



APPROVED
CHINO HILLS
PLANNING

BY Planning Commission

DATE 7/18/00

SIGN CRITERIA

OWNER

TREH II Partners, 4482 Barranca Parkway, Suite 234 Irvine, CA 92604 Tel. 949 733 3306

MAY 8 2000

CHINO HILLS PLAZA

REQUIREMENTS FOR SIGNAGE IMPLEMENTATION

1. Each Tenant shall provide a minimum of one primary identification wall sign in accordance with the approved criteria.
2. The Tenant shall be responsible for the following expenses relating to signage for Tenant's store:
 - design consultant's fee
 - permit processing and application fees
 - fabrication and installation of signage
 - maintenance and repair
 - all costs relating to signage removal, including repair of any damage to the building
3. There is a formal process for the creation, review and approval of tenant signs at Chino Hills Plaza, Chino Hills, CA (see "Submittals and Approvals" section of this document).
4. Only pre-qualified sign contractors approved by the Landlord shall be allowed.
5. The Tenant agrees to abide by all provisions, guidelines, and criteria contained within the City approved Chino Hills Plaza Sign Plan and these signage criteria. Only those sign types provided for and specifically approved in writing by the Landlord will be allowed. The Landlord may, at his sole discretion, and at the Tenant's expense, correct, replace or remove any sign that is installed without his written approval and/or that is deemed not be in conformance with the plans as submitted and with requirements and documents referenced herein. All signs shall be submitted to the City of Chino Hills for approval before installation of sign.
6. The Tenant shall maintain all storefront in like-new condition. The Landlord may, at his sole discretion and the Tenant's expenses, replace, refurbish or remove any sign that has become deteriorated. Landlord may, at his sole discretion, maintain a service contract for Tenant's sign subject to reimbursement by Tenant.

SUBMITTALS AND APPROVALS

Prior to sign fabrication, Tenant or his sign contractor shall submit for Landlord approval three (3) sets of complete and fully-dimensioned and detailed shop drawings reflecting the concept design provided by the Landlord's design consultant. These drawings shall include:

- a. elevation of storefront showing design, location, size and layout of sign, drawn to scale, indicating dimensions, attachment devices and construction detail.
- b. section through letter and/or sign panel showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.

Within ten (10) business days after receipt of Tenant's drawings, Landlord shall either approve the submittal contingent upon any required modifications or disapprove Tenant's sign submittal. Approval or disapproval shall remain the sole right and discretion of Landlord. Tenant must continue to resubmit rejected plans until approval is obtained. A full set of final plans must be approved in writing by Landlord prior to permit application or sign fabrication. All re-submittals shall be within a ten (10) business day period following the day of rejection by Landlord.

Following Landlord's approval of proposed signage, Tenant or his agent shall submit to the City of Chino Hills three (3) sets of sign plans and one set of plans signed by Landlord, together with applications for all permits for fabrication and installation by sign contractor. Tenant shall furnish Landlord with a copy of said permits prior to installation of Tenant's sign(s).

Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these criteria and in the final approved plans and shop drawings. Landlord may, at his option, perform an in-shop inspection of the signage prior to installation. Any work deemed unacceptable shall be rejected and shall be corrected or modified at Tenant's expense as required by the Landlord, THE CITY or its agent.

SIGN CONTRACTOR RESPONSIBILITIES

The Tenant's sign contractor is responsible to do the following:

- provide to the Landlord, prior to commencing fabrication, an original certificate of Insurance naming the Landlord as an additional insured for liability coverage in the amount of \$1,000,000.00.
- obtain Landlord approval (signature, title & date) on all 3 sets of sign plans prior to submittal of plans to City of Chino for issuance of sign permits.
- obtain approved sign permits from the City of Chino prior to sign fabrication and deliver copies of same to Landlord.
- submit for approval prior to fabrication complete and fully-dimensioned shop drawings.

Acceptable Sign Treatments

A mixed-media approach where signage is composed of several different elements and lighting techniques is encouraged. The following treatments are considered appropriate

Primary Tenants:

- ♦ 5" deep front and halo illuminated channel letters
- ♦ Standard 5" deep channel letters with additional accents or exposed neon for added graphic interest.
- ♦ dimensional geometric shapes
- ♦ painted metal
- ♦ screens, grids, or mesh
- ♦ etched, polished, or abraded metal
- ♦ cut steel or fabricated steel
- ♦ neon
- ♦ dimensional letter forms with seamless edge treatment
- ♦ opaque acrylic materials with matte finishes
- ♦ internally illuminated signs with seamless opaque cabinets and pop-through lettering and/or neon

Window Graphics

Each tenant will be allowed the following window graphics for their store entry.

Their store name and/or store logo, together with the hours of operation.

The maximum area will be 2'-6" x 2'-6" and the copy must be white vinyl precision cut letters installed on the 2nd surface.

The location of the graphics will be on the display window adjacent to the entry doors to the premises. The bottom of the graphics must be 3'-0" above side-walk level.

PRIMARY IDENTIFICATION SIGNS

(i) Standard Channel Letters.

- standard channel letters shall be 5" deep with 3/16" thick acrylic faces
- open channel letters, with a 3 inch deep return and exposed neon.
- letters are to be off set 1/2" away from wall
- trim caps and returns shall be the same color
- exposed neon may be used as an accent

(ii) Combination front & halo lit channel letters.

- the letters are to be pin mounted 2" from face of facade
- letters shall be standard 5" deep channel letter with 3/16" thick acrylic faces and 3/16" thick Lexan backs for UL listing
- exposed neon may be used as an accent
- trim caps and returns shall be the same color

(i) Reverse channel letters.

- Individual reverse channel (halo effect) letters with shallow 3" returns, pin mounted 2" from face of facade
- letters shall be dimensional metal channels with opaque face and returns. Letters must have Lexan backs for UL listing
- neon illumination color may vary
- exposed neon may be used as an accent

(iv) DIMENSIONAL LETTERS WITH EXTERNAL LIGHTING

Burnished metal-leafed dimensional letters, pin mounted 2" from stucco facade, illuminated by multiple external light sources from above. There are three types of dimensional letters.

PRISMATIC FACE - prismatic letter forms have full faceted strokes.

ROUNDED FACE - rounded face letter forms have radiused faces and eased edges.

It is encouraged that elements are mixed e.g. standard channel letters with some exposed neon as a graphic accent. Signs consisting solely of a rectangular cabinet will not be allowed. Generally, signs should be composed of several different elements, one of which could be a cabinet. In such cases, the cabinet should not exceed 40% of the total sign area. With the landlord's approval, a sign cabinet configured as a complex shape (e.g., polyhedron) may be used alone providing it incorporates dimensional elements such as channel letters or exposed neon. If neon accent is used to outline building or signs a Site Plan Review is required.

In-Line Tenants.

Each Tenant will be allowed to display signage on multiple elevations. Namely; their store entry elevation (North) and the elevation facing Grand Avenue (South)

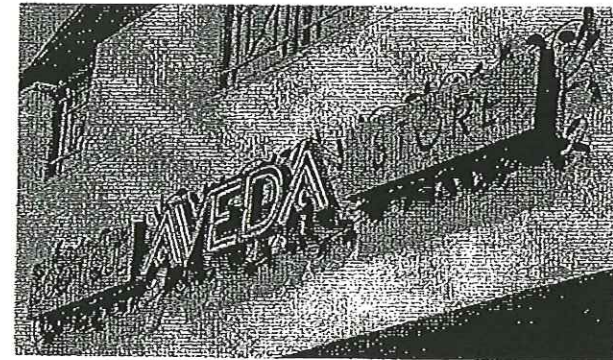
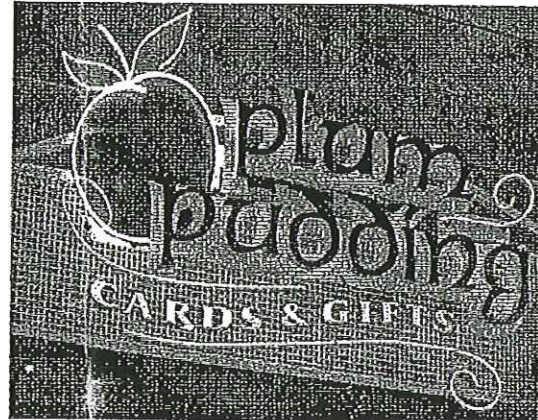
Note: The corner Tenants will be allowed signage on three (3) elevations if required.

Each tenant will be allowed a square footage allowance for their signs.

Two (2) square foot per linear foot of store frontage.

maximum stretch-out of sign may not exceed 75% of store width

Architectural or artistic features may be considered by Landlord on an individual basis.



Lighting

In keeping with the creative design objective, Identity signs for tenants should be illuminated using a variety of lighting techniques. One or more of the following are encouraged:

- reverse channel neon with silhouette illumination
- open channel letters with exposed neon
- channel letters with front and halo lighting
- fiber optics
- bud light sculptures
- exposed neon accents and trim
- internal illumination
- front lighting
- area lighting

All front lighting should be baffled and obscured in channels where possible.

Where fixtures, shades, or other elements are exposed, they should contribute to the design of the storefront.

All housings and posts for exposed neon signs must be painted out to match the building background immediately behind and adjacent to the sign.

Colors

The following guidelines are to be adhered to in selecting colors for tenant signage:

- signs should incorporate regionally and nationally recognized logo colors
- sign colors should be selected to provide sufficient contrast against building background colors
- sign colors should be compatible with building background colors
- signage colors should provide variety and excitement
- color of letter returns shall be bronze or should contrast with face colors for good daytime readability
- interior of open channel letters should be painted dark when against light backgrounds
- neon colors should complement related signage elements
- color of "Trim Cap" retainers must match the color of letter returns and/or logo returns
- The use of "PINK" for a channel letter is discouraged and may not be approved.

All sign colors are subject to review and approval by the Landlord as part of the tenant sign submittal.

Type styles and Logos

The use of logos and distinctive type styles is encouraged for all tenant signs. Sign lettering should be combined with other graphic elements and imagery denoting the type of business. Tenants may adapt established type styles, logos and/or images that are in use on similar buildings operated by them in California, provided that said images are architecturally compatible and approved by the Landlord. Type may be arranged in one or two lines of copy and may consist of upper and/or lower case letters.

LAYERED LETTER FORMS – these consist of a face and a liner. The face letter must be 1" thick, minimum, and the liner must be 1/4" to 1/2" thick. Each layer receives a different color finish, creating the dimensional effect.

Flat-cut letters are only acceptable for letter forms of a maximum of 10" tall, or for letters of unique material not suitable for layering.

Acceptable letter substrates are aluminum, high density urethane with gel coat, cast resin or acrylic. Leafed finishes include gold, silver and copper leaf. External quartz halogen light sources shall be provided by the Landlord at Tenant's expense.

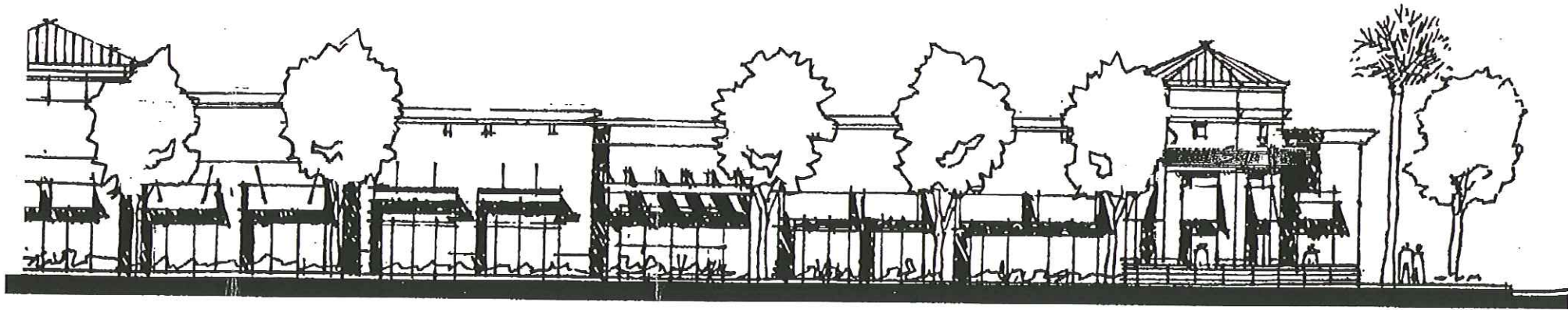
GENERAL PROVISIONS AND CONSTRUCTION REQUIREMENTS

1. Notwithstanding the maximum square footages specified for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building.
2. Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement.
3. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates type styles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
4. Signs must be made of durable rust-inhibited materials that are appropriate and complementary to the building.
5. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
6. Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel. Angle clips attached to letter sides will not be permitted.
7. Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall exactly match the colors specified on the approved plans.
8. Joining of materials (e. g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be ground smooth and finished with auto body filler. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
9. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
10. Reverse channel letters shall be pinned 2" off building wall. Return depth shall be 3", and signs shall have a clear acrylic backing. Double tube neon shall be used where width of letter stroke exceeds 2-1/2".
11. Depth of open channel letters shall be 2-1/2". All hardware and neon tube supports inside open channel letters shall be painted to match interior letter color. Neon tubing shall be sufficient to make letters illuminate evenly and shall be installed so that top surface of neon is flush with front edges of open channel.
12. Letter returns shall be painted to contrast with color of letter faces.
13. Signs illuminated with neon shall use 30 m.a. transformers. The ballast for fluorescent lighting shall be 30 m.a.
14. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
15. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron materials will be allowed.
16. Electrical signs shall be powered by sign circuits provided from the shopping center's common area panel.
17. Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures, one per sign only. Fabrication and installation of electrical signs shall comply with all national and local building and electrical codes.
18. Penetrations into building walls, where required, shall be made waterproof.
19. Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on drawings submitted to the Landlord. Sign contractor shall install same in accordance with the approved drawings.
20. In no case shall any manufacturer's label, stamp, or decal be visible from the street from normal viewing angles.
21. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
22. Each tenant must submit color samples of acrylic and/or vinyl contained in the sign to the Landlord for a permanent inclusion in Landlord's file.

PROHIBITED SIGNS

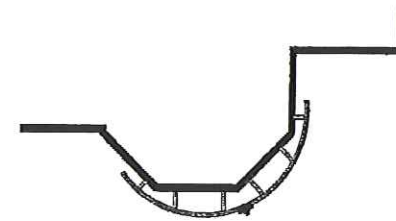
The following are prohibited:

1. Pennants, flags, inflatable displays or sandwich boards are prohibited.
2. Human Signs, Temporary wall signs and banners are prohibited unless specifically approved by Landlord & City.
3. Window signs except where specifically approved by the Owner.
4. Exposed junction boxes, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
5. Signs using "Trim Cap" retainers that do not match the color of letter and logo returns (no shiny gold or silver trim cap).
6. Pre-manufactured signs, such as franchise signs, that have not been modified to meet the criteria.
7. Paper, cardboard or Styrofoam signs, stickers, or decals hung around, on or behind storefronts.
7. Exposed fastenings, unless fastenings make an intentional statement.
8. Simulated materials (i.e., wood grained plastic laminates, etc.) or wall covering.
9. Animated lights or other "moving" sign components, except in the entertainment courtyard as specifically approved by Landlord.
10. Signs consisting solely of a rectangular cabinet (see "Acceptable Sign Treatments" in Design Guidelines section).
11. Rooftop signs, signs projecting above rooflines or parapets, signs on mansard roofs or equipment screens.
12. Advertising or promotional signs on parked vehicles.



FRONT VIEW

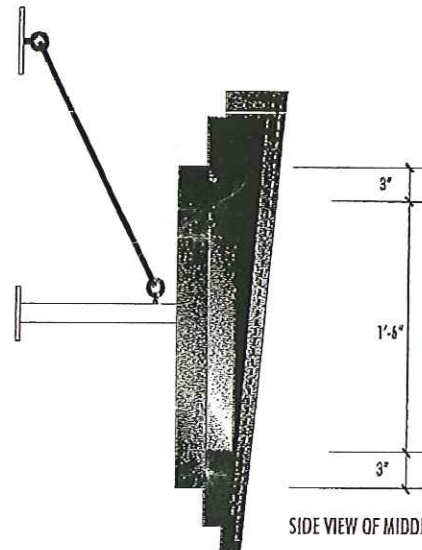
AREA OF EACH TENANT SIGN NOT TO EXCEED 30 SQ. FT.



PLAN VIEW

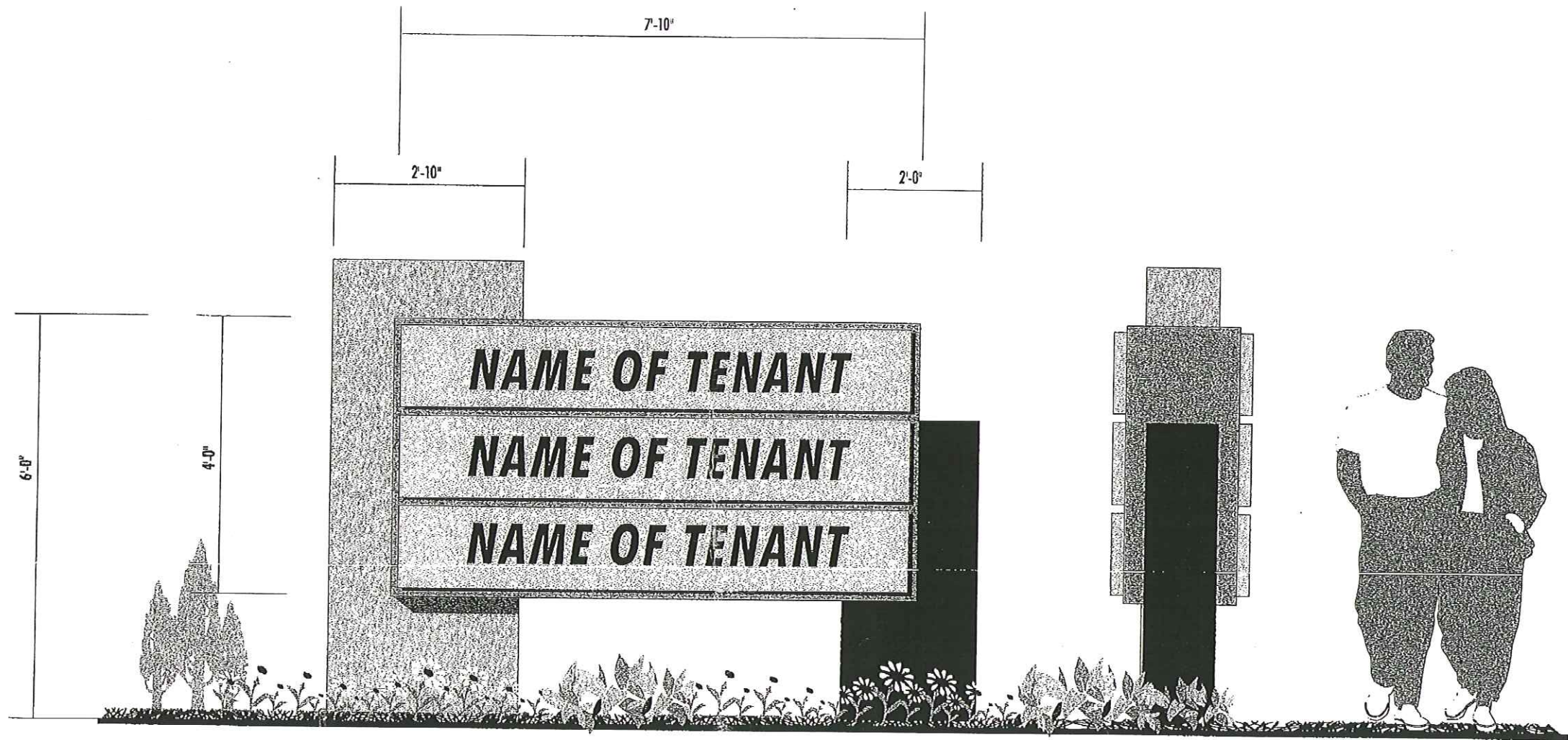


TOP VIEW OF MIDDLE ACCENT



SIDE VIEW OF MIDDLE ACCENT

SINGLE FACED ILLUMINATED TENANT SIGN BAND
FOR TWO CORNER TENANTS

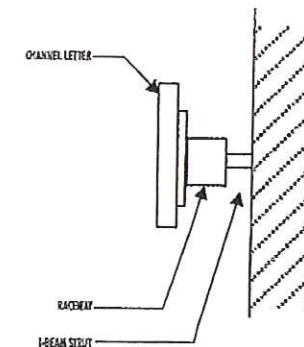
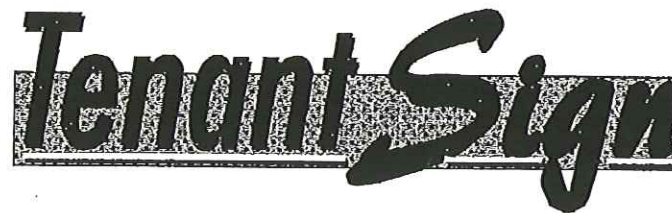


SCALE: 1/2" = 1'-0"

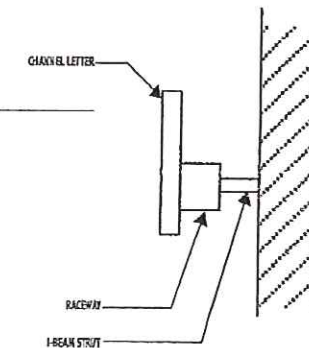
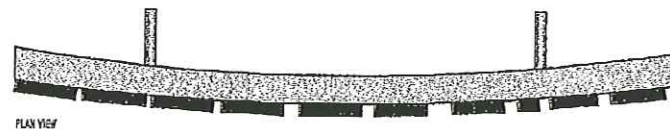
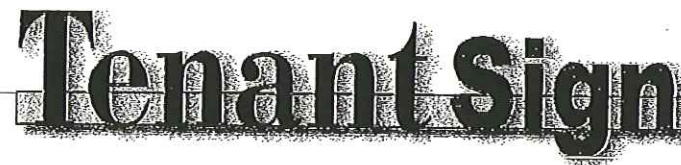
DOUBLE FACED INTERNALLY ILLUMINATED ALUMINUM CABINET WITH ROUTED COPY BACKED WITH COLORED ACRYLIC
ILLUMINATION - FLUORESCENT LAMPS
COLUMNS - ALUMINUM WITH MEDIUM TEXTCOTE FINISH
COLORS TO MATCH PROJECT COLOR SCHEME

SIDEVIEW

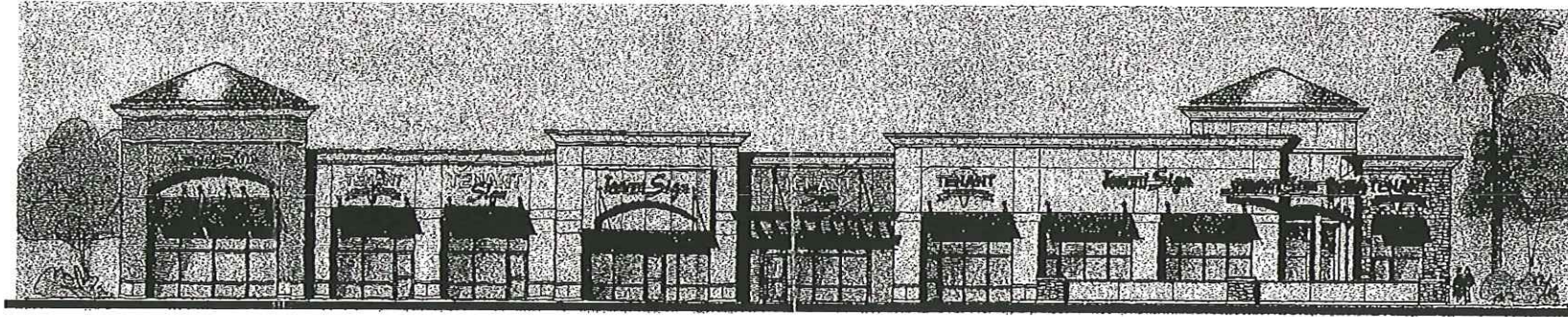
DOUBLE FACED ILLUMINATED TENANT MONUMENT



NOTE: AREA OF EACH TENANT SIGN MAY NOT EXCEED TWO (2) SQ.FT. PER LINEAR FT. OF STORE FRONT WITH A MAXIMUM OF 50 SQ.FT.

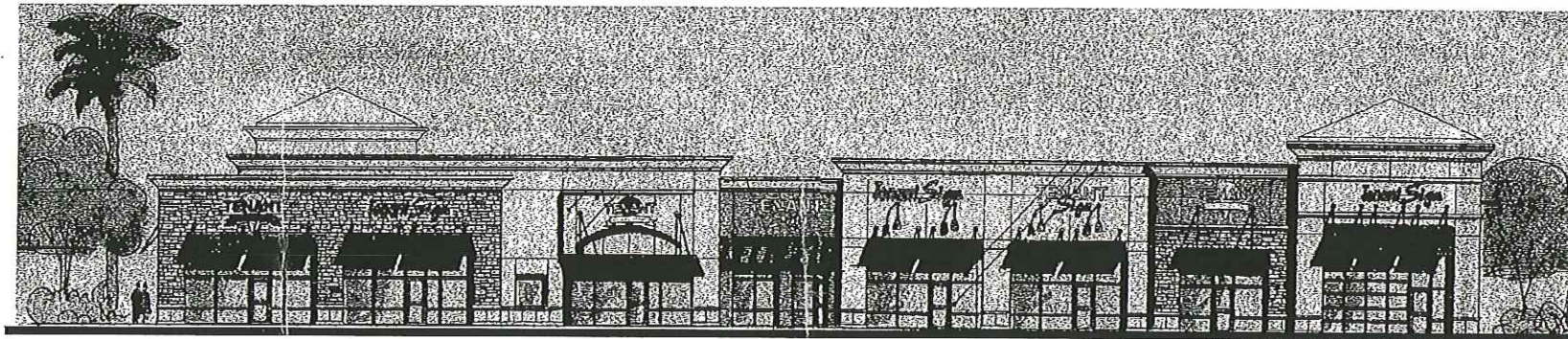


EXAMPLES OF TENANT SIGN OPTIONS

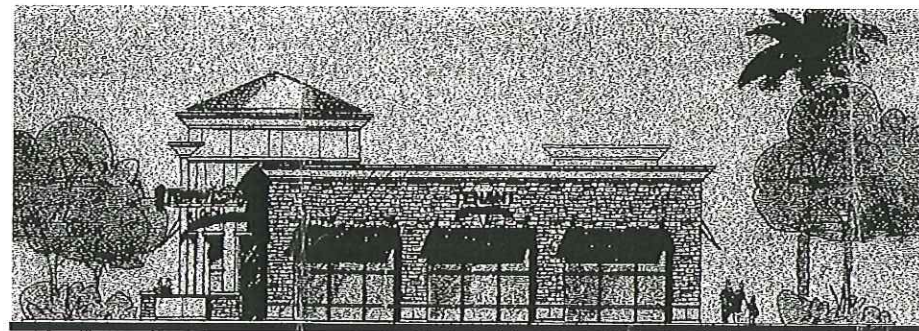


SOUTH ELEVATION

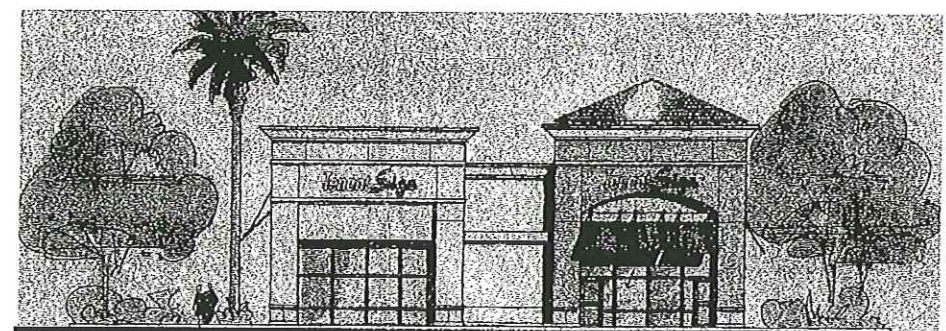
NOTE: AREA OF EACH TENANT SIGN MAY NOT EXCEED TWO (2) SQ.FT. PER LINEAR FT. OF STORE FRONT
WITH A MAXIMUM OF 50 SQ.FT.



NORTH ELEVATION

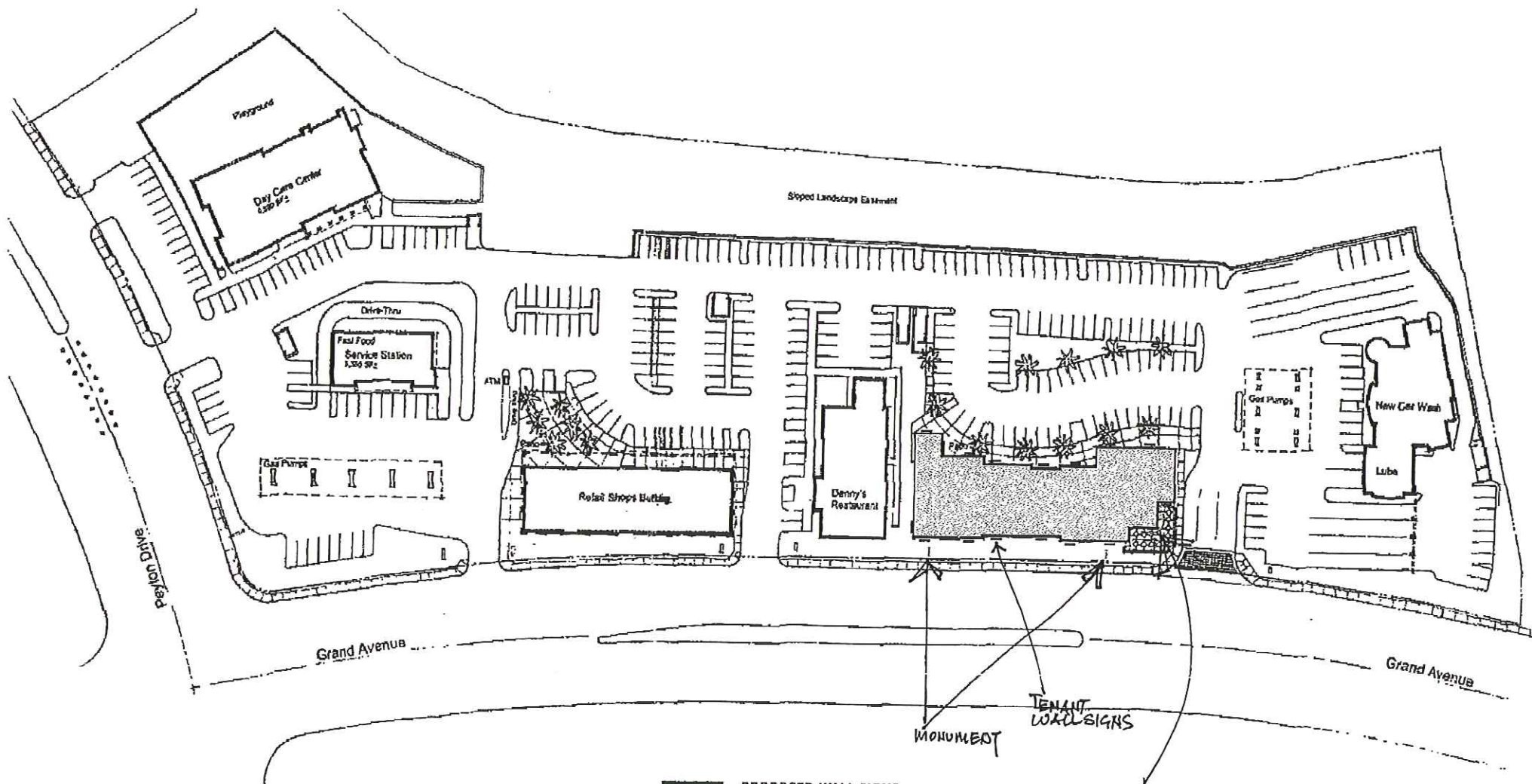


EAST ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS



Development Site Plan
Chino Hills, CA

-  PROPOSED WALL SIGNS
-  CURVED TWO TENANT SIGN BAND
-  TENANT MONUMENT SIGNS



SITE PLAN