

CHINO HILLS

CORPORATE PARK



S I G N P R O G R A M

JUNE 24, 2005

EQUITY BUILDING SERVICES, LLC
151 KALMUS, SUITE M-2
COSTA MESA, CA 92626



800-655-9972

JOB NO.
04-5403
5-11-2005

CHINO HILLS CORPORATE PARK

APPROVED BY
CITY OF CHINO
PLANNING COMMISSION

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CITY OF CHINO
PLANNING COMMISSION

[Signature]
6/22/05

CHINO HILLS

CORPORATE PARK

PROJECT DIRECTORY

Owner: Chino Hills Corporate Park, L.P.
31866 Camino Capistrano
San Juan Capistrano, CA 92675
(949) 496-1316
(fax) 496-1274

Owner's Rep: Equity Building Services, LLC
151 Kalmus, Suite M-2
Costa Mesa, CA 92626
Contact: Quinn Johnson
(714) 556-1481
(fax) 556-1482

Project Architect: Mac David Martinez Architects
2472 Chambers Road, Suite 210
Tustin, CA 92780
Contact: Eric Aubert
(714) 505-5945

Signage Consultant: Signage Solutions
1336 Allec Street
Anaheim, CA 92805
(714) 491-0299
(fax) 491-0439

City Planning: City of Chino Hills
Community Development
2001 Grand Avenue
Chino Hills, CA 91709
Contact: Jeffery S. Adams
(909) 364-2742
(fax) 364-2795

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SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Chino Hills Corporate Park. 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 Chino Hills Corporate Park.

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 leasefront, 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 installation. Owner must receive the sign contractor's Certificate of Insurance naming Equity Building Services, LLC as additionally insured.
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:

- 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.



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DESIGN GUIDELINES FOR EXTERIOR TENANT SIGNS

The purpose of establishing these design guidelines is to ensure that each exterior sign will contribute to the success of Chino Hills Corporate Park. High quality face and halo illuminated channel letter signage, which reflects the integrity of the architecture, will be required.

A. ILLUMINATION:

- Halo illumination.

B. 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.
- Default return and face color to be black. Exception may be made by Owner for Tenants with sign standards that deviate from this specification.

C. TYPE STYLES AND LOGOS:

The use of logos and distinctive type styles is encouraged for all tenant signs. Tenants may utilize their logo graphics and type style, provided that they are compatible with the architecture and approved by the Owner. Type may be arranged in one (1) or two (2) lines of individual reverse halo illuminated channel letters and may consist of upper and/or lower case letters.

D. SIZES AND QUANTITIES:

1. 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.

PROHIBITED EXTERIOR TENANT 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.
- Freestanding signs, except as provided in this text.
- 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.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon City and Owner approval



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FABRICATION REQUIREMENTS FOR EXTERIOR TENANT SIGNS

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

- A. All signs to consist of individual halo illuminated channel letters fabricated from minimum 0.063 aluminum. Letter return depth to be 5 inches deep. All letters to have 3/16-inch thick clear Lexan back lenses and minimum two (2) 1/4-inch diameter weep holes drilled in bottom of each. Letters to be installed pin-mounted 1-1/2 inches off building fascia. Logo fabrication and illumination to match that of letters.
- B. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes and permits.
- C. Sign manufacture shall supply a UL label, as 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.
- D. Sign permit stickers shall be affixed to the top edge of signs.
- E. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- F. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- G. 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.
- H. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- I. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the

wall or background. 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.

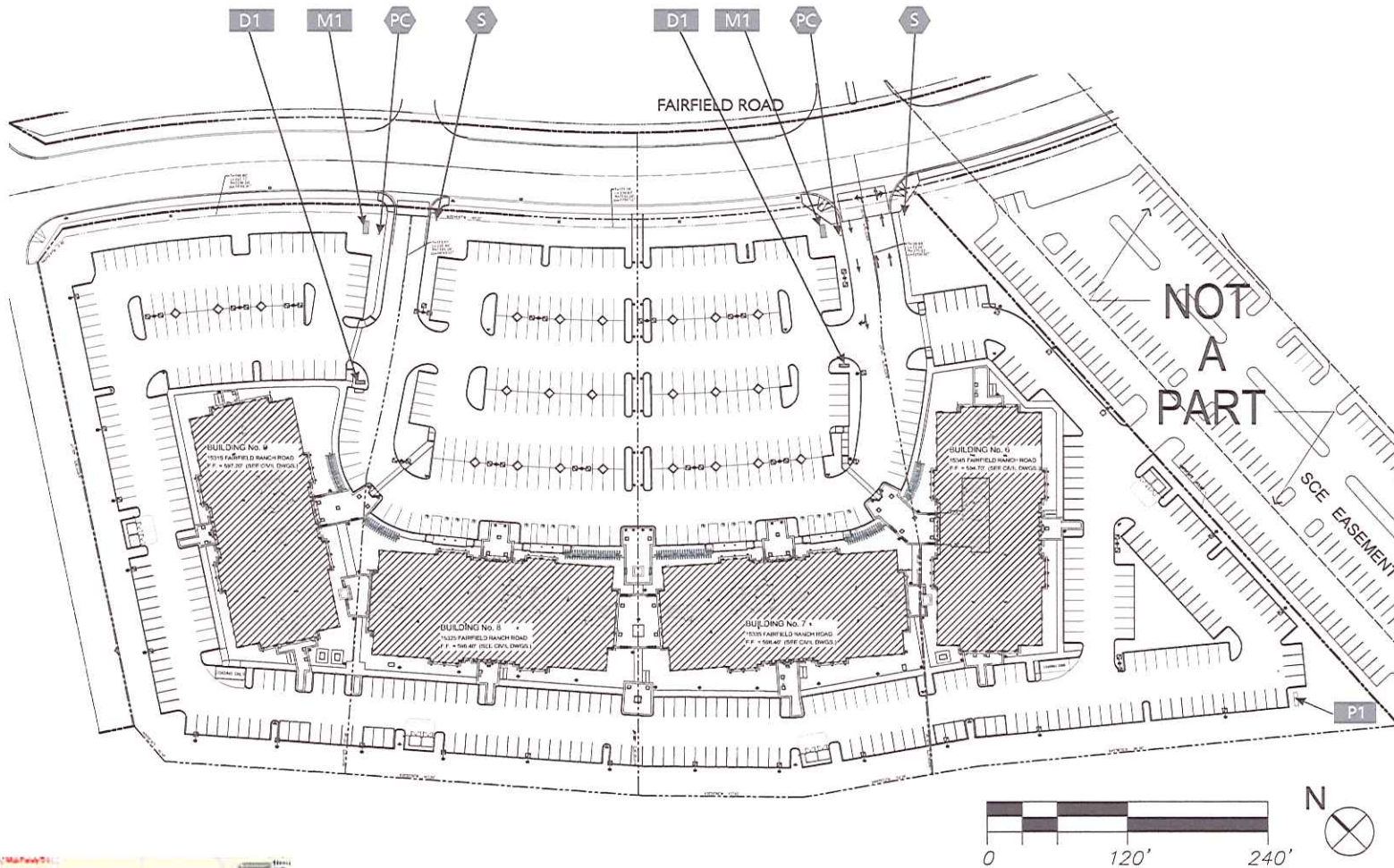
- J. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- K. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- L. 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).
- M. Letter returns shall be painted to contrast with color of letter faces.
- N. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. All lighting must match the exact specifications of the approved shop drawings.
- N. Surface brightness and halo illumination of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks between face and return of channel will not be permitted.



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BUILDING 6	
FIRST FLR :	18,890 S.F.
SECOND FLR :	17,753 S.F.
TOTAL	36,643 S.F.
BUILDING 7	
FIRST FLR :	18,890 S.F.
SECOND FLR :	17,753 S.F.
TOTAL	36,643 S.F.
BUILDING 8	
FIRST FLR :	18,890 S.F.
SECOND FLR :	17,753 S.F.
TOTAL	36,643 S.F.
BUILDING 9	
FIRST FLR :	18,890 S.F.
SECOND FLR :	17,753 S.F.
TOTAL	36,643 S.F.
TOTAL BUILDING AREA	146,572 S.F.

SIGN AREA

P1 400.00 SF
M1 20.00 SF
D1 8.75 SF

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF LOTS 2 & 3, TRACT 10, IN THE 1/4 SECTION 34, T4S, R11E, AS SHOWN ON MAP "AS EXISTING" OF THE SUBDIVISION OF CHINO SANTA ANITA DEL, 2ND, AS FOR PLAT RECORDED IN BOOK 12 OF MAPS, PAGES 45 AND 46, RECORD OF SAN BERNARDINO COUNTY, CALIFORNIA.

APN #102684120000

GROUND MOUNTED SIGNS

- P1 Freeway Pylon
- M1 Multi-Tenant Monument
- D1 Vehicular Directional

PARKING / REGULATORY SIGNS

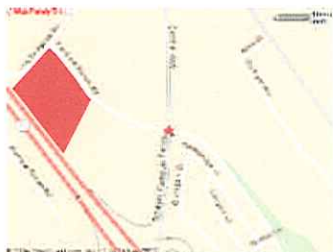
- PC Parking Code Entry
- H Handicap Stall
- S Stop Signs

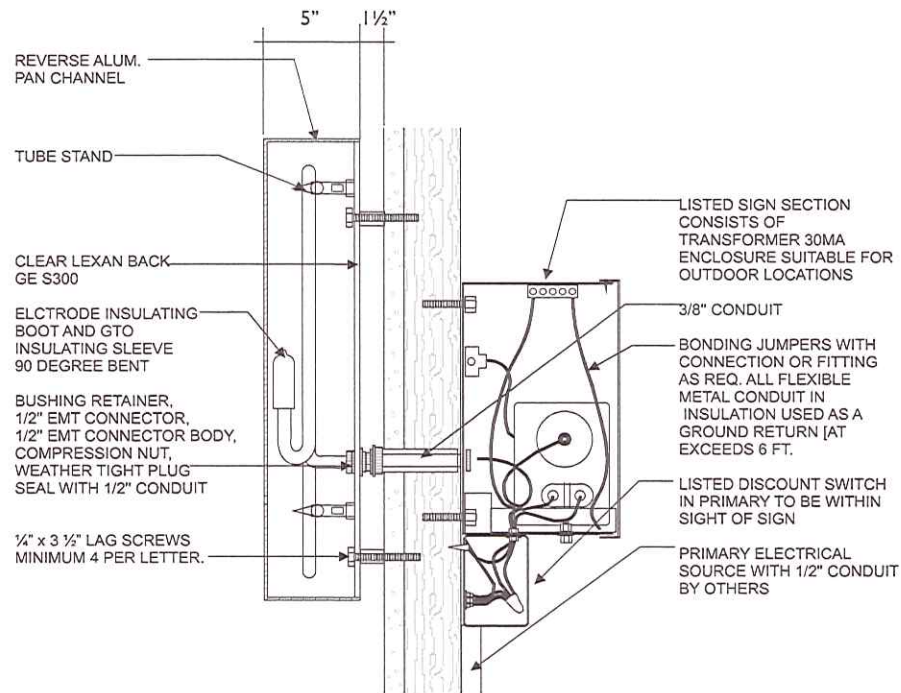
Exhibit

A

CHINO HILLS CORPORATE PARK

SITE PLAN





PRIMARY SIGN DETAIL - REVERSE HALO ILLUMINATED INDIVIDUAL LETTERS

WO OFFICE TENANT WALL SIGN
TYPICAL SECTION DETAIL



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CHINO HILLS CORPORATE PARK

SECTION DETAIL - PRIMARY

Exhibit
B

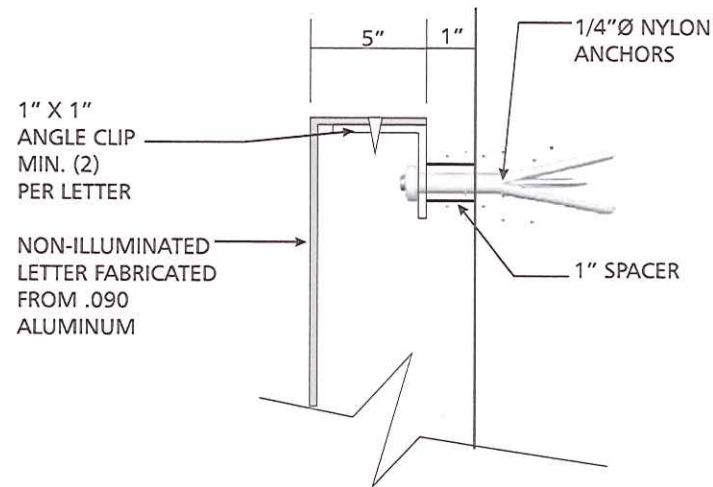


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CHINO HILLS CORPORATE PARK

SECTION DETAIL - EYEBROW



EYEBROW SIGN DETAIL - NON-ILLUMINATED INDIVIDUAL LETTERS

WO OFFICE TENANT WALL SIGN
TYPICAL SECTION DETAIL

Exhibit

C

WO OFFICE TENANT SIGNAGE - PRIMARY

MATERIALS: 5" deep reverse halo illuminated letters and logo. Fabricated from aluminum (see Exhibit B).

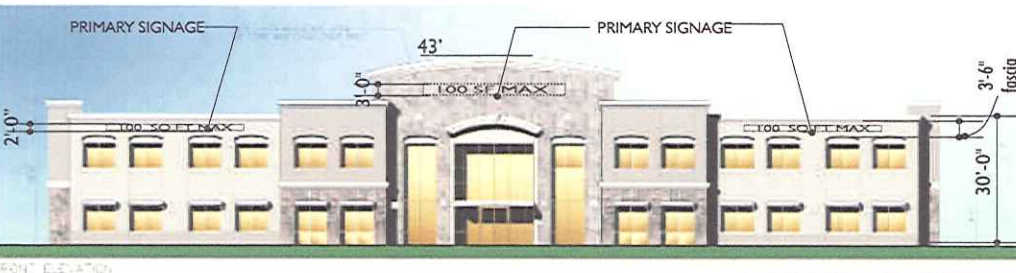
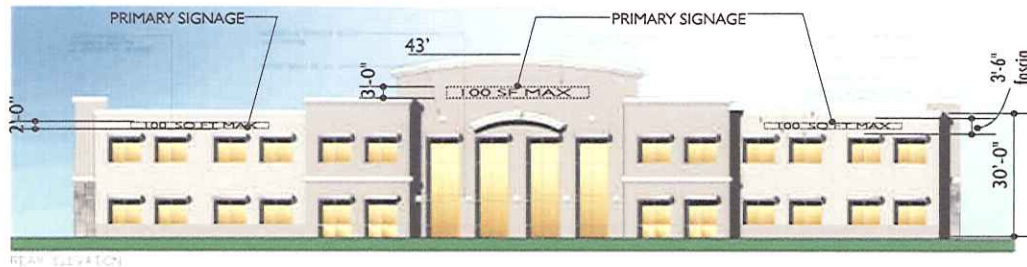
COPY: Tenant name/ logo.

SIGN AREA: 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 inches) 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.
Extenders may be allowed to exceed the max height on a case by case basis, as determined by the Community Development Director.

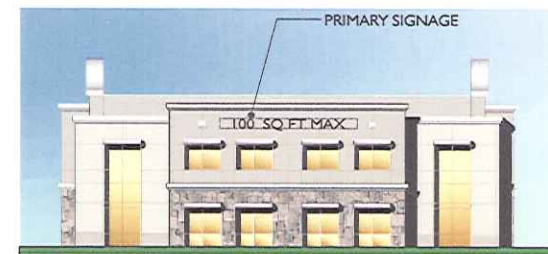
QUANTITY: Each tenant, up to a maximum of three (3) tenants, shall be allowed one (1) Primary Sign per elevation (maximum of 3 signs total). The maximum number of Primary Signs on a building facade shall be three (3) each on the Front and Rear Elevations; and one (1) Primary Sign on the Side Elevations.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

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



ACTUAL OFFICE ELEVATION
TO BE FORTHCOMING



SIDE ELEVATION



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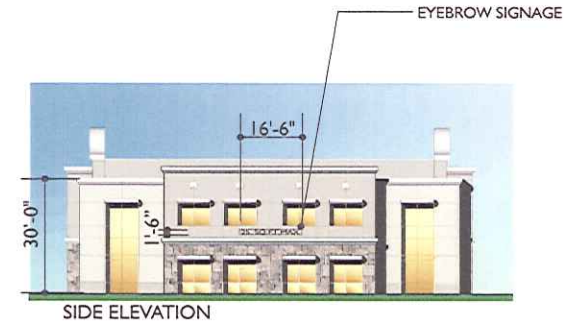
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OFFICE TENANT SIGNAGE - PRIMARY

WO OFFICE TENANT SIGNAGE - EYEBROW

- MATERIALS:** Individual 5" deep reverse pan aluminum letters and optional logo with smooth enamel paint finish (see Exhibit C).
- 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 approval.
- INSTALLATION:** Letters to be pinned off wall 1" using 3/16" dia. welded aluminum studs.
- QUANTITY:** Tenants that do not have Primary Signs shall be allowed one (1) Eyebrow Sign per elevation (maximum of 3 signs total per tenant). The maximum number of Eyebrow Signs on a building facade shall be two (2) each on the Front and Rear Elevations; and one (1) Eyebrow Sign on the Side Elevations. Extenders may be allowed to exceed the max height on a case by case basis, as determined by the Community Development Director.
- TYPE FACE:** Custom tenant logotype/ name with Owner approval.
- COLORS:** Custom colors logotype/ or colors with Owner approval.



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OFFICE TENANT SIGNAGE - EYEBROW

P1 FREEWAY PYLON

MATERIALS: DOUBLE SIDED FABRICATED WITH ALUMINUM WITH SMOOTH AND DRYVIT FINISHES. TENANT FACES TO BE CHANNEL LETTERS (BY OTHERS) INTERNALLY ILLUMINATED WITH 13MM WHITE NEON. CENTER ID TO BE CHANNEL LETTERS. BASE TO HAVE STONE VENEER TO MATCH PROJECT

QUANTITY: (1) ONE.

SIGN AREA: 400 SF MAX.

TYPE FACE: CUSTOM TENANT LETTERING OR LOGO.

COLORS: SEE PAINT AND MATERIAL SCHEDULE

ILLUM: 13MM WHITE NEON

P-1 FIELD COLOR - I.C.I. 472/144 FORTRESS STONE

P-2 BASE COLOR - I.C.I. 420/144 TANTALIZING TAN

P-3 ACCENT COLOR - I.C.I. 560/144 RUSSIAN WHITE

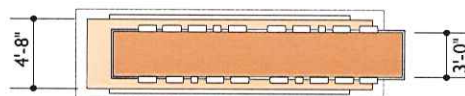
P-4 STONE VENEER - CUSTOM BLEND VSI 82617
(BY OTHERS) CORONADO STONE PRODUCTS, FONTANA, CA
DISTRIBUTED BY VELSTONE INTERNATIONAL
(949) 509-7663, (714) 231-8392 (CELL)
DISTRIBUTED BY VELSTONE INTERNATIONAL

P-5 MATTHEWS BRUSHED ALUMINUM

19 MEDALLION BY PINEAPPLE GROVE DESIGNS
24" X 24" 245M-027

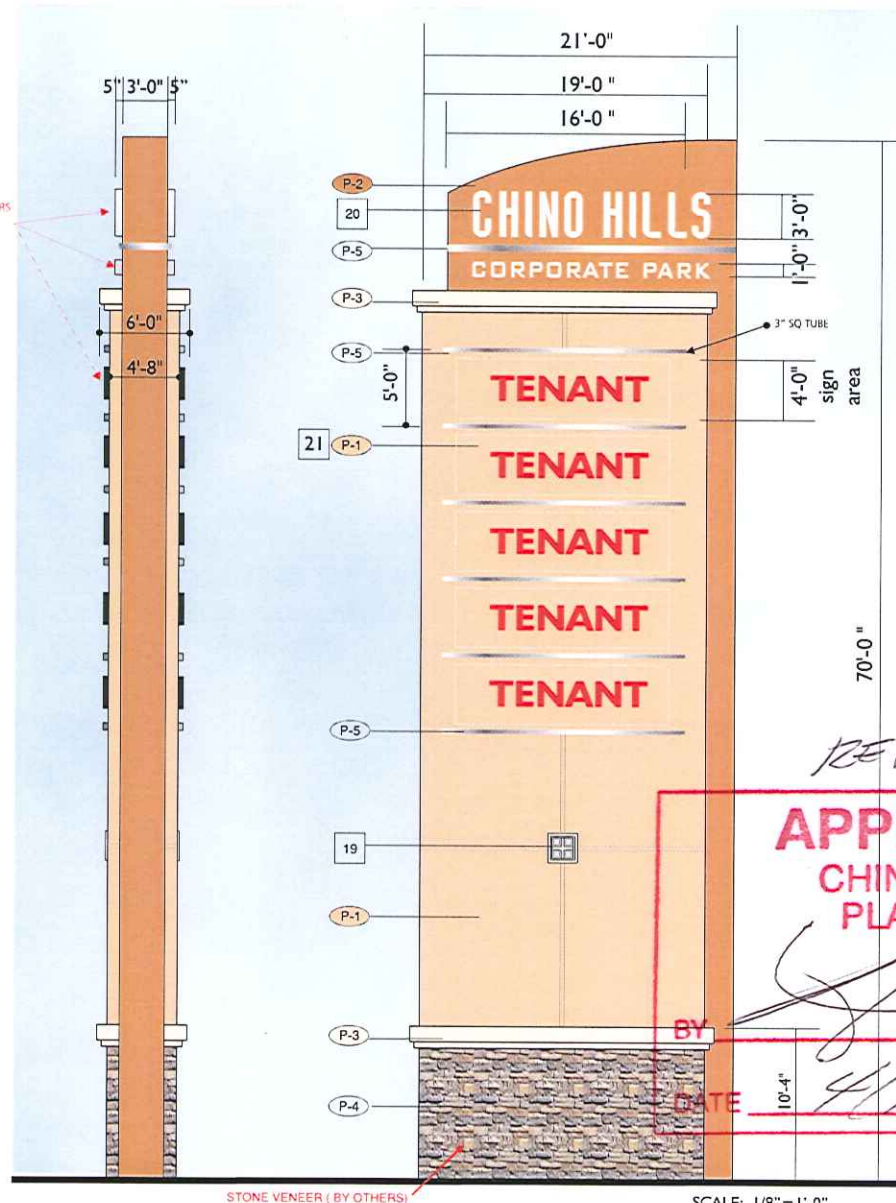
20 5" DEEP ALUMINUM CHANNEL LETTERS WITH WHITE ACRYLIC FACES.
RETURNS PAINTED MATTHEWS BRUSHED ALUMINUM. 1/8" SILVER
TRIM CAP. INTERNALLY ILLUMINATED WITH WHITE NEON.

21 5" DEEP ALUMINUM CHANNEL LETTERS WITH WHITE ACRYLIC FACES.
RETURNS PAINTED MATTHEWS BRUSHED ALUMINUM. 1/8" SILVER
TRIM CAP. INTERNALLY ILLUMINATED WITH WHITE NEON.



ELECTRICAL REQUIREMENTS
277 volt-
Qty (7) 20 amp circuits

CHANNEL LETTERS
(BY OTHERS)



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4-17-2007

CHINO HILLS CORPORATE PARK

FREEWAY PYLON

REVISED

APPROVED
CHINO HILLS
PLANNING

BY

DATE

4/18/07

2.1

SCALE: 1/8" = 1'-0"

P1 FREEWAY PYLON

MATERIALS: Double sided fabricated with aluminum with smooth and Dryvit finishes. Tenant faces to be routed aluminum backed with acrylic. Internally illuminated with fluorescent lamps. Center ID to be channel letters. Base to have stone veneer to match project

QUANTITY: (1) One.

SIGN AREA: 400 sf max.

TYPE FACE: Custom tenant lettering or logo.

COLORS: See Paint and Material Schedule

ILLUM: Fluorescent Lamps

(P-1) FIELD COLOR - I.C.I. 472/144 FORTRESS STONE

(P-2) BASE COLOR - I.C.I. 420/144 TANTALIZING TAN

(P-3) ACCENT COLOR - I.C.I. 560/144 RUSSIAN WHITE

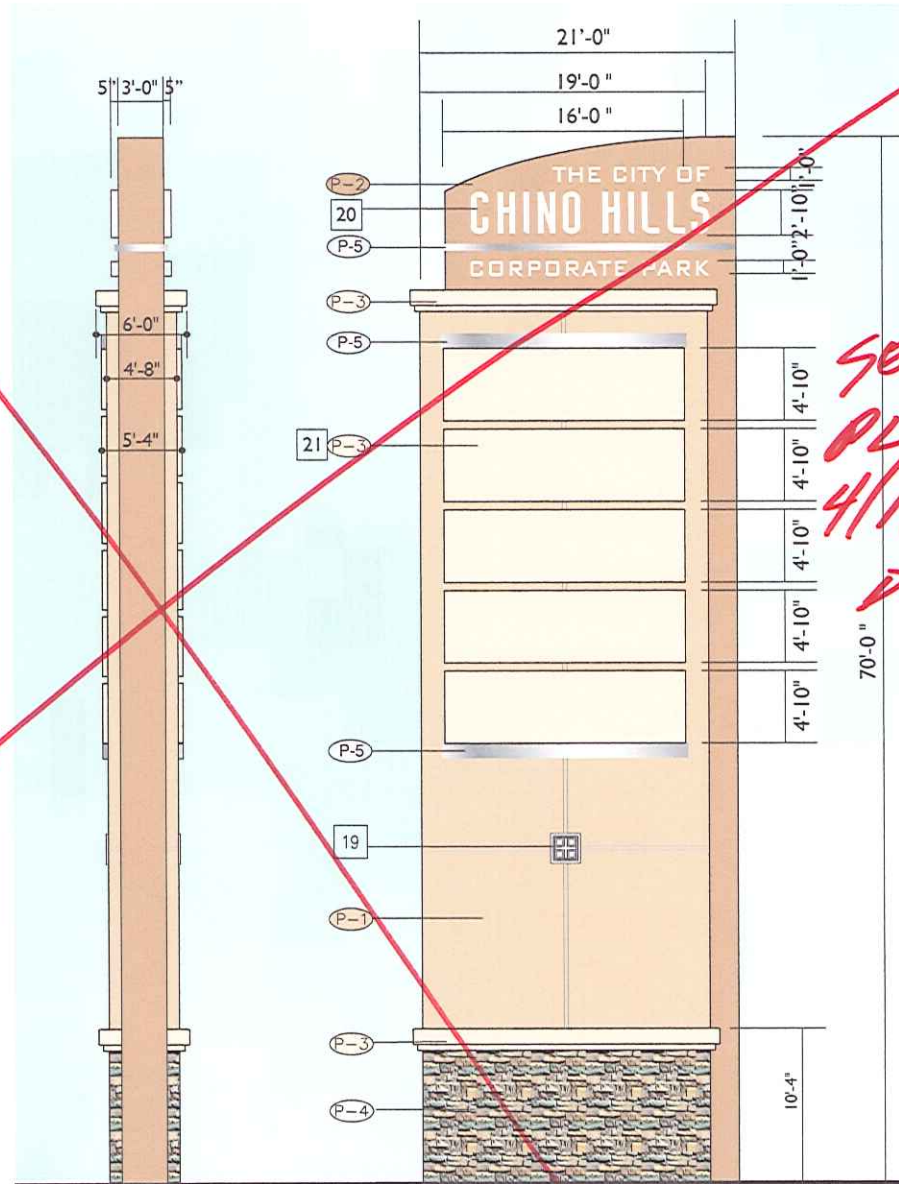
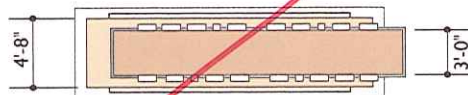
(P-4) STONE VENEER - CUSTOM BLEND VSI 82617
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DISTRIBUTED BY VELSTONE INTERNATIONAL

(P-5) MATTHEWS BRUSHED ALUMINUM

19 MEDALLION BY PINEAPPLE GROVE DESIGNS
24" X 24" 24SM-027

20 5" deep aluminum channel letters with white acrylic faces.
Returns painted Matthews Brushed Aluminum, 3/4" silver
Trim cap. Internally illuminated with white neon.

21 4" deep tenant panels with aluminum faces. Tenant faces to have a smooth painted finish. Tenant graphics will be routed out and backed with acrylic. Tenants will be allowed to use their custom graphics. Tenants will be allowed to use their custom colors. Internally illuminated with fluorescent lamps. Tenant panels have to be painted ICI 560/144 Russian White.



SCALE: 1/8" = 1'-0"



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SEE REVISED
PLANS DATED
4/18/07 FOR
DETAILS.

CHINO HILLS CORPORATE PARK
FREEWAY PYLON

2.1

M1 MONUMENT (MULTI-TENANT)

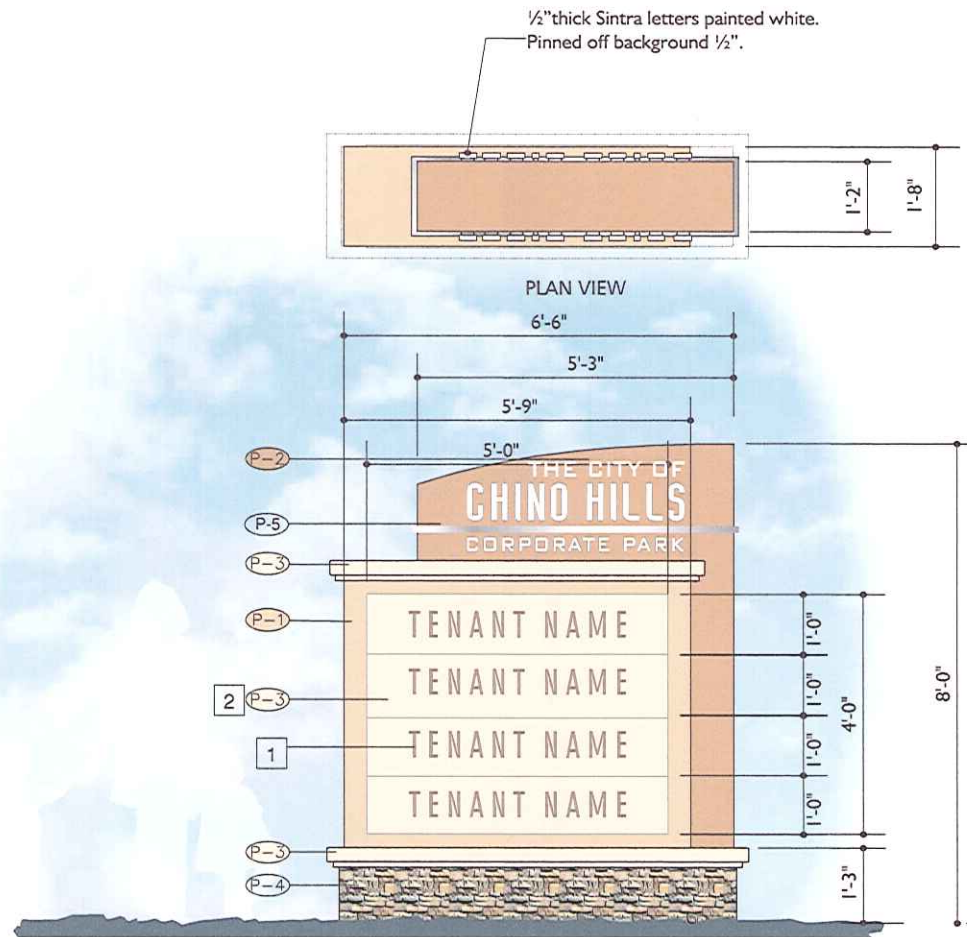
MATERIALS: Double-faced aluminum sign structure with smooth finish. Project and Tenant I.D. to be flat-cut-out Sintra, 1/2" thick, painted white pinned 1/2" off background. 1-1/2" aluminum square tube decorative bars with brushed aluminum appearance finish.

ILLUMINATION: External spotlights from below.

QUANTITY: (2) two.

SIGN AREA: 20.0 square feet.

- (P-1) FIELD COLOR - I.C.I. 472/144 FORTRESS STONE
 - (P-2) BASE COLOR - I.C.I. 420/144 TANTALIZING TAN
 - (P-3) ACCENT COLOR - I.C.I. 560/144 RUSSIAN WHITE
 - (P-4) STONE VENEER - CUSTOM BLEND VSI 82617
CORONADO STONE PRODUCTS, FONTANA, CA
DISTRIBUTED BY VELSTONE INTERNATIONAL
(949) 509-7863, (714) 231-8392 (CELL)
DISTRIBUTED BY VELSTONE INTERNATIONAL
 - (P-5) MATTHEWS BRUSHED ALUMINUM
- 1 OPAQUE VINYL GERBER DEEP MAHOGANY BROWN #220-19.
 - 2 Tenant panels have to be painted ICI 560/144 Russian White.



SCALE: 1/2" = 1'-0"

ELEVATION



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CHINO HILLS CORPORATE PARK

MONUMENT (MULTI-TENANT)

D1 VEHICULAR DIRECTIONAL

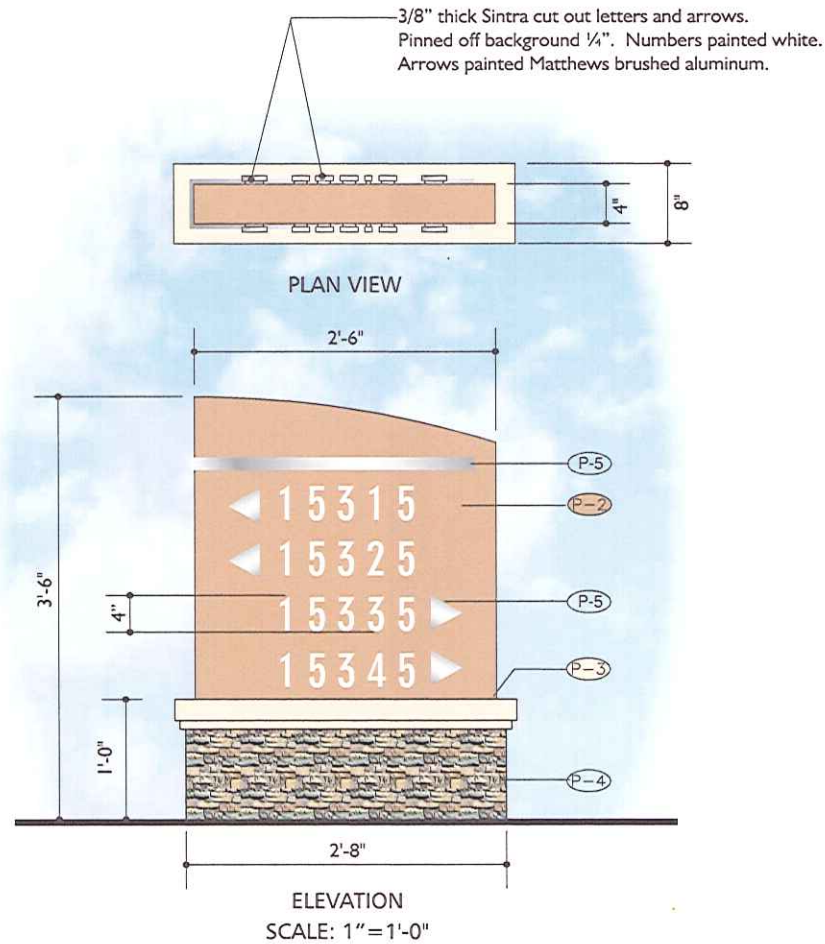
MATERIALS: Single-faced aluminum sign structure with smooth finish. Project I.D., and directional copy and arrow to be flat-cut-out Sintra, 3/8" thick. Pinned off background 1/4". Copy to be painted White, arrow to have brushed aluminum appearance finish.

ILLUMINATION: Non-illuminated.

QUANTITY: Two (2).

SIGN AREA: 8.75 square feet.

- (P-1) FIELD COLOR - I.C.I. 472/144 FORTRESS STONE
- (P-2) BASE COLOR - I.C.I. 420/144 TANTALIZING TAN
- (P-3) ACCENT COLOR - I.C.I. 560/144 RUSSIAN WHITE
- (P-4) STONE VENEER - CUSTOM BLEND VSI 82617
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DISTRIBUTED BY VELSTONE INTERNATIONAL
- (P-5) MATTHEWS BRUSHED ALUMINUM



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CHINO HILLS CORPORATE PARK

VEHICULAR DIRECTIONAL

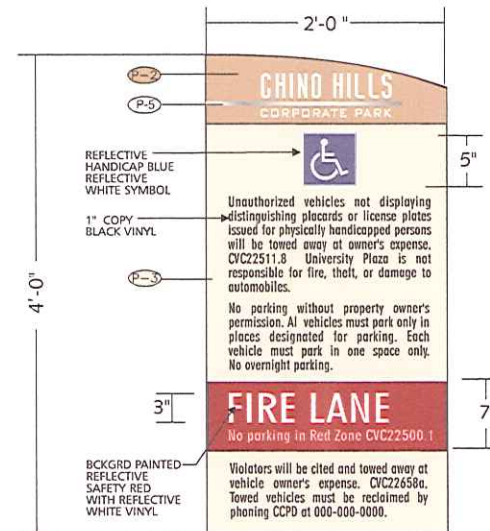


PARKING CODE ENTRY

- MATERIALS:** Aluminum Panel with graphics.
Mounted to 2" alum. square post painted .
- QUANTITY:** (2) Two.
- HEIGHT:** 5'-9" maximum height.
- TYPE FACE:** Geometry 706 Bold Condensed.
- COLORS:** As noted.
- LIGHTING:** Sign does not illuminate.



Scale: 1/2" = 1'-0"



- (P-1) FIELD COLOR - I.C.I. 472/144 FORTRESS STONE
- (P-2) BASE COLOR - I.C.I. 420/144 TANTALIZING TAN
- (P-3) ACCENT COLOR - I.C.I. 560/144 RUSSIAN WHITE
- (P-4) STONE VENEER - CUSTOM BLEND VSI 82617
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- (P-5) MATTHEWS BRUSHED ALUMINUM



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04-5403
5-11-2005

CHINO HILLS CORPORATE PARK
PARKING CODE ENTRY

3.1

H HANDICAP PARKING STALL SIGNS

MATERIALS: Single faced aluminum panel mounted to 2" alum. square post painted.

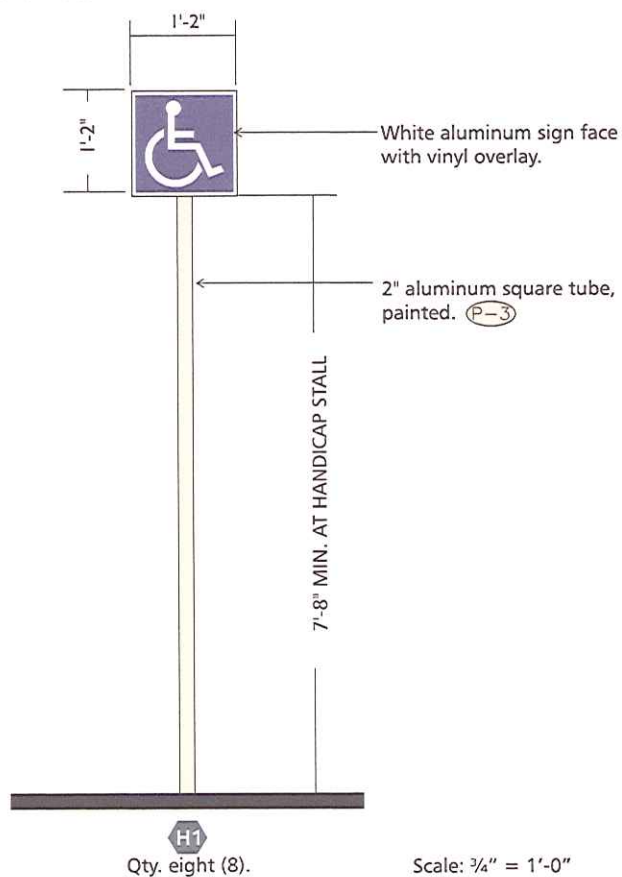
QUANTITY: TBD

HEIGHT: As noted.

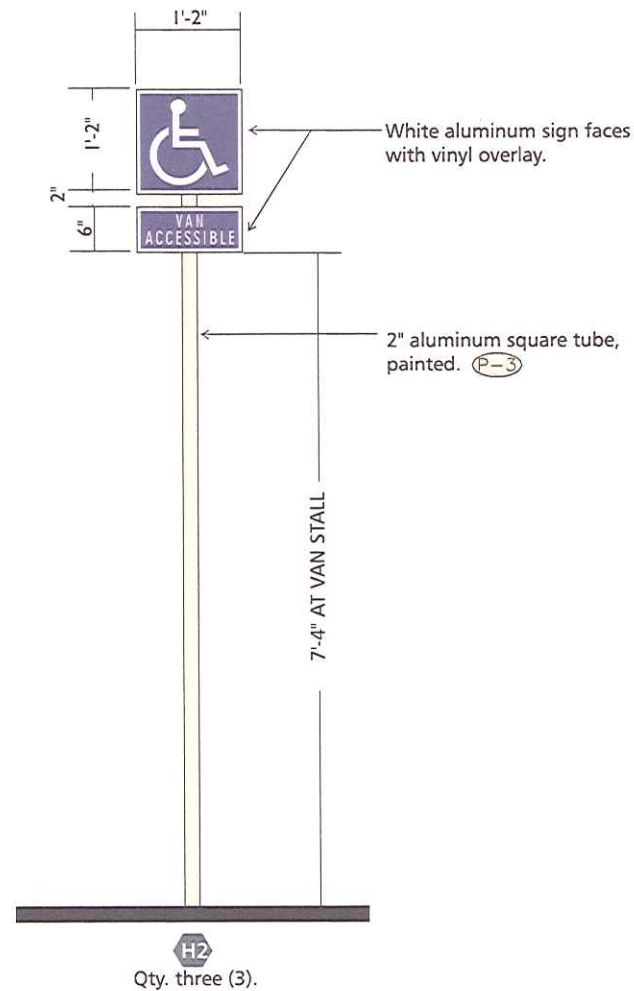
TYPE FACE: Geometry 706 Bold Condensed.

COLORS: Reflective 3M #480-10 White vinyl overlay.
Background is Blue 3M #480-76

LIGHTING: Signs do not illuminate.



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



800-655-9972

JOB NO.
04-5403
5-11-2005

CHINO HILLS CORPORATE PARK

STOP & HANDICAP SIGNS

3.2



STOP SIGN

MATERIALS: Single faced aluminum panel mounted to 2" alum. square post painted.

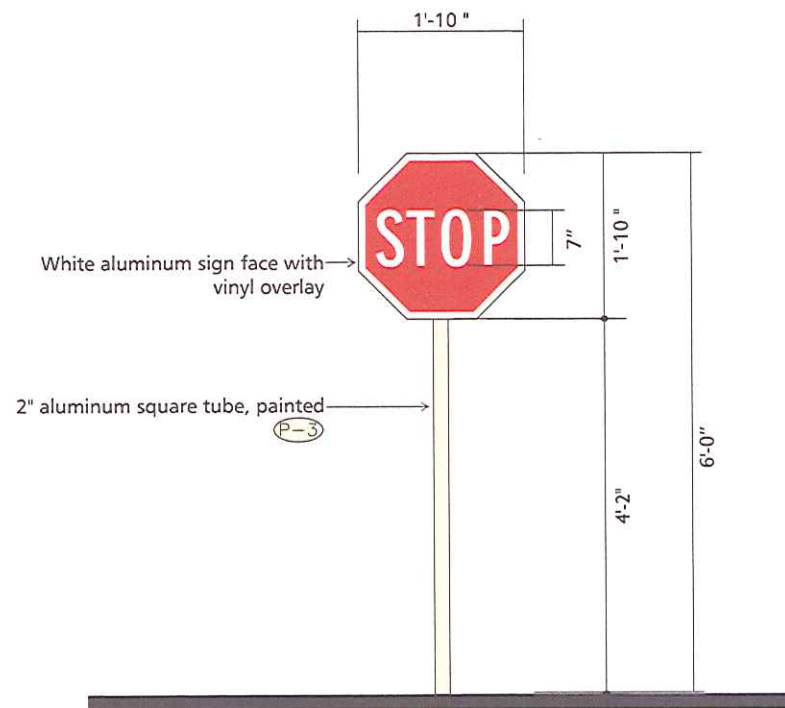
QUANTITY: TBD

HEIGHT: 6'-0" maximum height.

TYPE FACE: Geometry 706 Bold Condensed.

COLORS: Standard reflective 3-M vinyl Red & white

LIGHTING: Sign does not illuminate.



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



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CHINO HILLS CORPORATE PARK

STOP & HANDICAP SIGNS



BUILDING ADDRESS

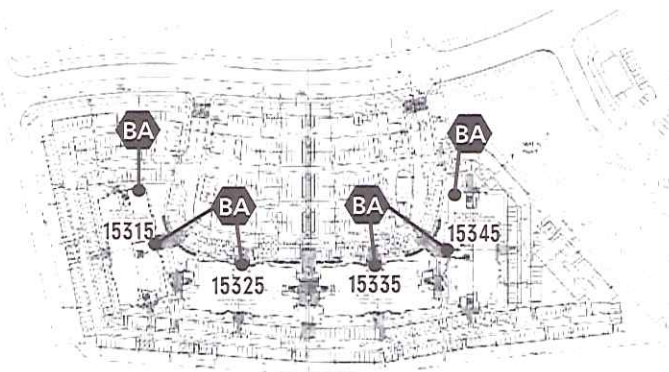
MATERIALS: Fabricated 5" deep reverse halo illuminated address numbers.

QUANTITY: (6) six.

COLORS: Contrasting color of building.

INSTALLATION: Pin mount 1 1/2" off building fascia.

ILLUMINATION: Halo illuminated with white neon or indirect illuminated.



1'-6"
15315
15325
15335
15345

SCALE: NTS

FINAL LOCATION AND SIZE TO BE APPROVED BY CHINO VALLEY INDEPENDENT FIRE DISTRICT AUTHORITY
909-902-5250 EXT 249 INSPECTOR RYAN



800-655-9972

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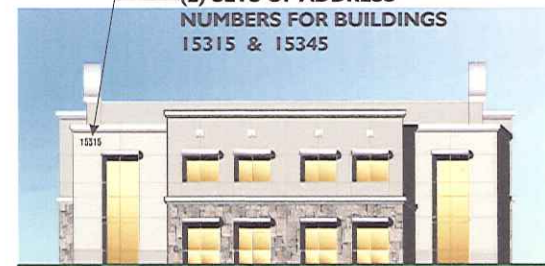
CHINO HILLS CORPORATE PARK

BUILDING ADDRESS



(4) SETS
ADDRESS CENTERED HERE
ALL FOUR BUILDINGS

FRONT ELEVATION



(2) SETS OF ADDRESS
NUMBERS FOR BUILDINGS
15315 & 15345

3.4