

PAYNE RANCH CENTRE

CHINO HILLS, CA

SIGN PROGRAM

AUGUST 9, 2004

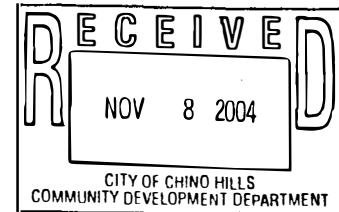
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PAYNE RANCH CENTRE

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INTRODUCTION

The purpose of a sign criteria is to provide community identity and effective business identification. It is important to establish and maintain high standards of quality and aesthetics throughout this center, ultimately benefitting the tenants and owners. Please review this program prior to your application for signs. This will help the process go smoothly.

TENANT REQUIREMENTS

All tenants are obligated to have a sign, and all signs shall, in addition to complying with all governmental requirements, be reviewed for conformance with the sign criteria and overall design quality. All municipal permits for signs and their installation shall be obtained by the tenant or his representative and shall comply with all appropriate governmental requirements. The tenant shall be responsible for the fulfillment of all requirements and specifications prior to fabrication and installation.

SIGN MAINTENANCE

Tenant is responsible for the expenses incurred for all of their signs, installation, (including final connection) and permit fees. Sign contractor will be responsible to repair any damage caused by his work, whether occurring during installation use or removal of sign including any costs of damage to any other's property or person, and tenant shall be fully responsible for the operations of his sign contractor. Upon termination of the lease the tenant shall be responsible for removing their sign, patching all holes and painting fascia as close as possible to surrounding wall color.

DESIGN REQUIREMENTS

1. Front and halo 4" illuminated channel letters (please see "typical channel letter section").
2. Acrylic face colors for channel letters recommended, but not limited to, will be as follows:
Acrylite acrylic #7328 white, #2030 green, #2793 red, and #2051 blue. Trim cap and return colors are subject to landlord's approval.
- ~~3. Tenants are encouraged to be creative, using distinctive letter styles and to incorporate logos in the design of their store name. The letter style may consist of upper and/or lower case letters. maximum letter height 24".~~
4. Tenants are allowed to use an existing established type style and logo, provided the design is architecturally compatible and is approved by the landlord.
5. **Sign length not to exceed 70%** of the leasable frontage. Total combined sign area for each Tenant shall be one square foot to every linear foot of building frontage.
example: If tenant lease space frontage is 40 linear feet, then the maximum length of the sign is 28 feet, and the maximum size of the sign is 40 square feet.
- 5a. "Helvetica" type face or similar should be used. Tenants are encouraged to be creative. A stylized typeface may be used if it is part of a registered trademark, or if approved by the Community Development Director as an enhanced or stylized typeface appropriate to the location. The letter style may consist of upper and/or lower case letters, with a **maximum letter height of 24 inches**, exclusive of letter extenders, which may exceed the 24 inch height provided that all parts of the sign fit within the sign fascia area. Signs may include logos.
- 5b. Tenants that have signs located on either the four panel monuments, or individual monuments, shall have a consistent design for both their wall sign and the monument panel. Monument panel signs must be approved by the Community Development Department as to style; however, panel signs do not require a Building permit.

DESIGN REQUIREMENTS continued

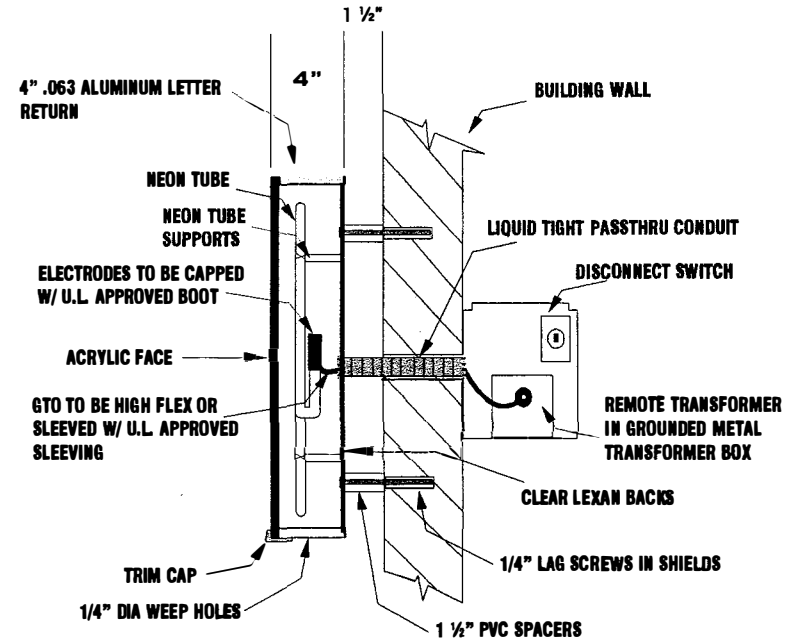
6. Tenants in multi-tenant retail building "A" who back onto Peyton Drive, shall have a second sign mounted on the rear of the building. All other criteria covering storefront signs shall apply to this elevation.
7. Tenants which occupy a single tenant freestanding "pad" buildings shall be entitled to a free standing monument sign as approved by the Landlord. Businesses which occupy a single Tenant free standing "pad" buildings shall be entitled to two signs mounted on their building. All criteria covering storefront signs shall apply.
8. Tenants appointed by Landlord to occupy space on single and multi-tenant monuments to use poly-carbonate inserts with vinyl graphics. Store name, logos and colors as approved by Landlord. The multi-tenant monument signs currently in place at the Payne Ranch Center on Grand Ave. and Peyton Ave., may not be modified to provide space for any additional sign panels.

Payne Ranch Centre, Chino Hills, California - sign program supersedes all less restrictive sign codes by the City of Chino Hills, California. If the Tenant can show good cause for a deviation from size limitations which does not violate any City of Chino Hills written sign code or regulation regarding the size and placement or storefront signs, the Landlord will consider such requests.

FABRICATION & INSTALLATION OF ILLUMINATED CHANNEL LETTERS

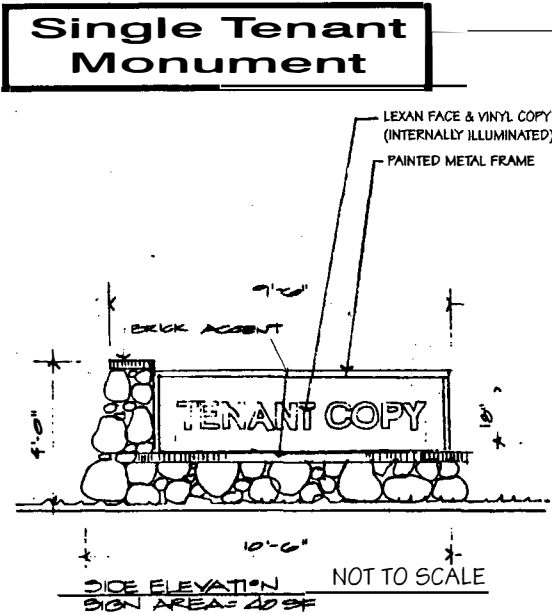
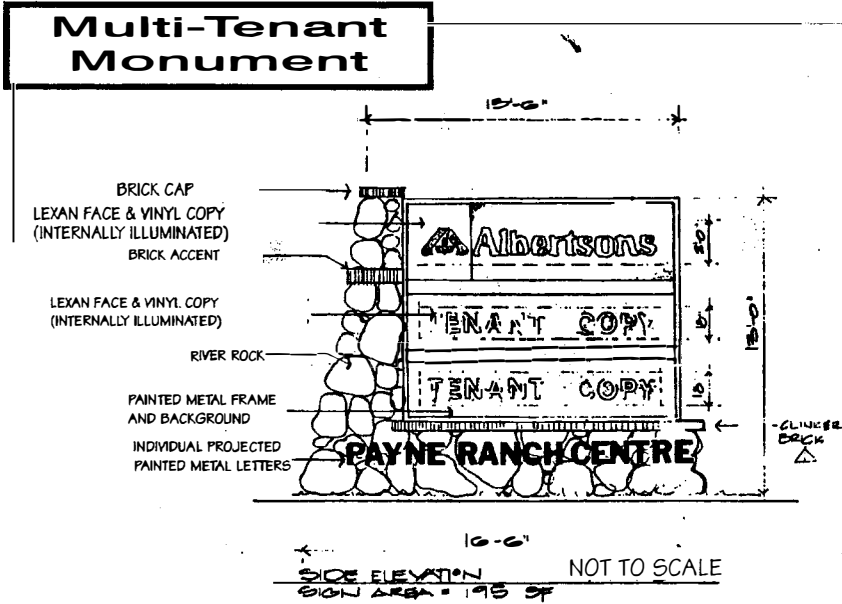
1. Each letter fabricated from .063 precoated aluminum, pegged off wall 1 ½"
2. Letter backs to be clear lexan.
3. Letter faces to be 3/16" acrylic.
4. Trim cap to be 3/4" Jewelite.
5. The neon tubing shall be 13mm 6500 white.
6. Transformers to be 30 M.A. N.P.F.
7. No exposed conduit, transformers, or raceways will be permitted on the fascia.
8. All penetrations of the building required for sign installation shall be neatly sealed in a watertight condition.
9. It is the responsibility of the tenants sign company to verify the location of each sign and the status of the type of wiring method that will be required.
10. all signs shall bear the Underwriters Laboratories label, and shall comply with local building and electrical codes.
11. Installation and connection of each sign to the common "house" sign electrical circuit as provided by Landlord shall be the full responsibility of Tenant. Each Tenant's sign shall be switched on and off via a common "house" photo cell as provided by the Landlord. The minimum hours of illumination shall be from dusk until dawn, seven days each week.

TYPICAL CHANNEL LETTER SECTION



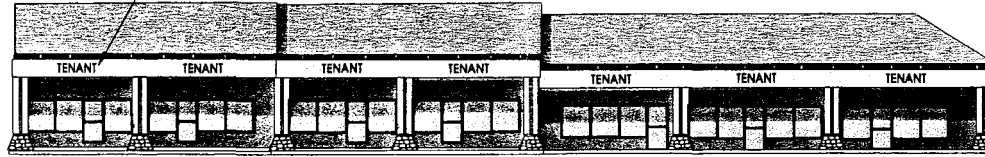
ALL SIGNS TO BE MANUFACTURED ACCORDING TO U.L. 48 STANDARDS AND APPROPRIATELY LABELED

SINGLE AND MULTI-TENANT MONUMENT SIGNS



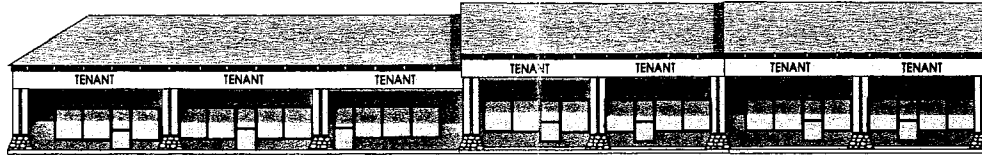
TENANT SIGN ELEVATIONS

TYPICAL - FRONT AND HALO BACK INDIVIDUAL ILLUMINATED CHANNEL LETTERS
NOT TO EXCEED 70% OF TENANT STORE FRONT



RETAIL C - NORTH ELEVATION

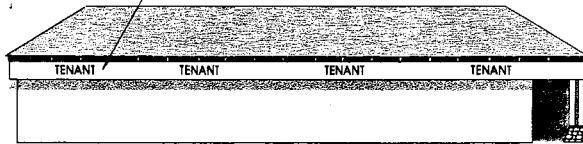
SCALE: 1/32 = 1'-0"



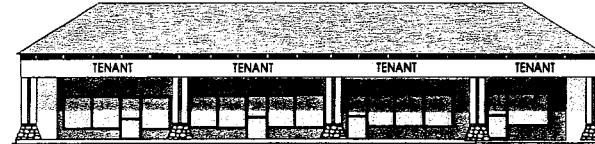
RETAIL B - NORTH ELEVATION

SCALE: 1/32 = 1'-0"

TYPICAL - FRONT AND HALO BACK INDIVIDUAL ILLUMINATED CHANNEL LETTERS
NOT TO EXCEED 70% OF TENANT STORE FRONT
(SECOND SIGN)



RETAIL A - EAST ELEVATION



RETAIL A - WEST ELEVATION

SCALE: 1/32 = 1'-0"

PAYNE RANCH
CENTRE
CERRITOS, CA

SITE PLAN

