

TENANT SIGNAGE CRITERIA MANUAL

BEAUMONT CENTER



1661 E 6th St, Beaumont, CA 92223

CITY OF BEAUMONT
APPROVED
PLANNING DIVISION
DATE: 8/13/13
Per P. Comm.

LANDLORD CONTACT INFORMATION:

PEDICINI DEVELOPMENT
MIKE PEDICINI
2187 NEWCASTLE AVE
CARDIFF BY THE SEA, CA 92007
760.845.0406 PHN

PREPARER CONTACT INFORMATION:

EAGLE SIGNS
BOB KNEEVERS
BUSINESS DEVELOPMENT
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bob@eaglesigns.net

A. Objectives

This criteria has been established for the purpose of creating aesthetic uniform graphic standards essential in maintaining a visually coordinated, balanced and appealing signage environment.

For the mutual benefit of all tenants, conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

The owner/tenant shall approve all copy prior to the fabrication of the sign.

Proper City Permits shall be obtained prior to fabrication of the sign.

B. Required Submittals

1. After receiving approval of the concept design by the landlord, tenant's sign contractor shall prepare and submit to landlord the following:
 - A) A set of complete and fully dimensioned drawings for tenant's sign ("shop drawings"), based on the approved concept design, including material and color references.
 - B) A colored elevation drawing of the proposed signage.

The above drawings can be sent by mail or electronically.
2. Landlord or landlords designated company shall review and provide tenant with approval or disapproval.
3. If landlord disapproves or conditionally approves the shop drawings submitted, landlord shall note on a set of the shop drawings or separately the reasons for such disapproval or conditional approval, and thereafter landlord, tenant and tenant's sign contractor shall consult as necessary to achieve approved shop drawings consistent with the approved concept design and this criteria.
4. All appropriate permits shall be obtained by the sign contractor.

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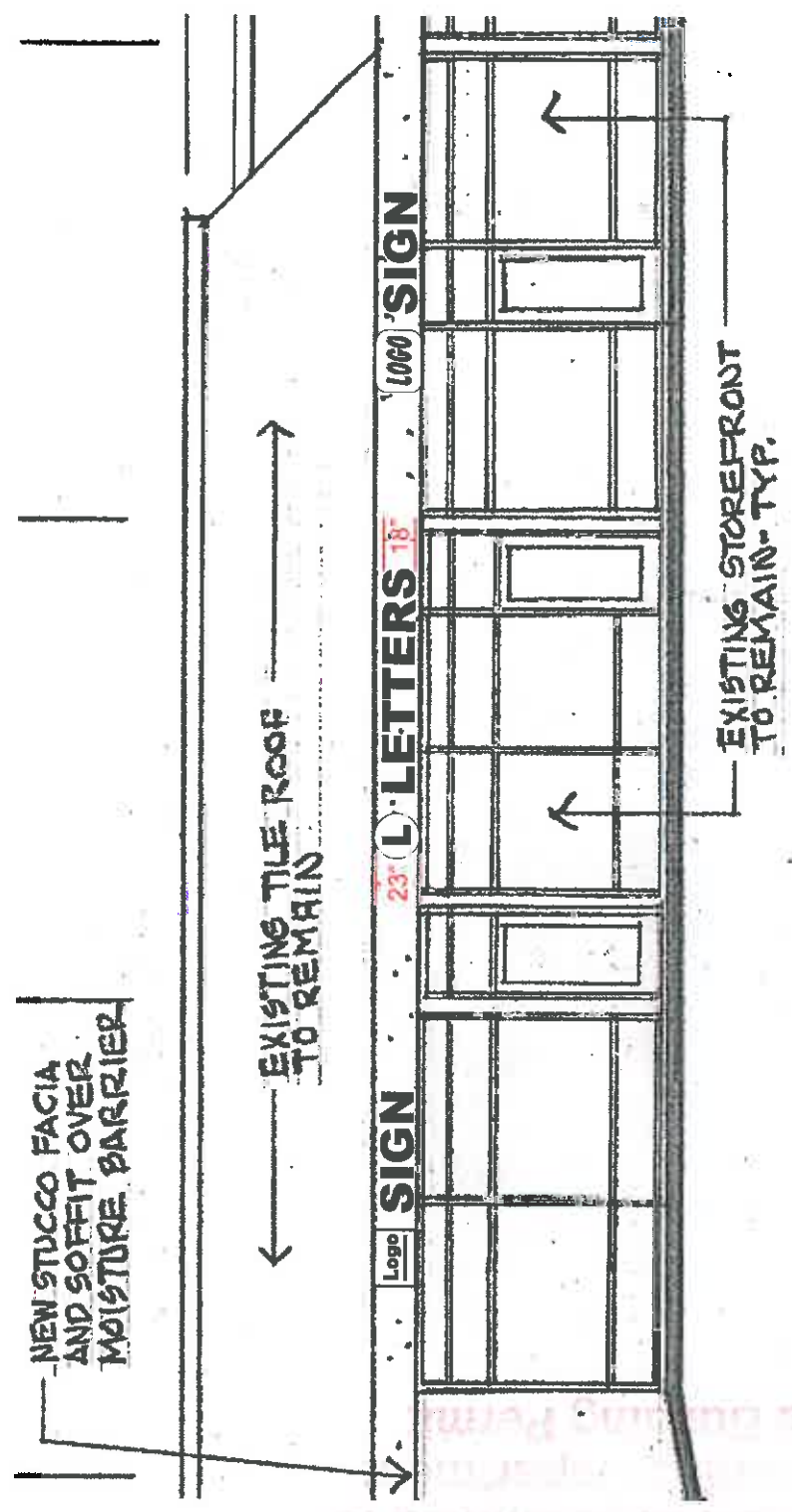
C. Design Guidelines

1. Business names shall consist of face LED illuminated channel letters.
2. Logos shall consist of LED illuminated channel sections.
3. Exterior of letters (returns) shall be pre-finished black coil or coated with Matthew's System Polyurethane black or equivalent. Interior of letters to be coated white. Trimcap on letters to be black.
Corporate colors with registered trademarks are acceptable.
4. Sign copy shall consist of business name and optional secondary copy. Logos are acceptable when used in conjunction with tenant name, or may stand alone under special circumstances.
5. Letters shall not exceed 18" in height and logos shall not exceed 23" in height for Retail Buildings A & C. The maximum sign length shall not exceed 80% of the leasehold width. If design includes a secondary line of copy, the overall height of the sign shall not exceed 30" for Buildings A & C.
6. Typestyles. A variety of typestyles and logo images will be implemented in order to add a distinct flavor to each tenant sign. Recognized logos and logotypes will be allowed.
7. Total square footage of a sign for any one tenant shall not exceed 100 square feet.

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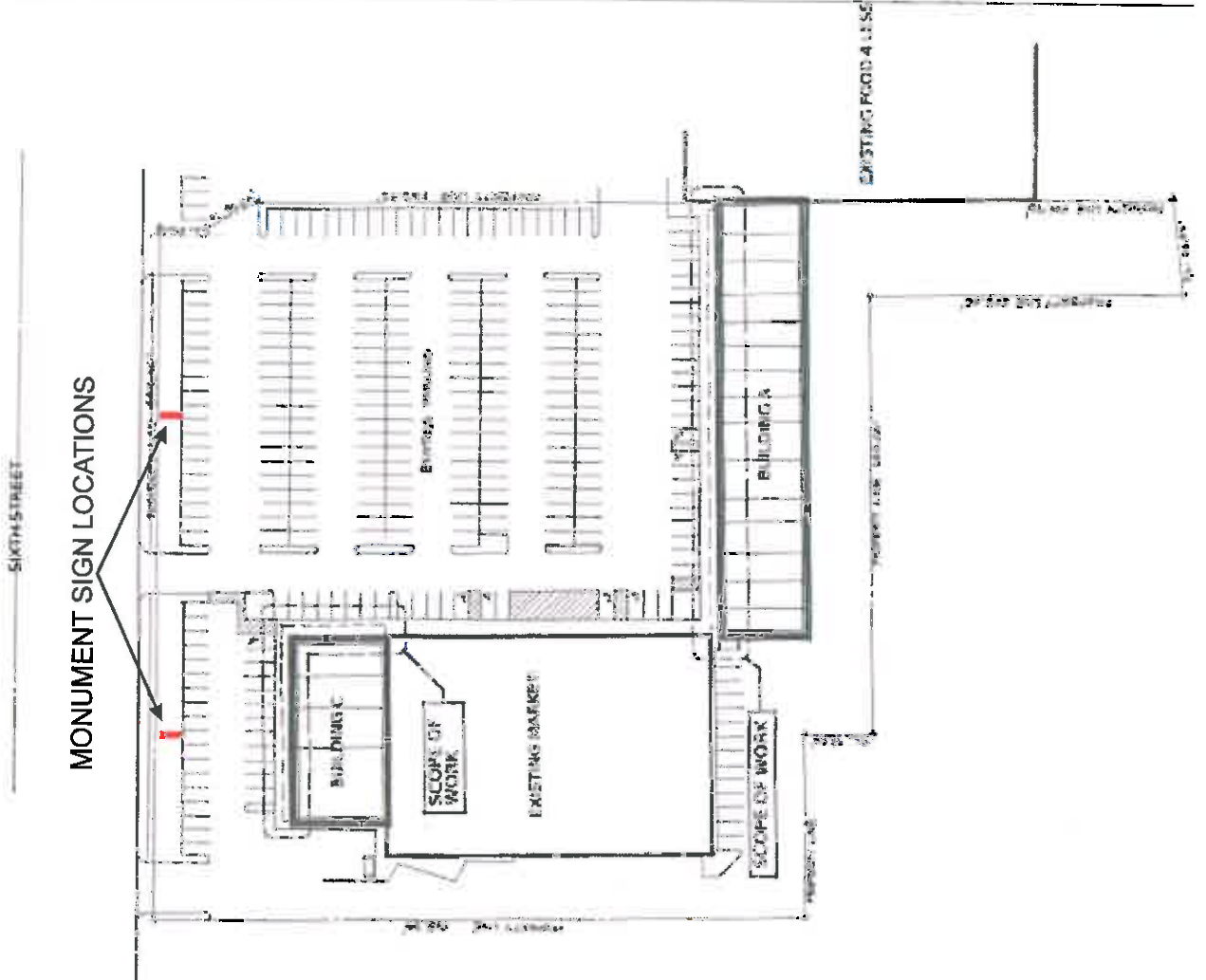
BUILDING A & C
18" MAX LETTER HEIGHT 23" MAX LOGO HEIGHT



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SITE PLAN

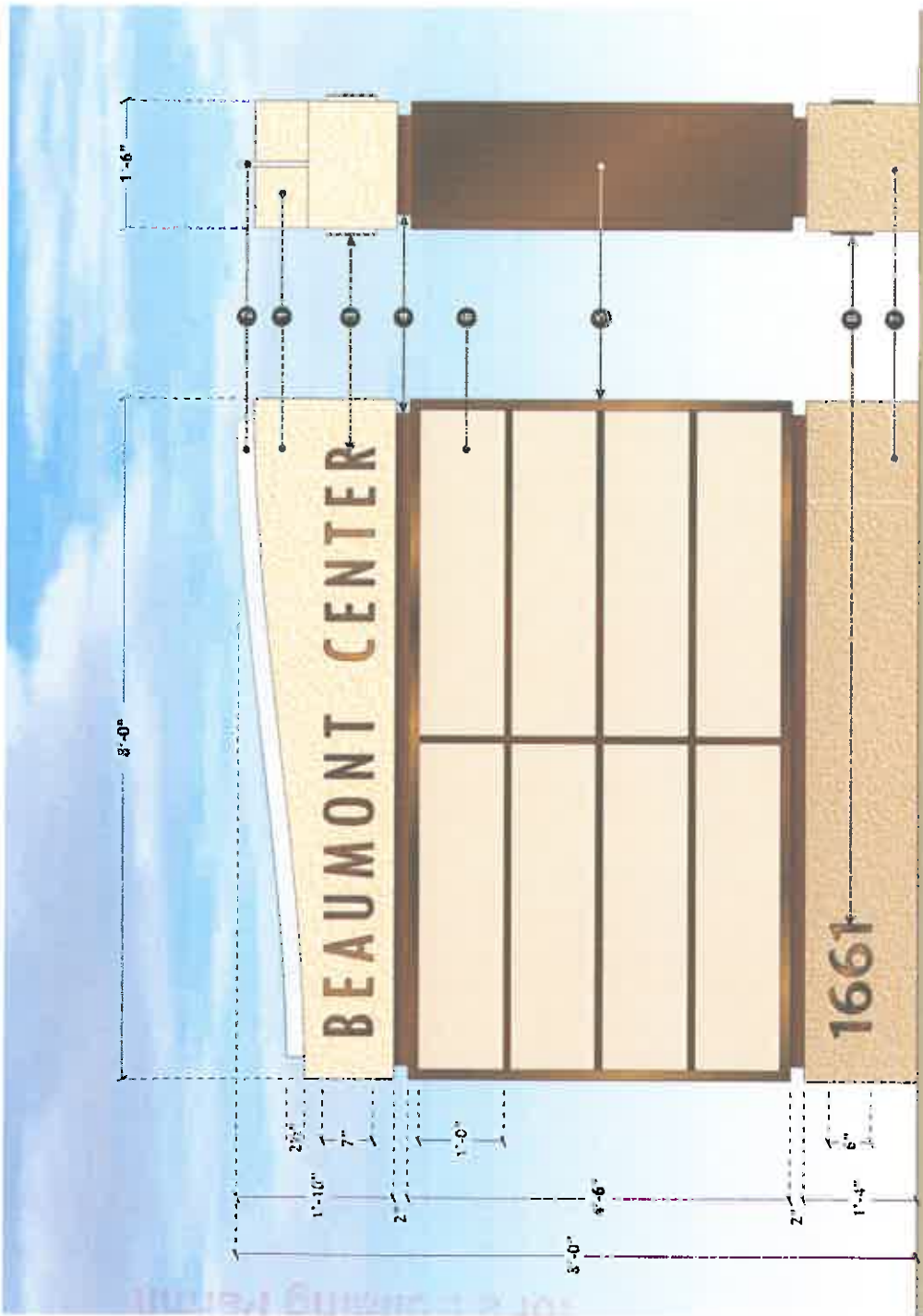


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MULTI-TENANT SIGNS - QTY (2)



D/F MULTI-TENANT MONUMENT SIGN