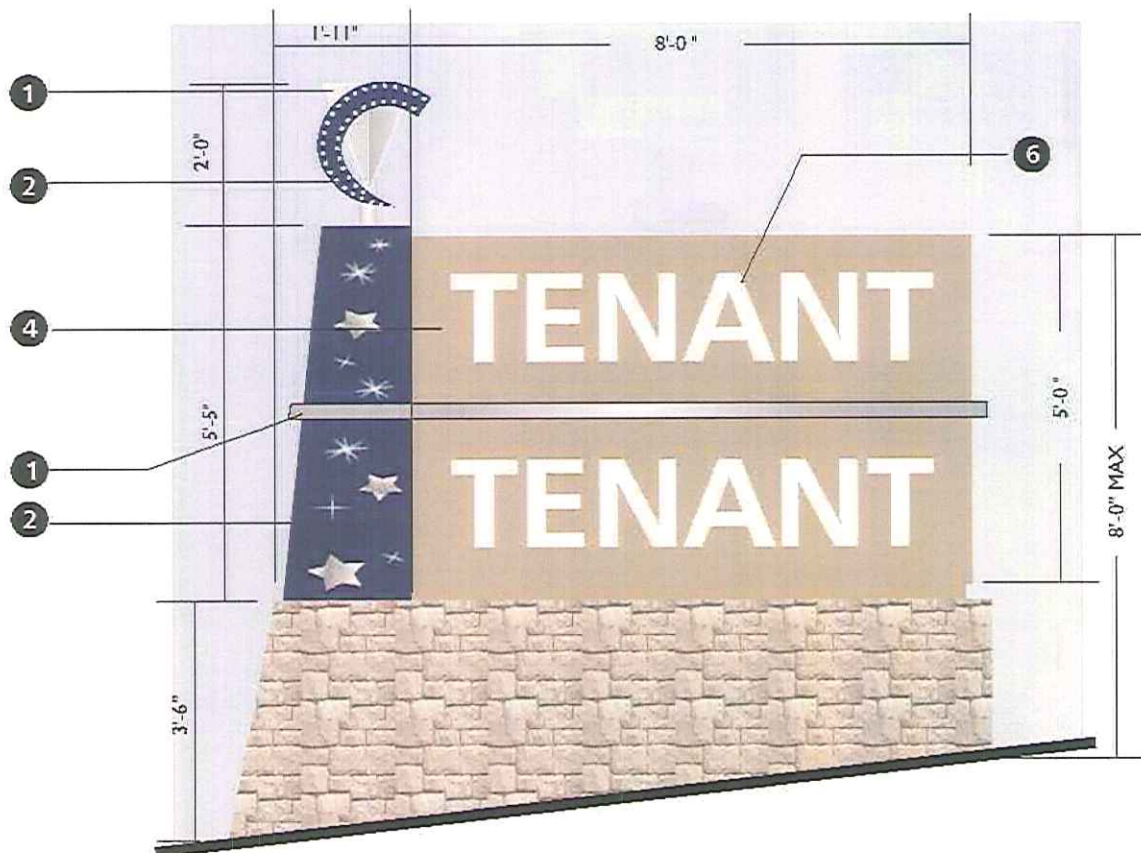
COLORS: See Paint Schedule.

ILLUM: Internally illuminated with flourescent lamps.



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PAINT SCHEDULE

- 1 MATTHEWS BRUSHED ALUMINUM #30136 (SMOOTH FINISH)
- 2 DARK BLUE PANTONE #281C OR 3-M DARK BLUE #230-36. (SMOOTH FINISH)
- 3 MATTHEWS RICH CHOCOLATE #241-1A (DRYVIT FINISH)
- 4 MATTHEWS CAMERON #35B-3D (DRYVIT FINISH)
- 5 COPY ROUTED PUSHED THRU WHITE ACRYLIC
- 6 TENANT COPY PER CORPORATE SPECS

M-2 DOUBLE FACE MULTI-TENANT MONUMENT
Scale: Not to scale

Quantity: Make Three (3) Signs

CROSSROADS ENTERTAINMENT CENTER

MONUMENT (MULTI-TENANT)

M3

MONUMENT (SINGLE-TENANT)

MATERIALS: Double sided fabricated monument with smooth and dryvit finishes. Copy to be routed out of aluminum faces. Copy to be pushed thru 1/2" clear plex with vinyl graphics. Base to be dry stack stone veneer to match that used in Project.

QUANTITY: Ref. Exhibit A for locations and quantities.

SIGNAREA: 24 SF

TYPEFACE: Custom tenant lettering or logo.

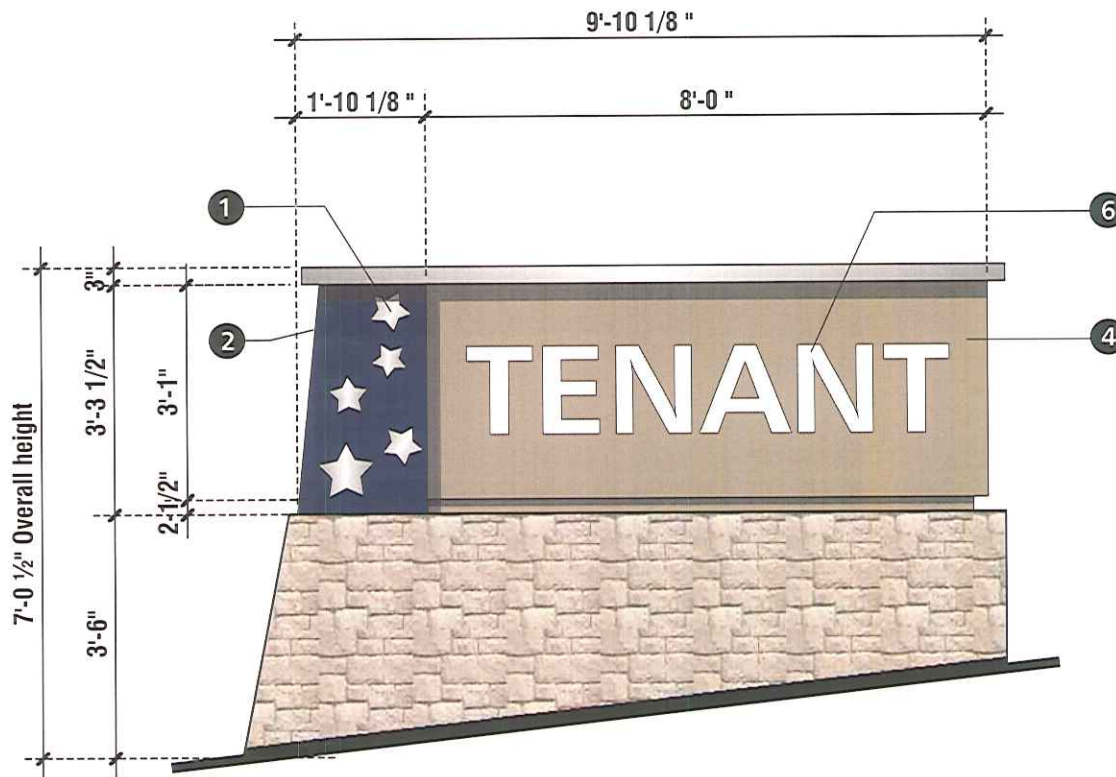
COLORS: See Paint Schedule.

ILLUM: Internally illuminated with flourescent lamps.



800-655-9972

JOB NO.
04-5002
3-8-2005



PAINT SCHEDULE

- 1 MATTHEWS BRUSHED ALUMINUM #30136 (SMOOTH FINISH)
- 2 DARK BLUE PANTONE #281C OR 3-M DARK BLUE #230-36. (SMOOTH FINISH)
- 3 MATTHEWS RICH CHOCOLATE #241-1A (DRYVIT FINISH)
- 4 MATTHEWS CAMERON #35B-3D (DRYVIT FINISH)
- 5 COPY ROUTED PUSHED THRU WHITE ACRYLIC
- 6 TENANT COPY PER CORPORATE SPECS

CROSSROADS ENTERTAINMENT CENTER

MONUMENT (SINGLE-TENANT)

M-3 DOUBLE FACE SINGLE-TENANT MONUMENT

Scale: Not to scale

Quantity: Make One (1) Sign

2.5



PARKING CODE ENTRY

MATERIALS: Aluminum Panel with silk-screened graphics. Mounted to 2 1/2" square aluminum post.

QUANTITY: Two (2).

SIGNAREA: 5'-9" maximum height.

TYPEFACE: Helvetica Medium Condensed.

COLORS: See Paint Schedule

LIGHTING: Non-illumination.

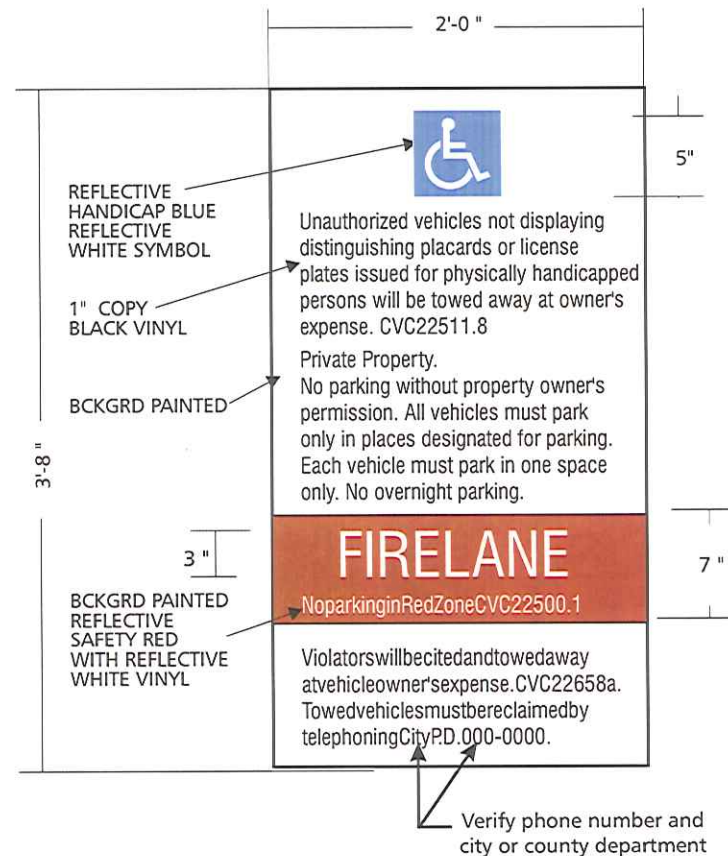
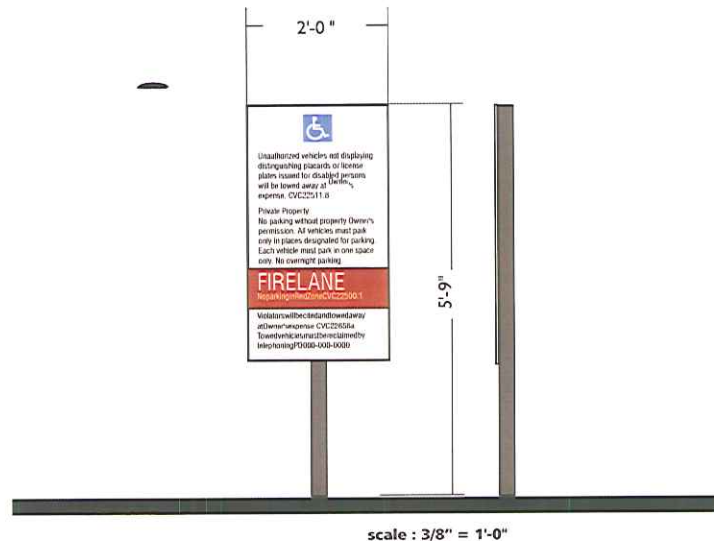


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PARKING CODE ENTRY



Scale: 1" = 1'-0"



STOP & HANDICAP SIGNS

MATERIALS: Single faced aluminum sign.
Mounted to 2½" square aluminum post.

SIGNAREA: 7'-0" maximum height.

TYPEFACE: Helvetica Medium Condensed.

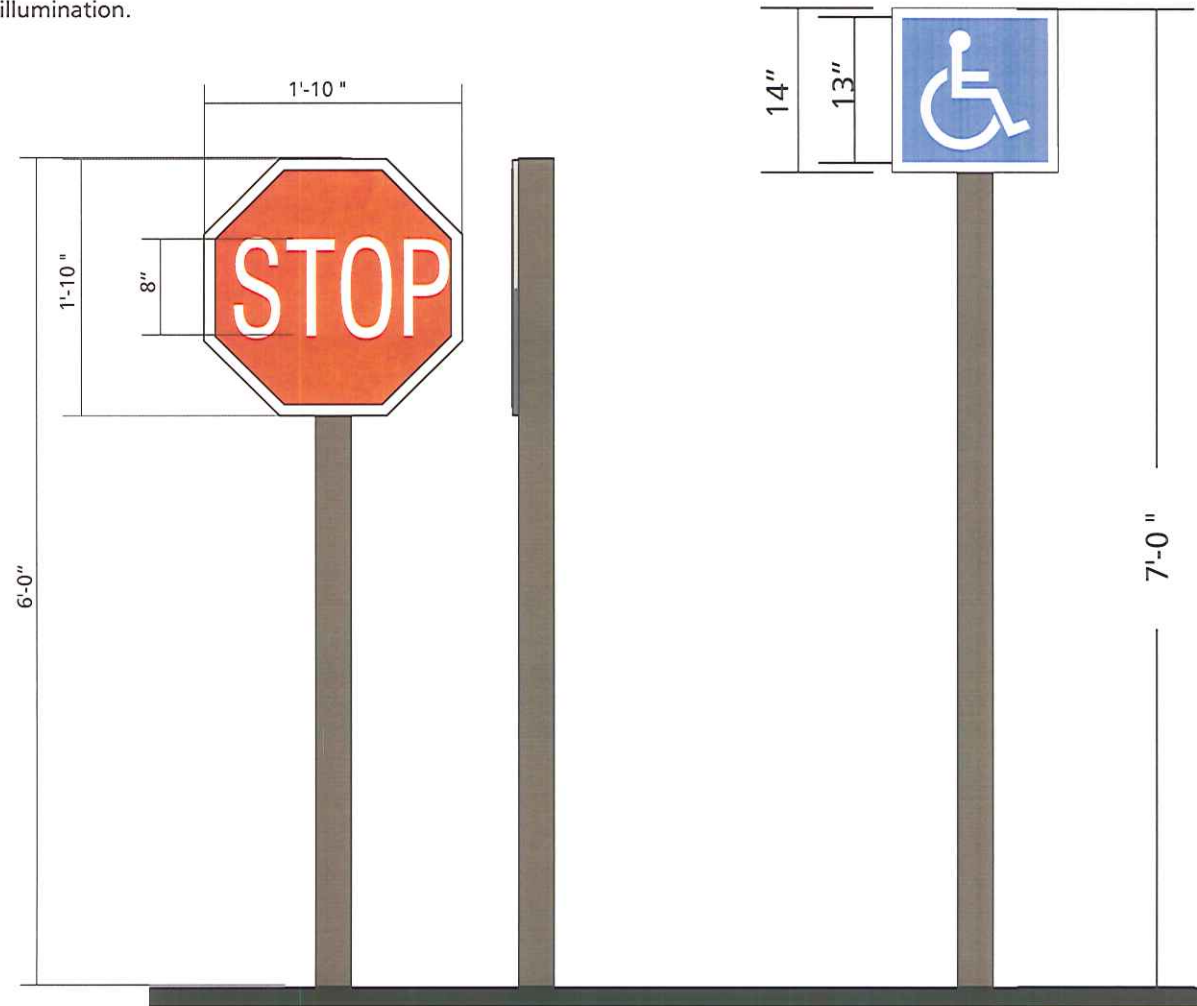
COLORS: See Paint Schedule.

LIGHTING: Non-illumination.



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

CROSSROADS ENTERTAINMENT CENTER

STOP & HANDICAP SIGNS



BUILDING ADDRESS

MATERIALS: 12" high, 1/2" thick sintra
address numbers.

QUANTITY: TBD.

TYPEFACE: Futura Book

COLORS: Painted contrasting color of building.

LIGHTING: Non-illumination.



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1'-0" 1 2 3 4

CROSSROADS ENTERTAINMENT CENTER

BUILDING ADDRESS

3.3



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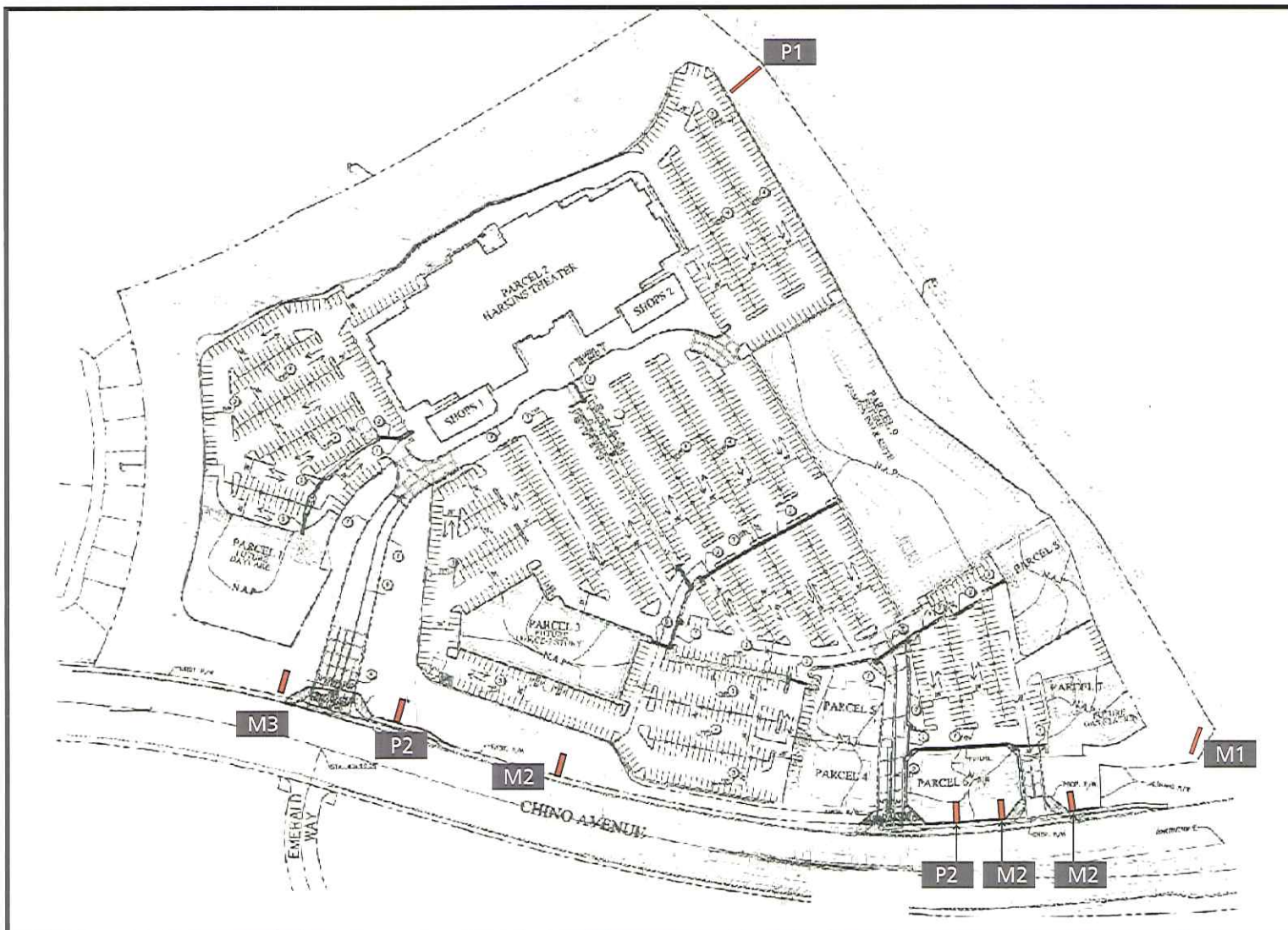


CROSSROADS ENTERTAINMENT CENTER

SITE PLAN

Exhibit

A



SITE PLAN



- P1 Freeway Pylon (1 required)
- P2 Street Pylon (2 required)
- M1 Corner Monument (1 required)
- M2 Multi-Tenant Monument (3 required)
- M3 Single-Tenant Monument (1 required)