

Laband Village Center Sign Program

In the best interest of all Tenants, the Landlord is providing the following sign criteria to the Tenant with reference to the electrical sign displays and under canopy signs. The following criteria are mandatory for all occupants:

General Criteria

Sign Approval

1. Landlord Approval: Prior to submitting sign plans to the City of Chino Hills Development Services Planning Division, the Tenant shall submit three (3) sets of color plans of their proposed sign(s) to the Landlord for review and written approval.
2. Signs that are built without the approval of the Landlord and the City of Chino Hills Planning and Building & Safety Divisions will be replaced or altered to conform to the criteria stated in this sign program at the Tenant's expense.
3. City Approval
 - a. Prior to sign fabrication, the Tenant shall submit three (3) sets of plans for the proposed signs to the City of Chino Hills Development Services Planning Division for review and approval.
 - i. All three (3) sets of plans must be complete and in color.
 - ii. If the sign application or sign plans are not complete when submitted, they will be rejected until they are deemed complete.
 - b. A Permanent Sign Application, available at the Community Development Department, must be filled out completely and correctly, and provided to the City of Chino Hills Development Services Planning Division when submitting sign plans.
4. Complete Sign Plans: A complete set of sign plans includes the following.
 - a. A site plan indicating the location of the Tenant space on the site and where the proposed signs are to be located.
 - b. Fully dimensioned elevation(s) of the Tenant space drawn to scale, indicating the sign placement and the width of the storefront of the Tenant space. The height for the location of the sign shall be indicated from the finished floor to the top of the sign.
 - c. All of the colors, materials, dimensions, and scale of the sign(s) shall be indicated. Color samples of the material(s) to be used shall be submitted with the sign plans and Permanent Sign Application.
 - d. Provide the fabrication and installation details, including the structural and engineering data, U.L. electrical specification, and the type and intensity of illumination (for all electrical signs). All of the internal illumination shall be 30-milliamp neon tubing, installed and labeled in accordance with the National Board of Fire Underwriters' specifications, or as approved by the Community Development Department.

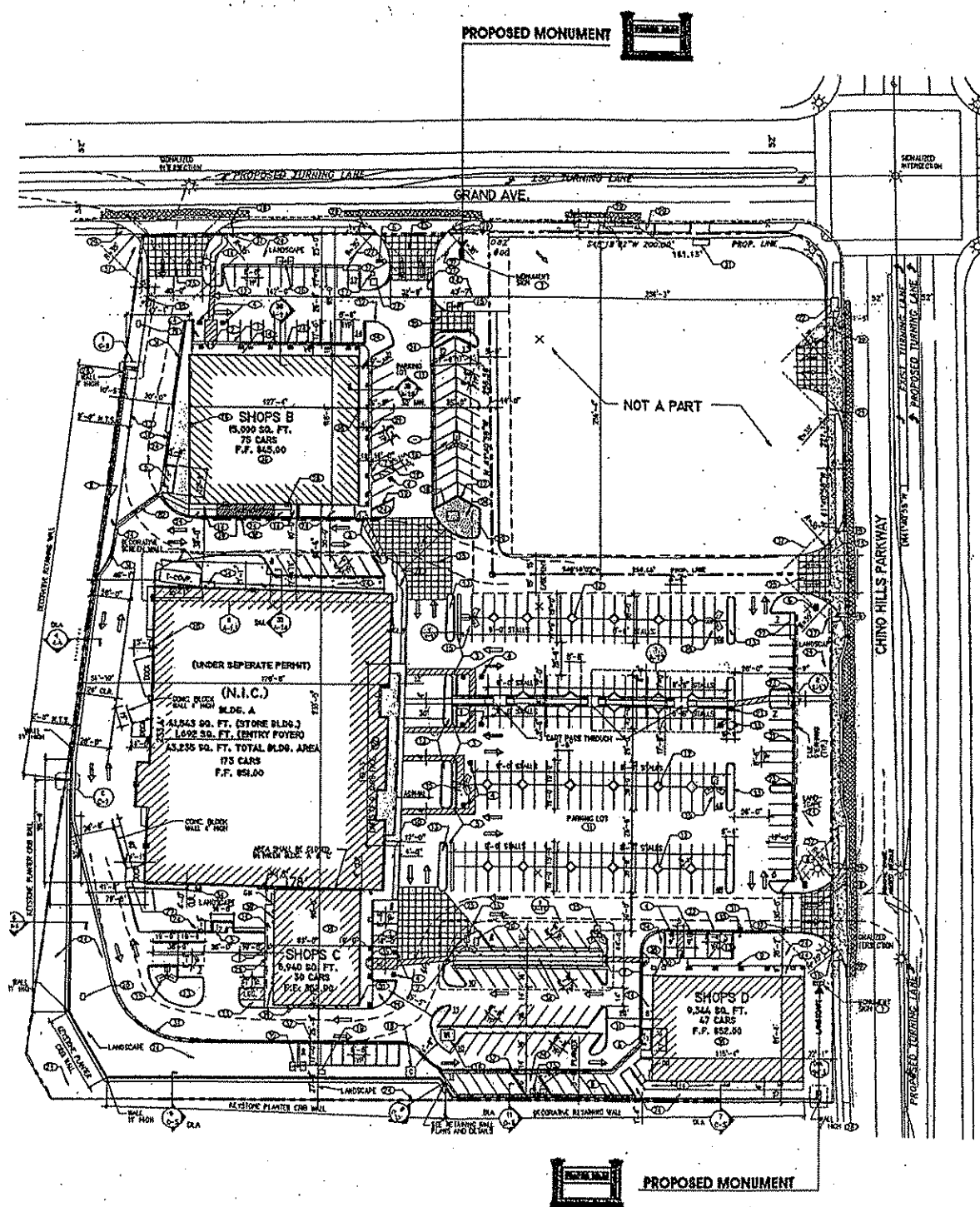
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5. Required Permits: The Tenant's sign contractor or the individual authorized to sign for the required permits, (the individual must provide a letter of authorization), shall secure the required sign permits from the City of Chino Hills Planning and Building & Safety Divisions prior to the fabrication and installation of the sign(s).
6. Cost of Permits for the Planning Division
 - a. The permit shall be obtained by the Tenant's sign contractor or the individual authorized to sign for the required permits; and paid for when the Permanent Sign Application and sign plans are submitted to the City of Chino Hills Development Services Planning Division.
 - b. The cost for the Planning Division's review is indicated on the Permanent Sign Application. Make all checks payable to: City of Chino Hills.
7. Cost of Permits for the Building & Safety Division
 - a. The required permits for the sign(s), the installation, and the inspection of the sign(s) shall be obtained by the Tenant's sign contractor or the individual authorized to sign for the required permits, and paid for when the sign plans have received approval from the City of Chino Hills Development Services Planning Division and are submitted to the City of Chino Hills Building & Safety Division.
 - b. The cost for the Building & Safety Division's review is determined on an individual basis depending on the valuation of the sign(s). Make all checks payable to: City of Chino Hills.
8. Tenants shall pay for the fabrication, installation, and maintenance of all of the signs and sign areas. The "sign areas" include the sign and the surrounding building fascia.
9. Compliance with the City's Development Code: All of the signs and the installation of the signs shall comply with all of the current local zoning, building, and electrical codes, and remain in compliance with any codes that may be enacted in the future.
10. Prior to the installation of signs, all of the appropriate permits and approvals shall be obtained. The signs are not deemed final until all of the appropriate City inspections have been made and signed off by City staff.
11. Upon notice by either the City of Chino Hills Community Development Department or the Landlord, a Tenant shall be required to refurbish the sign(s) to meet the sign program criteria within twenty (20) days.
12. In the event of a Tenant vacancy, any damage to the building from the removal of a sign shall be repaired to match the exterior building fascia. The Landlord shall be responsible for assuring that the repairs are completed in a timely manner.

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13. Official and legal notices issued by a court or governmental agency shall have no restrictions.

SITE PLAN



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Construction Requirements

1. The Landlord will provide primary electrical service terminations at the center of the "sign area" on the interior side of the exterior fascia wall or sign spandrel.
2. Cost of Electricity: Electrical service to the sign(s) for a Tenant's business space shall be on the Landlord's House Meter and shall be part of the Tenant's Common Area Operational costs.
3. It is the responsibility of the sign contractor to verify all of the conduit and transformer locations and service prior to the fabrication of the sign(s).
4. Conduit Openings: Sign plans submitted to and approved, in writing, by the Landlord, shall indicate the location of all openings for the conduits in the walls of the building.
5. Fasteners: All exterior signs, bolts, fastenings, and clips shall be made of galvanized, stainless steel, or aluminum metals. Black iron or other rust-prone materials of any type are prohibited.
6. Sealing of Openings: Any penetrations to the building fascia or structure that are required for the installation of a sign and have been approved in writing by the Landlord, shall be sealed in a water tight condition and shall be patched to match the color, texture, and material of the adjacent finish of the building fascia.
7. All mechanical equipment shall be completely concealed.
8. Responsibility for Work: The Tenant shall be fully responsible for the work of his/her sign contractor.
9. Repair of Damages: The Tenant is responsible for assuring that the sign contractor repairs (in a good and workman-like manner) any damage caused by the sign contractor's work within two (2) days after such damage occurs.
10. Exceptions: Any exceptions to these standards must be reviewed and approved, in writing, by the Landlord and by the City of Chino Hills Planning and Building & Safety Divisions, prior to the fabrication and installation of any sign(s).

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Sign Restrictions

1. No substitutions will be accepted by the Landlord, unless specifically indicated and approved, in writing, by the Landlord; and only if the substitutions are acceptable to the City of Chino Hills Community Development Department's Planning and Building & Safety Divisions.
 - a. Any sign that deviates from the criteria stated in this sign program without such approval must be removed at the Tenant's expense when notified by the Landlord or by the City of Chino Hills Community Development Department.
2. The hours of business operation and business telephone numbers shall be limited to no more than an area of 180 square inches for the storefront of each business at the pedestrian/customer entrance.
3. The following types of signs are prohibited:
 - a. Animated, flashing, and/or audible signs.
 - b. Business logos, unless reviewed and approved by the City of Chino Hills Development Services Planning Division.
 - i. Business logos will be considered on a case-by-case basis, subject to the criteria stated in this sign program.
 - c. Cabinet signs.
 - d. Channelume type, channel letters that utilize "Armor Ply" plywood as letter backs.
4. Lettering that is painted directly on the surface of a building is prohibited. Except the permitted Building Identification Window Sign, as indicated in the Sign Specifications section for the Tenant's building.
5. All streamers, placards, pennants, or portable signs, which direct, promote, service, or that are otherwise designated to attract attention are prohibited. Regarding any inflatable devices, refer to the City of Chino Hills Development Code.
6. Temporary Signs: The following temporary signs shall be permitted once a City of Chino Hills Community Development Department review, approval, and permit have been obtained, along with the payment of the permit fee.
 - a. Banners
 - i. Refer to City of Chino Hills Development Code.

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Sign Company Specifications

1. The Landlord shall determine the sign contractor that will manufacture and install the signs for the Tenants. All Tenants are required to purchase their signs from the sign contractor designated by the Landlord.
2. Insurance: The Landlord's preferred sign contractor (that fabricates and installs the Tenants' signs) shall carry Workman's Compensation and Public Liability Insurance against all damage suffered to any and all persons and/or property while engaged in the construction or erection of signs in the amount of one million dollars (\$1,000,000.00), combined single unit.
3. Erection of the Sign(s): The Landlord's preferred sign contractor shall completely erect and connect, (including all wiring), the sign(s) in accordance with the criteria stated in this sign program.

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Building A Tenant(s): Sign Specifications

1. Approval Required: All signs shall be attached to the building only at the location(s) that is/are established by these criteria with approval, in writing, by the Landlord and approval by the City of Chino Hills Development Services Planning Division. The Landlord's name shall be printed, signed, and dated on the sign plans.
2. Consistency: The overall appearance of the signs shall be consistent throughout the building and are required to meet the following criteria.

Sign Design & Location of Signs

1. Sign color, size, location, letter font, etc., are required to conform to the criteria stated in this sign program.
2. Main Business Identification Sign
 - a. Location:
 - i. The main business identification sign shall be centered, both vertically and horizontally, on the building's front fascia above the main entrance to the Tenant's business space.
 - ii. Any projections above or below the specified sign area location are prohibited.
 - b. Materials and Requirements for Signs
 - i. See Exhibit A
 - ii. Sign Size:
 1. Height: Maximum of eighteen inches (18").
 2. Length: Not to exceed 70% of the Tenant's lineal storefront.
 - iii. Sign Type:
 1. All signs shall be individual, internally illuminated channel letters, or as approved by the City.
 2. Font & Font Style: Bookman Medium
 - a. Unless otherwise approved by the City of Chino Hills Development Services Planning Division, per corporate identity specifications.
 - iv. Sign Color:
 1. Rohm & Hass #2793 "Aristech Red".
 - a. Unless otherwise approved by the City of Chino Hills Development Services Planning Division, per corporate identity specifications.
 2. If the color of the proposed sign differs from the Rohm & Hass "Aristech Red" #2793 color based on corporate identity specifications, the Tenant's sign contractor or the individual authorized to sign for the required permits must provide a color sample with the submittal of the sign plans and Permanent Sign Application.

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- v. Sign Face: 3/16" thick Plexiglas.
- vi. Letter Returns: 5" thick galvanized, stainless steel, or aluminum metals; bronze in color.
- vii. All metal surfaces shall be primed with a rust inhibitor.
- viii. All letters shall have 3/16" clear backing and be attached and sealed to the metal returns.
- ix. Trim Caps: 3/4" thick edging manufactured by Plasco; bronze in color.
- x. All letters must have drain holes that are 1/4" in diameter, located at the bottom of every letter stroke.
- xi. Ascenders and descenders may be permitted.
- xii. Labels: A U.L. rated label must be placed on every separate electrical sign element (i.e.: every channel letter). All required labels shall only be installed at the lower left side of the first letter of the sign, being in a conspicuous location. Any required data label and U.L. rated label, shall not exceed an area of two inches by three inches (2"x3"). No other labels are allowed, except for legal corporate identification (i.e.: "TM" for Trademarks).

3. Secondary/Additional Identification Sign

- a. A secondary/additional identification sign on the side exterior elevation of the building may be used as it relates to the demised premises.
- b. The sign requirements for the main business identification sign shall apply to the secondary/additional identification sign and shall be approved by the Chino Hills Development Services Planning Division.
 - i. The location, size, and appearance of the sign shall be reviewed and approved, in writing, by the Landlord and by the City of Chino Hills Development Services Planning Division.

4. Side Elevation Sign

- a. Size: Equal to or smaller than the front elevation sign and shall be approved by the Chino Hills Development Services Planning Division.

5. Accessory Business Signs

- a. Quantity: To be determined on a case-by-case basis by the City of Chino Hills Community Development Department.
- b. Location: To be determined on a case-by-case basis by the City of Chino Hills Community Development Department.
- c. Size
 - i. Height: Maximum of twenty-four inches (24").
 - ii. Length: Not to exceed 70% of the Tenant's lineal storefront, or as approved by the City of Chino Hills Community Development Department.

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6. Corporate Identity Signs

- a. Any business that has corporate identification color(s), logo, or font(s) will be considered. Prior to installation, the Tenant must receive approval, in writing, from the Landlord and approval from the City of Chino Hills Development Services Planning Division.
- b. Proof of corporate identity must be provided to the City of Chino Hills Development Services Planning Division along with the Permanent Sign Application and sign plans.

7. Business Logos

- a. Business logos will be considered on a case-by-case basis, subject to the criteria stated in this sign program and shall be approved by the City of Chino Hills Development Services Planning Division.
 - i. The Tenant/applicant must obtain written approval for the logo from the Landlord prior to the submittal of the sign plans to the City of Chino Hills Development Services Planning Division.
- b. Sign Requirements
 - i. Height: Maximum of sixty inches (60"), or as approved by the City of Chino Hills Development Services Planning Division.

8. Business Identification Window Sign

- a. The permanent window sign is limited to providing the hours of operation and emergency numbers, sale, or rental information only.
- b. Location: The business identification window sign shall be located on the storefront window glass closest to the main pedestrian/customer entrance.
- c. Area: Not to exceed 180 square inches.
- d. Materials: Composed of precisely cut and applied vinyl lettering.
- e. Font: Arial.
- f. Color: White.

11. Tenant Address Signs: Two (2) property address signs are required for each Tenant space and will be provided by the Landlord.

a. Front Entry

- i. Location: The location of the address sign shall be centered on the transom above the storefront door.
- ii. Height: Six inches (6").
- iii. Color & Material: White vinyl letters/numbers.
- iv. Font: Arial.

b. Rear Entry

- i. Location: The location of the address sign shall be centered on the rear exit doors, at a minimum of five feet (5') from the bottom of the door.
- ii. Height: Six inches (6").
- iii. Color & Material: Black vinyl letters/numbers.
- iv. Font: Arial.

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Buildings B, C, & D Tenants: Sign Specifications

1. Approval Required: All signs shall be attached to the building only at the location(s) that is/are established by these criteria with approval, in writing, by the Landlord and approval by the City of Chino Hills Development Services Planning Division. The Landlord's name shall be printed, signed, and dated on the sign plans.
2. Consistency: The overall appearance of the signs shall be consistent throughout the building and are required to meet the following criteria.

Sign Design & Location of Signs

3. Sign color, size, location, letter font, etc., are required to conform to the criteria stated in this sign program.
4. Main Business Identification Sign
 - a. Location:
 - i. The main business identification sign shall be centered, both vertically and horizontally, on the building's front fascia above the Tenant's business space.
 - ii. Any projections above or below the specified sign area location are prohibited.
 - iii. See Exhibits: B, C, & D.
 - b. Materials and Requirements for Signs
 - i. Sign Size:
 1. Height: Maximum of eighteen inches (18").
 2. Length: Not to exceed 70% of the Tenant's lineal storefront.
 - ii. Sign Type:
 1. All signs shall be individual, internally illuminated channel letters, or as otherwise approved by the City.
 2. Font & Font Style: Bookman Medium
 - a. Unless otherwise approved by the City of Chino Hills Development Services Planning Division, per corporate identity specifications.
 - iii. Sign Color:
 1. Rohm & Hass #2793 "Aristech Red".
 - a. Unless otherwise approved by the City of Chino Hills Development Services Planning Division, per corporate identity specifications.
 2. If the color of the proposed sign differs from the Rohm & Hass "Aristech Red" #2793 color based on corporate identity specifications, the Tenant's sign contractor or the individual authorized to sign for the required permits must provide a color sample with the submittal of the sign plans and Permanent Sign Application.

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- iv. Sign Face: 3/16" thick Plexiglas.
- v. Letter Returns: 5" thick galvanized, stainless steel, or aluminum metals; bronze in color.
- vi. All metal surfaces shall be primed with a rust inhibitor.
- vii. All letters shall have 3/16" clear backing and be attached and sealed to the metal returns.
- viii. Trim Caps: 3/4" thick edging manufactured by Plasco; bronze in color.
- ix. All letters must have drain holes that are 1/4" in diameter, located at the bottom of every letter stroke.
- x. Ascenders and descenders may be permitted.
- xi. Labels: A U.L. rated label must be placed on every separate electrical sign element (i.e.: every channel letter). All required labels shall only be installed at the lower left side of the first letter of the sign, being in a conspicuous location. Any required data label and U.L. rated label, shall not exceed an area of two inches by three inches (2"x3"). No other labels are allowed, except for legal corporate identification (i.e.: "TM" for Trademarks).

5. Secondary/Additional Identification Sign

- a. A secondary/additional identification sign on the rear and/or side exterior elevation of the building may be used as it relates to the demised premises.
- b. The sign requirements for the main business identification sign shall apply to the secondary/additional identification sign and shall be approved by the Chino Hills Development Services Planning Division.
 - i. The location, size, and appearance of the sign shall be reviewed and approved, in writing, by the Landlord and by the City of Chino Hills Development Services Planning Division.

6. Side Elevation Sign

- a. The following Tenants may have a side elevation sign.
 - i. Building B: The Tenants occupying suite(s): A, D, & I.
 - ii. Building C: The Tenant occupying suite: D.
 - iii. Building D: The Tenants occupying suite(s): A & E.
- b. Size: Equal to or smaller than the front elevation sign and shall be approved by the Chino Hills Development Services Planning Division.

7. Rear Elevation Sign

- a. The following Tenant may have a rear elevation sign.
 - i. Building B: The Tenant occupying suite: I.
- b. Size: Equal to or smaller than the front elevation sign and shall be approved by the Chino Hills Development Services Planning Division.

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8. Should a Tenant's established business name require more than what the allotted storefront allows for a single line sign, two (2) lines of nine inch (9") letters, centrally located, may be considered. The sign shall be reviewed and approved, in writing, by the Landlord and by the City of Chino Hills Development Services Planning Division prior to installation.
9. Corporate Identity Signs
 - a. Any business that has corporate identification color(s), logo, or font(s) will be considered. Prior to installation, the Tenant must receive approval, in writing, from the Landlord and approval from the City of Chino Hills Development Services Planning Division.
 - b. Proof of corporate identity must be provided to the City of Chino Hills Development Services Planning Division along with the Permanent Sign Application and sign plans.
10. Business Logos
 - a. Business logos will be considered on a case-by-case basis, subject to the criteria stated in this sign program and shall be approved by the City of Chino Hills Development Services Planning Division.
 - i. The Tenant/applicant must obtain written approval for the logo from the Landlord prior to the submittal of the sign plans to the City of Chino Hills Development Services Planning Division.
 - b. Sign Requirements
 - i. Height: Maximum of eighteen inches (18"), or as approved by the City of Chino Hills Development Services Planning Division.
11. Business Identification Window Sign
 - a. The permanent window sign is limited to providing the hours of operation and emergency numbers, sale, or rental information only.
 - b. Location: The business identification window sign shall be located on the storefront window glass closest to the main pedestrian/customer entrance.
 - c. Area: Not to exceed 180 square inches.
 - d. Materials: Composed of precisely cut and applied vinyl lettering.
 - e. Font: Arial.
 - f. Color: White.
12. Under Canopy/Blade Sign
 - a. The Tenants are also required to purchase one (1) double-faced, under canopy/blade sign from the sign contractor designated by the Landlord, which will be required to meet the following criteria. (See Exhibit E: Under Canopy/Blade Sign)
 - b. Materials & Colors
 - i. Base of Sign
 1. Background Color: Frazee #140 "Oxford Brown"
 2. Border Color: Frazee #487 "Swiss Coffee"

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3. Height: Twelve inches (12")
 4. Width: Forty-eight inches (48")
 5. Material: wood with routed background with raised border, 1.5" in thickness.
 - ii. Lettering of the Sign
 1. Color: Frazee #487 "Swiss Coffee"
 2. Font & Font Style: Bookman Medium
 3. Height: 4.5"
 4. Material: wood with routed background.
 - iii. Sign Attachment to Building
 1. Location: Centrally mounted to the ceiling of the canopy over the sidewalk of the front door entry for each Tenant space at a height of ninety-six inches (96") from the sidewalk to the bottom of the sign.
 2. Attachment: Mounted with #10 eye bolts, three inches (3") in length, with steel chains and s-hooks. The color of the steel chains and s-hooks shall be: bronze.
13. Tenant Address Signs: Two (2) property address signs are required for each Tenant space and will be provided by the Landlord.
- a. Front Entry
 - i. Location: The location of the address sign shall be centered on the transom above the storefront door.
 - ii. Height: Six inches (6").
 - iii. Color & Material: White vinyl letters/numbers.
 - iv. Font: Arial.
 - b. Rear Entry
 - i. Location: The location of the address sign shall be centered on the rear exit doors, at a minimum of five feet (5') from the bottom of the door.
 - ii. Height: Six inches (6").
 - iii. Color & Material: Black vinyl letters/numbers.
 - iv. Font: Arial.

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Monument Signs Specifications

Design of Signs

1. Approval Required: All signs are to be reviewed and approved by the Landlord and must receive approval from the City of Chino Hills Development Services Planning Division. The Landlord shall review and approve all signs prior to the submittal of any plans to the City of Chino Hills Community Development Department. The Landlord's name shall be printed, signed, and dated on the sign plans.
2. Sign color, size, location, letter font, etc., are required to conform to the criteria stated in this sign program.
3. Materials and Requirements for Signs
 - a. Location:
 - i. All signs shall be attached to the monument sign only at the specific location that is established by these criteria.
 - ii. The Main Business Identification Name shall be centered, both vertically and horizontally on the sign face.
 - iii. Any projections above or below the specified sign area location are prohibited.
 - b. Amount:
 - i. The total number of monument signs shall be two (2) for the site.
 - ii. Two (2) Tenants shall share each monument sign face, where the Main Business Identification Name will be used.
 - c. Sign Face:
 - i. All signs shall be routed out aluminum with a stucco finish to match the base of the sign. The stucco color shall be 12 Chenille—Base 10.
 1. All metal surfaces shall be primed with a rust inhibitor.
 - ii. The letters/logo shall be one-inch (1") deep acrylic push through graphics.
 - iii. Maximum letter height of eighteen inches (18").
 - iv. Font & Font Style: Bookman Medium
 1. Unless otherwise approved by the City of Chino Hills Development Services Planning Division, per corporate identity specifications.
 - v. All signs shall be internally illuminated by high output fluorescent tubing, or equal.
 - d. Sign Color:
 - i. Rohm & Hass #2793 "Aristech Red".
 1. Unless otherwise approved by the City of Chino Hills Development Services Planning Division, per corporate identity specifications.

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2. If the color of the proposed sign differs from the Rohm & Hass "Aristech Red" #2793 color based on corporate identity specifications, the Tenant's sign contractor or the individual authorized to sign for the required permits must provide a color sample with the submittal of the sign plans and Permanent Sign Application.
- e. Labels: A U.L. rated label must be placed on every separate electrical sign element. All required labels shall be placed in a conspicuous location on the sign. Any required data label and U.L. rated label, shall not exceed an area of two inches by three inches (2"x3"). No other labels are allowed, except for legal corporate identification (i.e.: Trademark).