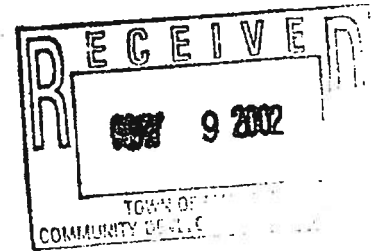


Mammoth Mall

Mammoth Mall
126 Old Mammoth Road
Mammoth Lakes CA. 93546
760/ 934-4808



MASTER SIGN PLAN & TENANT SIGN CRITERIA

This master sign plan and tenant sign criteria has been established for the purpose of maintaining a continuity of quality and aesthetics throughout the Mammoth mall for the mutual benefit of all the tenants, and to comply with the regulations of the Town of Mammoth Lakes Zoning Ordinance, chapter 17.40 "Signs". Conformance to the described criteria will be strictly enforced, and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the tenant.

I. GENERAL REQUIREMENTS

- A. Each Tenant shall submit or cause to be submitted to the landlord for approval, prior to fabrication, two copies of detailed drawings indicating the location, size, layout, design, color, materials and method of attachment as per the attached Exhibits to the landlord.
- B. The sign drawings are to be prepared by a reputable state licensed sign contractor and should indicate the following information.
 - 1. A scaled storefront drawing reflecting the proposed sign design and all dimensions as it relates to the storefront elevation.
 - 2. Sizes of sign letters must be accurate dimensioned and spaced.
 - 3. Colors, finish and type of materials
- C. The Tenant or his representative prior to installation shall obtain all permits for signs and their installation required by the town of Mammoth Lakes.
- D. All signs shall be constructed and installed at the Tenant's expense.

- E. Tenant shall be responsible for the fulfillment of all requirements and specifications. Approval or disapproval of sign submittals shall remain the sole right of the Landlord and the Town of Mammoth Lakes.
- F. Tenants shall be responsible for the installation and maintenance of the sign.

II. TOWN OF MAMMOTH LAKES SIGNAGE REQUIREMENTS

- A. TERM: The Master Sign Plan of The Mammoth Mall shall be valid for a period of ten years from the date of adoption, May 15, 2002, and shall be required to be renewed in its entirety by May 15, 2012, in accordance with the legal sign requirements in effect at that time.
- B. There shall be no signs displayed on this property other than in accordance with the approved Master Sign Plan.

III. SIGN SPECIFICATIONS

- A. First Floor Tenant Storefront Signs: One storefront sign is allowed for each first floor tenant. Sign is to be placed on the building exterior, adjacent to or in front of their entry doors as specified by the landlord. Storefront signs shall not exceed 30 square feet. Each storefront sign is to be a single faced, wood (or wood like product) with routed or sandblasted background and/or details.

First Floor Signage:

	SIZE	SQ FT.	WALKWAY
Sign 1	2'-0" X 13'-8"	29.3	
Sign 2	2'-0" X 13'-8"	29.3	
Sign 3	2'-0" X 13'-8"	29.3	10' X 6'-0"
Sign 4	2'-0" X 13'-8"	29.3	10' X 6'-0"
Sign 5	2'-0" X 13'-8"	29.3	10' X 6'-0"
Sign 6	2'-0" X 13'-8"	29.3	
Sign 7	2'-0" X 9'-8"	19.3	10' X 6'-0"
Sign 8	2'-0" X 13'-8"	29.3	10' X 6'-0"
Sign 9	2'-0" X 13'-8"	29.3	10' X 6'-0"
Sign 10	2'-0" X 13'-8"	29.3	10' X 6'-0"
Sign 11	2'-0" X 13'-8"	29.3	10' X 6'-0"
Sign 12	2'-0" X 13'-8"	29.3	

SQUARE FOOTAGE

Building frontage	N. Elevation 8284 sq. ft. E. Elevation 8353
Sign totals	N. Elevation 146.5 E. Elevation 195.1

- B. **First Floor Tenant Walkway Sign:** One under canopy walkway sign is allows for each first floor tenant. Sign to be installed on the building exterior, adjacent to or directly over their entry doors as specified by the Landlord. Walkway signs is to be a double sided, wood (or wood like product) with routed, sandblasted or carved background and/or detail. Walkway signs are to hung from the ceiling canopy, perpendicular to the store entrance, with a minimum of 8'-0" AFF clearance. Walkway signs shall not exceed 4 square feet and shall be 10" in height and 6'-0" in length.
- C. **Monument Signs:** Existing monument signs, that include two wood panels 5'-6" in height, and 10'-2" in length. Total square footage for these signs shall be 30 square feet per panel. The top of the existing signs are 10'-0" above grade. The setback is 5'-0" to the planter and 9'-0" to the sign. The monument sign also includes a single 10'-0" florescent tube lighting with integral shielding. The exsisting monument sign is non-conforming with current ordinance requirements and will need to be updated to current town ordinance standards if altered or updated.
- D. **Color Scheme Requirements:** The color scheme for the mall includes Brown pantone 470C, Beige pantone 468U and Green pantone 343C. Logo colors on the individual signs can include other colors following approval by the landlord and the town staff.

IV. CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners.
- B. No labels or other identification will be permitted on the exposed surface of signs except those required by local ordinance.
- C. Sign contractor shall repair any damage caused by his work. Damage done to building structure that is not repaired by the sign contractor shall become the Tenant's responsibility.

D. A building permit is required for installation of signs and all building code requirements must be adhered to prior to installation.

V. GUARANTEE

A. The entire sign display shall be guaranteed for one year from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.

VI. INSURANCE

A. The sign company shall carry worker's compensation and general liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or erection of signs.

VII. MISCELLANEOUS REQUIREMENTS

A. At the expiration, or sooner termination of Tenant's lease term, Tenant shall be required to remove his signs and patch the canopy and fascia and paint the patched area to match the surrounding area. If Tenant does not repair the wall surface to the Landlord's satisfaction, Landlord will perform repairs at Tenant expense.

B. The Town of Mammoth Lakes staff may make minor administrative adjustments to address location and size discrepancies.

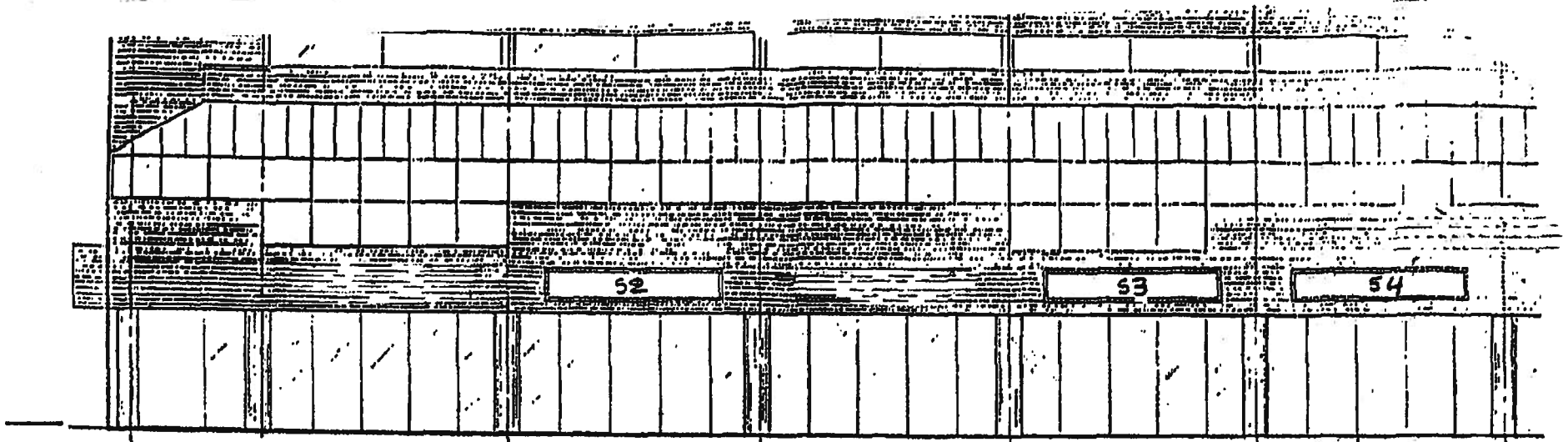
VIII. PROHIBITED SIGNS

A. Sign constituting a traffic hazard: No person shall install any sign which simulates or imitates in size, color, lettering or design, any traffic sign or signal.

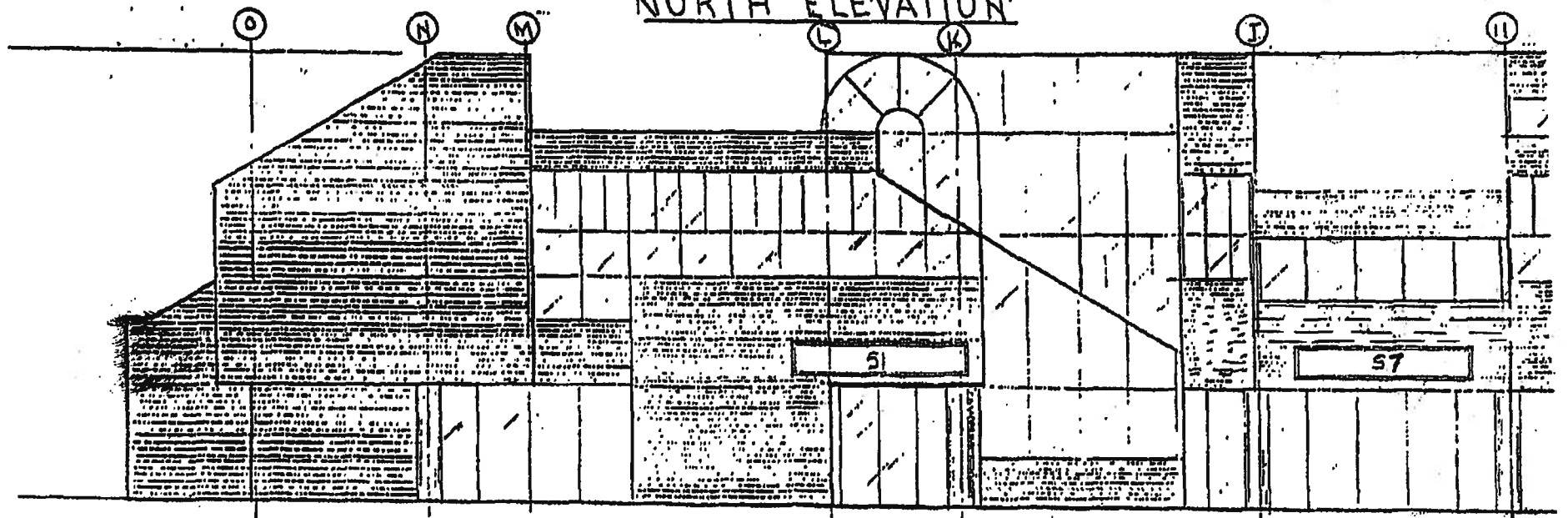
B. Immoral or Unlawful Advertising: It shall be unlawful to install or exhibit, post or display upon any sign anything of any obscene, indecent, or immoral nature or unlawful activity.

C. Signs on doors, window or fire escape paths: No window signs will be permitted in the common area in front of the store. No signs shall be installed so as to prevent free ingress and egress from any door.

- D. **Animated, audible or moving signs:** Signs consisting of, or giving the effect of moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or having animated light area are prohibited.
- E. **Off-Premise Signs:** Any sign installed for the purpose of advertising a project or event occurring of the center property is prohibited unless approved in writing by the Landlord.
- F. **Vehicle Signs:** Signs on or affixed to any vehicle which advertise, identify or provide direction to a use or activity not related to its lawful making of deliveries or merchandise or service are prohibited.
- G. **All signs listed in the Town of Mammoth Lakes Municipal Code** as prohibited signs.
- H. **Light Bulb Strings and Exposed Tubing:** Storefront display lighting (other than temporary holiday lighting) that consist of unshielded light bulbs, open, exposed neon or gaseous light tubing are prohibited.

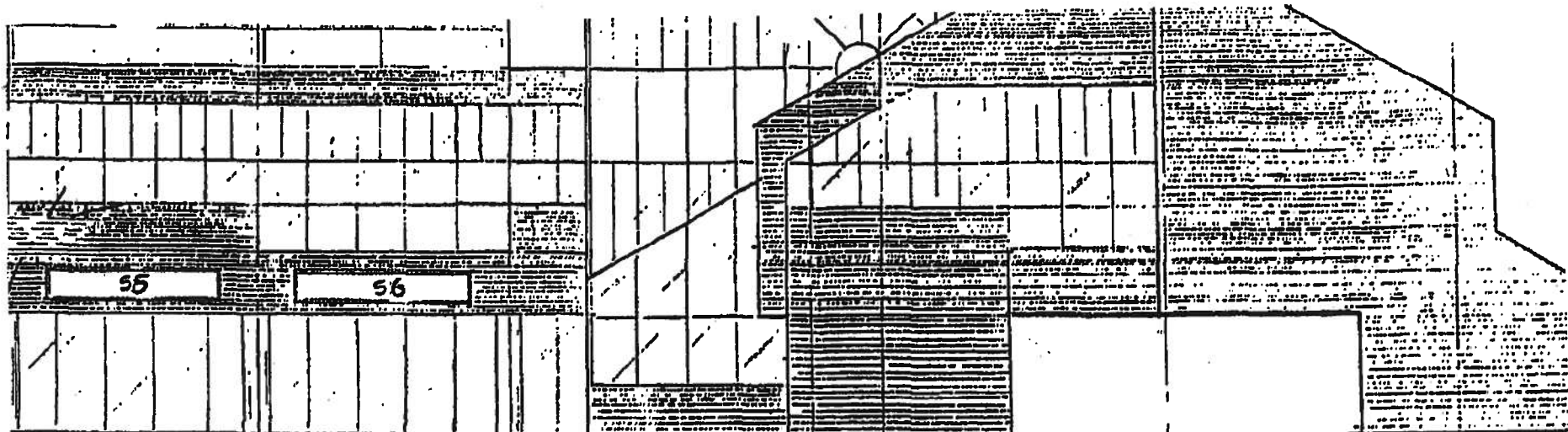


NORTH ELEVATION

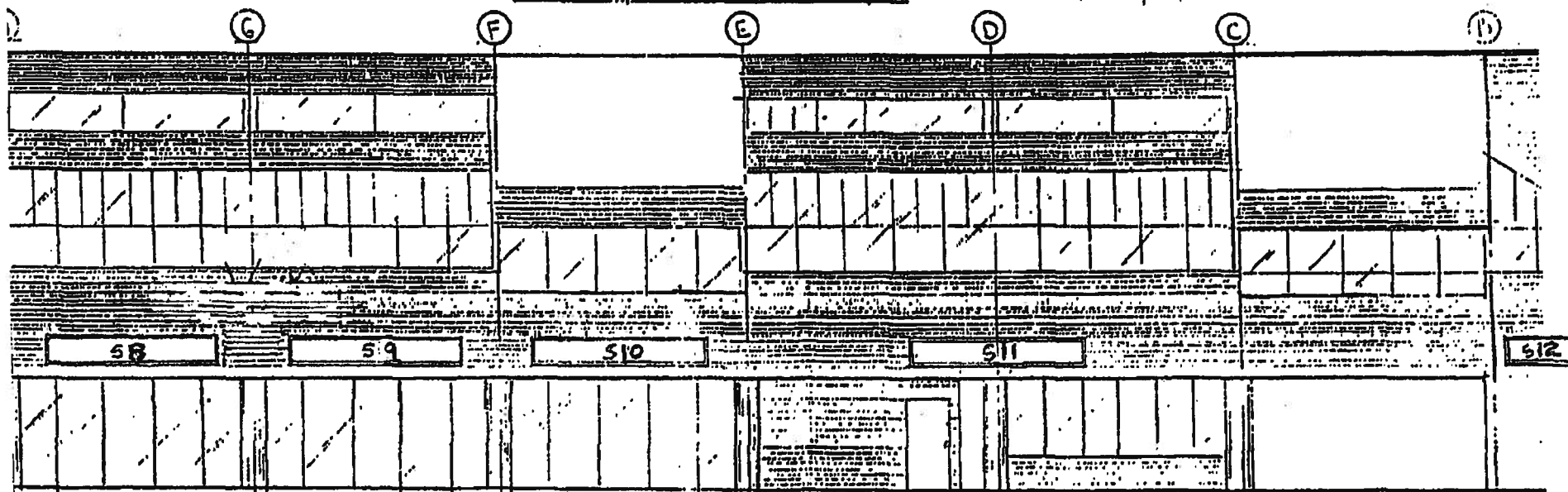


EAST ELEVATION

Scale $\frac{1}{8}'' = 1'-0''$

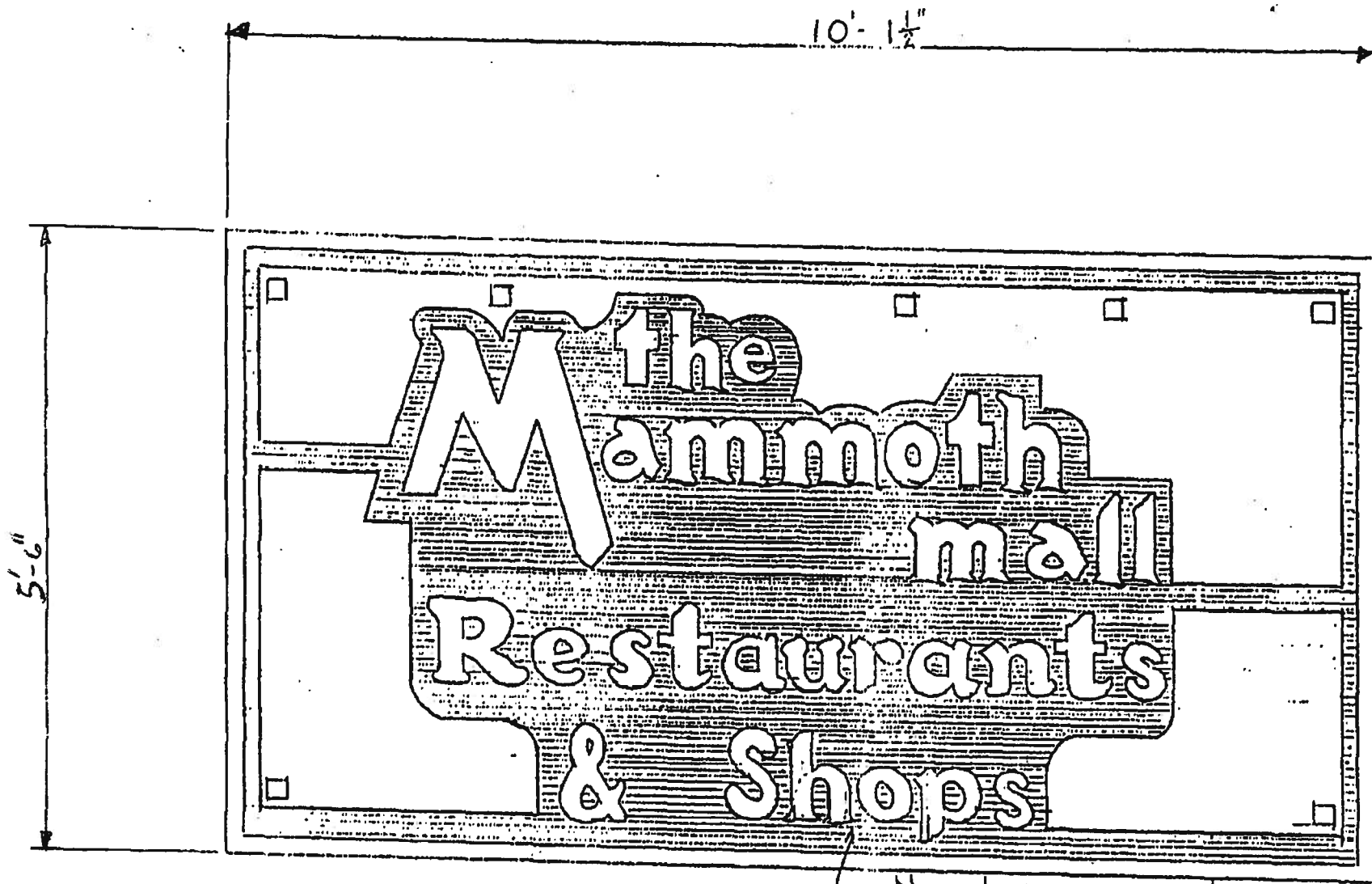


NORTH ELEVATION 34'-8" x 239'-0" = 8284'



EAST ELEVATION 34'-8" x 241'-0" = 8353'

Scale 1/8" = 1'-0"



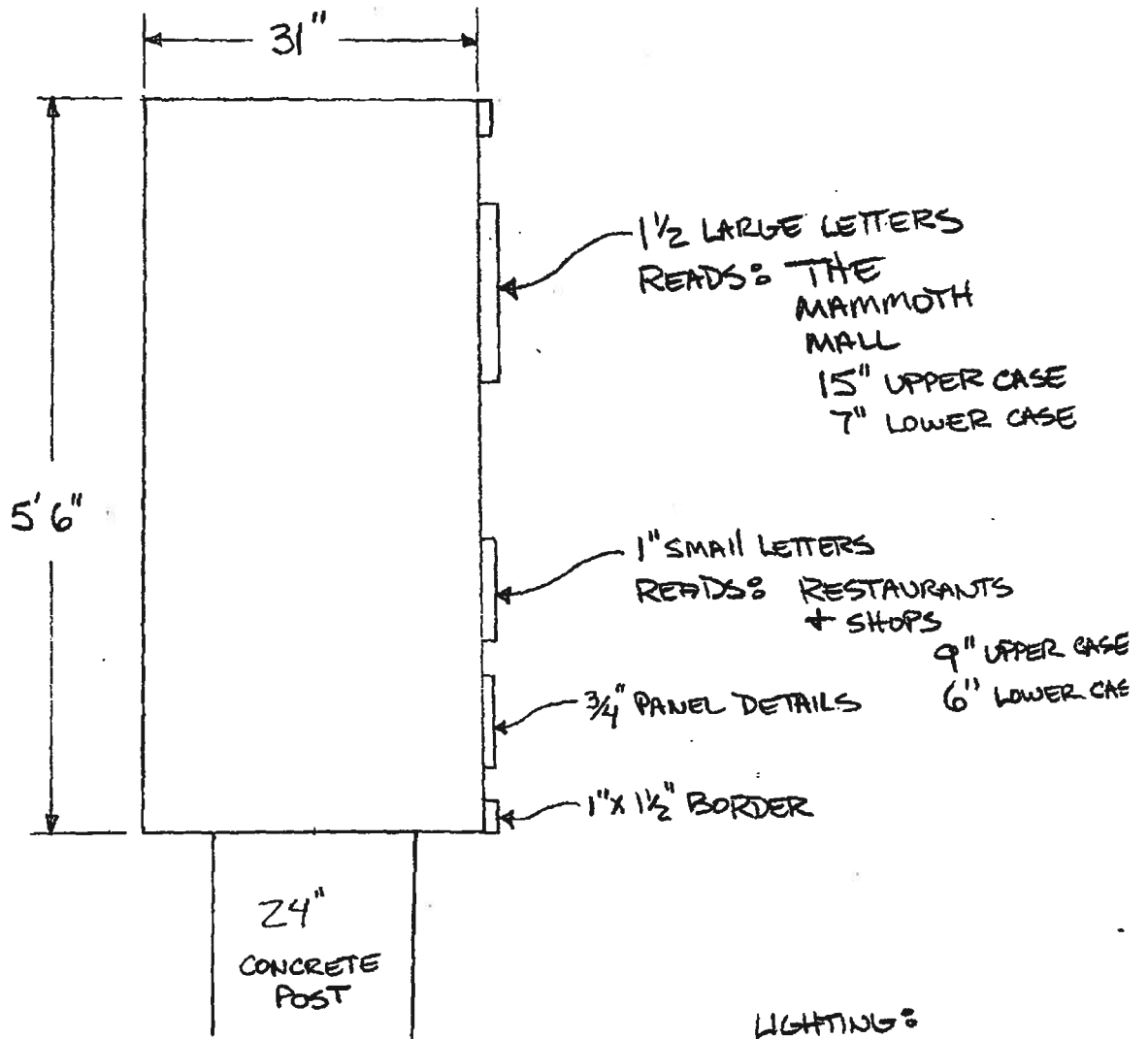
New letters to match existing

Scale $\frac{3}{4}'' = 1'-0''$

IDENTIFICATION SIGN 2-SIDES

DETAIL I

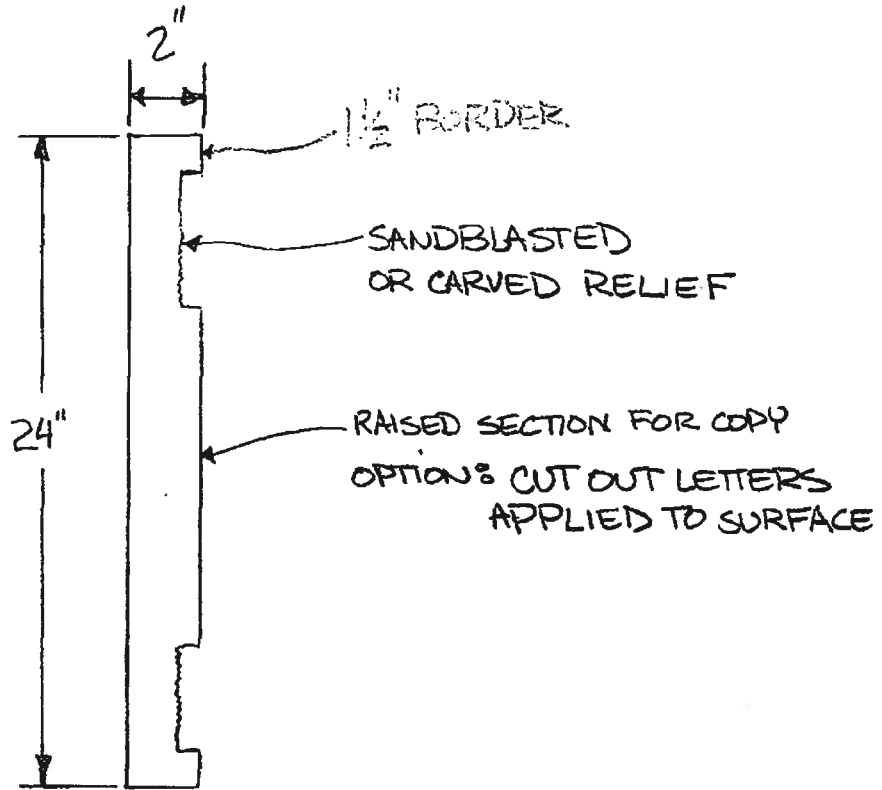
MALL IDENTIFICATION SIGN DETAIL



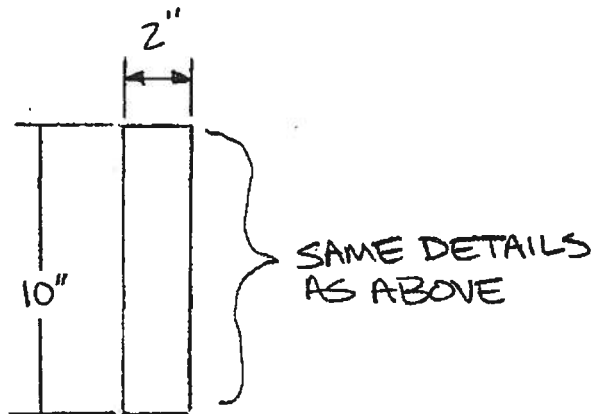
SCALE = 3/4" = 1'

DETAIL I B

LIGHTING:
1 10" FLORESCENT TUBE
PER SIDE W/ INTEGRA
SHIELDING

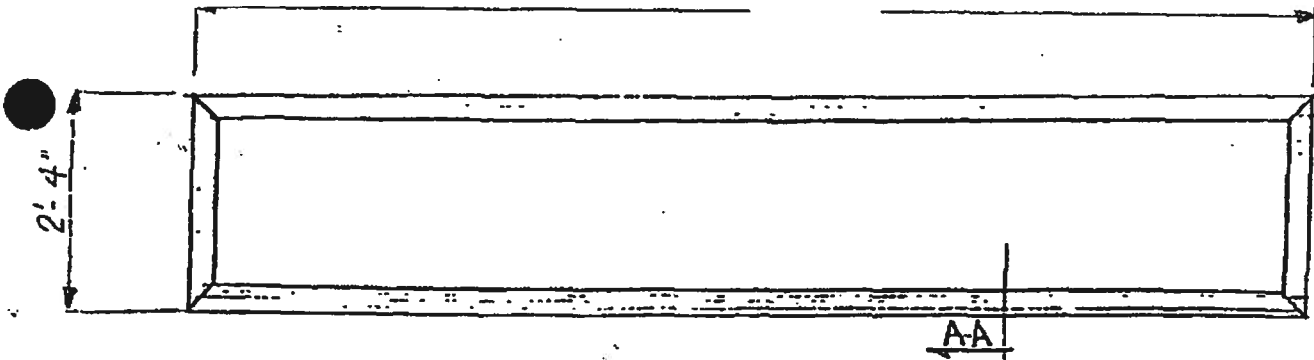


TYPICAL SIGN DETAIL



WALKWAY SIGN 2-SIDED

DETAIL II

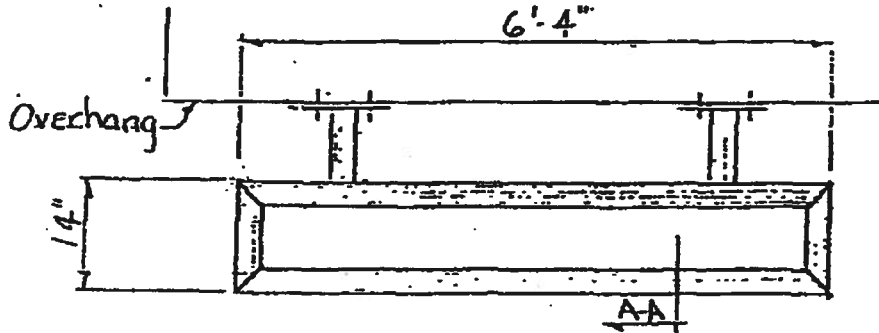


TYPICAL SIGN DETAIL

2" Sq. Steel Welded Frame.

Signblank: 2" REDWOOD or HDU FOAM

See color scheme & Mounted Detail



WALKWAY SIGN . 2-SIDED



SEE
DETAIL
III

COLOR SCHEME

Letters: Beige

PANTONE 468U

Logo: Any Color
(PER TOWN STAFF APPROVAL)

Background: Brown

PANTONE 470C

2x2" Steel Welded Frame

SECTION A-A

DETAIL III