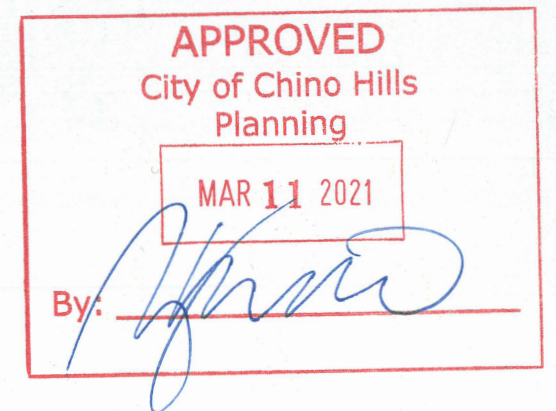


Chino Hills Shopping Center

Chino Hills, CA



LATEST UPDATE:
May 12, 2020

SIGN CRITERIA

Drawing #28710R4

Prepared by



National Sign & Marketing Corporation



EXHIBIT "A"

Chino Hills Shopping Center

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NWC Chino Hills Parkway & Pipeline Avenue, Chino Hills, CA 91709

Applicant: Patrick Faranal
c/o National Sign and Marketing
13580 5th St.
Chino, CA 91710
Tel 909.591.4742 Fax 909.591.9792
Lic# 745030 - Exp. 01/31/22

Exhibit Preparer: Sean Duffy / Patrick Faranal
C/O National Sign and Marketing
13580 5th St.
Chino, CA 91710
Tel 909.591.4742 Fax 909.591.9792
Lic# 745030 - Exp. 01/31/22

PROJECT DIRECTORY

Signage Consultant: National Sign & Marketing
13580 Fifth Street
Chino, CA 91710
Contact:
(909) 591-4742
fax (909) 591-9792

City Planning: 14000 City Center Drive
Chino Hills, CA 91709
Phone: 909-364-2780

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Overview

1. These guidelines are designed to complement architectural elements or themes expressed by the architecture of the buildings within the development. The resulting signage will, by placement, dimensions, and materials, create a common and attractive sign presence within the Chino Hills Shopping Center plan area. The purpose of the following criteria is to establish a coordinated sign program that gives each tenant adequate identification, while achieving a unified and attractive appearance among all lease spaces. In order to maintain the integrity of the criteria and balance among all occupants, deviations from the criteria will not generally be approved.
2. To secure owner's approval, the Tenant agrees to conform to the following:
 - a. Provide three (3) copies of the detailed sign design. One to be in full color of the proposed sign(s), submitted to owner prior to submitting the designs to the City of Chino Hills.
 - b. The detailed sign design shall be submitted on sheets no larger than 11" x 17".
3. Prior to sign fabrication, the Tenant shall submit drawings of the proposed sign or signs to the City of Chino Hills per the city requirements. Upon approval, tenant shall provide a copy of the permitted plans to owner.
4. The Tenant or the Tenant's sign contractor shall secure a sign permit from the City of Chino Hills by submitting three (3) copies of fully dimensioned scaled drawings as follows:
 - a. A site plan showing the location of the occupant space on the site.
 - b. A detailed elevation of the Tenant's lease space drawn to scale and showing sign(s) placement and Tenant's space width, showing all colors, materials, dimensions and copy.
 - c. Fabrication and installation details, including structural and engineering data, U.L. electrical specifications.
 - d. Any other drawings, details and information as required by the City of Chino Hills.
5. All permits for signs and the installation thereof shall be obtained by the Tenant's sign contractor and paid for by the Tenant.
6. All signs and the installation thereof shall comply with all current local zoning, building, and electrical codes.
7. A copy of the signed off permit job card shall be provided to the owner.

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Submittals and Approval (Part 1)

There is a formal process for the creation, review, and approval of the Tenant's signs at Chino Hills Shopping Center. All of the Tenant's signage is subject to the owner's or their managing agent's 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 Shopping Center.

A. Submittal to Owner:

- 1. Tenant shall submit three (3) color copies of detailed shop drawings to owner for approval prior to permit submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the requirements of the City of Chino Hills.

Submittals shall include the following:

- 1. Scaled elevation of Tenant's storefront depicting the proposed sign design and all dimensions as they relate to the Tenant's storefront.
- 2. Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all others details of construction. Section through letter and/or sign panel showing dimensioned projection of the face of the letter of the sign panel and the illumination.

If the shop drawings are denied, the Tenant must resubmit revised plans until owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program shall be submitted to the owner's for approval, and then submitted to the City of Chino Hills for approval only if approved in writing by the owner. 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. Mitigate problems in the application of this sign program.

B. Submittal to City:

- 1. The Tenant or their Sign Contractor must submit to the City of Chino Hills' Community Development Department, and will be responsible for all necessary applications, due diligence, and permit fees as required in order to attain permits.
- 2. The Tenant and their Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:
 - a. A copy of stamped or signed set of final drawings reflecting the owner's and the City of Chino Hills approval shall be on file in the owner's office.
 - b. All sign contractors must be fully insured and approved by the owner prior to installation. Owner must receive the sign contractor's certificate of insurance naming the owner as additionally insured prior to commencement of any work. Coverage to be a minimum of two million dollars (\$2,000,000) general aggregate of insurance.
 - c. The owner must be notified 48 hours in advance prior to the installation of the signs.

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Submittals and Approval (Part 2)

- C. Installation:
1. The Tenant's sign contractor shall install permitted signage within 90 days after approval of shop drawings from the owner. If the sign(s) are not in place by that date, The owner may order sign fabrication and installation on the Tenant's behalf and at the Tenant's expense.
- D. The Tenant's Responsibility:
1. The owner may, at their sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program
 2. If the Tenant chooses to change their exterior sign at anytime during the term of their lease, the Tenant must comply with the requirements set forth herein for any future modifications, revisions, or changes which have been made to sign program for this center after the execution of their lease agreement.
 3. The Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, include those of the owner, City, UL, and the Uniform Electrical Code.
 4. Tenant shall be responsible for all expenses relating to any signage for their store, including but not limited to:
 - a. Design consultant fees (if applicable)
 - b. 100% of the permit processing cost and application fees.
 - c. 100% of the costs for sign fabrication and installation including review of shop drawings and patterns.
 - d. All costs relating to sign removal, including repair of any damage to the building.

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Construction Requirements

- 1. All signs and their installation shall comply with all local building and electrical codes.
- 2. All electrical signs will be fabricated by a U.L. approved sign company in accordance with U.L. specifications and bear the U.L. label.
- 3. The sign contractor is to be fully licensed with the City of Chino Hills and California and shall carry full Workers Compensation and General Liability insurance.
- 4. All penetrations of the building exterior surfaces are to be sealed and waterproofed in a color and finish to match existing exterior.
- 5. Internal illumination to be L.E.D. installed and labeled in accordance with the "National Electrical Code".
- 6. All painted surfaces are to have glossy or satin finish. Only paint containing acrylic or polyurethane products may be used.
- 7. All Logo and letter heights shall be specified and shall be determined by measuring the normal capital letter of a type font.
- 8. All sign fabrication shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type styles will not be acceptable. The owner reserves the right to reject any fabrication work deemed to be below standards.
- 9. All lighting must match the exact specifications of the owner approved working drawings. No exposed conduit or raceways will be allowed.
- 10. All signs must be made of a durable rust-inhibiting material that is appropriate and complimentary to the building.
- 11. Color coating shall match the colors specified on the approved plans exactly.
- 12. Joining materials (e.g., seams) shall be finished in a way as to be unnoticeable to the public eye. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- 13. Finished surfaces of metal shall be free from oil canning or warping. All sign finishes shall be free from dust, orange peeling, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- 14. In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
- 15. Exposed raceways are not permitted unless they are incorporated into the overall sign design.
- 16. Exposed junction boxes, lamps, tubing, or neon crossovers of any type are not permitted.
- 17. All exposed raceways, conduits, or wireways that are installed on rock background, corrugated metal and/or back of parapets to be painted a specific color to be approved by the architect or owner.
- 18. Premises identification signs (address numerals) are subject to the approval of the City and Fire Department.
- 19. Construction hours shall be limited to Monday through Saturday, 8:00 am to 5:00 pm, no construction may occur on Sundays or legal holidays, as per the Chino Hills Municipal Code and/or the owner's Requirements.
- 20. Colors on signs and structural members should be harmonious with one another and consistent with the dominant colors of the building or buildings being identified.

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All Companies Bidding to Manufacture

1. All companies bidding to manufacture and install any of the Tenant's signs are advised that no substitutes will be accepted by the owner whatsoever, unless so indicated in the specifications which are approved in writing by the owner. Signs that deviate from these criteria without such approval must be removed at the Tenant's expense.
2. The Tenant's sign fabrication and installation company shall carry Worker's Compensation and General 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 two million dollars (\$2,000,000) general aggregate of insurance.
3. The Tenant's sign contractor shall completely erect and connect (including all wiring) the Tenant's sign in accordance with these criteria and all local zoning, building and electrical codes.

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Sign Types

Creative and imaginative signage is strongly encouraged and will be subject to owner review and approval of all sign design submittals. There are many acceptable sign treatments, however, a mixed media three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign, and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed in this document. The owner reserves the right to approve or reject any proposed sign on the basis of its size and placement.

Acceptable sign styles include:

- 1. 5" deep face and halo illuminated channel letters.
- 2. 3" deep halo illuminated letters.
- 3. 3" deep face illuminated channel letters.
- 4. Mixed media 3 dimensional signs using images, icons, logos, etc.
- 5. Neon accents will be approved at the sole discretion of the owner and should be proposed only if it is a part of the overall Tenant design concept.
- 6. Sand blasted, textured and/or burnished metal-leaf faced dimensional letters, pin mounted from facade.
- 7. Signs mounted to hard canopies, eyebrows, or other projecting architectural elements.

For Example:

- a. Prismatic face letter forms with full facet strokes.
- b. Rounded face letter forms with radius faces and eased edges.
- c. Layered letter forms with face and liner. Letter face must be at least one (1) inch thick and the liner must be a minimum of 1/2" inch thick.

Notes:

Mixed media signs are signs employing two or more illumination and fabrication methods (for example, halo lit reverse channel letters with exposed neon accents). Although simple rectangular cabinet signs are generally not allowed, mixed media signs may be composed of several elements, one of which may be a cabinet. Sculpted, contoured or rectangular cabinets are strongly encouraged. However, the cabinet sign should not exceed 50% of the total sign area. With the owner's approval, complex shaped (i.e. polyhedron) sign cabinets may be used alone if they incorporate dimensional elements such as push-thru letters and/or exposed neon.

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Miscellaneous Restrictions

- 1. Hours of Business and Telephone Numbers: Limited to no more than three (3) square feet or less than 10% of window area, whichever is less, for each business frontage with a customer entrance.
- 2. Animated, flashing or audible signs will not be permitted.
- 3. Lettering painted directly on the building surface, including windows will not be permitted.
- 4. Projections above or below designated sign area will not be permitted.
- 5. Temporary signs shall be subject to owner review and approval and comply with city code requirements.
- 6. Sign cabinets (except logo elements) are not Permitted.
 - a. Existing, legally permitted cabinet signs shall be permitted to remain as long as they are well maintained in good working order, free from any visible damage or degradation. Cabinet signs found to be in need of repair or replacement must be removed and replaced at tenant's expense, and must comply with the requirements stipulated in this document.
- 7. Foam signs are not permitted.
- 8. Any item not addressed in this sign criteria shall be governed by the municipal, state or federal laws, and must be approved in writing by the owner.

NWC Chino Hills Parkway & Pipeline Avenue, Chino Hills, CA 91709

Major Tenant Wall Signs

1. Approval Required:
 - a. All signs shall be attached to the building only at a location approved by the owner and the City of Chino Hills.
2. Wall Signage
 - a. Primary Wall Sign
 - i. The main business identification sign shall be located on the building fascia at the location shown on elevation pages.
 - b. Secondary Wall Sign(s)
 - i. Secondary wall signs shall be limited to service category signage to identify the business offerings and shall be located on the building fascia at the location shown on elevation pages.
3. Suite Address Number Sign:
 - a. The suite number or address of the lease space shall be centered above the main door per fire department requirement with white vinyl film.
4. Sign type:
 - a. Tenants signs shall be composed of channel letters (Face illuminated, Halo illuminated, or a combination of both will be allowed).
 - b. The aggregate sign area (all signs on one wall) shall not exceed paragraph #5 below.
 - c. Sandblasted or painted signs are not permitted.
5. Tenant Identification Signs:
 - a. The maximum sign area allowed for the main ID sign is 1.4 square feet for each lineal foot of lease space frontage. The maximum sign length shall be no greater than 70 percent of the linear lease space frontage. All signs shall be proportional to the storefront fascia area.
 - b. The maximum height of the sign shall be no greater than thirty-six (36) inches for a single line of copy or a maximum of eighty-four (84) inches for a double line of copy. NOTE: maximum copy size shall be limited to 70" tall. The remaining height may only be used for a non-illuminated, singular color background. The main ID sign can consist of channel letters, logos or icons. Smaller letter heights shall be used when necessary to avoid a crowded appearance or conflicts with architectural features and details. Under no circumstances shall a sign project above or below the building fascia.
 - i. Existing, legally permitted signs greater than the aforementioned limits shall be permitted to remain as long as they are well maintained in good working order, free from any visible damage or degradation. Signs found to be in need of repair or replacement must be removed and replaced at tenant's expense, and must comply with the requirements stipulated in this document.
 - c. Tenants with elevations that faces a street or parking lot shall be permitted signage on that elevation with a total of one (1) primary wall sign and up to five (5) secondary wall signs on the primary storefront elevation with a public entrance. Signs shall not exceed 1.4 square feet of signage per one (1) foot of lease frontage for each elevation. Logos consisting of a cabinet sign shall not exceed 15% of the allowable sign area and shall have a maximum height of 36 inches when associated with a single line of copy or 48 inches if associated with two lines of copy.
 - d. Owner shall reasonably approve location of Tenant signs which shall be in keeping with the architectural design of the building. Signs are to be located only within the space and surface specifically provided for on the building.
6. Materials:
 - a. Face material shall be acrylic. Owner must approve colors prior to sign permit submittal.
 - b. Letter returns shall be aluminum, painted to match building colors or owner approved colors.
 - c. Letter return depth shall not exceed 7" from the face of the building.
 - d. Trim cap size: 1" for letters and logo elements.
7. Lighting:
 - a. All signs shall be internal LED illuminated with no exposed lighting.
 - b. All signs shall be U.L. listed.

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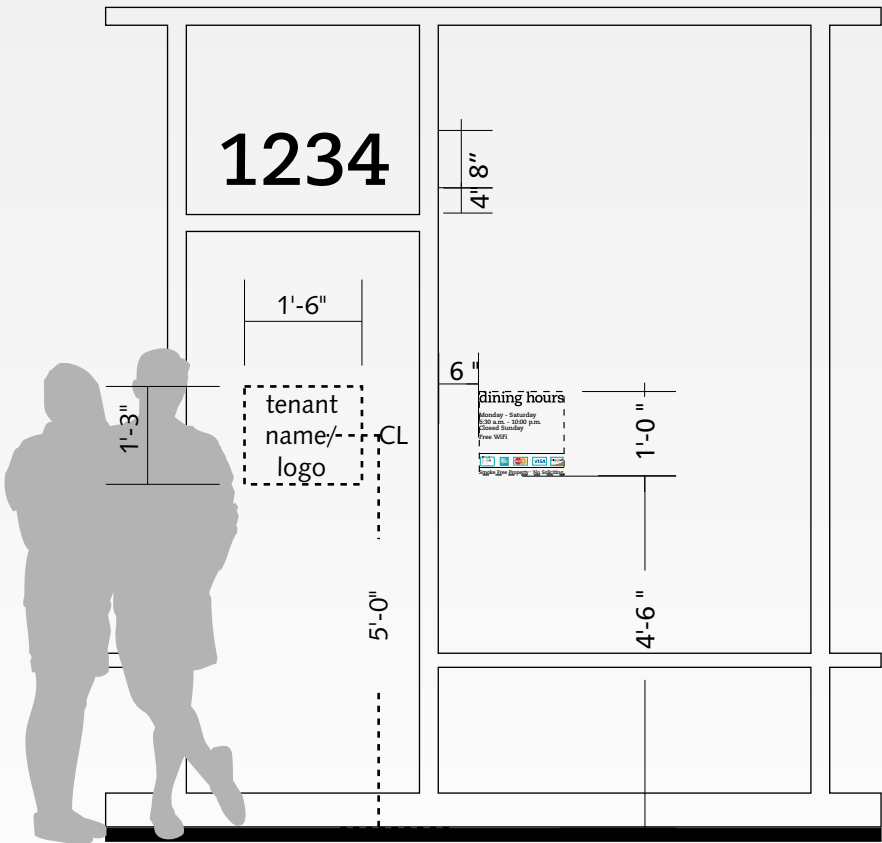
Minor Tenant Wall Signs

1. Approval Required:
 - a. All signs shall be attached to the building only at a location approved by the owner and the City of Chino Hills.
2. Primary Wall Sign:
 - a. The main business identification sign shall be located on the building fascia at the location shown on elevation pages.
3. Suite Address Number Sign:
 - a. The suite number or address of the lease space shall be centered above the main door per fire department requirement with white vinyl film.
4. Sign type:
 - a. Tenants signs shall be composed of channel letters (Face illuminated, Halo illuminated, or a combination of both will be allowed).
 - b. The aggregate sign area (all signs on one wall) shall not exceed paragraph #5 below.
 - c. Sandblasted or painted signs are not permitted.
5. Tenant Identification Signs:
 - a. The maximum sign area allowed for the main ID sign is One (1) square foot for each lineal foot of lease space frontage. The maximum sign length shall be no greater than 70 percent of the linear lease space frontage. All signs shall be proportional to the storefront fascia area.
 - b. The maximum height of the sign shall be no greater than twenty-four (24) inches for a single line of copy. The main ID sign can consist of channel letters, logos or icons. Smaller letter heights shall be used when necessary to avoid a crowded appearance or conflicts with architectural features and details. Under no circumstances shall a sign project above or below the building fascia.
 - c. Tenants with elevations that faces a street or parking lot shall be permitted signage on that elevation with a total of three (3) signs, one (1) per elevation. Signs shall not exceed one (1) square foot of signage per one (1) foot of lease frontage for each elevation. Logos consisting of a cabinet sign shall not exceed 15% of the allowable sign area and shall have a maximum height of twenty-four (24) inches when associated with a single line of copy.
 - d. Owner shall reasonably approve location of Tenant signs which shall be in keeping with the architectural design of the building. Signs are to be located only within the space and surface specifically provided for on the building.
6. Materials:
 - a. Face material shall be acrylic. Owner must approve colors prior to sign permit submittal.
 - b. Letter returns shall be aluminum, painted to match building colors or owner approved colors.
 - c. Letter return depth shall not exceed 7" from the face of the building.
 - d. Trim cap size: 1" for letters and logo elements.
7. Lighting:
 - a. All signs shall be internal LED illuminated with no exposed lighting.
 - b. All signs shall be U.L. listed.

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Permanent window and door signage is limited to the following:
Tenant Entry Information

- Materials: Matte white vinyl letters on entry glass.
- Copy: 8" overall height of suite letter or address numerals
Tenant entry / Hours of operation information 12" x 12"
Credit card and social media information.
- Sign Area: 3.0 square foot maximum sign area.
- Typeface: Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface.
- Location: Address or suite number centered over the main entry door(s).
Tenant and/or hours of operation on entry glass panel on the same side as door handle or right side, as applicable.



Typical Elevation

Rear Entry I.D.

- Materials: Vinyl letters on door in contrasting color.
- Copy: 4" overall height of suite letter or address numerals
2" high Tenant Name.
- Sign Area: 2.5 square foot maximum sign area.
- Typeface: Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface.

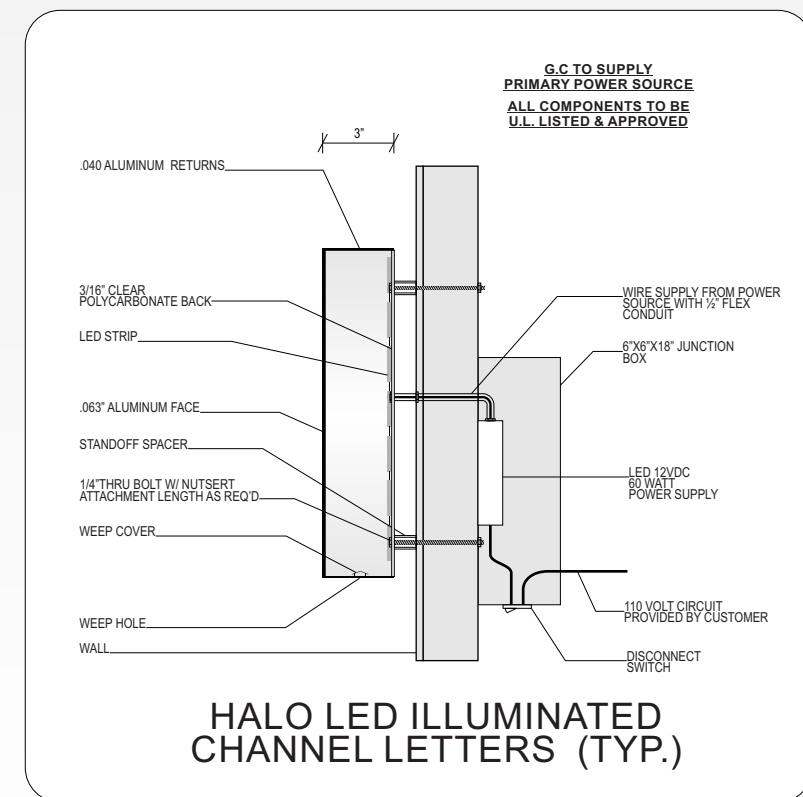
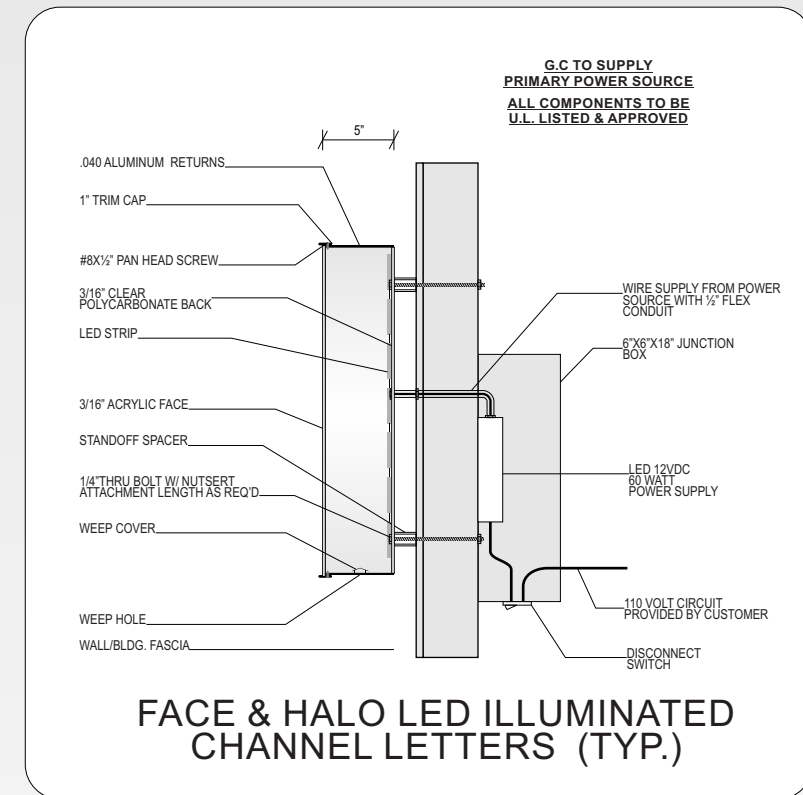
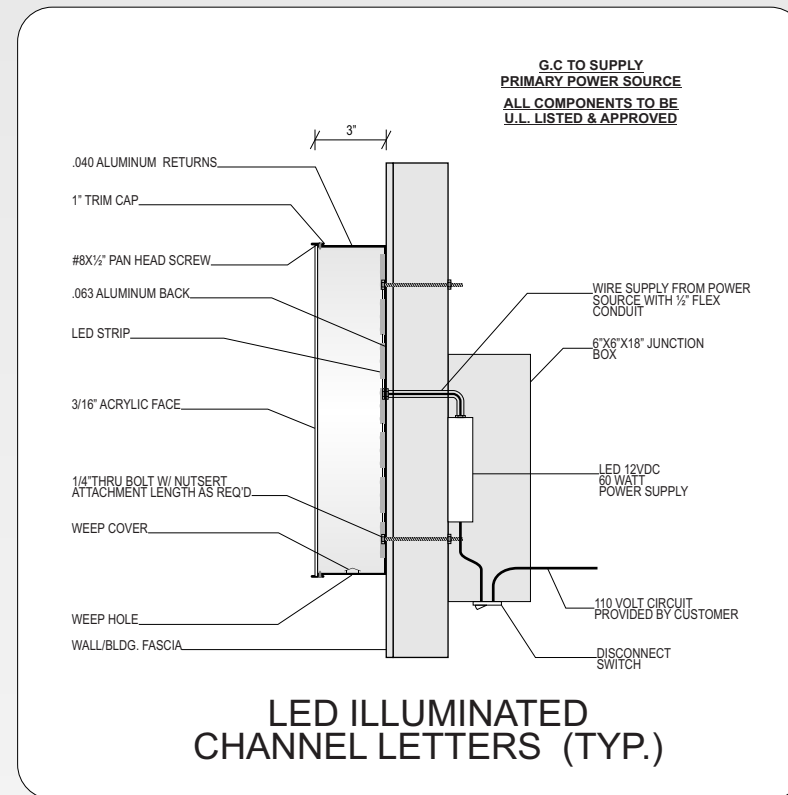
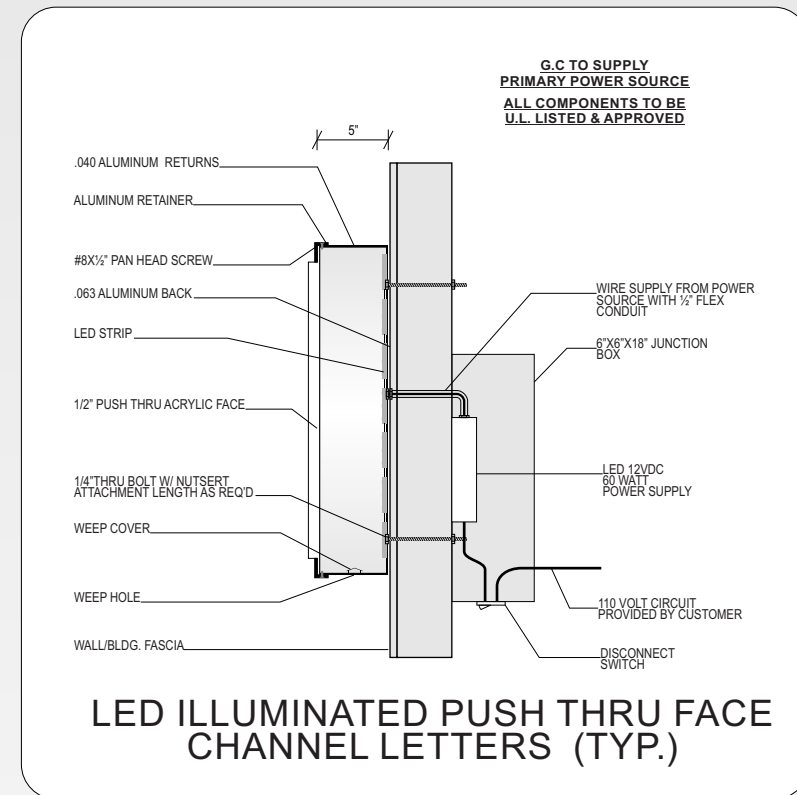


Typical Elevation

Chino Hills Shopping Center

Approved Signs

NWC Chino Hills Parkway & Pipeline Avenue, Chino Hills, CA 91709

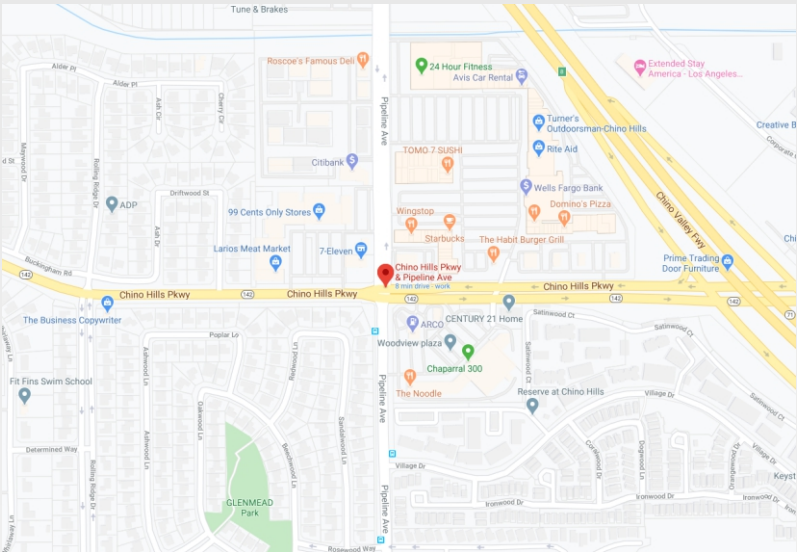
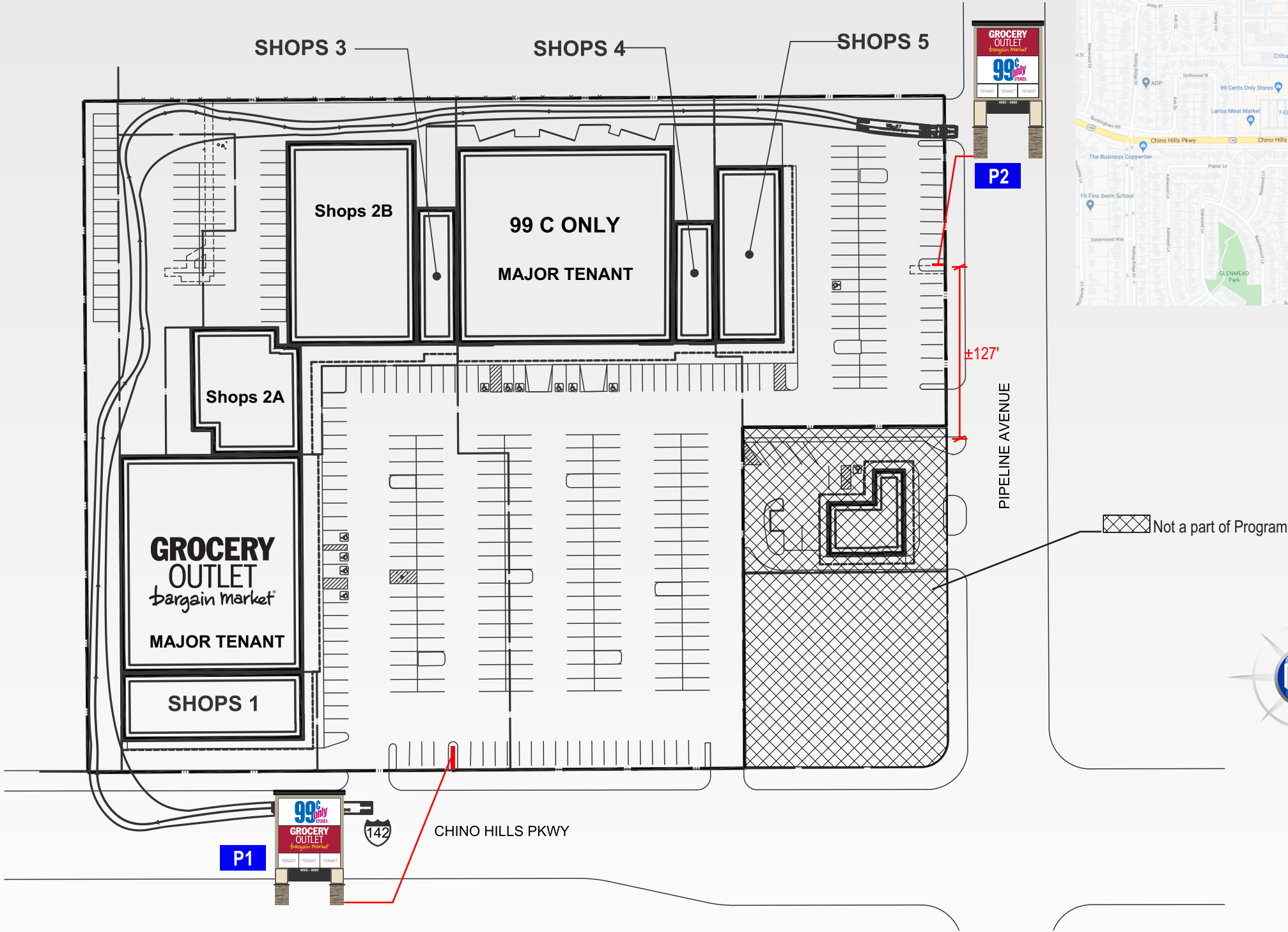


Examples are provided for illustration purposes only.
Other manufacturing methods may be allowed.
All signage manufacturers shall provide project specific
drawings with section views for approval by both
landlord and the City of Chino Hills.

Chino Hills Shopping Center

Site and Vicinity Maps

NWC Chino Hills Parkway & Pipeline Avenue, Chino Hills, CA 91709



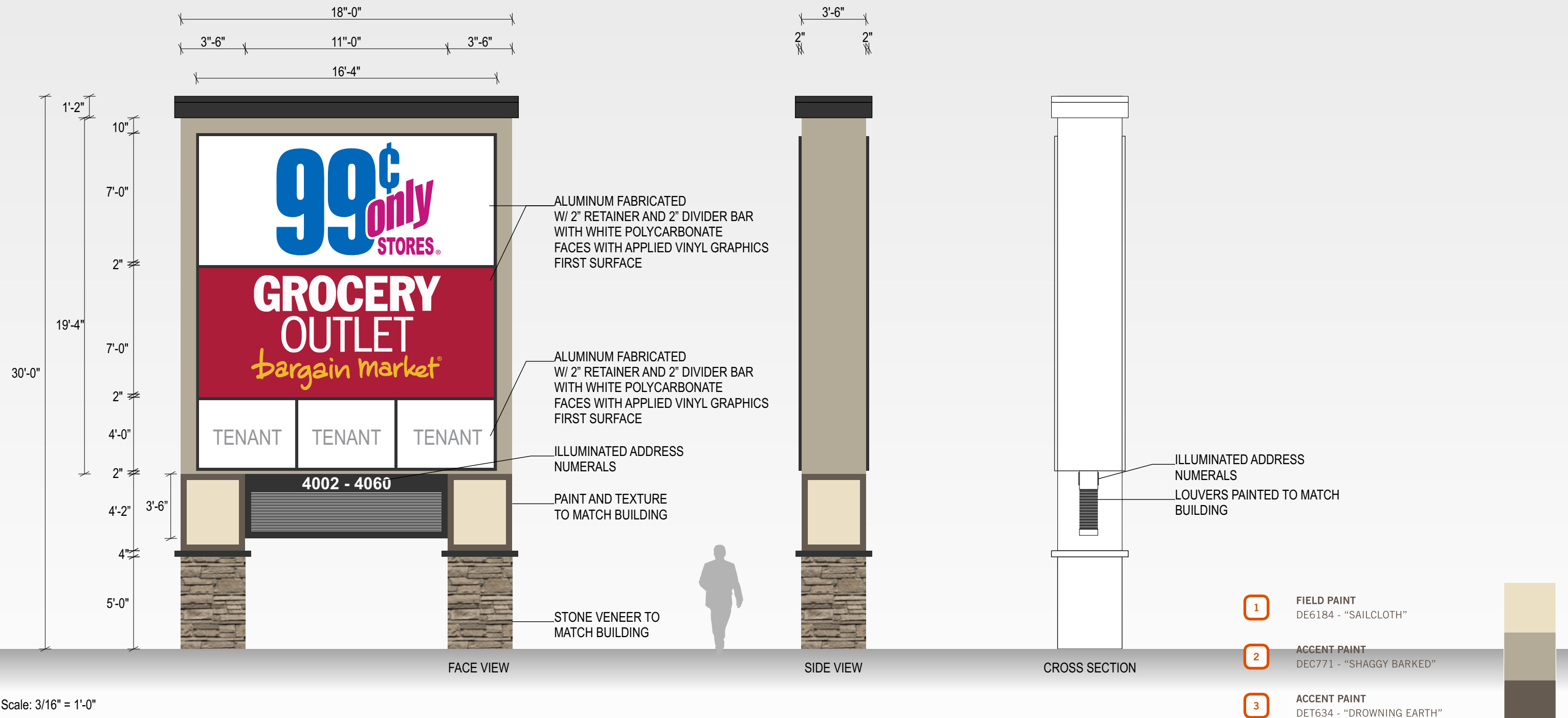
Chino Hills Shopping Center

Multi Tenant Panel Pylon Sign

NWC Chino Hills Parkway & Pipeline Avenue, Chino Hills, CA 91709

Replacement Multi Tenant Pylon Sign off Chino Hills Parkway

P1



Chino Hills Shopping Center

NWC Chino Hills Parkway & Pipeline Avenue, Chino Hills, CA 91709

Multi Tenant Panel Pylon Sign

Proposed Multi Tenant Pylon Sign off Pipeline Avenue

P2

