

PLANNED SIGN PROGRAM

FOR

THE RINCON
CHINO HILLS, CA

APPROVED

Planning Division

Date: 12/13/2022

City of Chino Hills



LANDLORD

EATON LANE ASSOCIATES LLC

PLANNED SIGN PROGRAM

FOR

THE RINCON

CHINO HILLS, CA

A. PURPOSE AND INTENT

The following criteria has been established for the purpose of assuring a consistent sign design program for the mutual benefit of all occupants. Flexibility of design is encouraged to create visual interest. Conformity with this criteria will be enforced by the Landlord and the City of Chino Hills. Any sign non-conforming or unapproved sign shall be removed and replaced at Landlord's direction at Tenant's cost.

B. APPROVALS

To obtain Landlords approval, submit four (4) copies as outlined in Section B of this criteria, to the Landlord.

1. Prior to manufacture of any sign in the center, the Tenant shall submit to Landlord for approval, four (4) copies of detailed drawings for each proposed sign. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. This approval must be obtained prior to submittal to the City of Chino Hills.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall be at landlord's sole discretion.
3. Prior to the installation and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Chino Hills.

Upon approval, a letter shall be provided to Tenant by Landlord. This letter must be presented to the City of Chino Hills to obtain the Tenant's sign permit.

C. GENERAL CRITERIA AND SIGN DESIGN

1. Tenants of Shop Buildings and Pads are required to have an internally illuminated sign with channel letters on their fascia approved by Landlord and City of Chino Hills. Location of all signs shall be as directed by Landlord and as approved by the City of Chino Hills.
2. Signs shall be designed in a manner that is not only imaginative but also of high graphic quality. In addition, signs should be compatible with and complimentary to adjacent facades.
3. Logo and letter heights, where specified, shall be determined by measuring the normal capital letter of type font exclusive of swashes, ascenders and descenders.
4. Notwithstanding the maximum square footages specified for copy area allowances, signs and topography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Signs shall be centered horizontally and vertically over each Tenant space unless otherwise directed by Landlord and approved by the City of Chino Hills.
5. Each Tenant shall pay all costs for all Tenant signs including manufacture, installation, maintenance, and City permits.
6. Each Tenant shall be responsible for and repair any damage to any surface caused by the signage or its installation.
7. Landlord reserves the right to periodically hire an independent electrical contractor, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to correct discrepancies and/or code violations at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
8. Tenant's sign contractor shall carry workman's compensation and public liability insurance against all damage by any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence. Evidence of this insurance must be provided to Landlord prior to installation.
9. Upon vacancy, Tenant shall remove sign and restore fascia to original condition at Tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of Tenant's lease.
10. Owner will install and pay for the following address signs:
 - A. Building Address Sign: To be twelve (12) inches high, located and installed by Landlord.
 - B. Front Suite Address Sign: Suite address numbers or letters are to be four (4) inches high, in white vinyl Helvetica font over entry door. (See Figure 4)

- C. Rear Suite Address Sign: Four (4) inches high suite address numbers in vinyl Helvetica font with contrasting color to door are to be installed on the rear doors. (See Figure 4)

D. PROHIBITED SIGNS

1. Temporary signs, window signs, placards, flags, pennants, and banners of any type shall be prohibited, except as otherwise approved by the Landlord and the City of Chino Hills prior to installation.
2. No animated, foam, flashing, audible, off-premise, or vehicle signs are allowed.
3. No exposed raceways, crossovers, conduits, neon tube conductors, transformers are allowed.

DI. SIGN CONSTRUCTION

1. All signs and their installation shall comply with all applicable City building and electrical codes, and bear UL label.
2. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord's approval. Signs are to be connected to the J-box provided by the Landlord, which is connected to Tenant's electrical panel.
3. All penetrations of exterior fascia to be sealed watertight, and finish to match adjacent material, subject to Landlord's approval.
4. All signs shall be kept in good condition, be legible, adequately repaired and maintained by the Tenant at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repair of signs shall maintain highest visual quality.
5. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
6. Plastic surfaces to be 3/16" (3/16 inch) as manufactured for outdoor advertising.
7. All exterior signs shall be mounted 1/2" (1/2 inch) from the surface of the building for proper drainage.
8. Internal illumination to be 60-milli-amp neon installation labeled in accordance with the "National Board of Fire Underwriters Specifications". No other labels

or identification will be permitted on the exposed surfaces of the sign except those required by local ordinances.

9. All exposed letter sheet metal returns shall be of 24 gauge, painted with one coat of primer and two coats enamel to match color of face or as approved by Landlord. **All trim cap to match the face and returns, 3/4" (3/4 inch) in thickness.**

F. SIGN TYPES AND SIZES:

The purpose and intent of these criteria is established for the purpose of assuring a consistent sign design program for the mutual benefit of all occupants, and maintain a high graphic quality for the overall center. Conformity with these criteria will be enforced by the Landlord and the City of Chino Hills. Any sign non-conforming or unapproved sign shall be removed and replaced at Landlord's direction at Tenant's cost.

Landlord, at Landlord's discretion, will review all proposed sign design logo, font/letter style, and color. *In cases where Tenant is part of a national or regional chain (4 or more stores) whose graphics are a part of a registered trademark, in which case, said Tenant would be allowed a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance with their corporate specifications.* No can or cabinet signs will be allowed except logos not to exceed 10% (10 percent) of allowed area. Letter height on wall, canopy, hanging or projecting signs shall be in accordance with the following schedule:

1. Type 1 - Business Identification Signs for [H-1/Medical/Office Buildings](#)

Quantity: A quantity of (1) Tenant I.D. sign may be located on the building front elevation, one (1) sign on the building rear elevation, one (1) sign on each side elevation, for a total of four (4) signs.

Maximum Sign Length: Seventy (70) percent of the width of the wall or façade on which the sign is located.

Maximum Sign Area: *Front Elevation:* total sign area shall not exceed two (2) square feet per lineal foot of the leasehold width or two hundred (200) square feet, whichever is less. *Side and rear elevation:* not to exceed one (1) per lineal foot of the leasehold frontage on which the sign is to be placed or one hundred and fifty (150) square feet, whichever is less.

Maximum Sign Height: Five (5) feet or less as wall surface allows. Maximum of two lines stacked copy permitted.

Letter Style: Nationally recognized corporate logo style (trademark) or custom design as approved by landlord.

Colors: Nationally recognized corporate logo style (trademark) or custom design as approved by landlord.

2. Type 2 - Business Identification Signs for Pad and Shop Tenants

Quantity: A quantity of (1) Tenant I.D. sign may be located on the Tenant's front store elevation, and one (1) sign on the Tenant's rear store elevation. A Tenant occupying an end unit may also display one (1) sign on the side elevation, for a total of three (3) signs.

Maximum Sign Length: Seventy (70) percent of the width of the wall or façade on which the sign is located.

Maximum Sign Area: Front Elevation: total sign area shall not exceed two (2) square feet per lineal foot of the leasehold width or one hundred and fifty (150) square feet, whichever is less. Side and rear elevation: not to exceed one (1) per lineal foot of the leasehold frontage on which the sign is to be placed or fifty (50) square feet, whichever is less.

Maximum Letter Height: Thirty-six (36) inches

Minimum Letter Height: Twelve (12) inches.

Maximum Logo Height & Overall Sign Height: Forty-eight (48) inches
Maximum of two lines stacked copy permitted.

Letter Style: Nationally recognized corporate logo style (trademark) or custom design as approved by landlord.

Colors: Nationally recognized corporate logo style (trademark) or custom design as approved by landlord.

3. Type 3 – Front Suite & Service Door Signage

The purpose of this signage is to identify tenant area, frontage, service door for delivery, and emergency purposes only.

Front Suite: Suite address numbers or letters are to be four (4) inches high white vinyl Helvetica font installed over entry door by landlord. Optional store

hours sign (tenants to install) to be white vinyl Helvetica font on window next to door, 2 square feet maximum area. (See Figure 4)

Service Door: Tenant shall install service door signage. Sign shall be a 12" (twelve inch) high by 12" (twelve inch) long sheet metal plaque affixed to the rear door with a minimum of 4 (four) self-tapping sheet metal screws. Plaque shall be painted to match door color. Letters may be maximum 4" (four inches) high, vinyl Helvetica font with contrasting color to door. Sign is to be centered on the door with bottom edge located 4'-6" (four feet six inches) from floor. Address sign to be install by landlord above tenant "metal plaque" sign. Suite address numbers or letters are to be four (4) inches high vinyl Helvetica font with contrasting color to door. (See Figure 4)

4. Type 4 - Monument and Pylon Signs

- A. Two (2) double-faced monument sign (See Figure 6) will be located as shown on the site plan (See Figure 1)
- B. One (1) double-faced pylon sign (See Figure 7) will be located as shown on the site plan (See Figure 1). The text heights shall be as follows:
 - i. Panel A1/A2 - 5' minimum to 6' maximum (Anchor Tenant)
 - ii. Panel B1/B2 - 4'-6" minimum to 5'-6" maximum
 - iii. Panel C1/C2 - 3' minimum to 4' maximum
 - iv. If a tenant signage is removed from the Pylon Sign, a temporary decorative panel will be installed within 45 days until a new tenant signage fills the spot.
- C. The City may waive this requirement as its sole discretion.
- D. One (1) double-faced blade sign (See Figure 8) will be located as shown on the site plan (See Figure 1)
- E. One (1) single-faced center identification monument sign (See Figure will be located as shown on the site plan (See Figure 1).

5. Type 5 – H-2

Quantity: A quantity of (1) Tenant I.D. sign may be located on the building front elevation, one (1) sign on the building rear elevation (See Figure 9), one sign on each side elevation (See Figure 10), for a total of four (4) signs.

Maximum Sign Length: Eighty (80) percent of the width of the wall or façade on which the sign is located.

Maximum Sign Area: Total sign area on each elevation shall not exceed two hundred (200) square feet.

Maximum Sign Height: Fifteen (15) feet or less as wall surface allows. Maximum of three lines stacked copy permitted.

Letter Style: Nationally recognized corporate logo style (trademark) or custom design as approved by landlord.

Colors: Nationally recognized corporate logo style (trademark) or custom design as approved by landlord.

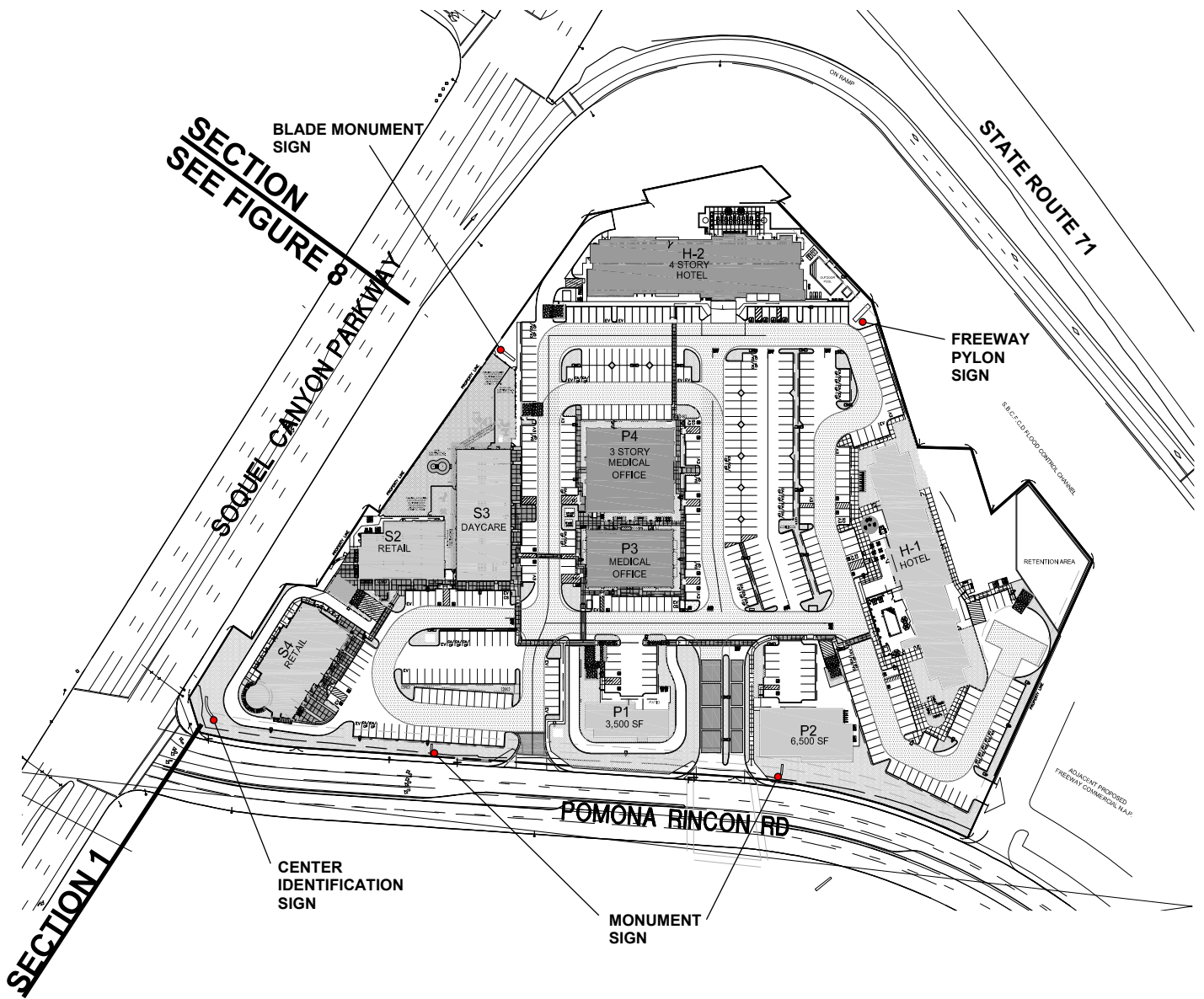


Figure 1

Front / Rear Elevation: total sign area shall not exceed two (2) square feet per lineal foot of the leasehold width or two hundred (200) square feet, whichever is less. Side elevations; not to exceed one (1) per lineal foot of the leasehold frontage on which the sign is to be placed or one hundred and fifty (150) square feet, whichever is less.

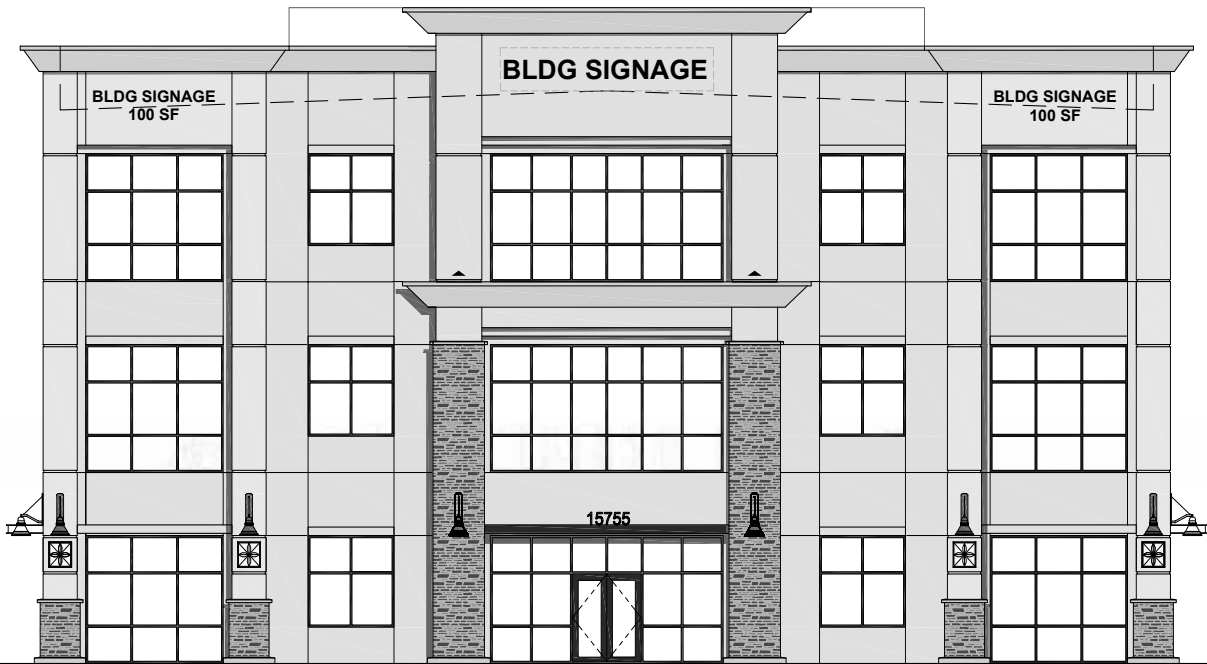


BLDG - P4 North and South Elevations

A quantity of (1) Tenant I.D. sign may be located on the building front elevation, one (1) sign on the building rear elevation, one (1) sign on each side elevation, for a total of three (4) signs.

Type 1
Business Identification Signs for Hotel/Medical/Office Buildings
Figure 2

Front / Rear Elevation: total sign area shall not exceed two (2) square feet per lineal foot of the leasehold width or two hundred (200) square feet, whichever is less. Side elevations; not to exceed one (1) per lineal foot of the leasehold frontage on which the sign is to be placed or one hundred and fifty (150) square feet, whichever is less.



BLDG - P4 East and West Elevations

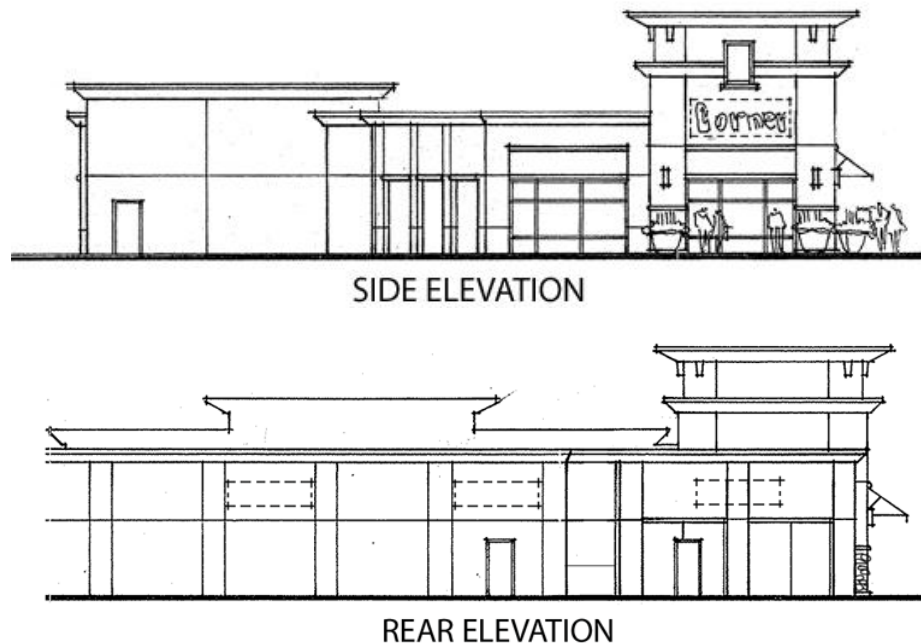
A quantity of (1) Tenant I.D. sign may be located on the building front elevation, one (1) sign on the building rear elevation, one (1) sign on each side elevation, for a total of three (4) signs.



BLDG - P3

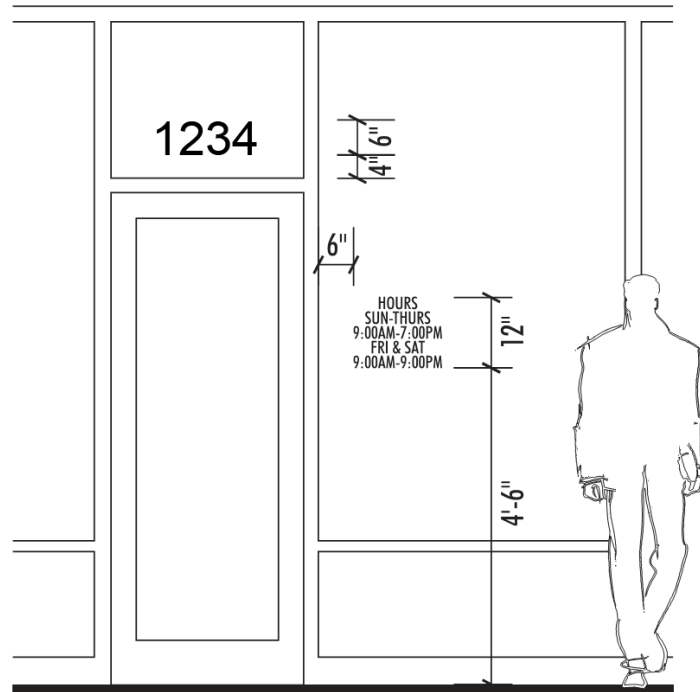
Type 1
Business Identification Signs for Hotel/Medical/Office Buildings
Figure 2

Front Elevation: total sign area shall not exceed two (2) square feet per lineal foot of the leasehold width or one hundred and fifty (150) square feet, whichever is less. **Side and rear elevation:** not to exceed one (1) per lineal foot of the leasehold frontage on which the sign is to be placed or fifty (50) square feet, whichever is less.

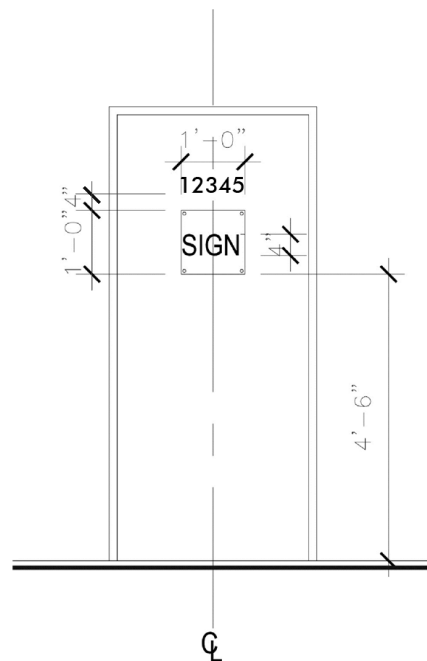


A quantity of (1) Tenant I.D. sign may be located on the Tenant's front store elevation, and one (1) sign on the Tenant's rear store elevation. A Tenant occupying and end unit may also display one (1) sign on the side elevation, for a total of three (3) signs.

Type 2
Business Identification Signage
Shops and Pad Tenants
Figure 3

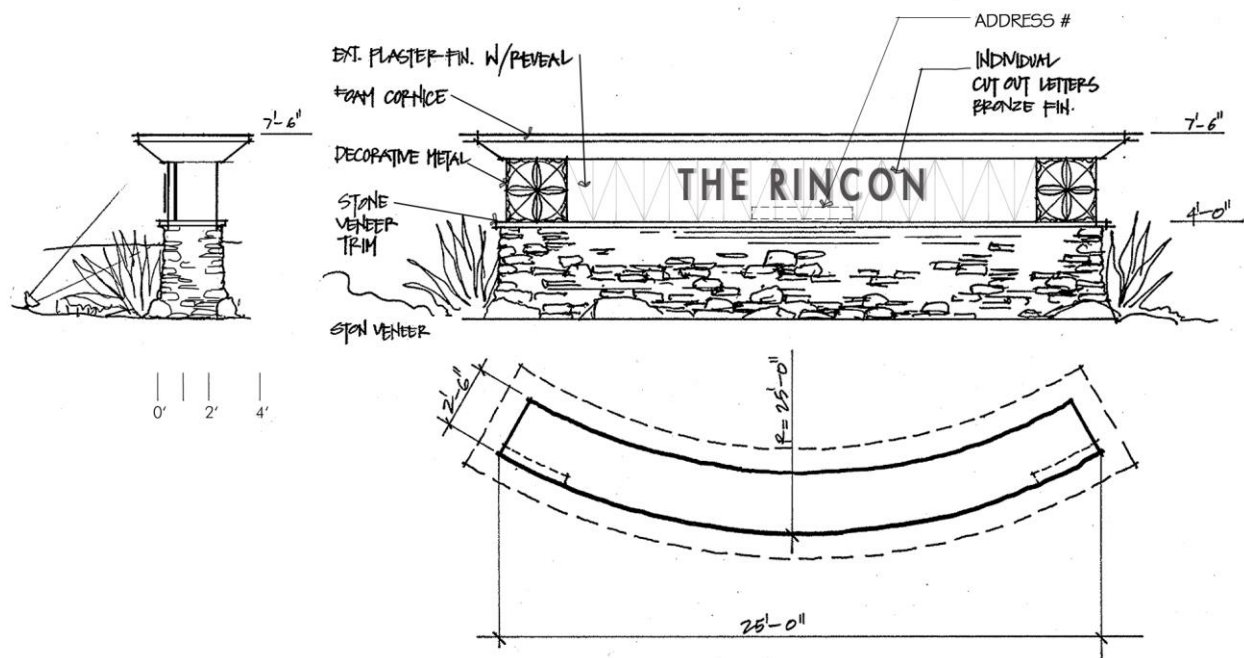


FRONT SUITE

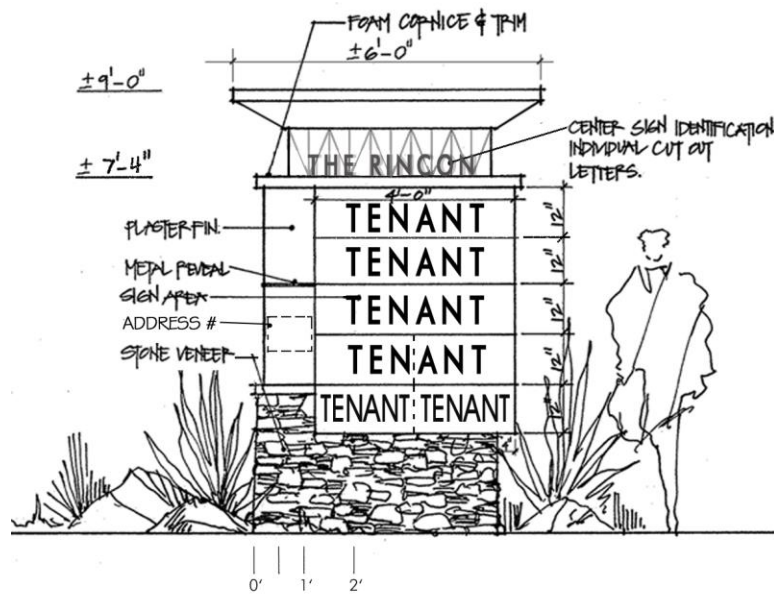


REAR / SERVICE DOOR

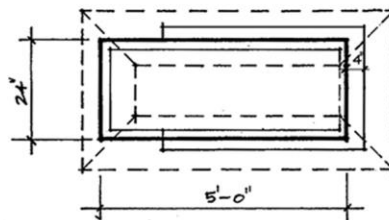
Type 3
Front Suite & Service Door Signage
Figure 4



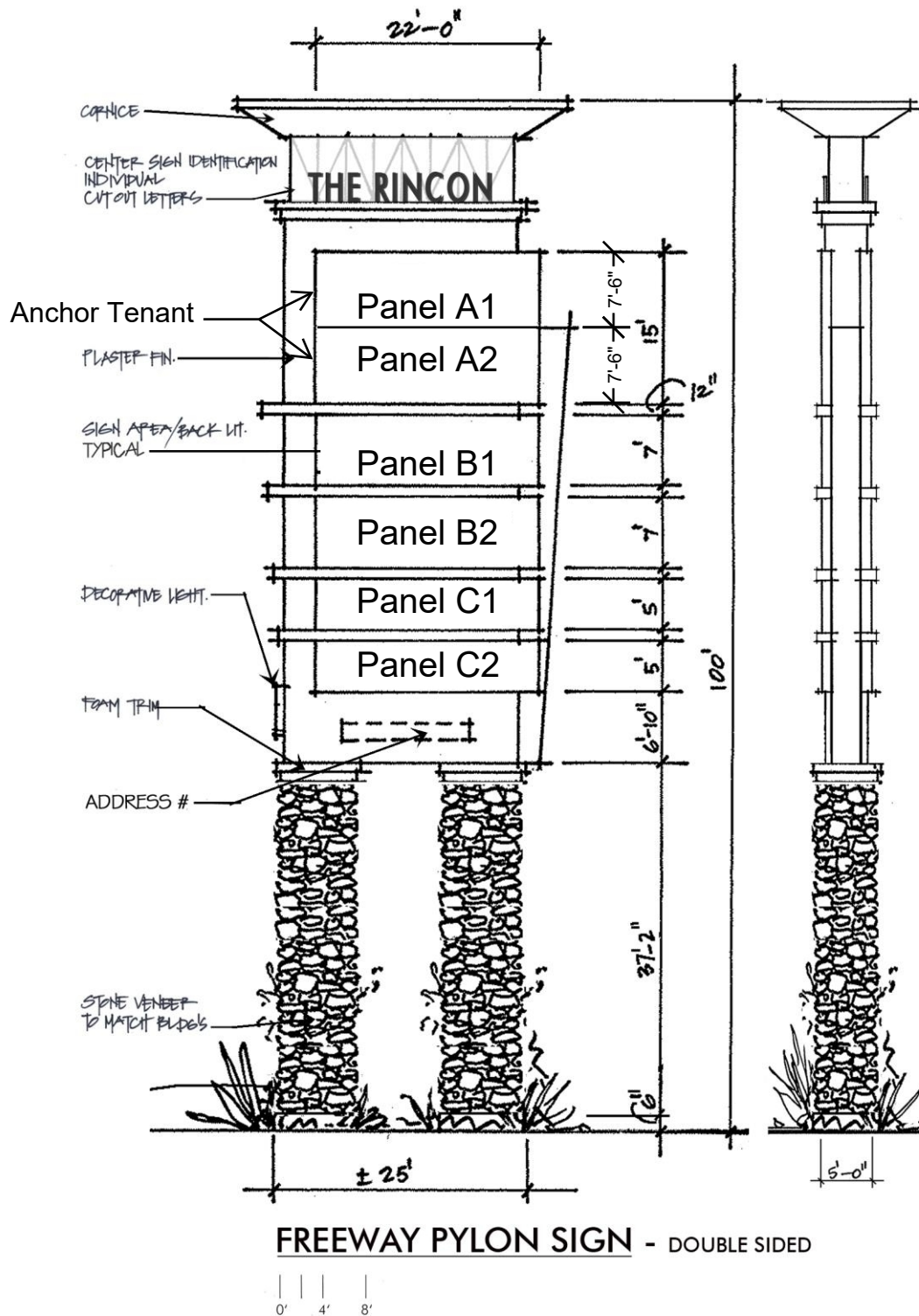
Type 4D
Center Identification Monument Sign
Figure 5



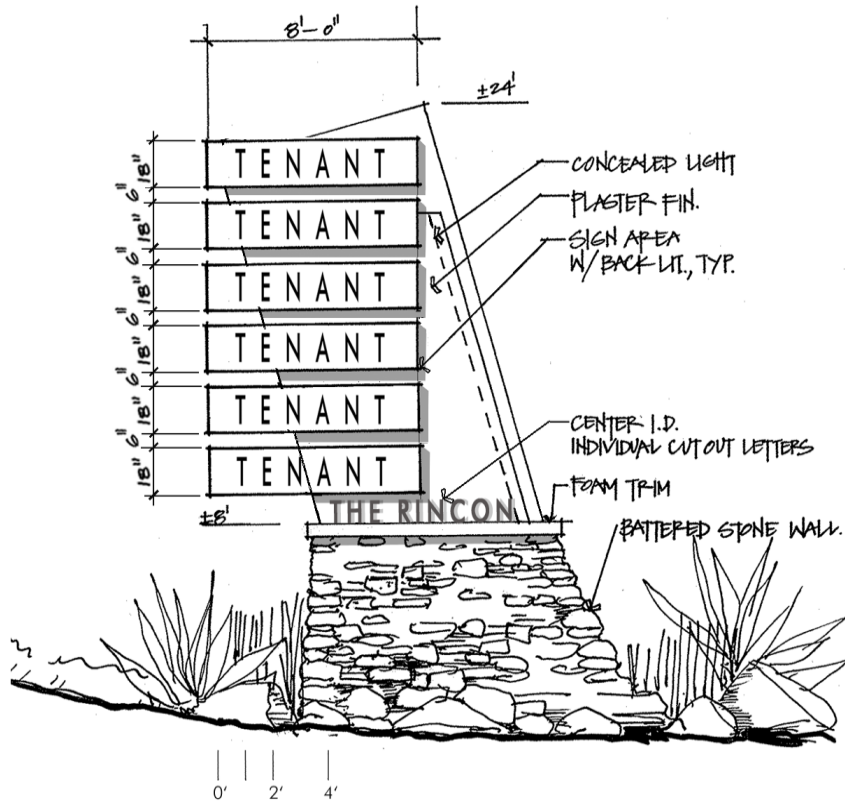
MONUMENT SIGN - DOUBLE SIDED



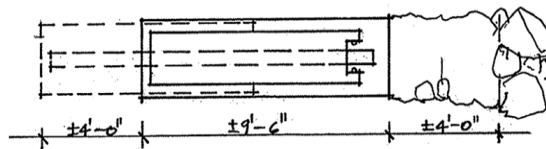
Type 4A
Monument Sign – Double sided
Figure 6



Type 4B
Pylon Sign – Double sided
Figure 7

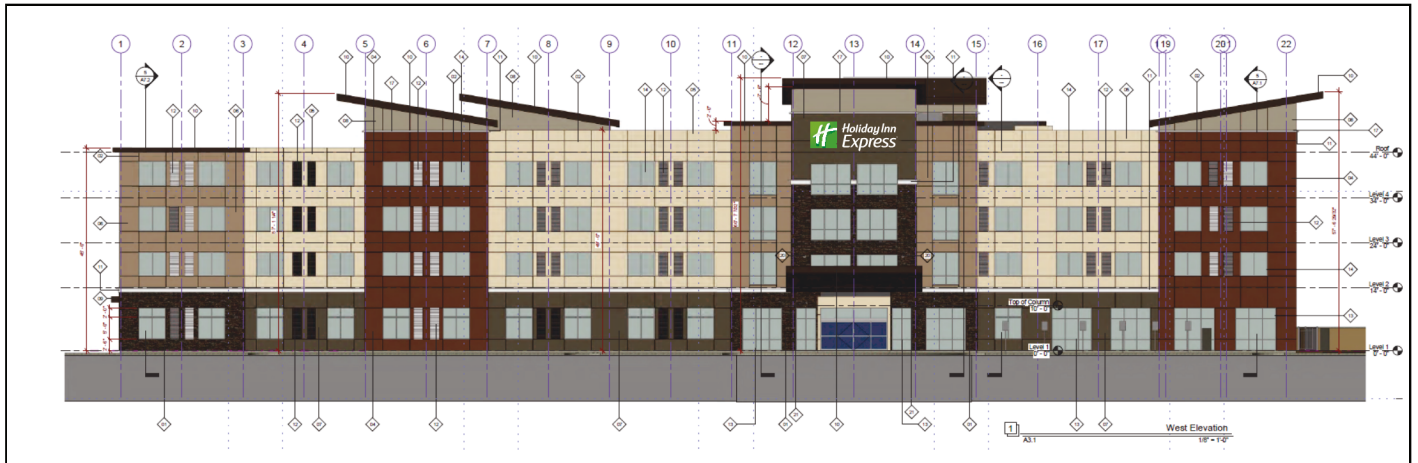


BLADE SIGN - DOUBLE SIDED



Type 4C
Blade Sign – Double sided
Figure 8

Front/Rear Elevation



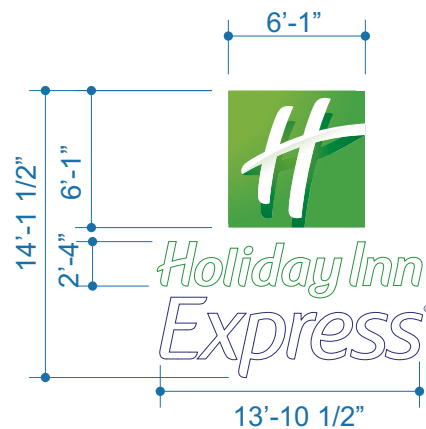
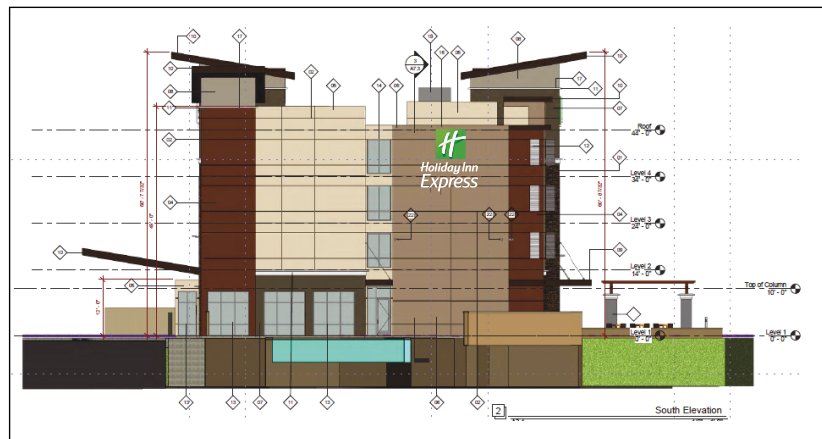
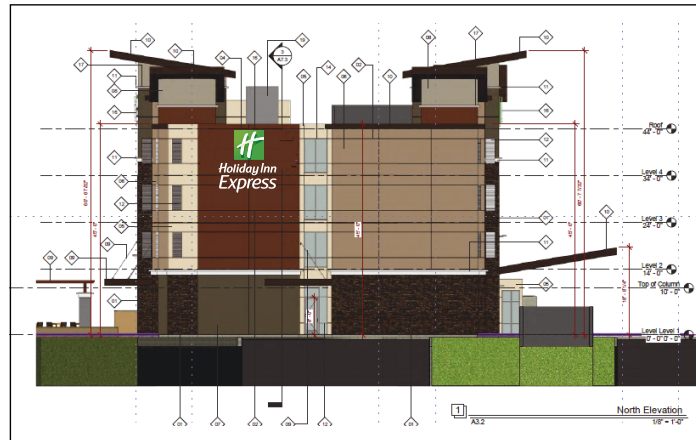
- 1** XL-SLM-L-6
LED ILLUMINATED - 120 VOLT
151 SQUARE FEET

Type 5

Business Identification Signage for Holiday Inn Express (H-2)

Figure 9

Side Elevation



3 XL-SM6
141 SQUARE FEET
LED ILLUMINATED - 120 VOLT

Type 6

Business Identification Signage for Holiday Inn Express (H-2)

Figure 10