

CROSSROADS MARKETPLACE AT CHINO HILLS



12945-13225 Peyton Drive, Chino Hills, CA 91709

SHOPPING CENTER SIGN CRITERIA
August 13th, 2020

APPROVED
CHINO HILLS
PLANNING

AUG 17 2020

BY Kim Suppiger

EXHIBIT C

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A: General Specifications

1. Purpose: The purpose of the following criteria is to establish a coordinated sign program that gives each tenant adequate identification, while achieving a unified, attractive appearance among all lease spaces. In order to maintain the integrity of the criteria and balance among all tenants, deviations from the criteria will not generally be approved.
2. City Approval: Prior to sign fabrication, the tenant will submit drawings of the proposed signs to the City of Chino Hills Planning Division for approval.
3. Permits: The tenant's contractor will secure a sign permit from the City of Chino Hills Building and Safety Department by submitting three (3) copies of fully dimensioned and to scale drawings as follows:
 - a. A site plan showing the location of the tenant space on the site.
 - b. An elevation of the tenant space drawn to scale and showing sign placement and tenant space width.
 - c. A detailed elevation of the sign drawn to scale and showing all colors, materials, dimensions and copy.
 - d. Fabrication and installation details, including structural and engineering data, U.L. electrical specifications, and type and intensity of illumination (for electrical signs.)
 - e. Any other drawings, details and information as required by the City of Chino Hills.
4. Cost of Permits: All permits for signs and the installation thereof will be obtained by the tenant's contractor and paid for by the tenant.
5. Compliance with Code: All signs and the installation thereof will comply with all current local zoning, building and electrical codes and codes that may be enacted in the future.

B.1: Location of Wall Signs (Major Tenants)

See Attached Exhibits

1. Major tenants are defined as "Drugstore" and "Majors 1 thru 8" as shown on attached site plan.
2. Approval Required: All signs will be attached to the building only at a location specified by these criteria and approved by the Landlord in writing.
3. Main Business ID Sign: The main business identification sign will be centered on the building's front fascia, both vertically and horizontally, above the tenant space. Location of the rear elevation signage shall be approved by the City of Chino Hills Planning Department and the Landlord.
4. Window Sign: The business identification window sign will be centered on the storefront glass nearest the main pedestrian entrance. The sign will not exceed four (4) square feet and will be composed of white vinyl lettering (Helvetica Medium font). The window signs are limited to providing hours of operation and emergency, sale or rental information only.
5. Major tenants may place additional identification signs or secondary signs on any exterior elevation of the building as it relates to the demised premises. Location and size must be approved by the City of Chino Hills Planning Department and the Landlord.

B.2: Location of Wall Signs (Shop Building Tenants)

See Attached Exhibits

1. Approval Required: All signs will be attached to the building only at a location specified by these criteria and approved by the Landlord in writing.
2. Main Business ID Sign: The main business identification sign will be centered on the building's front fascia, both vertically and horizontally, above the leased space.
3. Window Sign: The business identification window sign will be centered on the storefront glass nearest the main pedestrian entrance. The sign will not exceed four (4) square feet and shall be composed of white vinyl lettering (Helvetica Medium font). The window signs are limited to providing hours of operation and emergency, sale or rental information only.

C.1: Design of Wall Signs (Major Tenants)

See Attached Exhibits

1. Sign Type: All tenant signs will be composed of channel letters, with the sign area not to exceed 1.5 square feet for every foot of store frontage or 150 square feet, whichever is less.
2. Sign Size: Tenant signs will be dimensioned as follows:
 - a. Sign Height: Not to exceed a maximum height of 6'-0" for a logo and a maximum height of 4'-0" for letters.
 - b. Sign Width: Not to exceed 75% of the tenant's lineal store frontage.
 - c. Ascenders and Descenders will be permitted.
3. Sign Colors: All sign colors are subject to approval by the Landlord. Tenant must provide color samples. Corporate identification colors will be permitted.
4. Logos: Logos will be considered on a case by case basis, at the discretion of the Landlord and subject to this criteria.
5. Materials:
 - a. Sign Face Material: Acrylic Sheet (i.e.: Plexiglass, Lexan)
 - b. Letter/Logo Return Material: Sheet metal (typ. alum.), 5" deep, and painted dark bronze.
 - c. Trim Cap: Will be 3/4" and dark bronze in color to match returns.
6. Illumination:
 - a. Illumination Type: L.E.D. (light emitting diodes) or Neon (30 milliamperes, no exposed tubing).

C.2: Design of Wall Signs (Shop Building Tenants)

See Attached Exhibits

1. Sign Type: All tenant signs will be composed of channel letters, with the sign area not to exceed 1.5 square feet for every foot of store frontage. One (1) sign allowed per each exterior elevation of the building as it relates to the demised premises.
2. Sign Size: Tenant signs will be dimensioned as follows:
 - a. Sign Height:
Front Elevation: Maximum 24", using one or two lines of copy.
Rear Elevation: Maximum 18".
 - b. Sign Width: Not to exceed 75% of the tenant's lineal store frontage.
3. Sign Copy: Wording of signs will not include the product sold or services offered, except as part of tenant's trade name, logotype or insignia.
4. Sign Colors: All sign colors are subject to approval by the Landlord. Tenant must provide color samples. No more than three (3) colors will be permitted.
5. Logos: Logos will be considered on a case by case basis, at the discretion of the Landlord and subject to this criteria.
6. Materials:
 - a. Sign Face Material: Acrylic Sheet (i.e.: Plexiglass, Lexan)
 - b. Letter/Logo Return Material: Sheet metal (typ. alum.), 5" deep, and painted dark bronze.
 - c. Trim Cap: Shall be 3/4" and dark bronze in color to match returns.
7. Illumination:
 - a. Illumination Type: L.E.D. (light emitting diodes) or Neon (30 milliamperes, no exposed tubing).

C.3: Design of Wall Signs (Individual Pad Tenants)

See Attached Exhibits

1. Sign Type: All tenant signs will be composed of channel letters, with the sign area not to exceed 1.5 square feet for every foot of store frontage. One (1) sign allowed per exterior elevation with a maximum of three (3) elevations.
2. Sign Size: Tenant signs will be dimensioned as follows:
 - a. Sign Height: Maximum 24", using one or two lines of copy.
 - b. Sign Width: Not to exceed 75% of the tenant's lineal store frontage.
3. Sign Copy: Wording of signs shall not include the product sold or services offered, except as part of tenant's trade name, logotype or insignia.
4. Sign Colors: All sign colors are subject to approval by the Landlord. Tenant must provide color samples. No more than three (3) colors will be permitted.
5. Logos: Logos will be considered on a case by case basis, at the discretion of the Landlord and subject to this criteria.
6. Materials:
 - a. Sign Face Material: Acrylic Sheet (i.e.: Plexiglass, Lexan)
 - b. Letter/Logo Return Material: Sheet metal (typ. alum.), 5" deep.
 - c. Trim Cap: Shall be 3/4".
7. Illumination:
 - a. Illumination Type: L.E.D. (light emitting diodes) or Neon (30 milliamperes, no exposed tubing).

D.1: Project Pylon Signs (4)

Exhibits D1, D2, D3

1. Sign Type: Double faced.
2. Sign Size: Project pylon signs will be dimensioned as follows:

Pylon Sign #	Max. Height	Sign Area S/F
1	26'-8"	426
2	30'-0"	480
3	30'-0"	480
4	30'-0"	480

3. Sign Copy: Pylon signs will be for the major tenants, as determined by the Landlord.
4. Sign Colors: All sign colors are subject to approval by the Landlord.
5. Materials:
 - a. Structure Material: Aluminum with painted, textured finish.
 - b. Tenant Copy: Individual aluminum panels with routed out copy and push-thru acrylic letters.
6. Illumination:
 - a. Illumination Type: L.E.D. (light emitting diodes).
- 7: Location of Signs: See attached site plan exhibit.

D.2: Multi-Tenant Freeway Pylon Signs (2)

Exhibit D4

1. Sign Type: Double faced.
2. Sign Size: Freeway oriented pylon signs will be dimensioned as follows:

Pylon Sign #	Max. Height	Sign Area S/F
5	30'-0"	329
6	30'-0"	329

- a. Sign Height: Maximum 30'-0".
 - b. Sign Area: Maximum 82.25 Sq. Ft. per tenant (to include four {4} tenants; 42" max. ht. channel letters).
3. Sign Colors: All sign colors are subject to approval by the Landlord.
4. Materials:
 - a. Sign Structure Material: Aluminum with painted, textured finish.
 - b. Tenant Copy: Individual channel letters, same as building signage.
6. Illumination::
 - a. Illumination Type: L.E.D. (light emitting diodes).
- 7: Location of Signs: See attached site plan exhibit (A3).

E: Project Monument Signs

Exhibit E

1. Sign Type: Double faced.
2. Sign Size: Project monument signs will be dimensioned as follows:
 - a. Sign Height: Maximum 12'-0".
 - b. Sign Area: Maximum 24 Sq. Ft. per tenant (to include two {2} tenants; 18" ht. max. channel letters).
 - c. One (1) monument sign will be shared by four (4) tenants where restaurant users may be named.

MonumentSign #	Max. Height	Sign Area S/F
M1	12'-0"	48
M2	12'-0"	48
M3	12'-0"	48
M4	12'-0"	48

3. Sign Colors: All sign colors are subject to approval by the Landlord. Tenants must provide color samples.
4. Materials:
 - a. Sign Structure Material: Aluminum with painted, textured finish.
 - b. Tenant Copy: Individual channel letters, same as building signage.
6. Illumination:
 - a. Illumination Type: L.E.D. (light emitting diodes).
7. Location of Signs: See attached site plan exhibit.

F: Construction Requirements

1. Fasteners: All exterior signs, bolt, fastening and clips shall be cadmium plated steel, stainless steel, aluminum, brass or bronze. Black iron or other rust prone materials of any type are NOT permitted.
2. Conduit Openings: Location of all openings for conduits in the walls of the building will be indicated by sign drawings submitted to and approved in writing by the Property Owner of the tenant's premises.
3. Sealing of Openings: All penetrations of the building structure required for sign installation and which have been approved in writing by the Property Owner of the tenant's premises, will be neatly sealed in watertight condition.
4. Labels: A "U.L." label must be placed on every separate electrical sign element (i.e.: individual letters, numerals, logos). All required labels must be placed in a conspicuous location. Other labels are NOT permitted.
5. Exposed lamps, L.E.D.s or tubing is NOT permitted.
6. Concealment of Mechanical Equipment: Raceways, crossovers, conductors, transformers and other equipment shall be concealed.
7. Repair of Damages: The tenant is responsible for ensuring that the sign contractor repairs (in a good and workmanlike manner) any damage caused by the contractor's work within one (1) week after such damage was caused.
8. Responsibility for Work: The tenant will be fully responsible for the work of its sign contractors.
9. Cost of Electricity: Electrical service to all signs will be on the tenant's meters and will be part of the tenant's operation costs.

G: Miscellaneous Restrictions

1. Hours of Business and Telephone Numbers: Limited to no more than 180 square inches for each business frontage with a customer entrance.
2. Flashing Signs: Animated, flashing or audible signs are NOT permitted.
3. Painted Lettering: Lettering painted directly on a building surface, including windows is NOT permitted.
4. Projecting Signage: Projections above or below the designated sign area are NOT permitted.
5. Temporary Signs: All banners, balloons, streamers, placards, pennants, or portable signs which direct, promote, attract, service, or which are otherwise designed to attract attention are NOT permitted, except the following:
 - a. One banner not to exceed 32 square feet is permitted for a period not to exceed thirty (30) consecutive days when announcing special events such as "grand openings" or "new management" if approved in writing by the Landlord. The banner will be stretched and secured flat against the building surface and will not exceed the height of the building eaves or the building parapet wall.
 - b. Window signs are limited to four (4) square feet in area, providing information about hours of operation and emergency, sale or rental information only if approved by the Landlord.
 - c. Temporary signs as described above require city approval and permit, including payment of permit fee.

H: All Companies Bidding to Manufacture

1. Substitutions: All companies manufacturing and installing a tenant's signs are advised that no substitutions will be accepted by the Landlord whatsoever, unless so indicated in the specifications which are approved in writing by the Landlord. Signs that deviate from these criteria without such approval must be removed at the tenant's expense.
2. Insurance: The tenant's sign fabrication and installation company shall carry Workmen'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 limit.
3. Erection: The tenant's sign company will completely erect and connect (including all wiring) the subject sign in accordance with these criteria.

Exhibit A: Retail Site Plan

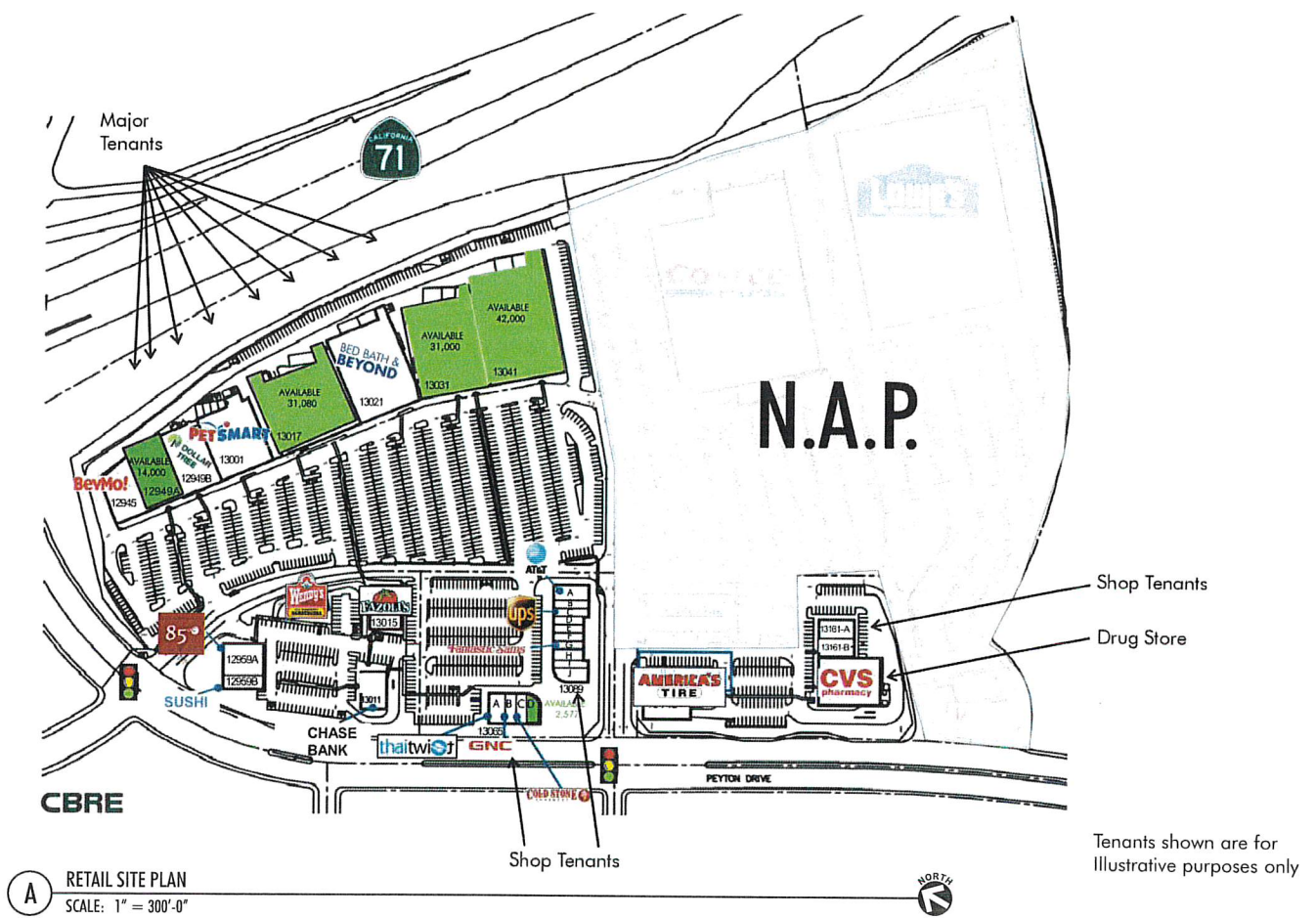
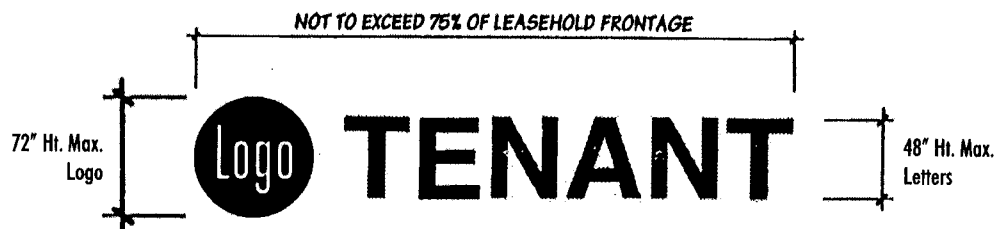
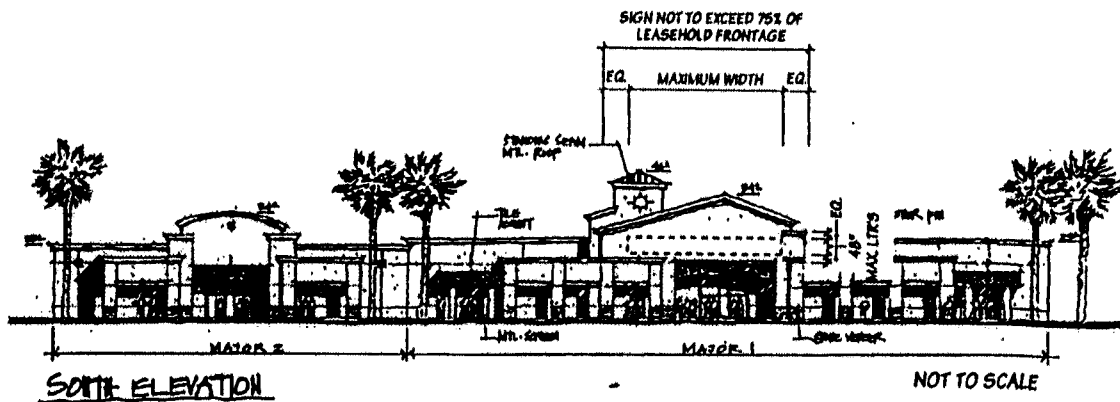


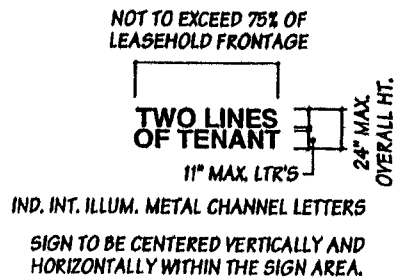
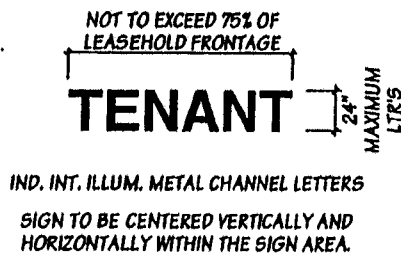
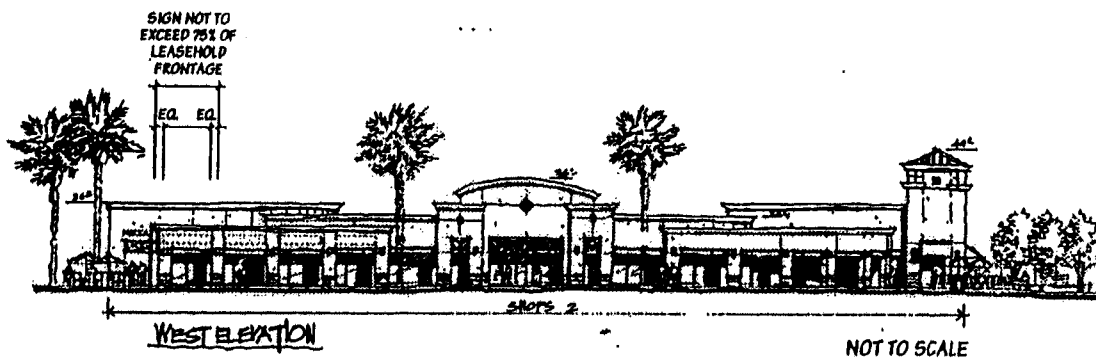
Exhibit B1: Major Tenant Sign Sizes



IND. INT. ILLUM. METAL CHANNEL LETTERS
MAJOR TENANT SIGN SPECIFICATIONS
 TENANT IDENTIFICATION

B1 MAJOR TENANT SIGN SIZES
 SCALE: NTS

Exhibit B2: Shop Tenant Sign Sizes

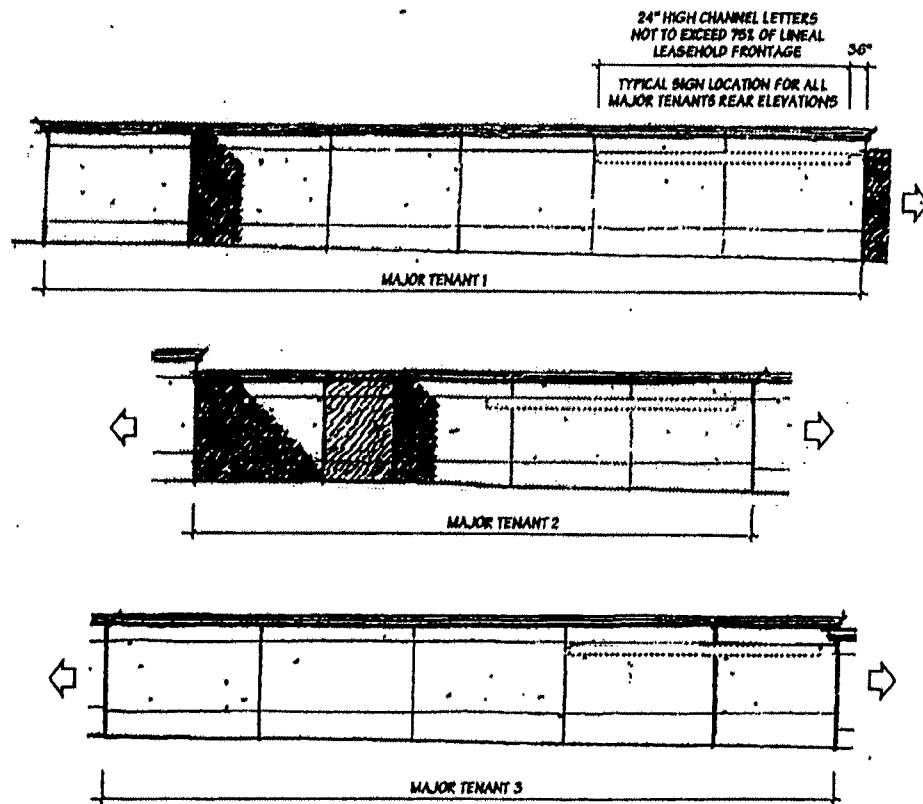


SHOP TENANT SIGN SPECIFICATIONS

TENANT IDENTIFICATION

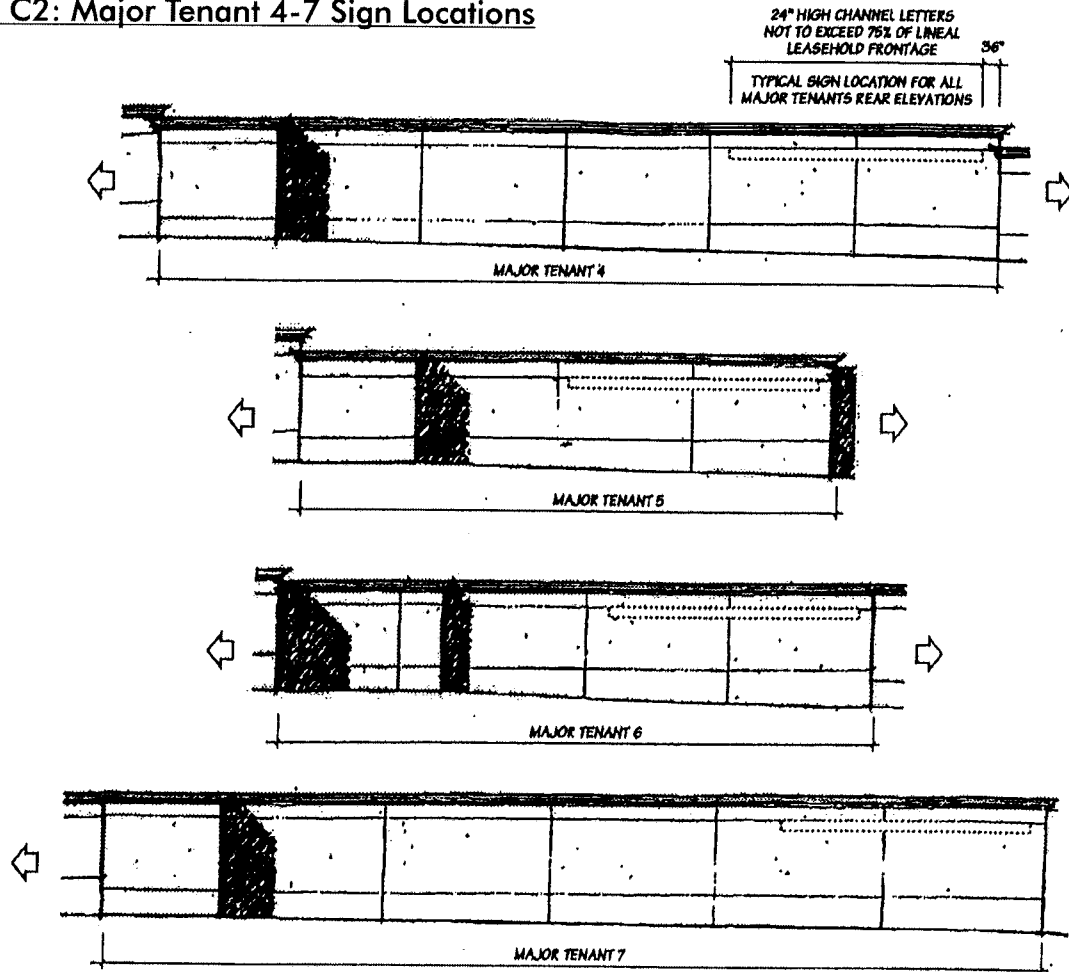
B2 SHOP TENANT SIGN SIZES
SCALE: NTS

Exhibit C1: Major Tenant 1-3 Sign Locations



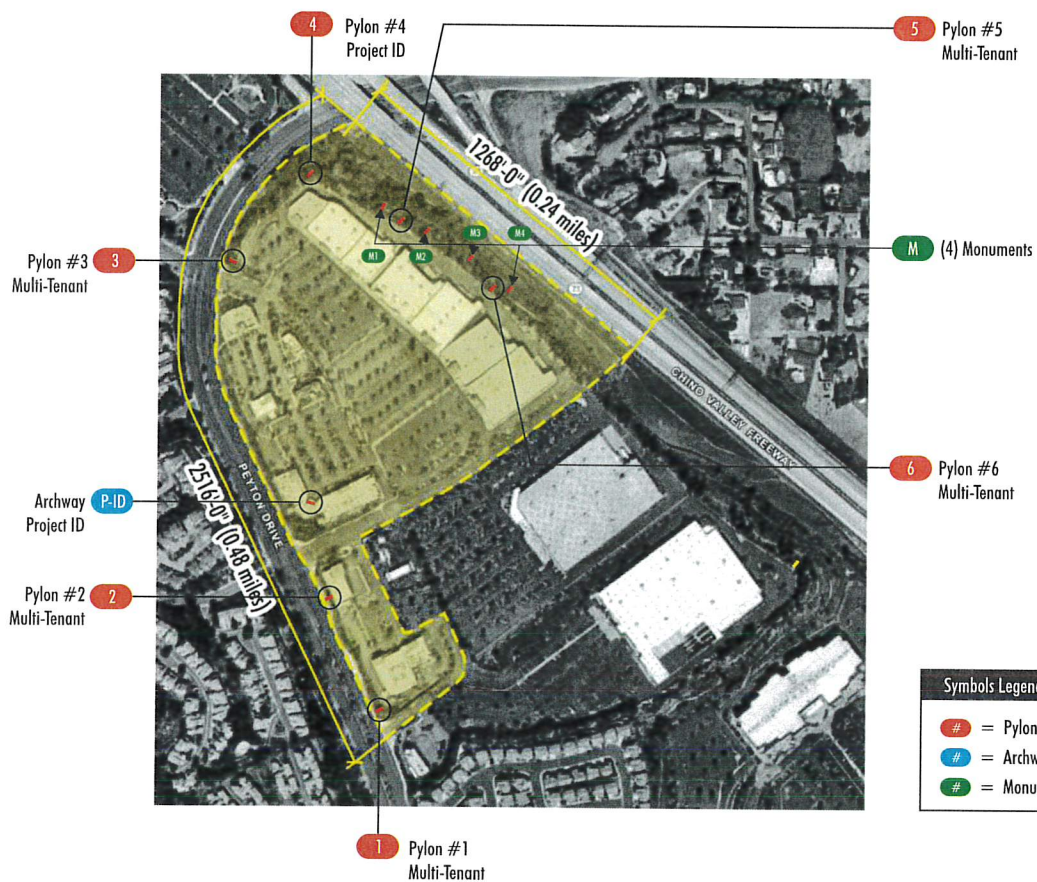
C1 MAJOR TENANT 1-3 REAR ELEVATIONS (Facing 71 Freeway)
SCALE: NTS

Exhibit C2: Major Tenant 4-7 Sign Locations



C2 MAJOR TENANT 4-7 REAR ELEVATIONS (Facing 71 Freeway)
SCALE: NTS

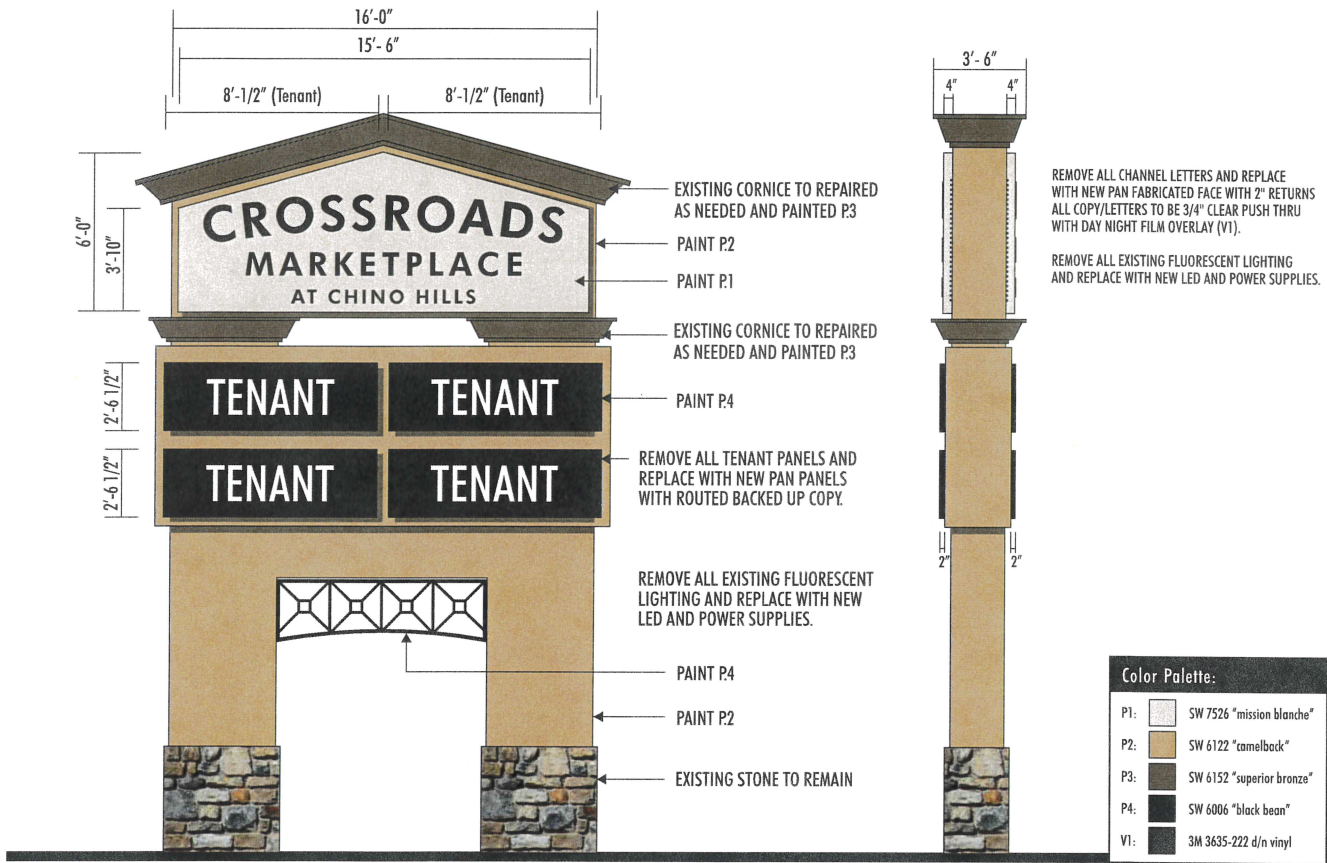
Exhibit D: Project ID & Pylon Signs Location Map



D SATELLITE PLAN VIEW
SCALE: 1" = 500'-0"

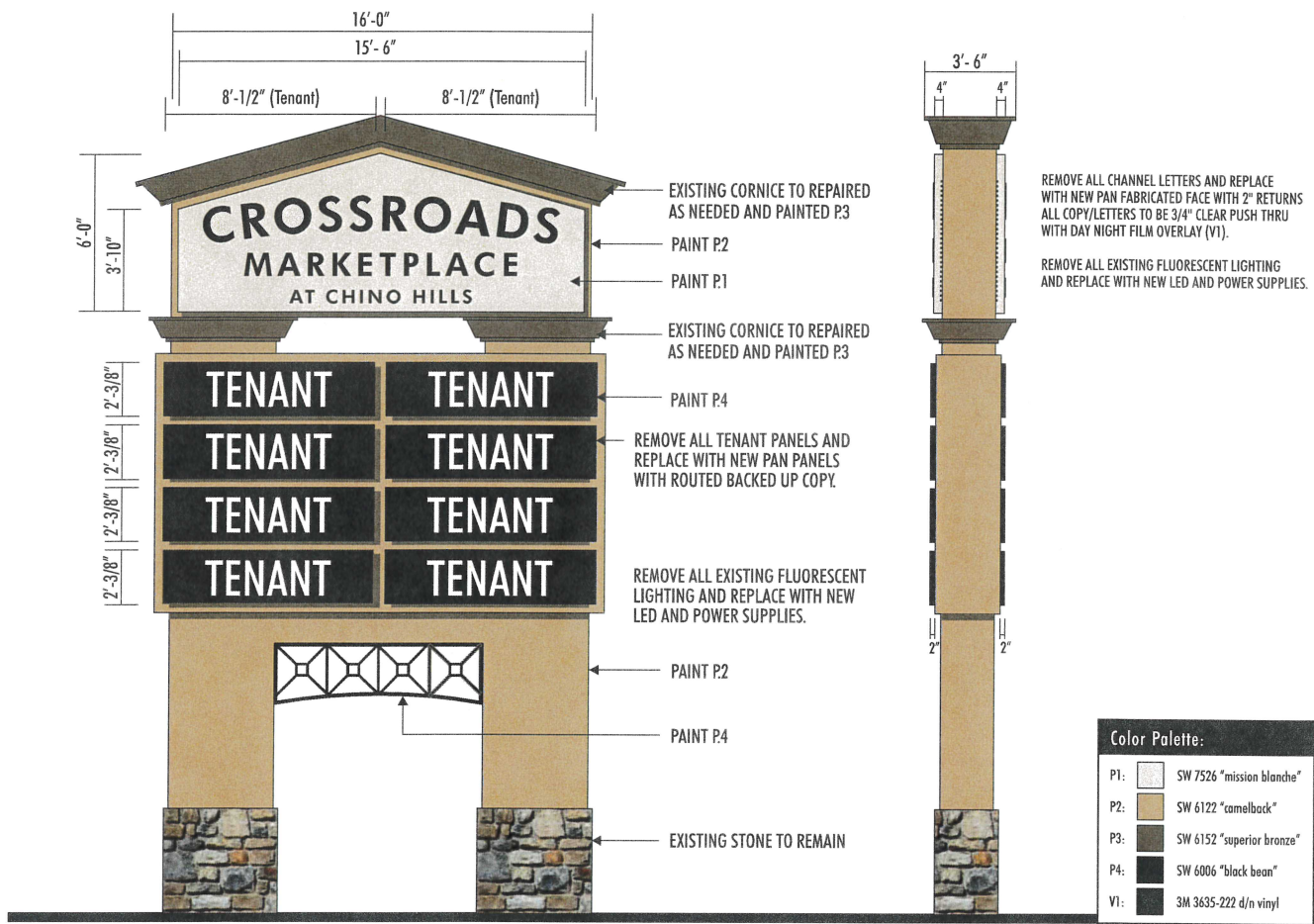


Exhibit D1: Multi-Tenant Pylon Sign (#1)



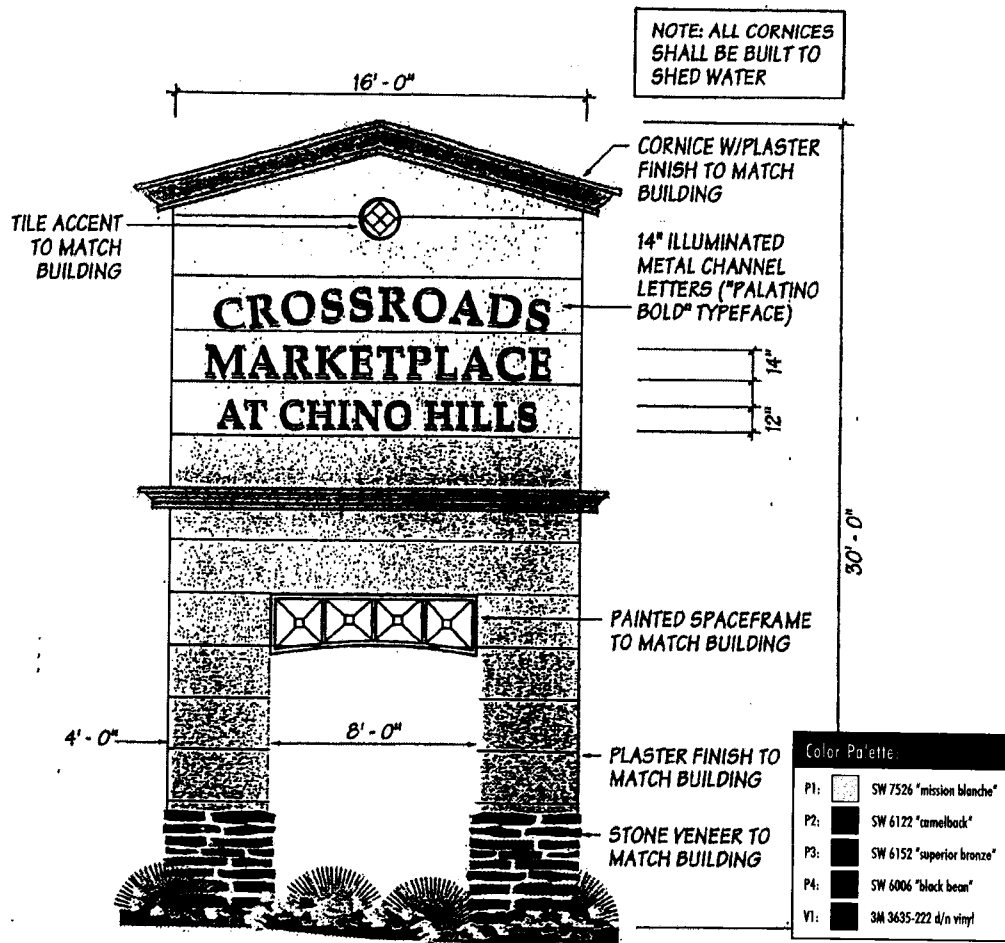
D1 PYLON SIGN #1
SCALE: 3/16" = 1'-0"

Exhibit D2: Multi-Tenant Pylon Signs (#2, #3)



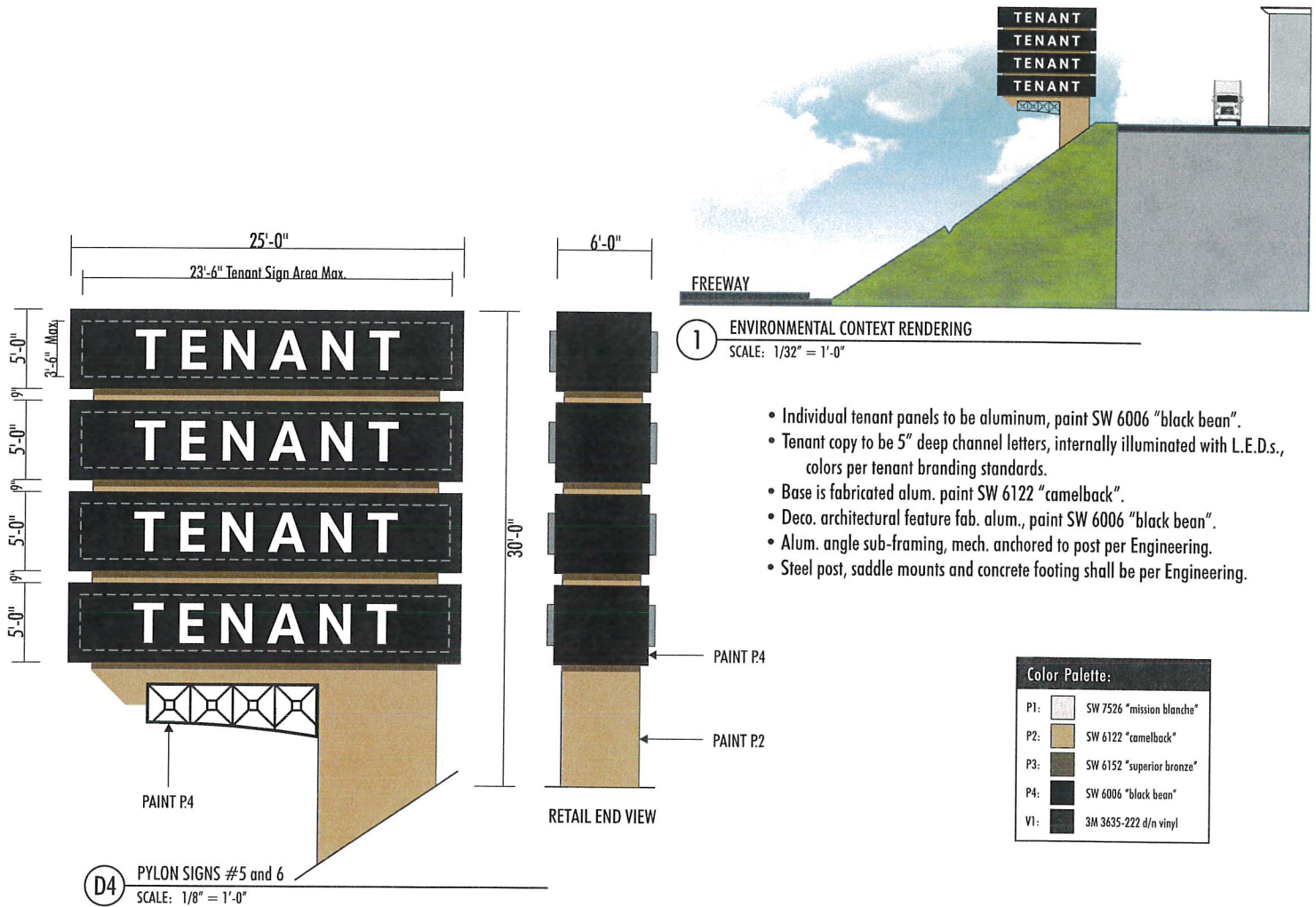
D2 PYLON SIGNS #2 and #3
SCALE: 3/16" = 1'-0"

Exhibit D3: Project ID Pylon Sign (#4)

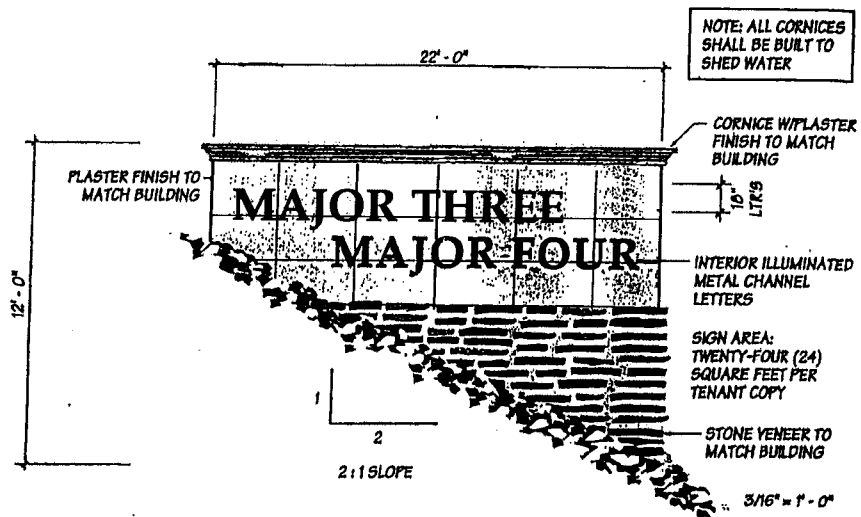


D3 PYLON SIGN #4
SCALE: 3/16" = 1'-0"

Exhibit D4: Multi-Tenant Freeway Pylon Signs (#5, #6)



**Exhibit E: Freeway Monuments M1, M2, M3 and M4
Four (4), Existing to Remain.**

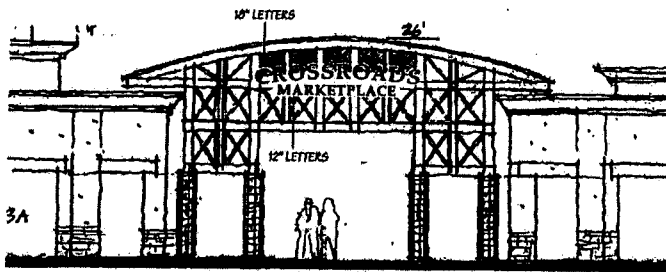


DOUBLE FACED, SHOPPING CENTER MONUMENT SIGNS

Color Palette:	
P1:	SW 7526 "mission blanche"
P2:	SW 6122 "carnelback"
P3:	SW 6152 "superior bronze"
P4:	SW 6006 "black bean"
V1:	3M 3635-222 d/n vinyl

E EXISTING MONUMENTS - M1, M2, M3 and M4
SCALE: 3/16" = 1'-0"

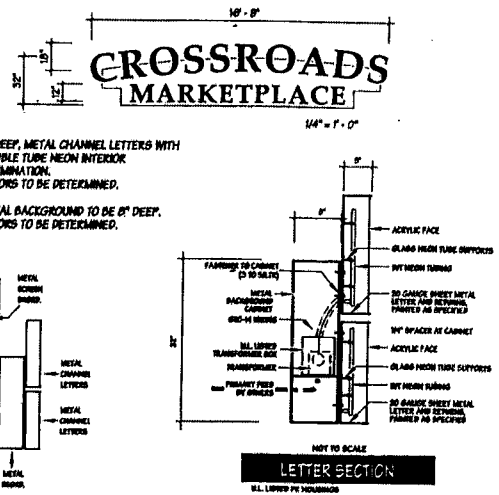
Exhibit F: Archway Project ID sign



INDIVIDUAL, INTERIOR ILLUMINATED, METAL CHANNEL LETTERS ON METAL BKGRD

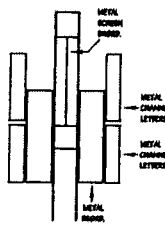
ARCHWAY AT SHOP BUILDINGS 3A / 3B

F ARCHWAY PROJECT ID SIGN
SCALE: NTS



"CROSSROADS MARKETPLACE" 5" DEEP, METAL CHANNEL LETTERS WITH DOUBLE TUBE NEON INTERIOR ILLUMINATION. COLORS TO BE DETERMINED.

BACKGROUND METAL BACKGROUND TO BE 8" DEEP. COLORS TO BE DETERMINED.



INDIVIDUAL, INTERIOR ILLUMINATED METAL CHANNEL LETTERS ON METAL BKGRD

ARCHWAY AT SHOP BUILDINGS 3A / 3B