

SIGN PROGRAM for BORREGO HEALTH

Prepared by:
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A. INTRODUCTION

The intent of this Sign Program is to provide guidelines necessary to assure visually appealing signage and achieve a uniform appearance for the benefit of all tenants. This Sign Program shall be strictly enforced and any non-conforming signs shall be removed or brought into conformity by the Tenant or its sign contractor at the Tenant's expense, upon demand by the Landlord.

B. GENERAL REQUIREMENTS

1. Prior to sign fabrication or installation, Tenant shall submit two (2) copies (one in full color) of the proposed sign for Landlord's approval. Drawings must include sign location, size, layout, design and color, including all lettering and/or graphics.
2. Upon Landlord's approval, Tenant shall obtain all applicable permits from the City prior to sign installation.
3. All costs for signs, installation (including any necessary electrical service connections) and permits shall be at the sole expense of the Tenant.
4. Tenant is responsible for fulfillment of all requirements of this Sign Program.

5. For purposes of secondary business identification, Tenant will be permitted to place upon glass door at each entrance to its premises White colored vinyl lettering not to exceed two (2) square feet in area. Letters shall not exceed two (2) inches in height and copy shall indicate business name, hours of business, emergency telephone, etc. The number and letter type shall be Helvetica, Optima or Helvetica Italic.
6. In addition to business identification described in previous paragraph, White colored vinyl lettering shall be permitted on one (1) window panel adjacent the entry door. Lettering on this panel shall not exceed eight (8) square feet in total area and letter height shall not exceed six (6) inches. Typestyle optional.
7. Rear service access doors shall be marked with Brown color vinyl indicating unit number and tenant business name. Lettering shall be Helvetica Bold upper case. Unit number shall be four (4) inches tall and tenant name shall be two (2) inches tall

C. GENERAL SPECIFICATIONS

1. No exposed raceway, crossovers, conduits, conductors, transformers, etc. which are visible when facing building elevation shall be permitted.
2. All electrical signs and their installation shall comply with all local building and electrical codes.
3. Electrical service to all signs (as applicable) shall be connected to Tenant's electrical service panel.
4. No animated, flashing or audible signs are permitted.
5. All illuminated Building Wall and Fascia Signs shall be internally illuminated, acrylic faced, individual channel letters.
6. Upon removal of any sign, the building or wall surface shall be patched, textured, sealed and painted to match its original condition, at Tenant's sole expense.

D. DETAIL REQUIREMENTS, MAIN BUSINESS SIGN

Main Business Signage shall be individual internally illuminated Acrylic-Faced Channel Letters & Contour Signs.

1. Signs shall be installed on building wall or fascia in designated areas and on designated frontages only. (see individual building elevation drawing attachments)
2. Maximum number of signs:
A single tenant that occupies the entire building may have a maximum of eight (8) signs, but not more than three (3) per each building side. (see individual building elevation drawing attachment **Exhibit 1**). Multiple tenants of the building can have 1 1/2 Sq. Ft. of signage per linear foot of frontage.
3. Maximum sign copy area:
Maximum sign area shall be two (2) square feet per lineal foot of lease frontage. The maximum sign copy area shall include any applicable Trademark Logo box.
Note: Logo box shall not exceed 25% of total proposed sign area.

Maximum width of sign shall not exceed 75% of the lease frontage or wall width upon which the sign is placed, whichever is smaller.

No more than two (2) lines of copy are permitted on main business sign.
4. Illuminated Channel Letter Detail Information:

Letter Depth: 5 inches Face Color: Optional
Trim Color: To be approved by Landlord
Return Color: To be approved by Landlord

Note: Tenants having Federally Registered Trademarks may use such layouts and colors in their signage.
5. All signs shall be centered vertically and horizontally on the wall panel upon which they are placed.

- 5A. Logo signage to be Illuminated Contour Signs.
6. All penetrations of the building structure for sign installation shall be sealed in a watertight condition. All bolts, fasteners and clips exposed to the weather shall be corrosion resistant (stainless steel, aluminum or brass) and shall be painted to match adjacent finish.

E. Temporary Signs

Upon application submission for permit of main signage, a temporary banner, not to exceed fifty (50) square feet in area, may be installed in main sign area. Such temporary main signs shall be permitted for 30 days with an extension of an additional 30 days, upon City of Coachella approval.

Periodic display of banners for promotional events is authorized in accordance with the limits cited in the City of Coachella Sign Ordinance.

F. Center Identification Signs

Two (2) double-sided freestanding center identification (monument) sign shall be permitted. The sign face shall not exceed ninety-six (96) square feet in area and the overall height shall not exceed six (6) feet from the average finish grade at the base of the sign. The Center ID sign face shall be an internally illuminated aluminum sign cabinet with routed-out copy and acrylic backing. The cabinet shall be opaque with only the copy illuminated. **(See Exhibit 3)**

Additionally, four directory signs (30 sq. ft.) internally illuminated monument signs of similar design materials may be placed on four (4) sides of the property.

G. Sign Installation

The tenant's sign installer will:

1. Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in the amount of One Million Dollars (\$1,000,000) prior to beginning sign fabrication.
2. Obtain all required sign and building/electrical permits from the City of Coachella and deliver copies to the Landlord before installing the sign(s).
3. Keep a Landlord approved set of sign drawings on site when installing the sign(s).
4. Warrant the sign against latent defects in materials and workmanship for a minimum of one (1) year.

Tenants may obtain pertinent sign specifications and fulfill their leasehold sign requirements by contacting the Authorized Sign Supplier.

Authorized Sign Supplier:
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41-945 Boardwalk, Ste. L
Palm Desert, CA 92211
Phone: (760) 776-9907 Fax: (760) 776-9844
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80" x 132"



103.4"
9.5" **ATENCIÓN DE
URGENCIAS**

819"
34" **Coachella Valley Community Health Center**

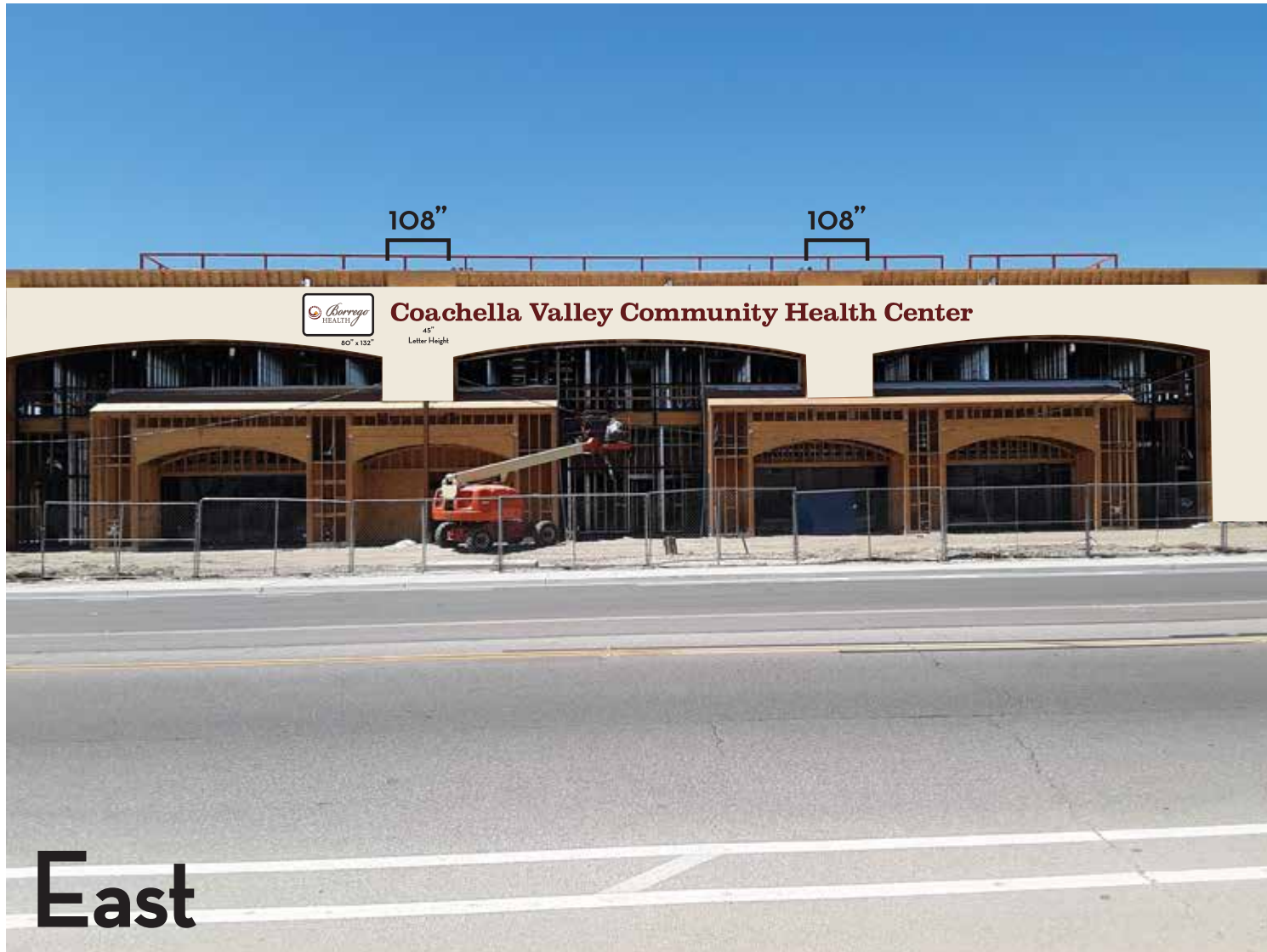


80" x 132"



819"

34" Coachella Valley Community Health Center



80" x 132"



South

80" x 132"



13.5"

92"

URGENT CARE



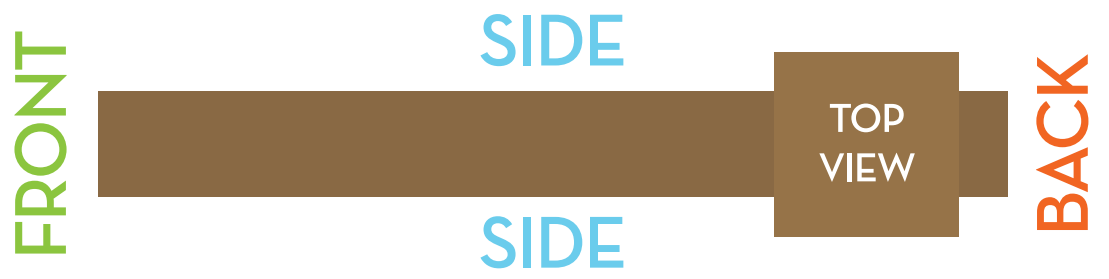
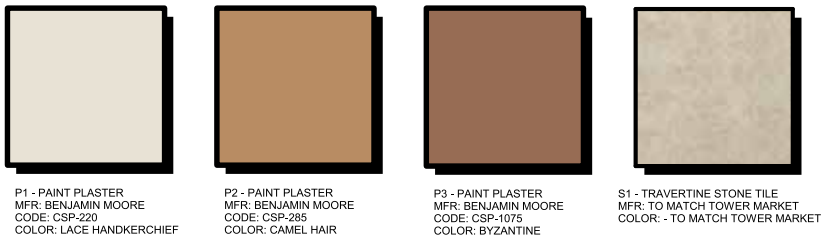
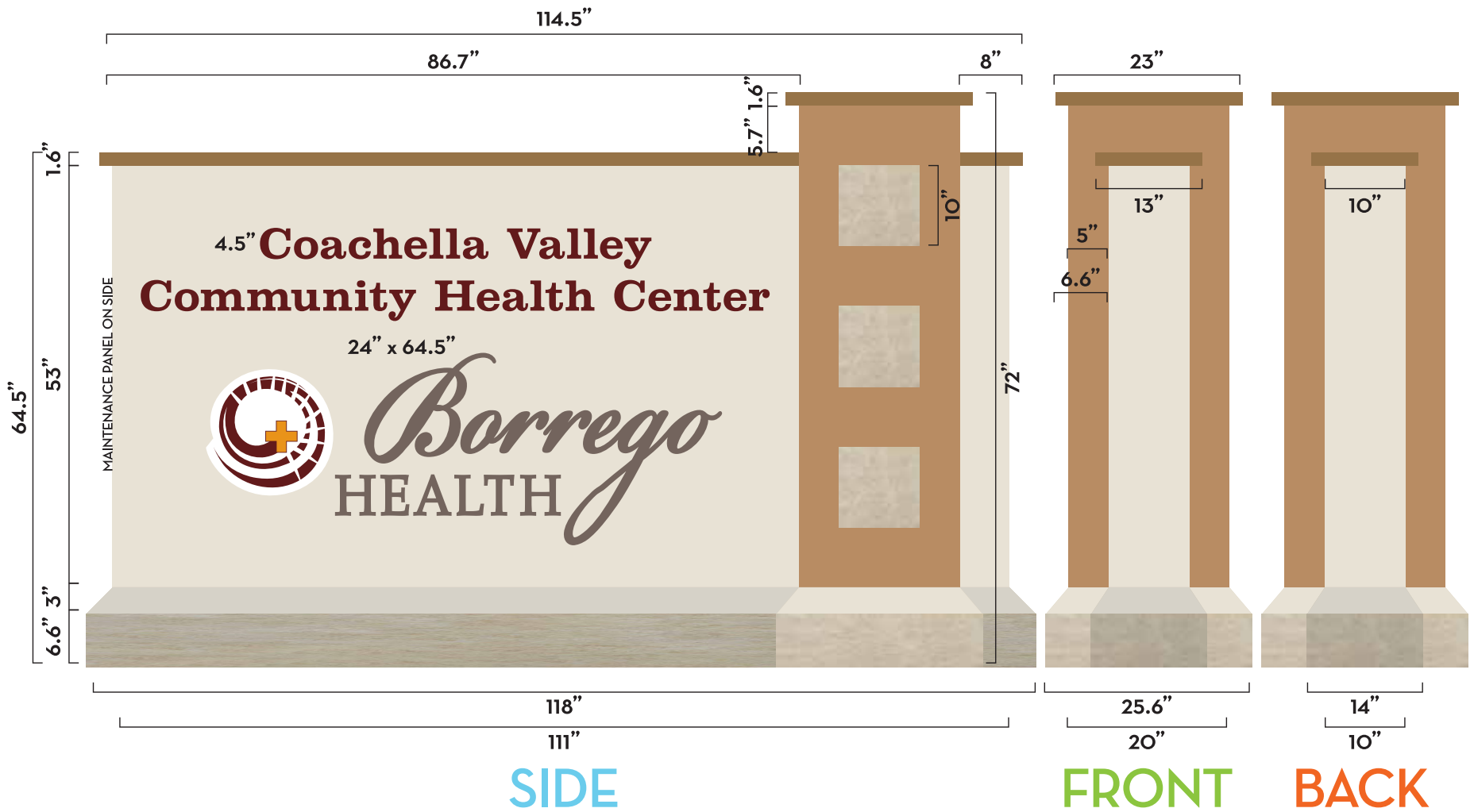
166"



URGENT CARE

192"

North



MONUMENT LOCATION

Ave. 50

Van Buren

MONUMENT LOCATION

