

APPROVED
PLANNING DIVISION

Exhibit "A"

MAR 26 2024
BY: *Community Development Director*
CITY OF CHINO HILLS

TAWA ROLLING RIDGE

Chino Hills

SIGN PROGRAM AMENDMENT

2959 Chino Ave.
Chino Hills, CA 91709

PACKAGE PROVIDED BY



ARCHITECTURAL DESIGN & SIGNS, INC.
1160 RAILROAD STREET, CORONA, CA 92622
3470 WYNN ROAD #400, LAS VEGAS NV 89118
SAN DIEGO | SAN FRANCISCO | PHOENIX

WWW.AD-S.COM

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TAWA

ROLLING RIDGE

DATE: 03-05-24

EXHIBIT D

SIGN CRITERIA

Amended 01-19-2024 by Architectural Design & Signs, Inc.

I. GENERAL

Signs are not only effective as store identification, but are a source of interest, excitement and good advertising, when designed with taste and in harmony with the design standards of the Center. The sign regulations herein have been established for the purpose of achieving the best possible effect for Tenant Identification and overall design, while allowing each Tenant's creativity within the limits of their leasehold. Experience has proven that all stores in the Center benefit by the establishment of sign controls such as herein set forth.

II. APPROVALS

A. The design and construction of Tenant's exterior sign **MUST** receive written approval by Landlord prior to fabrication and installation.

Landlord's approval shall be based on:

- 1) Conformity to the sign criteria established for the Center, including fabrication and method of installation.
- 2) Harmony of the proposed sign with the design standards of the shopping center and its co-tenants.

Landlord has the specific right to refuse approval of any sign, which does not conform to the specific criteria set forth herein.

B. To secure Landlord's approval, Tenant agrees to conform to the following procedure:

- 1) Two copies of the detailed sign design drawing of the sign submitted to Landlord at:

Sunny Skies Terrace, LLC
6338 Regio Ave.
Buena Park, CA 90620 Telephone
(714) 823-5120
Email: info@sunnyskiesterrace.com

C. Unless Landlord has received the above described plans in the quantities set forth above Landlord will not review Tenant's exterior sign.

The sign drawings are to be prepared by a reputable state licensed sign contractor. The sign drawings must indicate the following information:

- 1) A plot plan and elevation indicating location of Tenant sign.
- 2) Sizes of sign letters must be accurately dimensioned, spaced and drawn at a minimum of 1/2" = 1' - 0" scale.

- 3) Provide cross section to show its construction and installation methods, Plexiglas colors, paint finish, types of materials, neon-tubing sizes, colors and intensity.
- D. All drawings marked "Disapproved" or "Approved as Noted" must be resubmitted as here and above set forth in paragraph "B" with required corrections. Tenant or its sign contractor is not permitted to commence fabrication or installation of the exterior sign, unless the following conditions have occurred:
- 1) A stamped set of the final sign drawings reflecting Landlord's approval are received and retained at Tenant's premises at all times during the installation of design and for a period of thirty (30) days thereafter.
 - 2) No sign shall be constructed until approved building permits from the appropriate governmental agency with jurisdiction over the Shopping Center's signage are received by the sign contractor. Notwithstanding anything contained in this Lease to the contrary, in the event of a conflict between this Lease and the applicable rules, regulations and statutes of the applicable governmental authority, the terms and conditions of the applicable governmental authority shall govern. Tenant shall be solely responsible for determining whether their proposed signage conforms with all applicable governmental requirements.

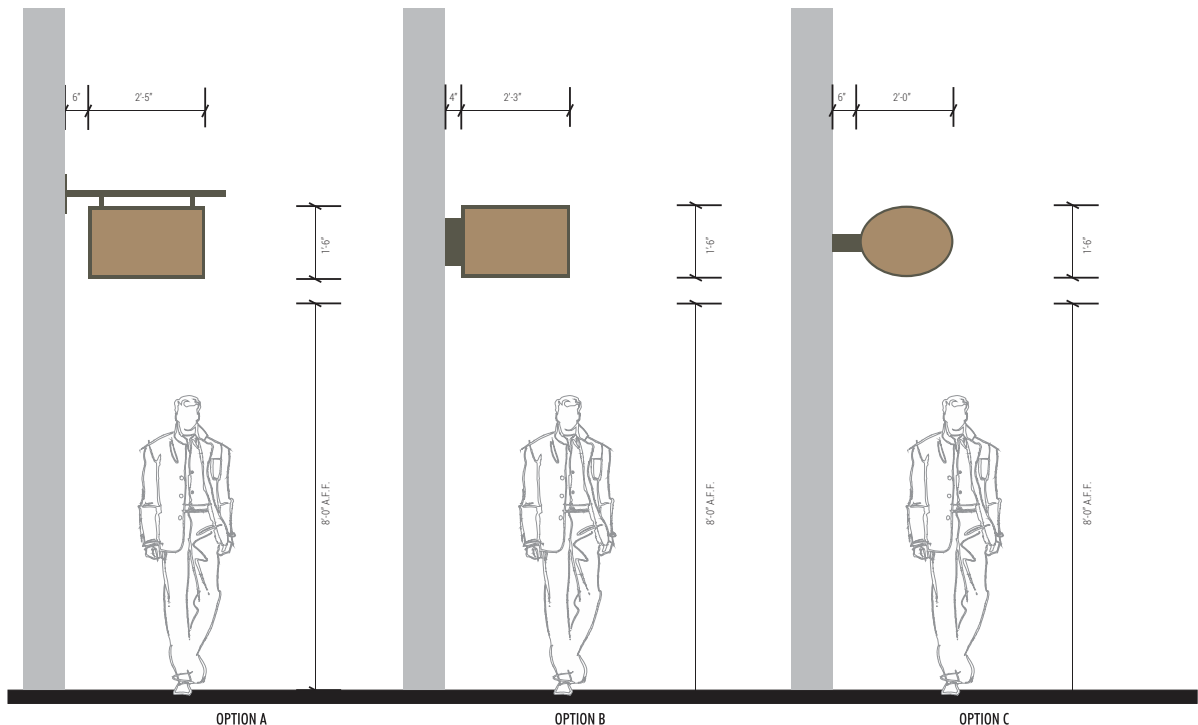
III. GENERAL SIGN CRITERIA AND RESTRICTIONS

- A. Each Tenant shall be permitted one wall sign on their primary storefront elevation. A tenant with street frontage on more than one elevation may be granted an additional sign, subject to Landlord approval. Tenants are permitted the following wall sign styles:
- standard front illuminated channel letters
 - trim-capless channel letters
 - halo-illuminated channel letters
 - dimensional signs using images, icons, logos, etc.
- B. Each Tenant shall be permitted one and one half (1.5) square feet of signage for each lineal foot of store frontage. (Maximum square footage allowed shall not exceed one hundred (100) square feet per frontage). Sign shall be centered on fascia vertically and horizontally. Maximum letter height is 18". Minimum letter height is 12". Logo plaques are allowed with above size and limitations. Only one line of copy will be allowed. Length of letters shall not exceed 75% of leasehold width.
- C. All letters and plaques must be pegged off wall 1/2".
- D. The Tenant's primary wall sign must be in the Modern Latin Alphabet. Foreign language characters are only permitted as part of a logo or secondary sign.
- E. A secondary wall sign is permitted for businesses which have elevations that face Peyton Dr. and Chino Ave. Combined square footage of all tenant signs shall not exceed the total square footage of sign area permitted by the Tenant's leased storefront, and will be included as part of the overall allowable sign area.
- F. Signs are not allowed on or against any roof structures and may not extend below the fascia, beyond the roof parapet or adjacent building eave line.

- G. Exposed raceways are not permitted.
- H. The face colors and type styles of all signs shall be subject to Landlord's approval, In the event the Tenant does not have an established exterior sign identity, the Landlord recommends that the lettering style be designed by the sign contractor to reflect a visually exciting look. Established trade logos and signage shall be permitted providing they conform to the criteria described herein.
- I. Logo plaques used in conjunction with individual letters will be considered a part of the sign area and are subject to Landlord's approval.
- J. Tenant signs shall be internally illuminated using a variety of lighting techniques. One or more of the following are allowed:
 - i. Light Emitting Diodes (LEDs)
 - ii. Neon or fluorescent contained in letters and panel cabinets
 - iii. Incandescent light bulb
- K. If it is determined by the Landlord at any time that the primary lighting of the Tenant's wall sign is too intense, the Landlord may require at Tenant's expense to install a dimmer switch. Tenant's signs must be tied into a timer system starting at 6pm PST and ending at 5am.
- L. All tenant signs shall be internally illuminated. External illumination is not permitted.
- M. If any Tenant's signs are found to be connected to the Landlord's circuits, Tenants shall make appropriate changes and be backcharged according to Landlord's electrical rates. Tenants shall make appropriate changes to tie their signs to their electrical panel and circuits.
- N. The Tenant shall pay for all signs, their installation (including final connection, transformers and all other labor and materials) and maintenance. Tenant's sign contractor must file, pay for and obtain any license and permits, as required for sign installation by the applicable governmental authority.
- O. Individual vinyl store address numerals will be installed by the Landlord.
- P. No temporary signs of any nature will be allowed under any circumstances without prior written approval by Landlord.
- Q. More than one building identification sign (maximum two) shall be permitted, if the signs are not on the same elevation.

IV. BLADE SIGNS

- A. Each Tenant is permitted one (1) blade sign per customer entrance. The blade sign program requires that each Tenant's graphic identity be transformed into a dimensional double-faced sign. The Landlord requires the Tenant to propose a blade sign design using one of the three blade sign templates below. Blade signs enrich the pedestrian environment with a creative use of color and material combined with a strong store name identification.
- B. The blade sign may not be the Tenant's primary store identification sign and will not be included in the calculation for the overall tenant wall sign area permitted.
- C. Tenant must utilize one of the three blade sign template options presented in this program.
- D. Blade signs may be internally illuminated. Non-illuminated blade signs may be accepted on a case by case basis, subject to Landlord review and approval.
- E. Blade signs shall project no more than three and one-half feet (3'-6") from the building /storefront face, with a maximum of six (6) square feet of area for each face.
- F. Clearance from the underside of the blade sign to the finished common area paving shall be a minimum of eight (8'-0") feet.
- G. Blade signs may utilize their English matching DBA on one side and non-English on the opposite side.
- H. It is the responsibility of the Tenant to ensure that his fabrication and installation contractor includes adequate support for the blade sign and all required electrical services and connections.
- I. Tenant reserves the right to choose blade sign style, but no location. Each location to be determined by the Landlord.
- J. Tenant is responsible for removing any existing blade sign they may inherit. Tenant will be responsible for any patching/repairing as needed to restore previous blade sign area to like-new condition.



V. PYLON SIGNS

- A. Two (2) pylon signs are permitted for this center for the purpose of project and tenant identification. One (1) pylon is permitted on Peyton Drive and one (1) pylon is permitted on Chino Avenue.
- B. The pylon sign height shall not exceed 23'-6" from grade to top of structure.
- C. Pylon signs shall be internally illuminated with white LEDs.
- D. Tenant copy shall be uniform in font and color, with the exception of the anchor tenant, who will be permitted their established font / typestyle, colors and logo. All other tenants will not be permitted to display their logo.

VI. MONUMENT SIGNS

- A. One (1) monument sign is permitted for this center on the corner of Peyton Drive and Chino Avenue for the purpose of project and tenant identification.
- B. The monument sign height shall not exceed 7'-0".
- C. Monument sign shall be internally illuminated with white LEDs.
- D. Tenant copy shall be uniform in font and color, with the exception of the anchor tenant, who will be permitted their established font / typestyle, colors and logo. All other tenants will not be permitted to display their logo.

VII. PROHIBITED SIGNS

- A. The following signs and sign elements are prohibited:
 - 1. A sign that consists of only an unadorned rectangular cabinet with translucent or opaque faces.
 - 2. Gold leaf treatments on windows, box signs, and exposed neon window displays without Landlord's written approval. Note: Approval is at Landlord's discretion.
 - 3. Off the shelf signs are discouraged.
 - 4. Banner signs, except for temporary banners. Temporary banners subject to Chino Hills Municipal Code Section 16.38.047.
 - 5. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
 - 6. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are NOT permitted).
 - 7. Pre-manufactured signs, such as franchise signs that have not been modified to meet this criteria.
 - 8. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts (except those required by governmental agencies).
 - 9. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
 - 10. Simulated materials such as wood grained plastic laminates or wall coverings.
 - 11. Flashing, oscillating, animated lights or other moving sign components.
 - 12. Roof signs and signs on mansard roofs or equipment screens.
 - 13. Advertising or promotional signs on parked vehicles.
 - 14. Sign company decals in full view (limit to one placement only).
 - 15. Wind-activated, inflatable, and balloon signs.
 - 16. Outdoor advertising structures (billboards).
 - 17. Abandoned and/or dilapidated signs and sign structures.
 - 18. Obscene or offensive signs, determined at Landlord discretion.
 - 19. Political signs of any kind.
 - 20. Signs erected in a manner that a portion of its surface or supports will interfere in any way with the free use of a fire escape, exit, or standpipe or obstruct a required ventilator, door, stairway, or window.
 - 21. Signs emitting audible sounds, odors, or visible matter.
 - 22. Signs on public property or projecting within the public right-of-way.
 - 23. Signs that constitute a hazard to the safe and free flow of traffic by obstructing or restricting the vision of drivers of motor vehicles and pedestrians.
 - 24. Non-compliant signs are to be removed immediately upon request.
 - 25. Refusal to remove non-compliant signs within 3 business days will result in default or other fines as determined by the Landlord.

VIII. FABRICATION

- A. The Tenant's sign contractor is responsible for the following:
1. Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
 2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally, stainless steel fasteners shall be used to attach dissimilar metals.
 3. Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
 4. Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord.
 5. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
 6. No fasteners, rivets, screws or other attachment devices shall be visible from any public vantage point.
 7. Finished metal surfaces 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 industry standards.
 8. If a Tenant fabricates their sign prior to receiving Landlord approval, Tenant shall be responsible for bearing the cost to construct a new sign subject to Landlord's approval.

IX. INSTALLATION

- A. The Tenant's sign installer will provide the following:
1. Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in an amount required by the Landlord.
 2. Obtain all required sign permits from the City of Chino Hills, California as applicable and deliver copies to the Landlord before installing the sign(s).
 3. Keep a Landlord approved set of sign drawings on site when installing the sign(s).
 4. Warrant the sign(s) against latent defects in materials and workmanship for a minimum of one year.
 5. Sign installation only to occur after mall hours (10pm to 5am) if no tenant barricade is in place.

X. SIGN MAINTENANCE

- A. All signs shall be properly maintained and if damaged shall be repaired within 72 hours. A defective sign not repaired within 72 hours constitutes a default of this Lease.

XI. NON-CONFORMANCE

- A. No field installation changes are permitted without first notifying Landlord and/or its agents in writing. If in the event any sign is changed as to placement and location, which differs from the Landlord approved plan, sign company will be responsible to repair and relocate sign to proper placement at sign company's expense.
- B. Any sign that is installed by Tenant, which is not in conformance to the approved drawings, shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into conformance within said fifteen (15) day period, then Landlord shall have the option to correct said sign at Tenant's expense.

XII. DECOMMISSIONING OF THE SIGN

At the Tenant's lease expiration or termination, the Tenant is responsible for the removal of their sign at their cost. Any signs left on site are subject to deduction from Tenant's security deposit with the Landlord. Tenant shall, upon move-out, repair, patch, texture (if applicable), and paint the facade to return the existing base building to "like-new" condition.

XIII. SITE PLAN AND SIGN LOCATIONS



XIV. PYLON SIGN DETAILS



Existing Pylon



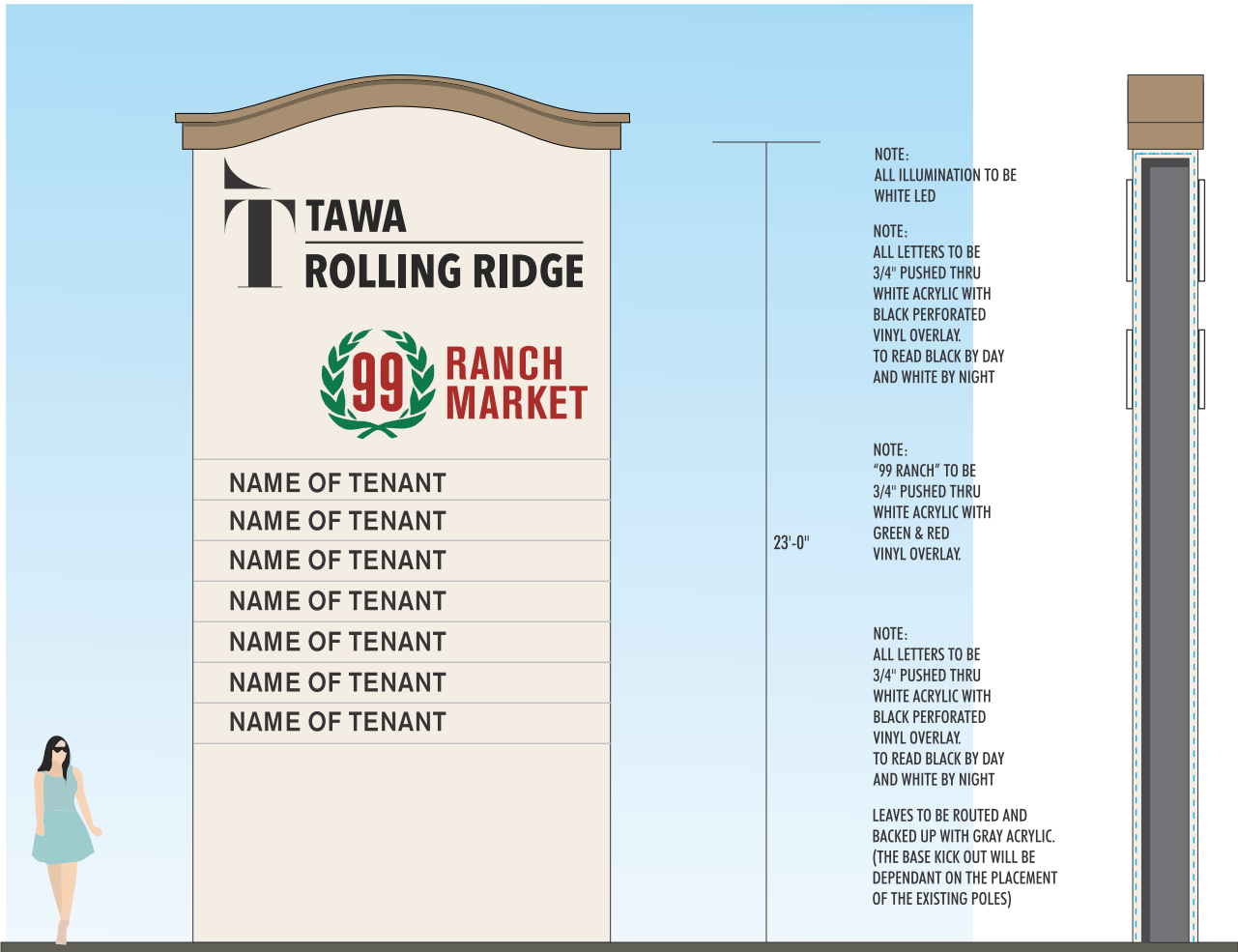
Proposed Pylon



Existing Pylon



Proposed Pylon

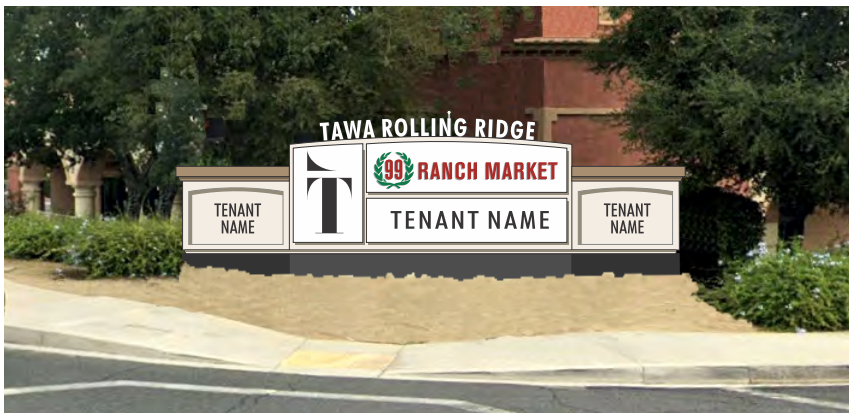


SCALE: 3/16" = 1'-0"

XV. MONUMENT SIGN DETAILS



Existing Monument



Proposed Monument

