



theshoppes
at chino hills

ADDENDUM TO SIGN PROGRAM

A D D I T I O N O F 2 N D F L O O R S I G N A G E



Revision #1: 03.13.12

MANAGED BY:

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APPROVED
CHINO HILLS
PLANNING
12SDPD1

BY *DeRuyter*
DATE 06/18/12

Exhibit "A"

APPROVAL PROCESS

There is a formal process for the creation, review and approval of 2nd Floor Tenant signs at the Shoppes at Chino Hills. All Tenant's signage is subject to the Owner's, or their managing agent (hereinafter referred to as "Owner"), 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 the Shoppes of Chino Hills.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) 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. Electronic copy (in PDF format) is OK. All signs must conform to the requirements of City of Chino Hills Planning and Building Department, and this Tenant Sign Criteria.

Submittals shall include the following:

1. STOREFRONT ELEVATION:

Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.

2. SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to City of Chino Hills Planning Department for approval. 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:

A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or their Sign Contractor must submit to City of Chino Hills Planning Department, and will be responsible for all applicable applications, permit fees for the Planning and Building departments.

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:

1. A stamped set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.
2. All sign contractors must be fully insured and approved by Owner prior to installation. Owner must receive the Sign Contractor's Certificate of Insurance.
3. The Owner must be notified 48 hours in advance prior to sign installation.

C. INSTALLATION:

Tenant's Sign Contractor shall install required

signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. TENANT'S RESPONSIBILITY:

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.

If the Tenant chooses to change their exterior sign at anytime during the term of their lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of their lease agreement.

Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.

Tenant shall be responsible for the following expenses relating to signage for their store:

- Design consultant fees (if applicable).
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.

DESIGN GUIDELINES

The purpose of establishing these design guidelines is to ensure that each 2nd Floor Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors. Encouraged sign treatments include:

1. In general, natural construction such as wood, metals, ceramic, glass and stone should be used for visible components of signs. Synthetic materials should only be used if they are designed to be indistinguishable from the recommended natural materials, or if they have a secondary, or minor visual presence. Large plastic panels should be avoided. Materials subject to yellowing from exposure to sunlight or heat such as a polycarbonate should not be used.
2. Internally illuminated "can" signs consisting of rectangular enclosures with large translucent plastic sign faces are prohibited.
3. Recommended exposed and non-exposed illumination types include halogen, warm white encapsulated compact fluorescent, warm white encapsulated induction lamps, and LED light sources.
4. For legibility, contrasting colors should be used for the color of the background and the color of the letters or symbols. Light letters on a dark background or dark letters on a light background are most legible.
5. Color or color combinations that interfere with the legibility of the sign copy should be avoided.
6. Sign design, including color, should be appropriate to the establishment, conveying a sense of what type of business is being advertised.

7. The location of all permanent building mounted signs should be incorporated into the architectural design and compensation of the building. Placement of signs should be considered an integral part of the overall facade design.

ILLUMINATION EXAMPLES



Section A

Illuminated **ACRYLIC FACE CHANNEL** display with **THROUGH FACE AND HALO ILLUMINATION**. Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Faces use Lexan with trim cap. Illuminate with Neon or LED. Paint returns any color.



Section C

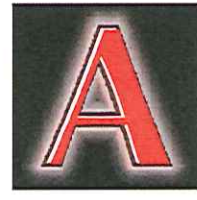
Illuminated **OPEN PAN CHANNEL** display with **EXPOSED NEON ILLUMINATION**. Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Illuminate Neon or LED. Paint face and returns any color.

NOTE: All signs may utilize digital vinyl printing on faces of illuminated or non illuminated surfaces.



Section B

Illuminated **REVERSE PAN CHANNEL** display with **HALO ILLUMINATION**. Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Illuminate with Neon or LED. Paint faces and returns any color.



Section D

Illuminated **ALUMINUM FACED CHANNEL** display with **THROUGH FACE AND HALO ILLUMINATION**. Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Route out aluminum faces where graphics occur and back up or push through lexan graphics. Illuminate with Neon or LED. Paint face and returns any color.

FABRICATION REQUIREMENTS

The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes and permits.
- B. Sign manufacture shall supply a UL label, as required by local authorities, in an inconspicuous location. In no case shall any manufacture's label be visible from the street from normal viewing angles.
- C. 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.
- D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- H. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- L. Letter returns shall be painted to contrast with color of letter faces.
- M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

PROHIBITED SIGNS

All signs not specifically address in this criteria are prohibited unless approved in writing by the Owner and or his authorized agent will be allowed. Each special sign which varies from this criteria shall be evaluated on an individual basis, and approval shall be at the City and Owner's discretion. The following signs are prohibited:

- No projections beyond the sign area will be permitted. The sign area to be within the limits as indicated in this sign criteria.
- Immoral or Unlawful Advertising: It shall be unlawful for any person to exhibit, post or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.
- Outdoor advertising or advertising structures.
- Roof Signs.
- Awning signs and lettering on awning.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Signs consisting solely of an internally illuminated metal cabinet or box.
- Painted wooden signs.
- Exposed conduits and raceways.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design.

2nd FLOOR SIGNAGE SPECIFICATIONS

- MATERIALS:** A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.
- QUANTITY:** One (1) primary sign allowed per fascia
- COPY:** Tenant name/ logo only
- SIGN AREA:** Not to exceed one and a half (1.5) square feet per lineal foot of leasehold frontage (75 s.f. max.). Letters with descenders or ascenders are not included in calculated sign area.
- SIGN HEIGHT:** Maximum height is 24 inch for single line, 36 inch for double line.
- SIGN LENGTH:** The sum of the lengths of all signs on any given elevation is not to exceed seventy (70) percent of the leasehold frontage of that elevation.
- TYPE FACE:** Custom tenant logotype/ name with Owner approval.
- COLORS:** Custom colors logotype/ or colors with Owner approval.

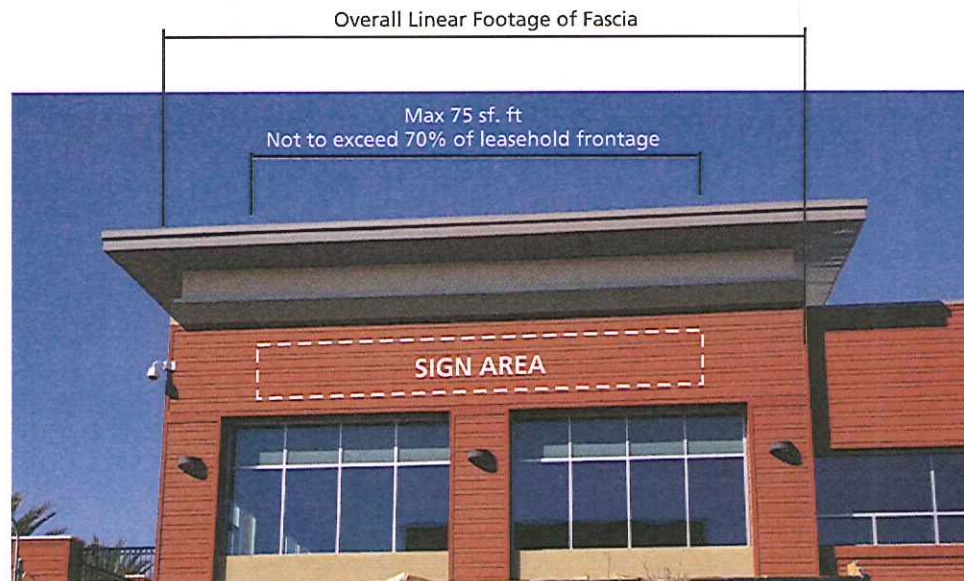
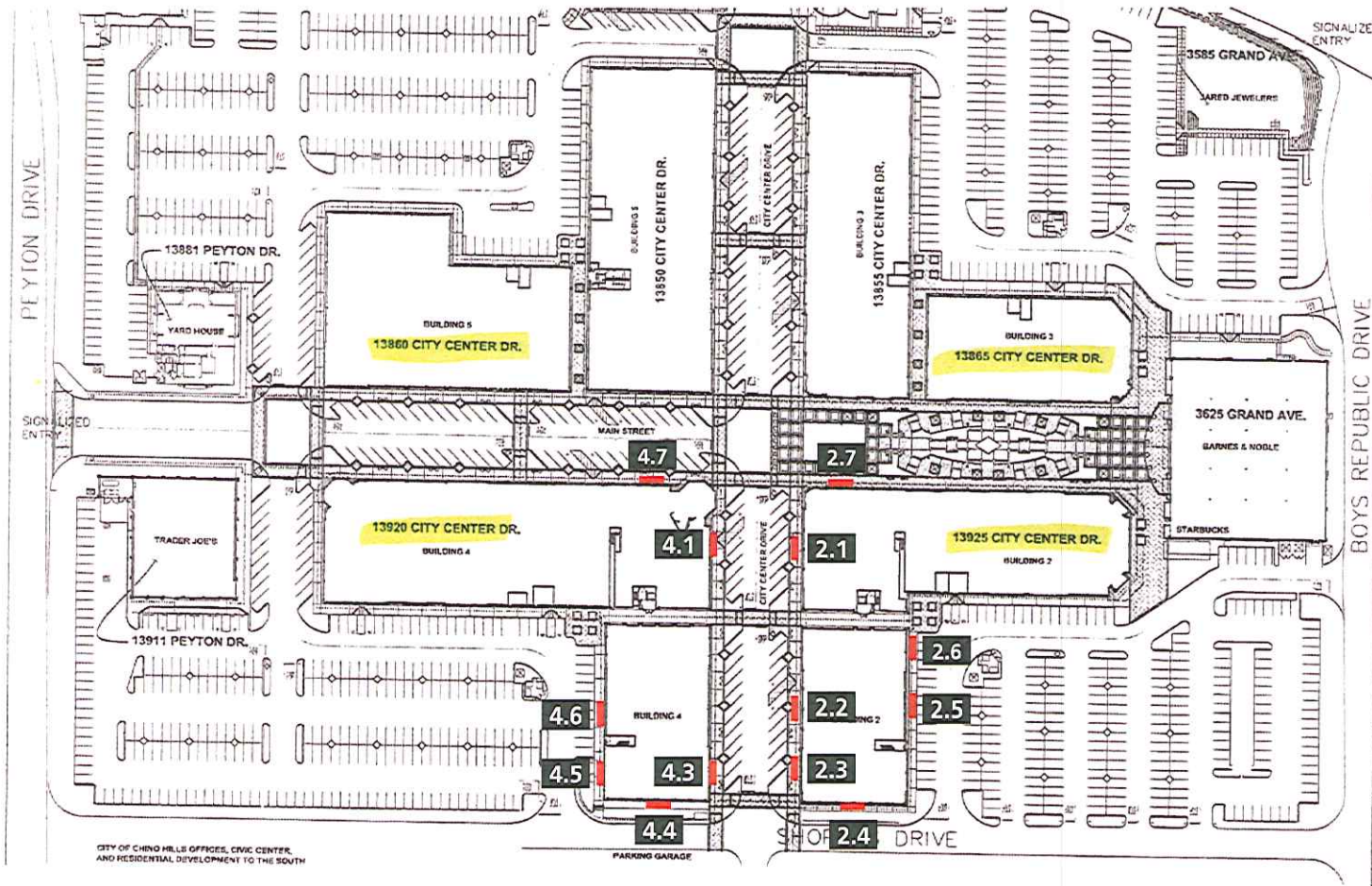


Photo Elevation Example

SITE PLAN - 2nd Floor Wall Sign Locations



Building 2 - Photo Elevations



PHOTO ELEVATION - 2.1



PHOTO ELEVATION - 2.2



PHOTO ELEVATION - 2.3



PHOTO ELEVATION - 2.4

Building 2 - Photo Elevations



PHOTO ELEVATION - 2.5

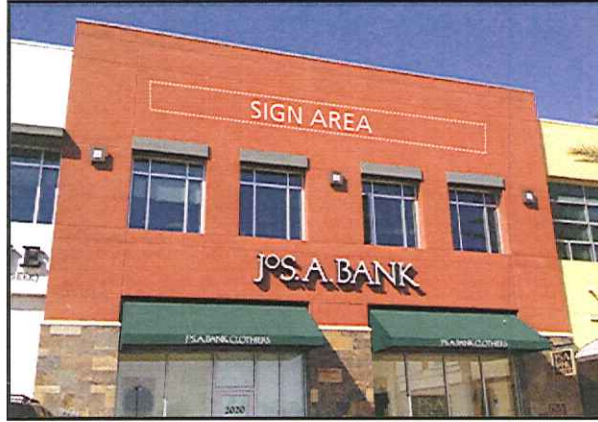


PHOTO ELEVATION - 2.6



PHOTO ELEVATION - 2.7

Building 4 - Photo Elevations



PHOTO ELEVATION - 4.1



PHOTO ELEVATION - 4.3



PHOTO ELEVATION - 4.4

Building 4 - Photo Elevations



PHOTO ELEVATION - 4.5



PHOTO ELEVATION - 4.6



PHOTO ELEVATION - 4.7