

LONG BEACH

TOWNE CENTER

MASTER SIGN PROGRAM



PREPARED FOR



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Long Beach, CA 90808

PREPARED BY



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LONG BEACH

TOWNE CENTER

MASTER SIGN PROGRAM

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DESIGN #:
20073

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TABLE OF CONTENTS:

INTRODUCTION.....	3
SUBMITTALS & APPROVALS.....	4
FABRICATION & INSTALLATION REQUIREMENTS.....	5
CONSTRUCTION & DESIGN GUIDELINES.....	6
SIGN AREA MEASUREMENTS & CALCULATIONS.....	7
PROHIBITED SIGNS.....	8
TEMPORARY CONSTRUCTION SIGNS.....	8
SITE PLAN - WALL SIGNS.....	9
SITE PLAN - GROUND SIGNS.....	10
MAJOR TENANT SIGNAGE	11
PRIMARY TENANT SIGNAGE.....	12
IN-LINE TENANT SIGNAGE.....	13
PAD - MULTI TENANT SIGNAGE.....	14
PAD - SINGLE TENANT SIGNAGE.....	15
THEATER SIGNAGE.....	16
ENTERTAINMENT PLAZA SIGNAGE.....	17
DRIVE THRU TENANT SIGNAGE.....	18
FREEWAY PYLON SIGN.....	22
STREET PYLON SIGN.....	25
MULTI-TENANT MONUMENT SIGN.....	27
SINGLE-TENANT MONUMENT SIGN.....	28
ENTERTAINMENT FREESTANDING SIGN.....	31
LARGE DIRECTIONAL SIGN.....	32
SMALL DIRECTIONAL SIGN.....	33



INTRODUCTION:

This document establishes guidelines and criteria (“Criteria”) for the design, implementation and regulation of Tenant signage at Long Beach Towne Center (“Retail Center”) in Long Beach, California.

These sign criteria (“Criteria”) have been established to ensure the integrity of the signage is presented with diversity and creativity while maintaining standards that achieve consistency throughout the project for all signage. The objectives are to encourage high quality and unique signage, which is an integral part of the architecture of the Retail Center, on a uniform, consistent and compatible basis as to quality and architectural character. The intent of these Criteria is to insure the Tenant signage in the Retail Center is designed and executed in a manner which will achieve these objectives while providing appropriate identification of Tenants and Tenant's businesses, including incorporation of corporate identification where consistent with these Criteria. The design of all graphics will be carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location within the project.

The design, fabrication, installation and maintenance of all signs, including but not limited to style and placement of lettering, size, color, materials and methods of illumination shall be subject to the prior written approval of the Landlord as provided in this Criteria. Any installed non-conforming or unapproved sign, or non-maintained sign must be brought into conformance at the non-conforming Tenant's expense.

All signs shall comply with Chapter 21.44 of the Long Beach Municipal Code (Sign Regulations) unless modified by the Master Sign Program stated herein.



SUBMITTAL & APPROVAL PROCESSES

1. Submittal to Landlord

Prior to sign fabrication and applying for City approval of permits, each Tenant shall submit to the Landlord for approval full-size PDF format package containing the following:

Site plan of entire retail center. The site plan must clearly identify the proposed tenant space within the overall center.

Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront. Sign elevation must specify exact dimensions, copy layout, materials, colors, method of attachment, illumination, electrical specifications and all other details of construction as well as all sign area square footage.

Approval or disapproval of sign submittals shall remain the sole right of the Landlord or his chosen representative. If submittals are disapproved, then Tenants must submit revised plans until Landlord's approval is obtained.

2. City Submittal

A full set of plans must be approved and stamped by the Landlord prior to permit application. Tenant or their Sign Contractor must submit to the City of Long Beach Community Development Department, and will be responsible for all applicable applications and permit fees.

Each Tenant shall be responsible for the fulfillment of all requirements of the City of Long Beach.

3. Approval and Installation

Tenant and its sign contractor shall not be permitted to commence installation of the exterior sign(s) unless all of the following conditions have been met:

A stamped set of final drawings reflecting the Landlord's and the City's approval shall be obtained from each party.

The Landlord must receive the sign installer's and/or sign company's Certificate of Insurance as set forth herein.

The Landlord must receive and approve the sign installer's and/or sign company's schedule for installation of signage.

4. Modifications

In the event Tenant wished to change its exterior sign anytime during the term of its lease, the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to the Criteria for the Retail Center after the execution of its Lease Agreement.



FABRICATION & INSTALLATION REQUIREMENTS:

The Tenant must ensure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

1. All electrical signs shall bear the UL label. Signs must be constructed and installed to meet or exceed all applicable codes and City requirements.
2. Signs shall be mounted & installed with no visible means of attachment, unless attachments are intentional design elements/statements. All illuminated signs must be connected to tenant's electrical panel and must remain illuminated during general business operating hours, as defined by the landlord, unless otherwise agreed upon by the landlord.
3. Colors, materials, and finishes shall match those submitted to and approved by Landlord.
4. Channel letters shall be affixed directly to the building and shall not be placed on raised raceways.
5. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, or other blemishes.
6. Letter fastening and clips are to be concealed and be galvanized, stainless steel, aluminum, brass or bronze metals.
7. Power for the tenant building signage shall be provided by the tenant's electrical panel to a junction box at all sign locations. Power hookup shall be by tenant. A photo cell and/or time clock (relay through house panel) shall be provided and controlled by landlord to uniformly turn signage on and off.
8. Installation shall be weather-tight with appropriate use of flashings, sealants and other building materials as may be required.
9. Use of adhesives for securing any type of signage is prohibited.
10. No other signage except that described herein is permitted. Unless a specific type of signage or advertising medium is specifically allowed under these Criteria, it is considered disallowed until prior written approval of Landlord is obtained.
11. Tenant will be responsible for patching and re-painting of wall upon removal of any signage installed by tenant.

CONSTRUCTION & DESIGN GUIDELINES

Creative and imaginative signage is strongly encouraged and will be the standard for Landlords review/approval of all sign design submittals. There are many acceptable sign treatments, however, a mixed media three-dimensional approach combining several different fabrication and lighting techniques is preferred.

Tenants are strongly encouraged to consider the specific architectural style of their façade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement.

Acceptable sign styles include:

1. Creative use of standard illuminated channel letters
2. Front and halo illuminated channel letters
3. Mixed media/dimensional signs using images, icons, logos, etc.
4. Halo illuminated letters, 3” deep minimum
5. Dimensional geometric shapes
6. Channel Letters mounted on top of canopy
7. Sign Cabinets will have Minimum 3/4” Push-Thru. Cabinet-Signs (Can-Type Signs) will only be allowed when any such logo constitutes a registered trademark. However, can-type signs are typically discouraged and are subject to Landlord and City of Long Beach approval.

*Mixed Media signs are signs employing two or more illumination and fabrication methods.



Front-lit Channel Letter Example



"Halo" Back-Lit Channel Letter Example



Front/'Halo-lit' Back-Lit Channel Letter Example

SIGN AREA MEASUREMENTS & CALCULATIONS

Note: Letter ascenders & descenders and ascending and descending shapes and elements may be allowed to extend up to 25% beyond the maximum square footage limit provided the sign complies with all other sign requirements.

Examples of how sign area is measured are shown below:

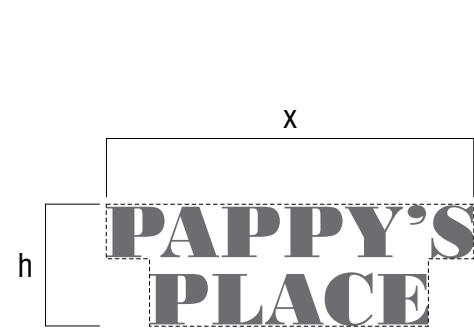


EXHIBIT A

Areas of Signs with 2 Lines of Text shall be measured by outlining all of the Sign with eight (8) straight lines and calculating the area within the outlined area



EXHIBIT C

Areas of Signs with 2 Lines of Text shall be measured by outlining all of the Sign with eight (8) straight lines and calculating the area within the outlined area

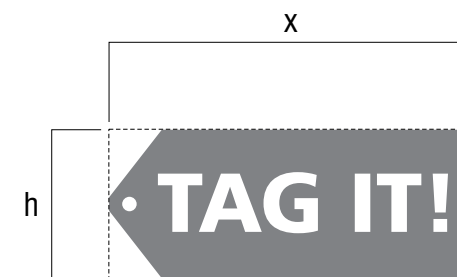


EXHIBIT E

Signs with Backgrounds integral with their identity shall be included in the total Sign Area

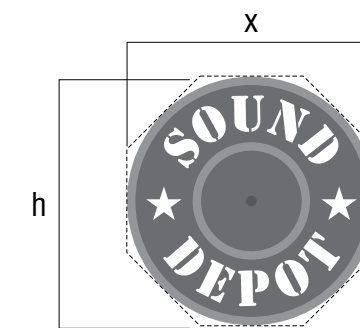


EXHIBIT G

Areas of Signs with 2 Lines of Text shall be measured by outlining all of the Sign with eight (8) straight lines and calculating the area within the outlined area

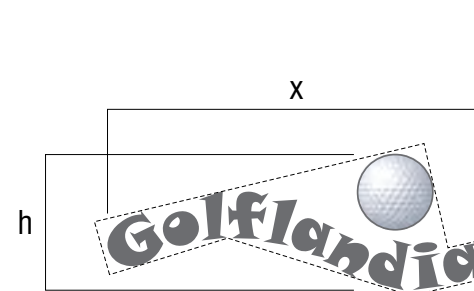


EXHIBIT B

Areas of Signs with 2 Lines of Text shall be measured by outlining all of the Sign with eight (8) straight lines and calculating the area within the outlined area

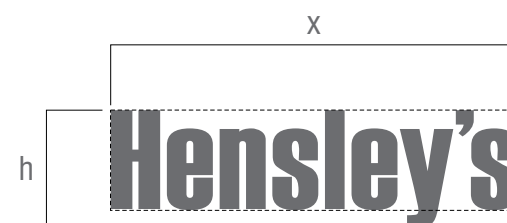


EXHIBIT D

Letterform ascenders and descenders will not be considered in the overall height and area limitations only if they constitute less than 50% of the Letterform's "h" height

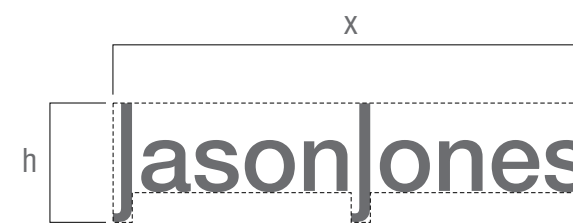


EXHIBIT F

This Exhibit illustrates an example where the ascenders and the descenders exceed the 50% of the Letterform's "h" height and are, therefore included in the overall Sign Area's calculations

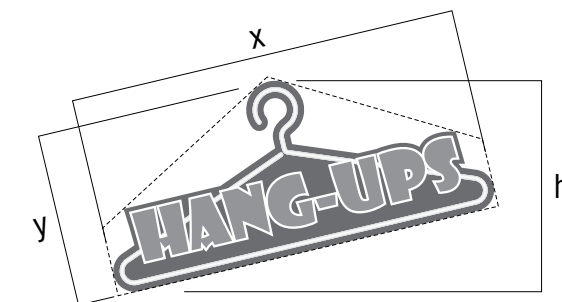


EXHIBIT H

Areas of Signs with Odd-Shaped Logos are to be measured by their dictating geometry

PROHIBITED SIGNS

The following are prohibited:

1. Temporary wall signs, pennants, flags, banners, inflatable displays or sandwich boards unless specifically provided in Chapter 21.44 of the Long Beach City Code and is subject to Owner & City Review/Approval, as currently in existing Sign Program.
2. Window signs except where specifically approved by Landlord.
3. Exposed junction boxes, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
4. Pre-manufactured signs, such as franchise signs, that have not been modified to meet the criteria.
5. Paper, cardboard or Styrofoam signs, stickers, or decals hung around, on or behind storefronts.
6. Exposed fastenings, unless fastenings make an intentional statement.
7. Simulated materials (i.e. wood grained plastic laminates, etc.) or wall covering.
8. Animated lights or other “moving” sign components, except in the entertainment courtyard as specifically approved by Landlord.
9. Signs consistently solely of a rectangular cabinet (see “Acceptable Sign Treatments” in Design Guidelines section).
10. Rooftop signs, signs projecting above rooflines or parapets, signs on mansford roofs or equipment screens.
11. Advertising or promotional signs on parked vehicles.
12. Signs painted on walls or buildings.
13. Audible, Flashing & Rotating signs, or Signs that simulate motion are prohibited.
(See Exception under Food Court/ Entertainment Plaza)
14. Flat translucent acrylic or similar cabinet faces.
15. Flat Vinyl screened graphics.

SITE PLAN - WALL SIGNS

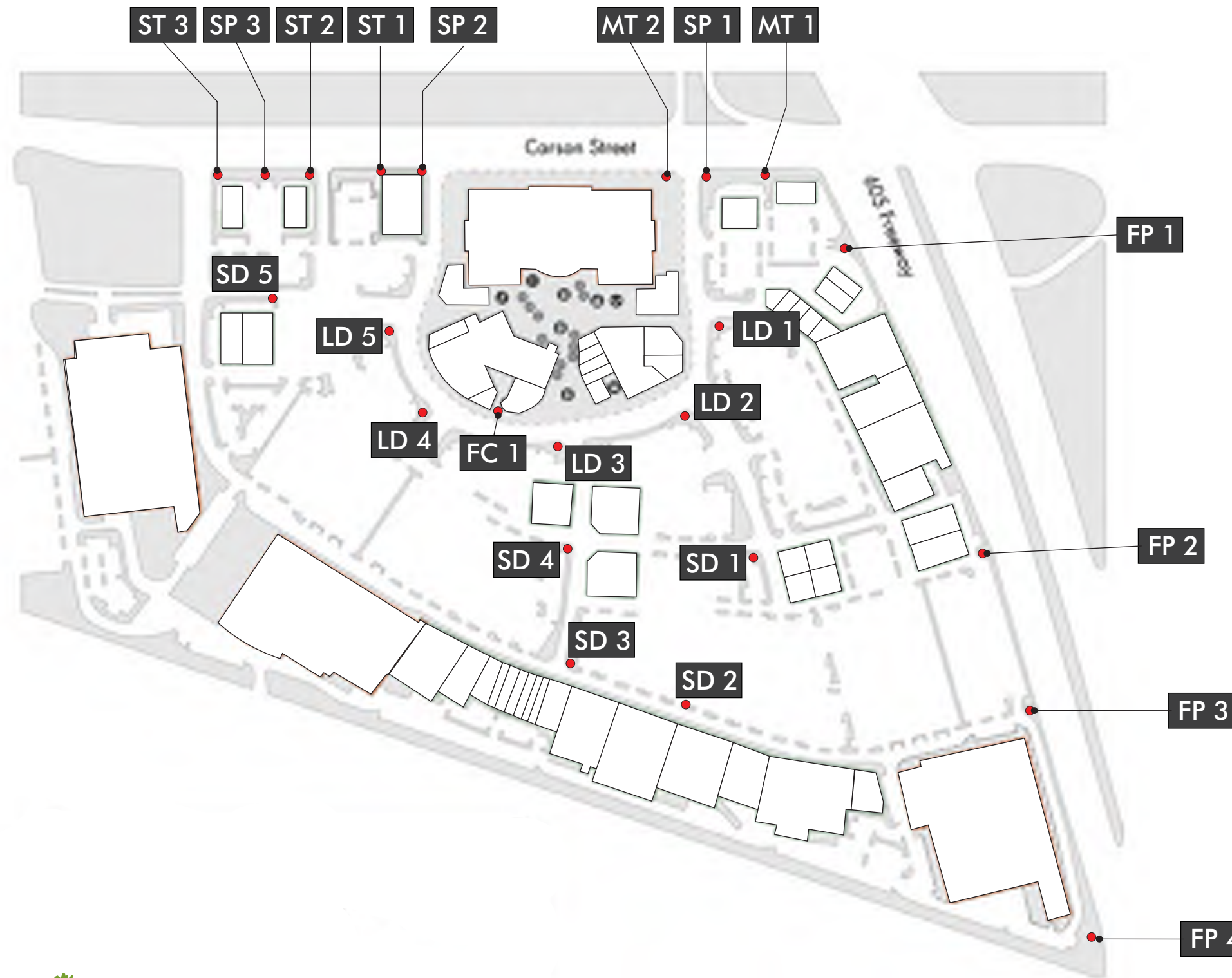


LEGEND:

- MAJOR TENANT
- PRIMARY TENANT
- IN-LINE TENANT
- PAD SINGLE-TENANT
- PAD MULTI-TENANT
- THEATRE
- FOOD COURT AND ENTERTAINMENT PLAZA
- DRIVE THRU TENANT
- SIGN LOCATION



SITE PLAN - GROUND SIGNS



LEGEND:

- FP** FREEWAY PYLON
- SP** STREET PYLON
- MT** MULTI-TENANT MONUMENT
- ST** SINGLE-TENANT MONUMENT
- FC** ENTERTAINMENT FREESTANDING SIGN
- LD** LARGE DIRECTIONAL SIGN
- SD** SMALL DIRECTIONAL SIGN



MAJOR TENANT SIGNAGE



MAXIMUM 80%
OF ADJACENT SURFACE

MAJOR TENANT

36" TALL MAX
LETTER HEIGHT,
MAX QTY: 4

SECONDARY SIGN

NOTE: NO EXPOSED RACEWAYS ALLOWED ANYWHERE IN SHOPPING CENTER

MAJOR TENANT SIGN GUIDELINES:

Tenant spaces in excess of 100,000 square feet shall be designated as a Major Tenant and be permitted a maximum sign area of up to 300 square feet.

Sign copy height and number of lines is not limited prescriptively, but shall be fitted proportionally to the wall surface it is attached.

Secondary signs shall be permitted with a maximum letter height of 36" tall and maximum quantity of four (4) signs.

Secondary signs are in addition to the permitted wall sign areas and will not be included in permitted sign area calculations.

The rate of calculation of total signs on building facade shall not exceed 1.25 square feet of sign area per linear foot of overall store width.

Maximum sign width cannot exceed 80% of uninterrupted architectural facade on a single building plane.

Each side and rear signs shall not exceed 150 square feet.

SPECIFIC LOCATIONS AND SURROUNDING ARCHITECTURAL TREATMENTS CAN DICTATE MAXIMUM SIGN HEIGHT AND LENGTH, WHICH IN MANY CASES MAY BE LESS THAN THE MAXIMUM DEFINED HEREIN.

PRIMARY TENANT SIGNAGE



MAXIMUM 80%
OF ADJACENT SURFACE

PRIMARY TENANT

36" TALL MAX
LETTER HEIGHT,
MAX QTY: 2

SECONDARY SIGN

NOTE: NO EXPOSED RACEWAYS ALLOWED ANYWHERE IN SHOPPING CENTER

PRIMARY TENANT SIGN GUIDELINES:

Tenant spaces in less than 100,000 square feet shall be designated as a Primary Tenant and be permitted a maximum sign area of up to 250 square feet.

Sign copy height and number of lines is not limited prescriptively, but shall be fitted proportionally to the wall surface it is attached.

Secondary signs shall be permitted with a maximum letter height of 36" tall and maximum quantity of two (2) signs.

Secondary signs are in addition to the permitted wall sign areas and will not be included in permitted sign area calculations.

The rate of calculation of total signs on building facade shall not exceed 1.25 square feet of sign area per linear foot of overall store width.

Maximum sign width cannot exceed 80% of uninterrupted architectural facade on a single building plane.

Each side and rear signs shall not exceed 150 square feet.

SPECIFIC LOCATIONS AND SURROUNDING ARCHITECTURAL TREATMENTS CAN DICTATE MAXIMUM SIGN HEIGHT AND LENGTH, WHICH IN MANY CASES MAY BE LESS THAN THE MAXIMUM DEFINED HEREIN.

IN-LINE TENANT SIGNAGE



MAXIMUM 75%
OF ADJACENT SURFACE

IN-LINE TENANT

NOTE: NO EXPOSED RACEWAYS ALLOWED ANYWHERE IN SHOPPING CENTER

IN-LINE TENANT SIGN GUIDELINES:

The rate of calculation of total signs on building facade shall not exceed 1.25 square feet of sign area per linear foot of overall store width. Sign copy height and number of lines is not limited prescriptively, but shall be fitted proportionally to the wall surface it is attached. Maximum sign width cannot exceed 75% of uninterrupted architectural facade on a single building plane.

SPECIFIC LOCATIONS AND SURROUNDING ARCHITECTURAL TREATMENTS CAN DICTATE MAXIMUM SIGN HEIGHT AND LENGTH, WHICH IN MANY CASES MAY BE LESS THAN THE MAXIMUM DEFINED HEREIN.

PAD MULTI-TENANT SIGNAGE



MAXIMUM 75%
OF ADJACENT SURFACE

PAD MULTI-TENANT

NOTE: NO EXPOSED RACEWAYS ALLOWED ANYWHERE IN SHOPPING CENTER

PAD MULTI TENANT SIGN GUIDELINES:

The rate of calculation of total signs on building facade shall not exceed 1.25 square feet of sign area per linear foot of overall store width.

Sign copy height and number of lines is not limited prescriptively, but shall be fitted proportionally to the wall surface it is attached.

Maximum sign width cannot exceed 75% of uninterrupted architectural facade on a single building plane.

Pad Single Tenant wall signs shall be allowed a maximum of two (2) signs. Due to the smaller relative scale of pad buildings, special attention is to be given to appropriate integration of Tenant wall signs into the building architecture.

SPECIFIC LOCATIONS AND SURROUNDING ARCHITECTURAL TREATMENTS CAN DICTATE MAXIMUM SIGN HEIGHT AND LENGTH, WHICH IN MANY CASES MAY BE LESS THAN THE MAXIMUM DEFINED HEREIN.

PAD SINGLE-TENANT SIGNAGE



MAXIMUM 75%
OF ADJACENT SURFACE

PAD SINGLE TENANT

NOTE: NO EXPOSED RACEWAYS ALLOWED ANYWHERE IN SHOPPING CENTER

PAD SINGLE TENANT SIGN GUIDELINES:

The rate of calculation of total signs on building facade shall not exceed 1.25 square feet of sign area per linear foot of overall store width.

Sign copy height and number of lines is not limited prescriptively, but shall be fitted proportionally to the wall surface it is attached.

Maximum sign width cannot exceed 75% of uninterrupted architectural facade on a single building plane.

Pad Single Tenant wall signs shall be allowed on all four (4) sides of building. Due to the smaller relative scale of pad buildings, special attention is to be given to appropriate integration of Tenant wall signs into the building architecture.

SPECIFIC LOCATIONS AND SURROUNDING ARCHITECTURAL TREATMENTS CAN DICTATE MAXIMUM SIGN HEIGHT AND LENGTH, WHICH IN MANY CASES MAY BE LESS THAN THE MAXIMUM DEFINED HEREIN.

THEATER SIGNAGE



NOTE: NO EXPOSED RACEWAYS ALLOWED ANYWHERE IN SHOPPING CENTER

THEATER SIGN GUIDELINES:

The theater is allowed name sign on all four (4) sides.

The Front sign is not to exceed 635 square feet, the rear sign is not to exceed 688 square feet, and the side signs are not to exceed 360 square feet.

The theater is allowed one tower blade sign, not to exceed 270 square feet both sides with a maximum height of 50 feet above floor level.

Reader Board Signs are allowed on all four (4) sides up to a maximum total square feet of 350 square feet each. A center marquee logo sign is allowed at the front of the theater not to exceed 600 square feet and 60 feet above the floor level.

Neon accents, animated signs, fiber optics sign features will be permitted subject to approval by the architect and the City.

20 poster case signs 3 feet x 5 feet each for a total of 300 square feet will be allowed within the plaza area at the maximum height of 8 feet above floor level.

SPECIFIC LOCATIONS AND SURROUNDING ARCHITECTURAL TREATMENTS CAN DICTATE MAXIMUM SIGN HEIGHT AND LENGTH, WHICH IN MANY CASES MAY BE LESS THAN THE MAXIMUM DEFINED HEREIN.

ENTERTAINMENT PLAZA SIGNAGE



NOTE: NO EXPOSED RACEWAYS ALLOWED ANYWHERE IN SHOPPING CENTER

ENTERTAINMENT SIGN GUIDELINES:

The rate of calculation of total signs on building facade shall not exceed 1.25 square feet of sign area per linear foot of overall store width.

Sign copy height and number of lines is not limited prescriptively, but shall be fitted proportionally to the wall surface it is attached.

Neon, flashing or rotating signs, animated signs and signs that simulate motion will be permitted subject to the approval of the Landlord and City of Long Beach Planning Department, as long as such signs are not visible from the right of way.

Directories will be permitted at two (2) locations within the Entertainment complex. Maximum area allowed at 250 square feet each.

Information and directional freestanding signs and kiosks will be allowed.

SPECIFIC LOCATIONS AND SURROUNDING ARCHITECTURAL TREATMENTS CAN DICTATE MAXIMUM SIGN HEIGHT AND LENGTH, WHICH IN MANY CASES MAY BE LESS THAN THE MAXIMUM DEFINED HEREIN.

DRIVE THRU TENANT SIGNAGE



NOTE: NO EXPOSED RACEWAYS ALLOWED ANYWHERE IN SHOPPING CENTER

DRIVE THRU TENANT SIGN GUIDELINES:

The rate of calculation of total signs on building facade shall not exceed 1.25 square feet of sign area per linear foot of overall store width.

Sign copy height and number of lines is not limited prescriptively, but shall be fitted proportionally to the wall surface it is attached.

Maximum sign width cannot exceed 80% of uninterrupted architectural facade on a single building plane.

Drive Thru Tenant wall signs shall be allowed on all four (4) sides of building. Due to the smaller relative scale of pad buildings, special attention is to be given to appropriate integration of Tenant wall signs into the building architecture.

Two (2) Freestanding Menu Boards and one (1) wall sign are permitted for each automobile service window. Menu board shall not exceed seven (7) feet in height above grade and shall not contain more than forty (40) square feet of area.

Directional signs are allowed to locate drive thru entries and identify exits.

SPECIFIC LOCATIONS AND SURROUNDING ARCHITECTURAL TREATMENTS CAN DICTATE MAXIMUM SIGN HEIGHT AND LENGTH, WHICH IN MANY CASES MAY BE LESS THAN THE MAXIMUM DEFINED HEREIN.

FP 1 FREEWAY PYLON SIGN

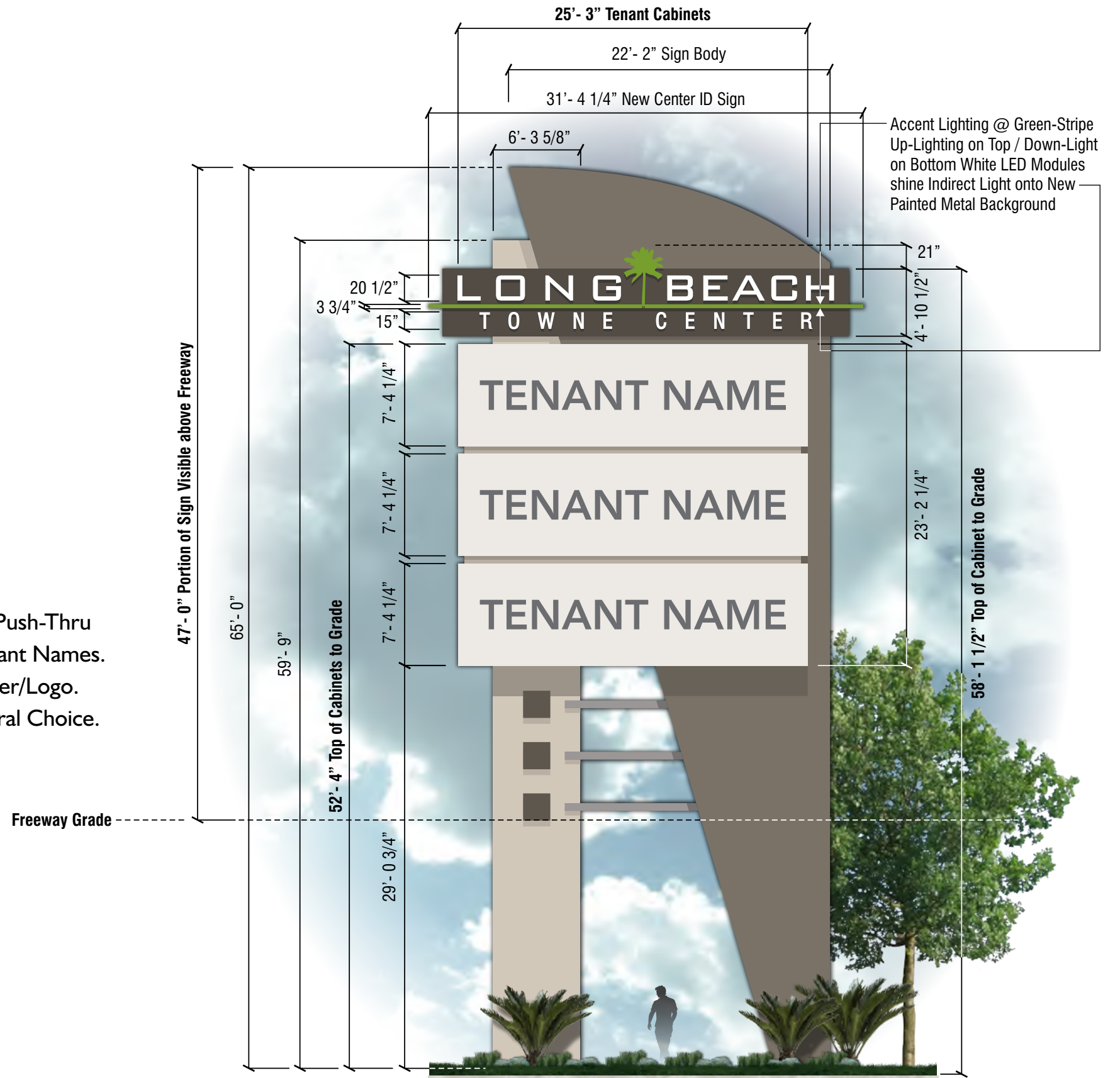
SIGN SPECIFICATIONS:

Area: 525 square feet maximum per side.
 Maximum height above Freeway Grade 47'- 0".
 Maximum 40'- 0" to the Top of the Sign Panels.

"Long Beach Town Center" to be front-lit channel letters.

Tenant Panel Size: 7'-4" x 20'-0"

Tenant Panel Materials: Panel Materials: Aluminum Faces routed for 3/4" Push-Thru Acrylic Lettering & Logos for Tenant Names.
 Required for: Each individual Letter/Logo.
 Aluminum Painted SW7011 Natural Choice.



FP 2 FREEWAY PYLON SIGN

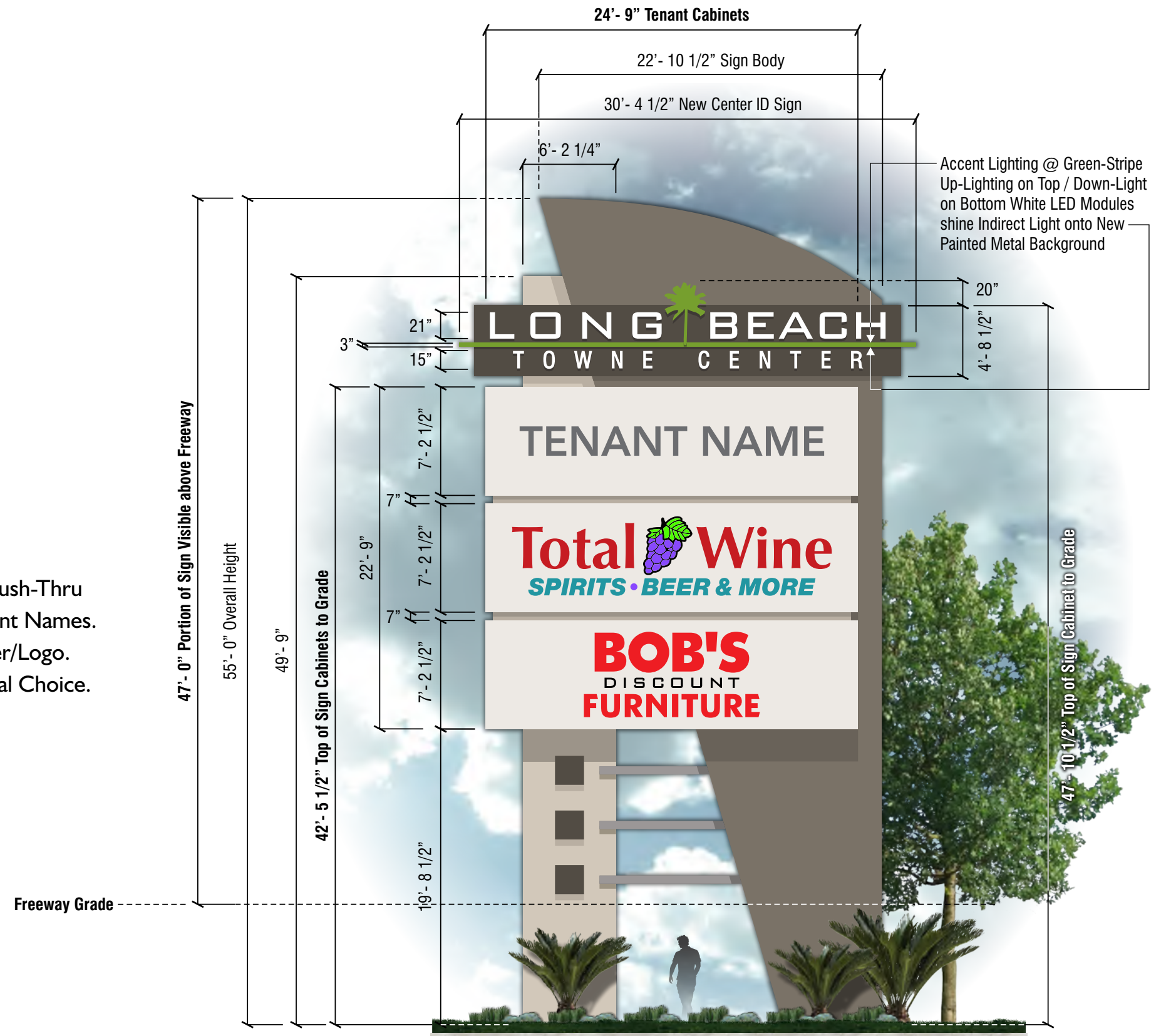
SIGN SPECIFICATIONS:

Area: 525 square feet maximum per side.
 Maximum height above Freeway Grade 47'- 0".
 Maximum 40'- 0" to the Top of the Sign Panels.

"Long Beach Town Center" to be front-lit channel letters.

Tenant Panel Size: 7'-4" x 20'-0"

Tenant Panel Materials: Panel Materials: Aluminum Faces routed for 3/4" Push-Thru Acrylic Lettering & Logos for Tenant Names.
 Required for: Each individual Letter/Logo.
 Aluminum Painted SW7011 Natural Choice.



FP 3 FREEWAY PYLON SIGN

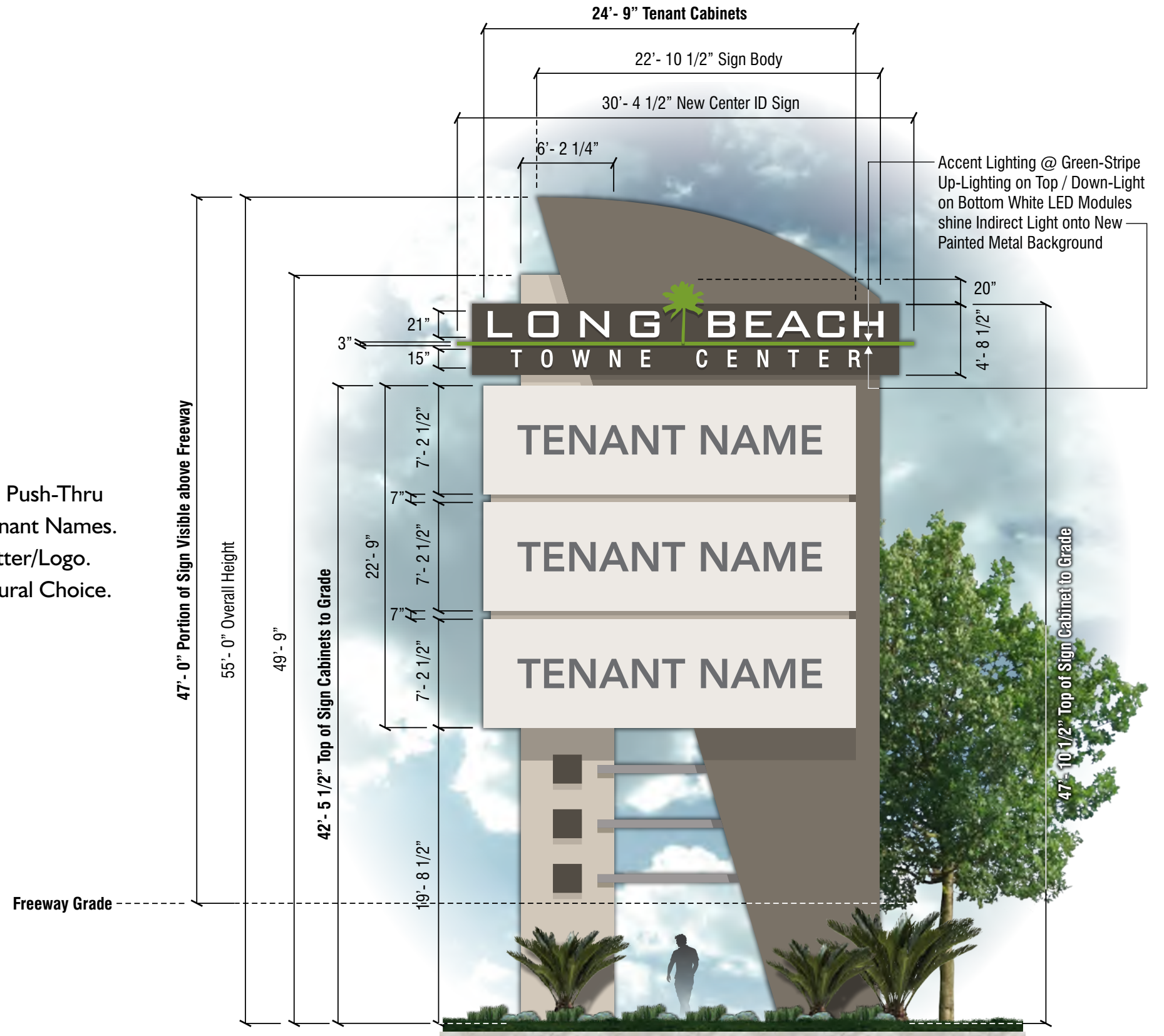
SIGN SPECIFICATIONS:

Area: 525 square feet maximum per side.
 Maximum height above Freeway Grade 47'- 0".
 Maximum 40'- 0" to the Top of the Sign Panels.

"Long Beach Town Center" to be front-lit channel letters.

Tenant Panel Size: 7'-4" x 20'-0"

Tenant Panel Materials: Panel Materials: Aluminum Faces routed for 3/4" Push-Thru Acrylic Lettering & Logos for Tenant Names. Required for: Each individual Letter/Logo. Aluminum Painted SW7011 Natural Choice.



FP 4 FREEWAY PYLON SIGN

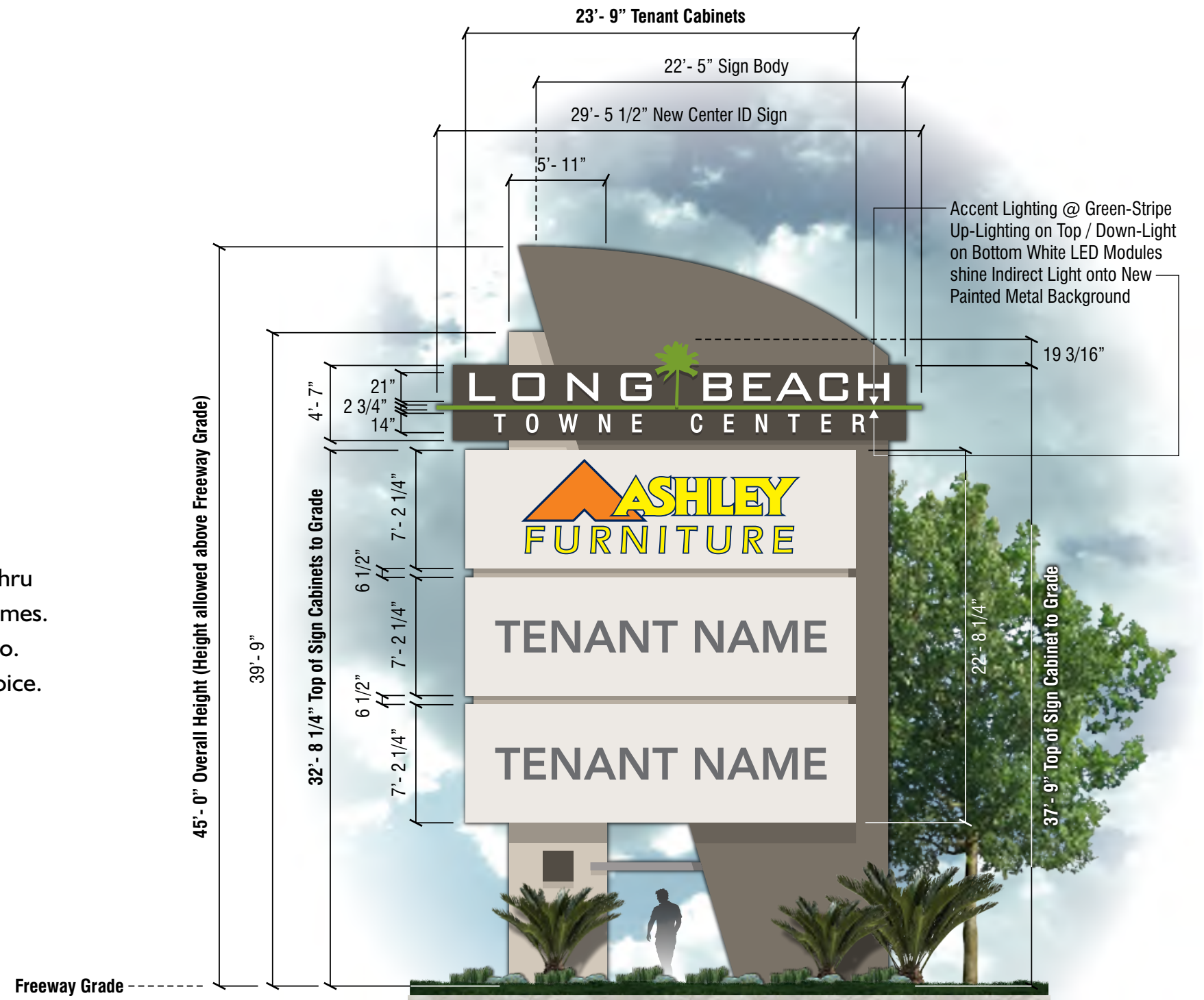
SIGN SPECIFICATIONS:

Height: 45' above freeway grade maximum.
 Area: 525 square feet maximum per side.

“Long Beach Town Center” to be front-lit channel letters.

Tenant Panel Size: 7'-4" x 20'-0"

Tenant Panel Materials: Panel Materials: Aluminum Faces routed for 3/4" Push-Thru
 Acrylic Lettering & Logos for Tenant Names.
 Required for: Each individual Letter/Logo.
 Aluminum Painted SW7011 Natural Choice.



SP 1 STREET PYLON SIGN

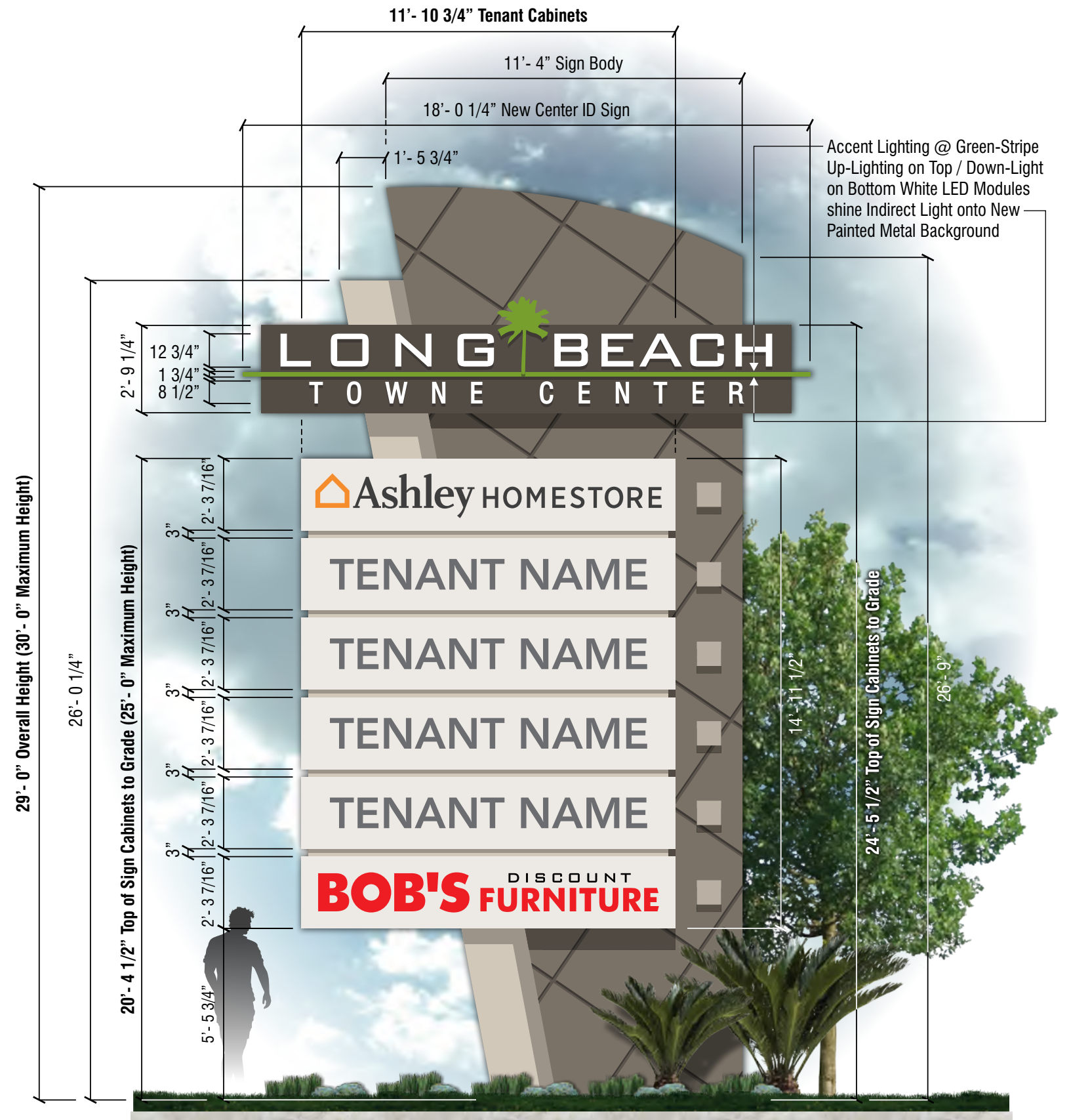
SIGN SPECIFICATIONS:

Area: 180 square feet maximum per side.
 Maximum Height of 30'- 0".
 Maximum Height of 25'- 0" to Top of Sign Panel.

"Long Beach Town Center" to be front-lit channel letters.

Tenant Panel Size: 2'-0" x 10'-0"

Tenant Panel Materials: Panel Materials: Aluminum Faces routed for 3/4" Push-Thru Acrylic Lettering & Logos for Tenant Names. Required for: Each individual Letter/Logo. Aluminum Painted SW7011 Natural Choice.



SP 2 STREET PYLON SIGN

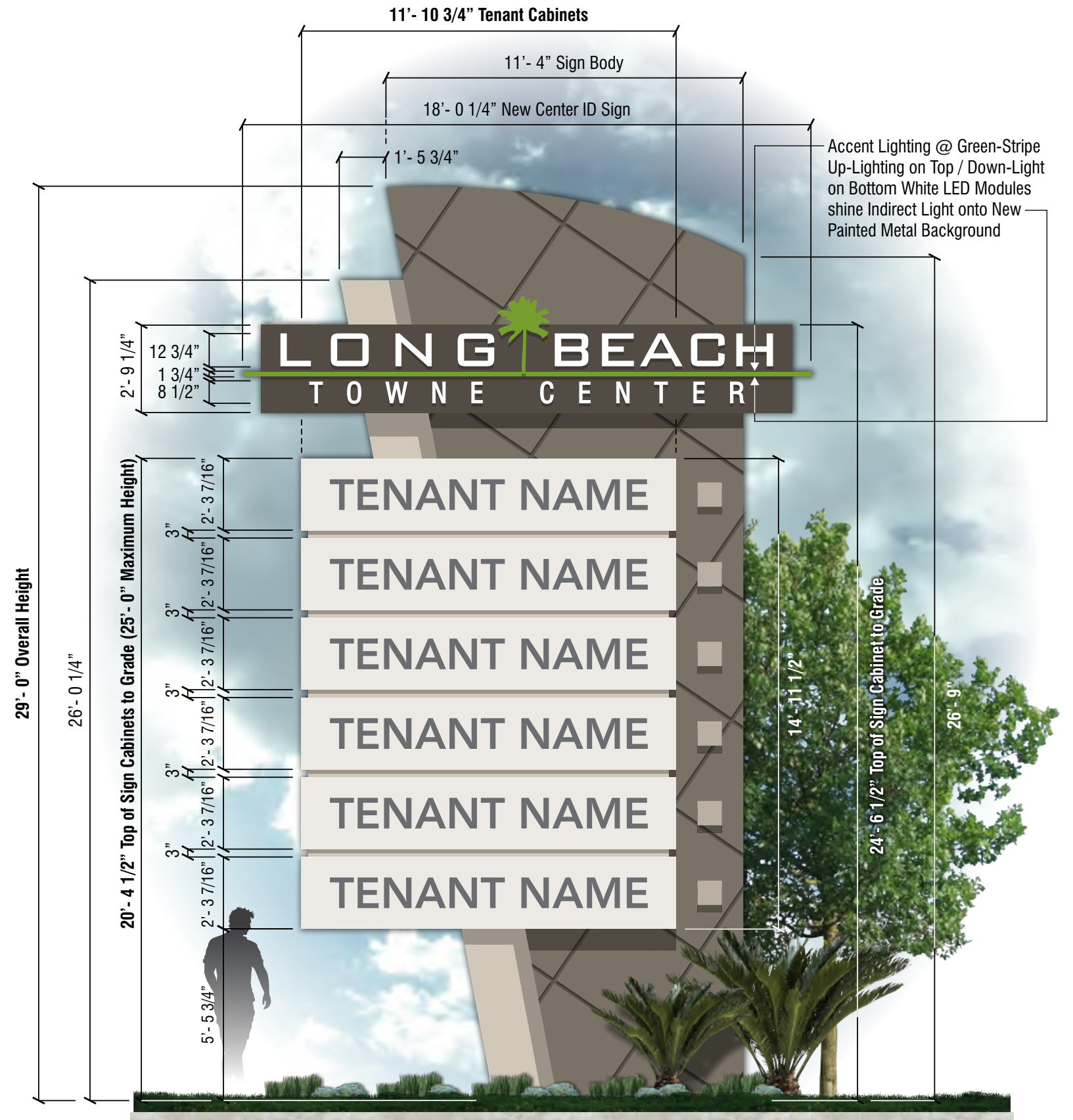
SIGN SPECIFICATIONS:

Area: 180 square feet maximum per side.
 Maximum Height of 30'- 0".
 Maximum Height of 25'- 0" to Top of Sign Panel.

"Long Beach Town Center" to be front-lit channel letters.

Tenant Panel Size: 2'-0" x 10'-0"

Tenant Panel Materials: Panel Materials: Aluminum Faces routed for 3/4" Push-Thru Acrylic Lettering & Logos for Tenant Names. Required for: Each individual Letter/Logo. Aluminum Painted SW7011 Natural Choice.



SP 3 STREET PYLON SIGN

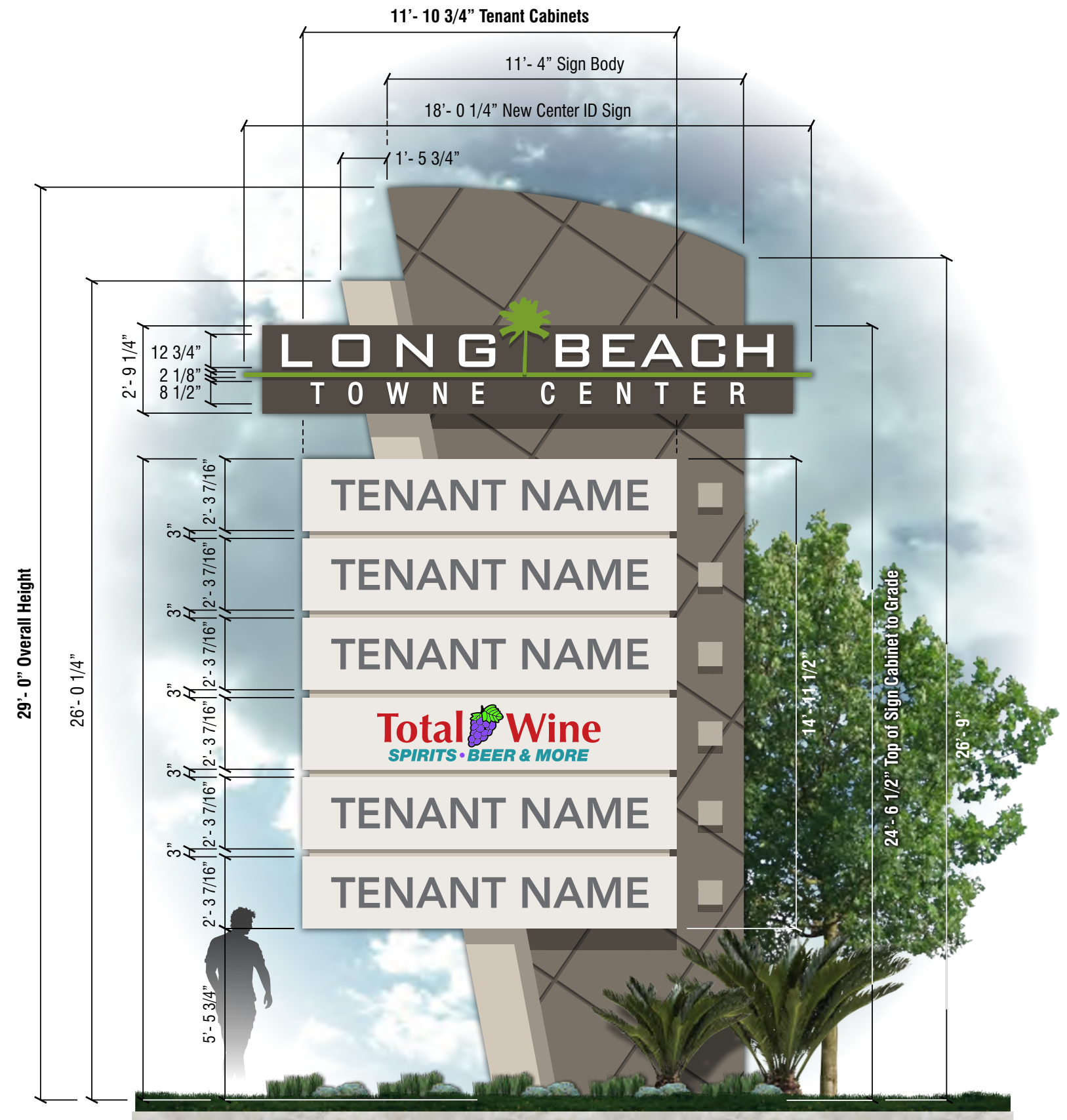
SIGN SPECIFICATIONS:

Area: 180 square feet maximum per side.
 Maximum Height of 30'- 0".
 Maximum Height of 25'- 0" to Top of Sign Panel.

"Long Beach Town Center" to be front-lit channel letters.

Tenant Panel Size: 2'-0" x 10'-0"

Tenant Panel Materials: Panel Materials: Aluminum Faces routed for 3/4" Push-Thru Acrylic Lettering & Logos for Tenant Names.
 Required for: Each individual Letter/Logo.
 Aluminum Painted SW7011 Natural Choice.



MT 1 MULTI-TENANT MONUMENT SIGN



SIGN SPECIFICATIONS:

Height: 8' maximum above grade

Area: 30 square feet maximum per side

Tenant Panel Size: 16 1/2" x 8'-0"

Panel Materials: .080" Aluminum Painted to match SW7011 Natural Choice. Tenant Copy to be Routed for Required 3/4" Thick Push-Thru Letters.

MT 2 MULTI-TENANT MONUMENT SIGN



SIGN SPECIFICATIONS:

Height: 8' maximum above grade

Area: 30 square feet maximum per side

Tenant Panel Size: 16 1/2" x 8'-0"

Panel Materials: .080" Aluminum Painted to match SW7011 Natural Choice. Tenant Copy to be Routed for Required 3/4" Thick Push-Thru Letters.

ST 1 SINGLE-TENANT MONUMENT SIGN



SIGN SPECIFICATIONS:

Height: 6' maximum above grade

Area: 30 square feet maximum per side

Tenant Panel Size: 2'-0" X 8'-0"

Panel Materials: .080" Aluminum Painted to match SW7011 Natural Choice. Tenant Copy to be Routed for Required 3/4" Thick Push-Thru Letters.

ST 2 SINGLE-TENANT MONUMENT SIGN



SIGN SPECIFICATIONS:

Height: 6' maximum above grade

Area: 30 square feet maximum per side

Tenant Panel Size: 4'-0" x 6'-0"

Panel Materials: .080" Aluminum Painted to match SW7011 Natural Choice. Tenant Copy to be Routed for Required 3/4" Thick Push-Thru Letters.

ST 3 SINGLE-TENANT MONUMENT SIGN



SIGN SPECIFICATIONS:

Height: 6' maximum above grade

Area: 30 square feet maximum per side

Tenant Panel Size: 4'-0" x 6'-0"

Panel Materials: .080" Aluminum Painted to match SW701 | Natural Choice. Tenant Copy to be Routed for Required 3/4" Thick Push-Thru Letters.

FC 1 ENTERTAINMENT FREESTANDING SIGN

SIGN SPECIFICATIONS:

Top Center ID Sign: Front Lit Channel Letters on aluminum backer.

Center Electronic Display: 8mm Color display. Messaging to be only for tenants within Long Beach Town Center (**NO Offsite Business Ads allowed and messages cannot change more frequently than 8 seconds duration time**).

Digital Display Freestanding Sign shall conform to Section 21.44.850 of the Long Beach Municipal Code.



LD LARGE DIRECTIONAL SIGN



SIGN SPECIFICATIONS:

Height: 8' maximum above grade
Area: 3 square feet maximum per side

Tenant Panel Size: 9 1/4" X 2'-10 1/2"

Panel Materials: Custom Aluminum Sign Panels, Painted to match Existing. Decorated with Individual FCO Acrylic Plastic Letters (1/4" Thick Acrylic Plastic Painted Matthews White).

SD SMALL DIRECTIONAL SIGN



SIGN SPECIFICATIONS:

Height: 7' maximum above grade

Area: 5.14 square feet maximum per side

Tenant Panel Size: 1'-7" x 3'-3"

Panel Materials: Custom Aluminum Sign Panels Painted to match Existing (Satin Finish). And Decorated with Individual FCO Acrylic Plastic Letters (1/4" Thick Acrylic Plastic Painted Matthews Black).