

18 pp. -
for



Chino Hills, California





PROJECT DIRECTORY

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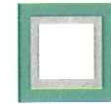


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A INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the City.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required City permits.

B LANDLORD/TENANT REQUIREMENTS

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s) and building signage.
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.



GENERAL SIGN 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, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be 30 milliamp neon or fluorescent tubes, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work 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 Landlord reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.
10. Signs must be made of durable rust –inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. 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 and warping. All sign finishes shall be free from dust, orange peel, 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 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 raceways, conduits, etc... installed on rock background, corrugated metal and/or back of parapets to be painted a specific color to be obtained from the architect.

D TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction, and colors repeated throughout the project. Signs must be architecturally compatible with the entire center.

STOREFRONT SIGNAGE

The following types of construction will be allowed:

- Acrylic face channel letters
- Through face and halo channel letters
- Reverse pan channel letters
- Skeleton neon behind flat cut out shapes and letters.
- Open pan channel letters (Only in an artistic letter style/font)
- Push thru letters and logos in aluminum cabinets
- Flat cut out dimensional shapes and accents
- Metal screen mesh accents
- Exposed skeleton neon accents

SIGNAGE FACING RESIDENTIAL AREA

- Non-Illuminated ONLY

The idea of using dissimilar materials and creating signs with varying colors, layers, and textures will create an exciting and appealing retail environment.



SIGN AREA CALCULATIONS AND LIMITATIONS

Sign area for all tenants will be calculated as follows:

Storefront (facing Parking Lot) -

1.25 Square Feet of Sign Area Per Linear Foot of Leased Premises.

Rear Elevations (facing Public Streets) -

1.0 Square Foot of Sign Area Per Linear Foot of Leased Premises.

Tenants with multiple elevations will be allowed the same formula for each elevation with a maximum of three elevations. Stacked copy is permitted.

The area is measured by drawing a box with four continuous straight lines enclosing the entire perimeter of the sign elements. The sign elements include all text, emblems, and ornaments. A maximum of two such boxes, touching each other, are allowed per tenant, per elevation.



For tenants with multiple elevations, their total aggregate square footage cannot exceed their perimeter length multiplied by one square foot. They can borrow unused sign areas from one elevation and add it to their sign area on another elevation. Under no circumstance however, can they exceed the maximum allowed area per elevation for their category as per the following pages in this criteria.

E PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard:

No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

2. Signs in Proximity to Utility Lines:

Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.

3. Signs painted directly on a building surface will not be permitted.

4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.

5. There shall be no signs that are flashing, moving or audible.

6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.

7. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are use for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited.(I.e. Delivery trucks with tenant signage is OK!)

8. Light Bulb Strings:

External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

9. Banners, Pennants & Balloons Used for Advertising Purposes:

Temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's, and City approval.

10. Billboard Signs are not permitted.

11. The use of permanent "sale" signs are prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more that 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

12. Modified cabinets with articulated plex faces are allowed.

F ABANDONMENT OF SIGNS:

Tenants are responsible for sign removal within thirty days of vacating premises. Any tenant sign left after thirty (30) days shall become the property of Landlord. Tenants are responsible for repair of mounting within 45 days of vacating premises.

G INSPECTION:

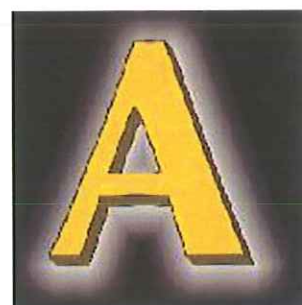
Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.



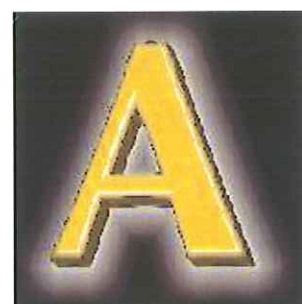
Section A
**LEXAN FACED CHANNEL
 THROUGH FACE ILLUMINATION**
 Use standard aluminum construction with Matthews
 (or equivalent) satin acrylic polyurethane finish.
 Faces use translucent Lexan with trim cap.
 Illuminate with 30 ma neon or fluorescent tubes.
 Paint returns any color.



Section B
**REVERSE PAN CHANNEL
 HALO ILLUMINATION**
 Use standard aluminum construction with Matthews
 (or equivalent) satin acrylic polyurethane finish.
 Illuminate with 30 ma neon or fluorescent tubes.
 Paint faces and returns any color.



Section C
**LEXAN FACED CHANNEL
 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 30 ma neon or fluorescent tubes.
 Paint returns any color.



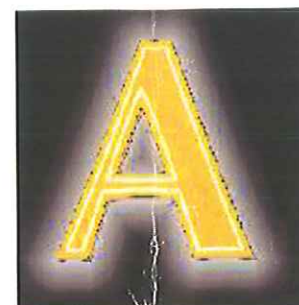
Section D
**ALUMINUM FACED CHANNEL
 THROUGH FACE AND HALO ILLUMINATION**
 Use standard aluminum construction with Matthews
 (or equivalent) satin acrylic polyurethane finish.
 Route out aluminum faces where graphics occur and
 push through Lexan graphics.
 Illuminate with 30 ma neon or fluorescent tubes.
 Paint face and returns any color.



Section E
**ALUMINUM FACED CHANNEL
 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 with Lexan graphics.
 Illuminate with 30 ma neon or fluorescent tubes.
 Paint face and returns any color.



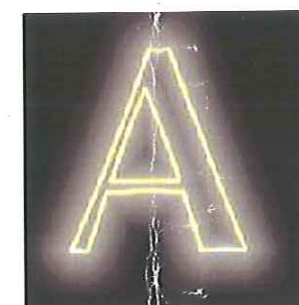
Section F
**OPEN PAN CHANNEL
 EXPOSED NEON ILLUMINATION**
 Use standard aluminum construction with Matthews
 (or equivalent) satin acrylic polyurethane finish.
 Illuminate with 30 ma neon.
 Paint face and returns any color.



Section G
**FLAT CUT OUT GRAPHIC
 EXPOSED NEON ILLUMINATION**
 Use standard aluminum, acrylic or sintra construction with
 Matthews (or equivalent) satin acrylic polyurethane finish.
 Illuminate with 30 ma neon overlays.
 Paint faces and returns any color.



Section H
**FLAT CUT OUT GRAPHIC
 HALO ILLUMINATION**
 Use standard aluminum, acrylic or sintra construction with
 Matthews (or equivalent) satin acrylic polyurethane finish.
 Illuminate with 30 ma neon halo.
 Paint faces and returns any color.



Section I
EXPOSED SKELETON NEON
 Use standard exposed neon construction.



Section J
DIGITAL VINYL PRINTING
 may be utilize on all sign faces, illuminated and non illuminated.

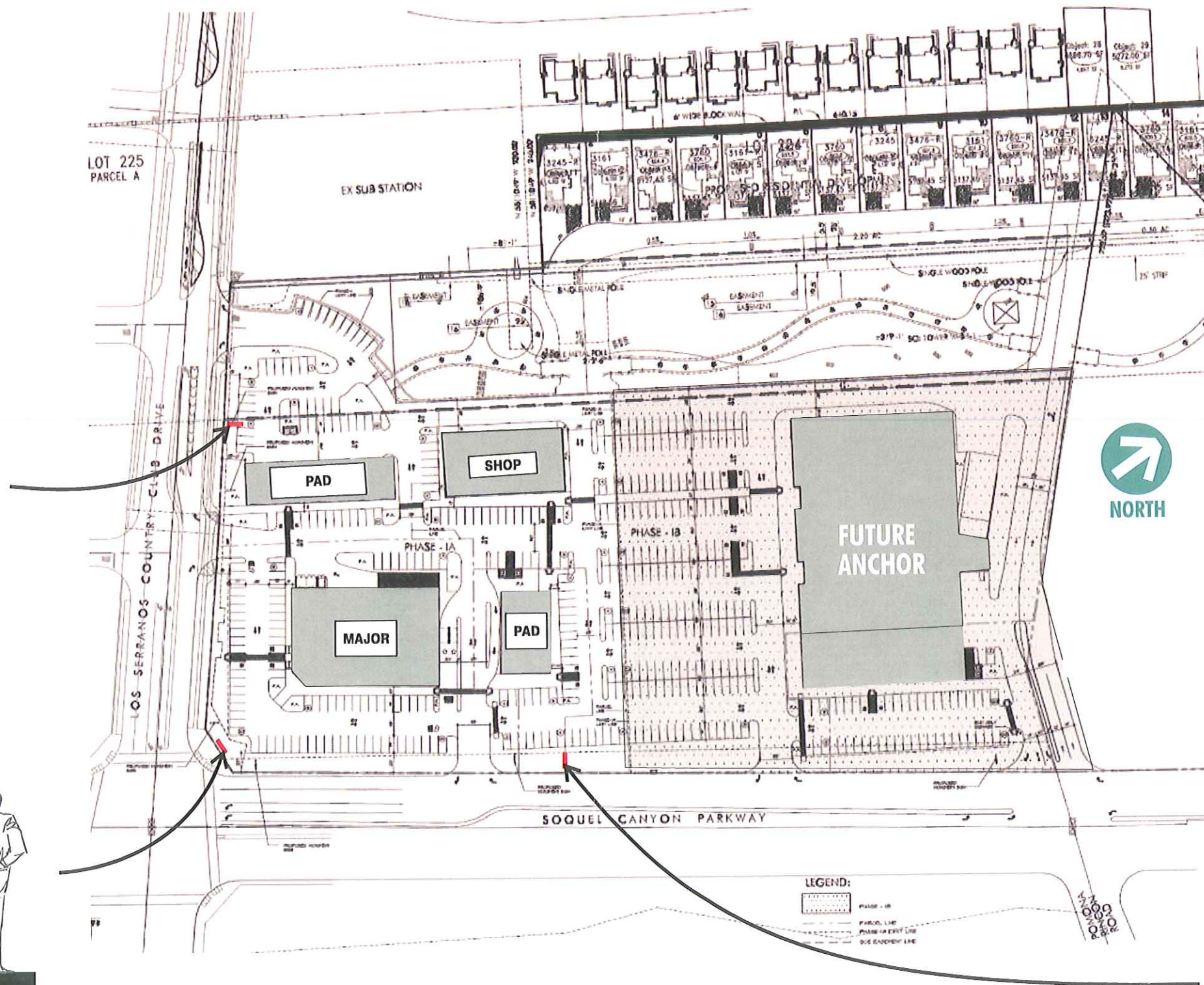


A1



B

(OPTIONAL SIGN)



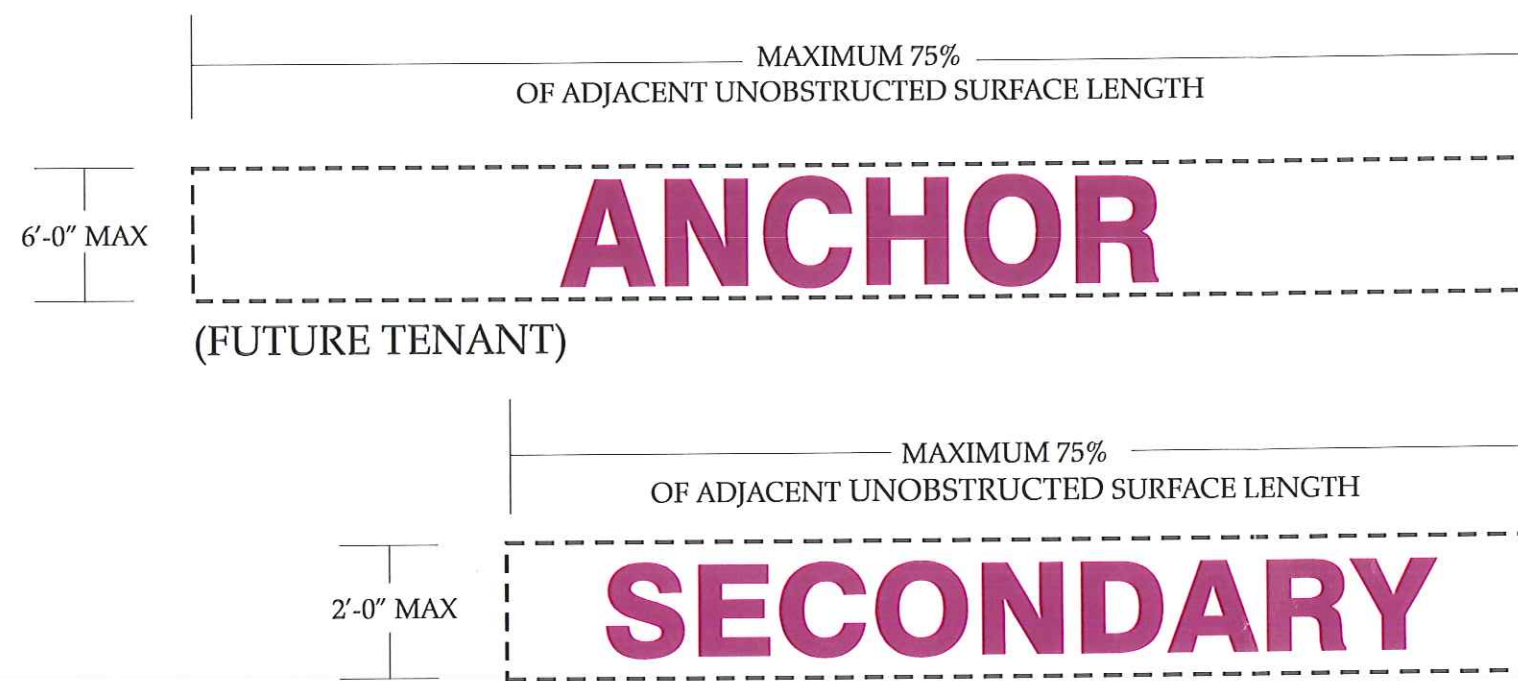
 FUTURE PHASE

NOTE: ALL GROUND SIGNS MUST BE OUT OF CLEAR -SITE TRIANGLE



A2

SOQUEL CANYON CROSSINGS SIGN PROGRAM



ANCHOR TENANTS (OVER 30,000 SQUARE FEET)



SIZE:

STOREFRONT (FACING PARKING LOT) - 1.25 SQUARE FEET

OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.
(NOT TO EXCEED 200 SQUARE FEET)

REAR ELEVATIONS (FACING PUBLIC STREETS) - 1.0 SQUARE FOOT
OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.

MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA,
SINGLE TYPE OF CONSTRUCTION ALLOWED.

ILLUMINATION: YES

COPY: TENANT NAME AND / OR LOGO

HEIGHT:

FOUR FOOT MAXIMUM

LENGTH:

SEVENTY FIVE PERCENT OF ADJACENT UNOBSTRUCTED SURFACE

TYPEFACE: CUSTOM LOGO AND TYPE OK

COLORS: CUSTOM COLORS OK

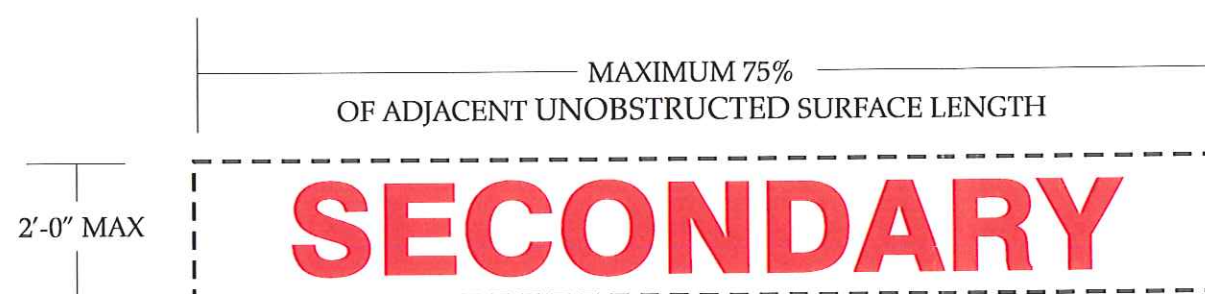
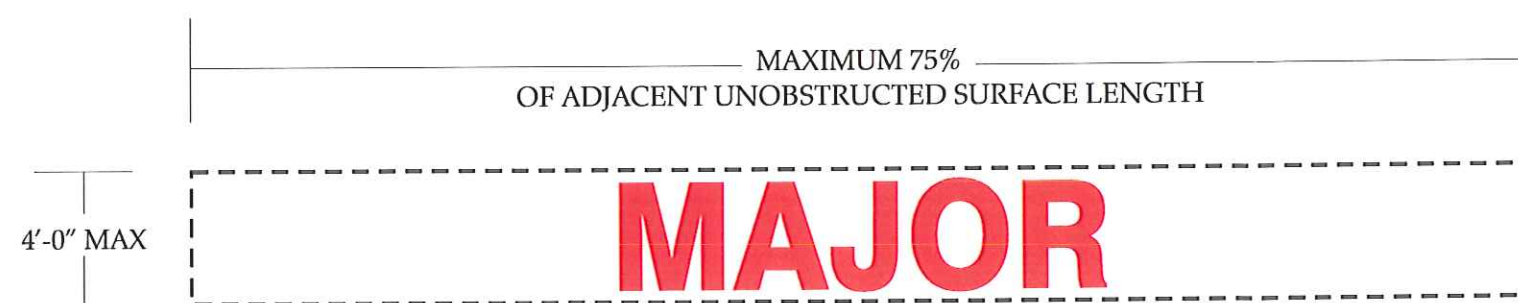
SECONDARY SIGNS:

YES , TWO SECONDARY SIGNS FOR 100 LINEAR FEET, ONE PER 50
ADDITIONAL LINEAR FEET WITH A MAXIMUM OF FOUR
SECONDARY SIGNS, FRONT AND REAR ELEVATIONS ONLY.

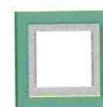


TYPICAL ANCHOR TENANT ELEVATION

SCALE 3/32" = 1'-0"



MAJOR TENANTS (6,001 - 15,000 SQUARE FEET)



SIZE:

STOREFRONT (FACING PARKING LOT) - 1.25 SQUARE FEET

OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES
(NOT TO EXCEED 200 SQUARE FEET).

REAR ELEVATIONS (FACING PUBLIC STREETS) - 1.0 SQUARE FOOT

OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.

MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA,
SINGLE TYPE OF CONSTRUCTION ALLOWED.

ILLUMINATION: YES

COPY: TENANT NAME AND / OR LOGO

HEIGHT:

FOUR FOOT MAXIMUM

LENGTH:

SEVENTY FIVE PERCENT OF ADJACENT UNOBSTRUCTED SURFACE

TYPEFACE: CUSTOM LOGO AND TYPE OK

COLORS: CUSTOM COLORS OK

SECONDARY SIGNS:

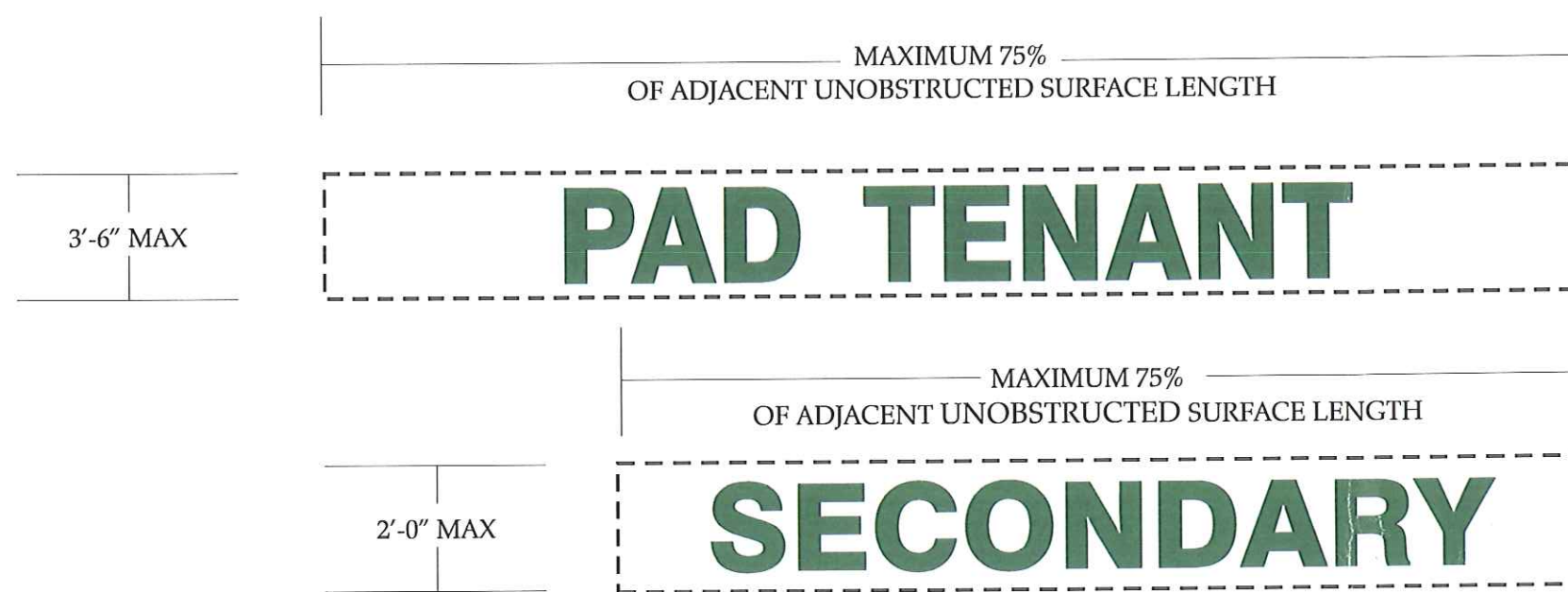
YES , TWO SECONDARY SIGNS FOR 100 LINEAR FEET, ONE PER 50
ADDITIONAL LINEAR FEET WITH A MAXIMUM OF FOUR
SECONDARY SIGNS, FRONT AND REAR ELEVATIONS ONLY.



TYPICAL MAJOR TENANT ELEVATION

SCALE 3/32" = 1'-0"

SOQUEL CANYON CROSSINGS SIGN PROGRAM



SIZE:

STOREFRONT (FACING PARKING LOT) - 1.25 SQUARE FEET

OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.

REAR ELEVATIONS (FACING PUBLIC STREETS) - 1.0 SQUARE FOOT

OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.

MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA,
SINGLE TYPE OF CONSTRUCTION ALLOWED.

ILLUMINATION: YES, EXCEPT FACING RESIDENTIAL AREA

COPY: TENANT NAME AND / OR LOGO

HEIGHT:

THREE FOOT, SIX INCH MAXIMUM

LENGTH:

SEVENTY FIVE PERCENT OF ADJACENT UNOBSTRUCTED SURFACE

TYPEFACE: CUSTOM LOGO AND TYPE OK

COLORS: CUSTOM COLORS OK

SECONDARY SIGNS:

YES , ONLY IF FRONTAGE EXCEEDS 80 LINEAR FEET



TYPICAL PAD TENANT ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION - PAD TENANT
SCALE 1/16" = 1'-0"



NORTH ELEVATION - PAD TENANT
SCALE 1/16" = 1'-0"



WEST ELEVATION - PAD TENANT
SCALE 1/16" = 1'-0"



SOUTH ELEVATION - PAD TENANT
SCALE 1/16" = 1'-0"

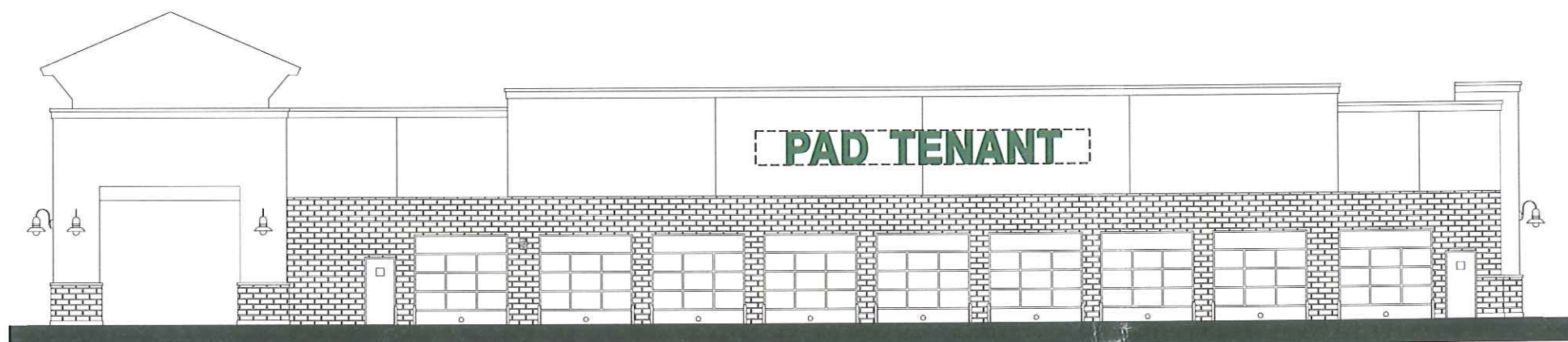
BANK BUILDING ELEVATIONS



SOUTH ELEVATION - PAD TENANT
SCALE 1/16" = 1'-0"



EAST ELEVATION - PAD TENANT
SCALE 1/16" = 1'-0"



NORTH ELEVATION - PAD TENANT
SCALE 1/16" = 1'-0"



WEST ELEVATION - PAD TENANT
SCALE 1/16" = 1'-0"

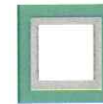
TIRE SHOP BUILDING ELEVATIONS

2'-6" MAX

MAXIMUM 75%
OF ADJACENT UNOBSTRUCTED SURFACE LENGTH

SHOP TENANT

SHOP TENANTS (UP TO 6,000 SQUARE FEET)



SIZE:

STOREFRONT (FACING PARKING LOT) - 1.25 SQUARE FEET

OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.

REAR ELEVATIONS (FACING PUBLIC STREETS) - 1.0 SQUARE FOOT

OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.

END TENANTS MAY HAVE THIRD WALL SIGN CONSISTENT
WITH THE DIMENSIONS OF THE REAR ELEVATION SIGN.

MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA,
SINGLE TYPE OF CONSTRUCTION ALLOWED.

ILLUMINATION: YES, EXCEPT FACING RESIDENTIAL AREA

COPY: TENANT NAME AND / OR LOGO

HEIGHT:

TWO FEET, SIX INCH MAXIMUM

LENGTH:

SEVENTY FIVE PERCENT OF ADJACENT UNOBSTRUCTED SURFACE

TYPEFACE: CUSTOM LOGO AND TYPE OK

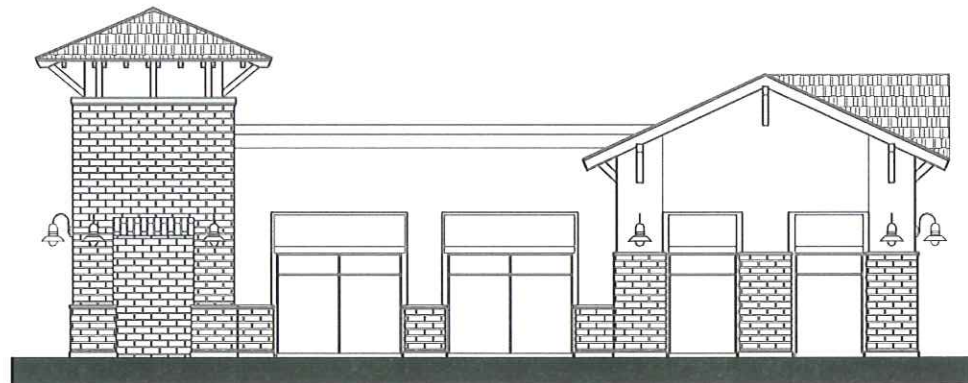
COLORS: CUSTOM COLORS OK

SECONDARY SIGNS: NO



TYPICAL SHOP TENANT ELEVATION

SCALE 1/16" = 1'-0"



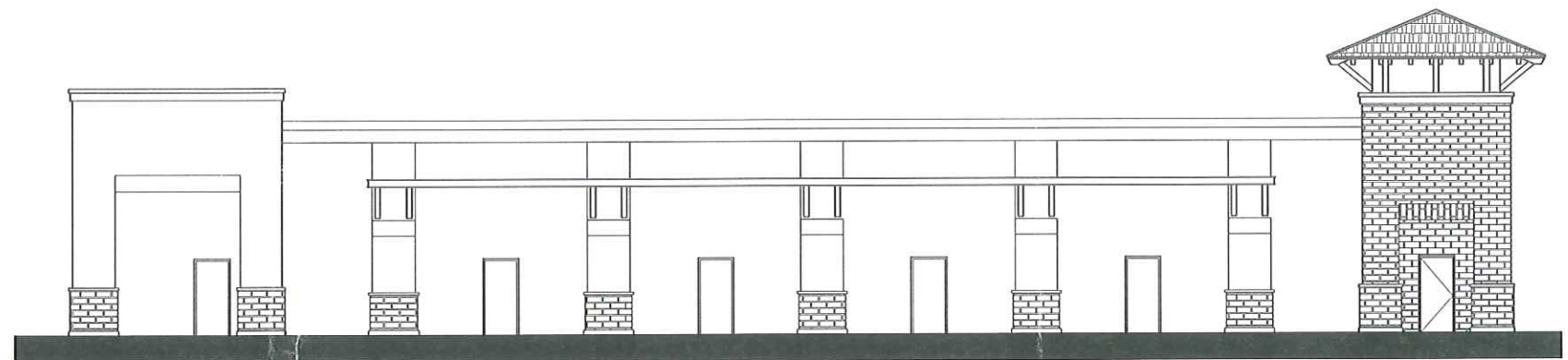
WEST ELEVATION - SHOP TENANT
SCALE 1/16" = 1'-0"



SOUTH ELEVATION - SHOP TENANT
SCALE 1/16" = 1'-0"

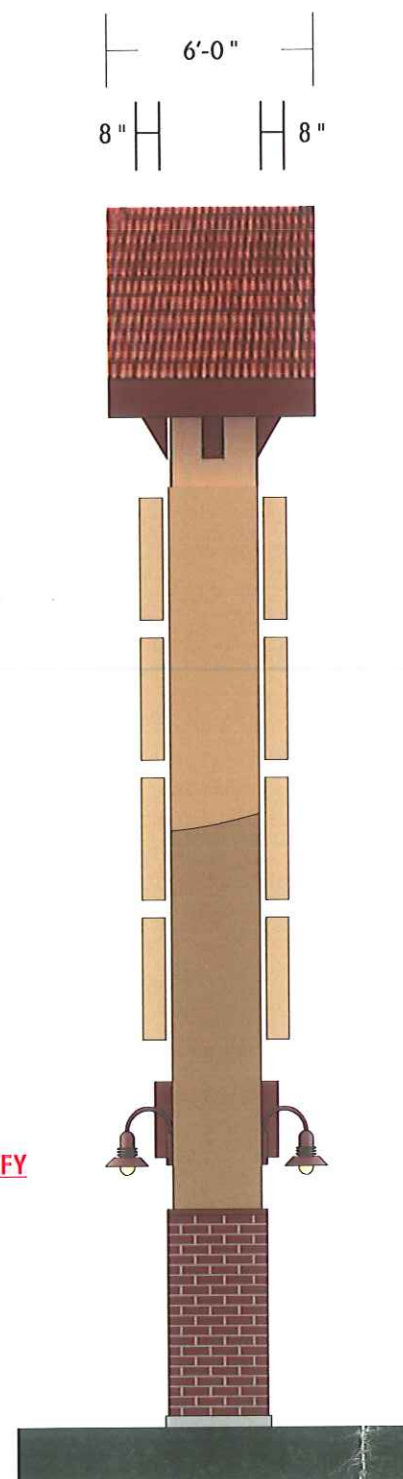
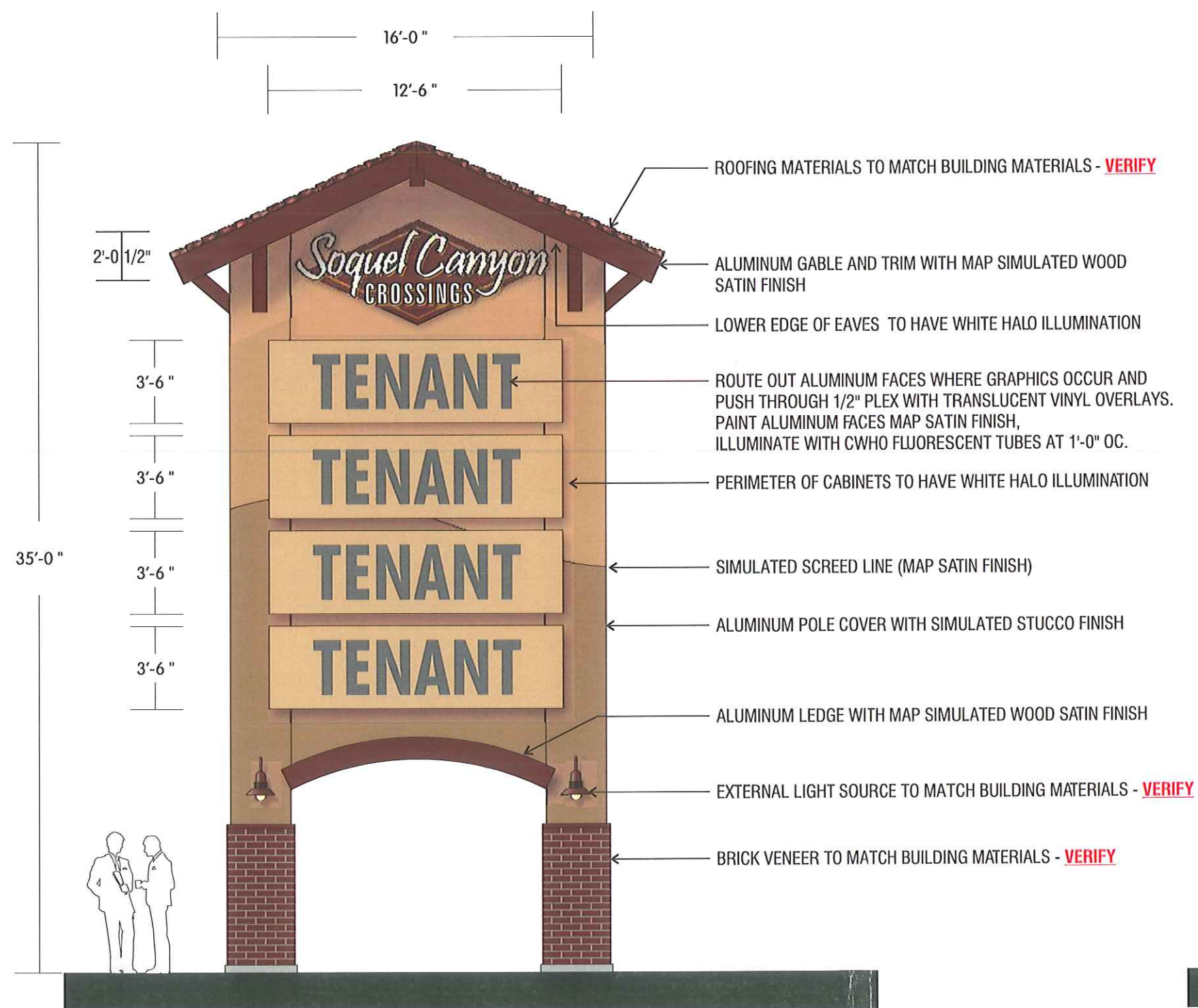


EAST ELEVATION - SHOP TENANT
SCALE 1/16" = 1'-0"



NORTH ELEVATION - SHOP TENANT
SCALE 1/16" = 1'-0"

SHOP BUILDING ELEVATIONS



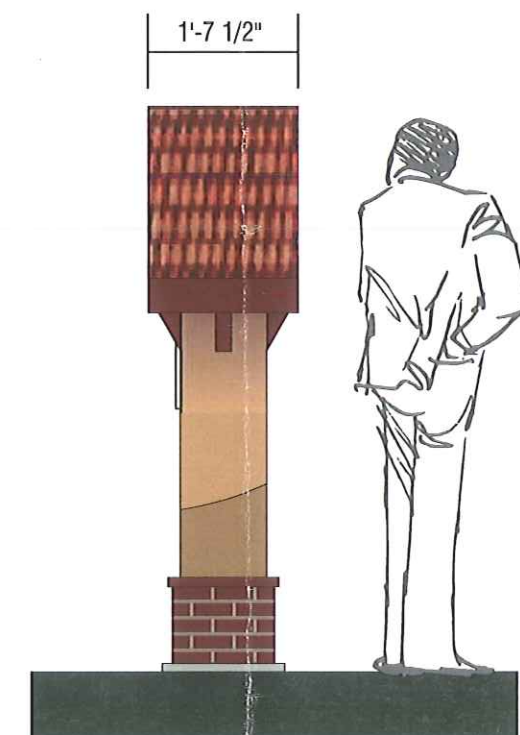
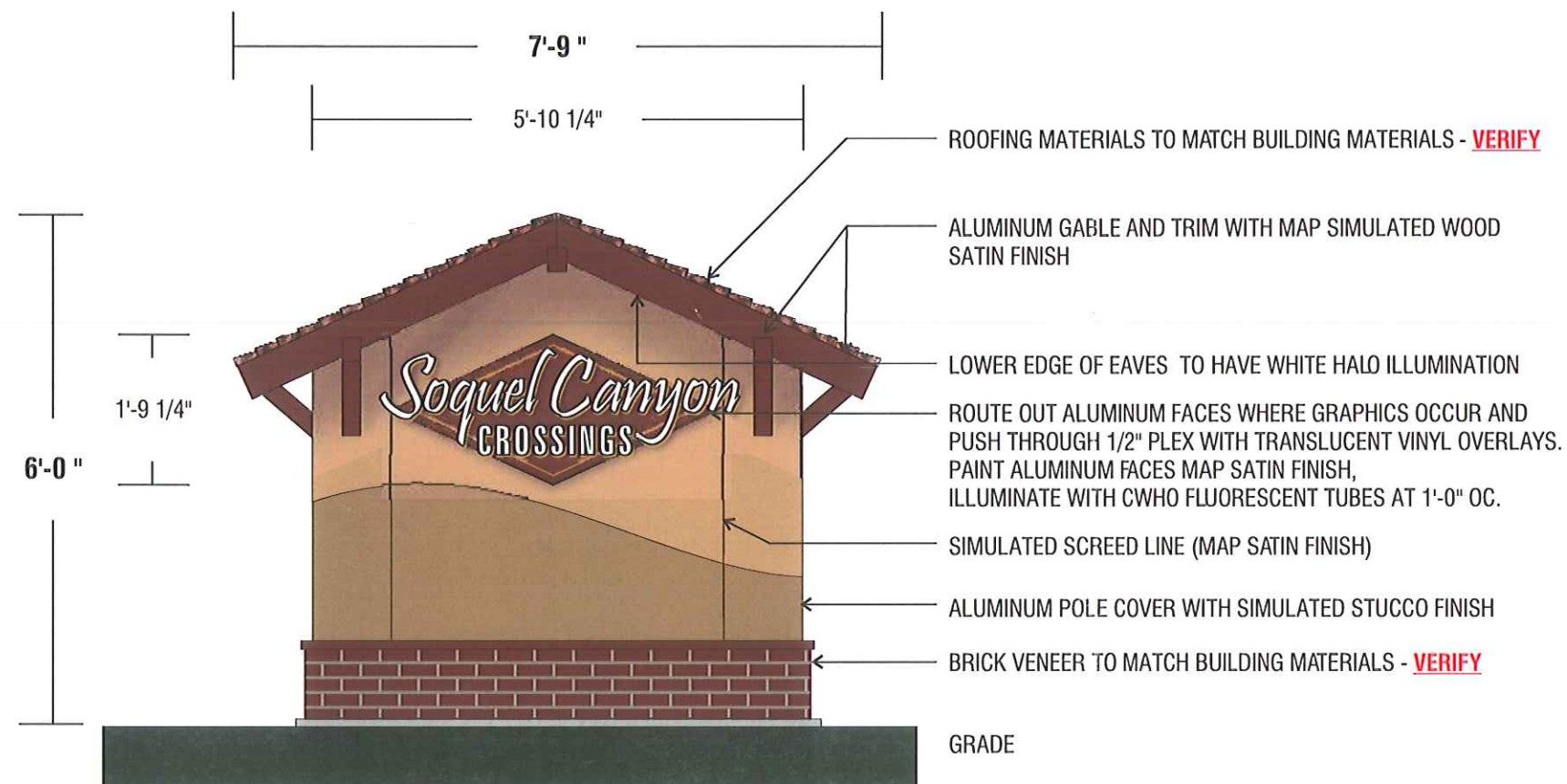
	VERIFY
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	VERIFY

COLOR PALETTE

A1 **A2** NEW DOUBLE FACED INTERNALLY ILLUMINATED CENTER I.D./MULTI-TENANT PYLON DISPLAYS
ELEVATION SCALE 3/16"=1'-0"

USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CEMENT FOOTING,
SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS, SIGNS TO BE UL APPROVED AND BEAR UL LABEL.

SOQUEL CANYON CROSSINGS SIGN PROGRAM

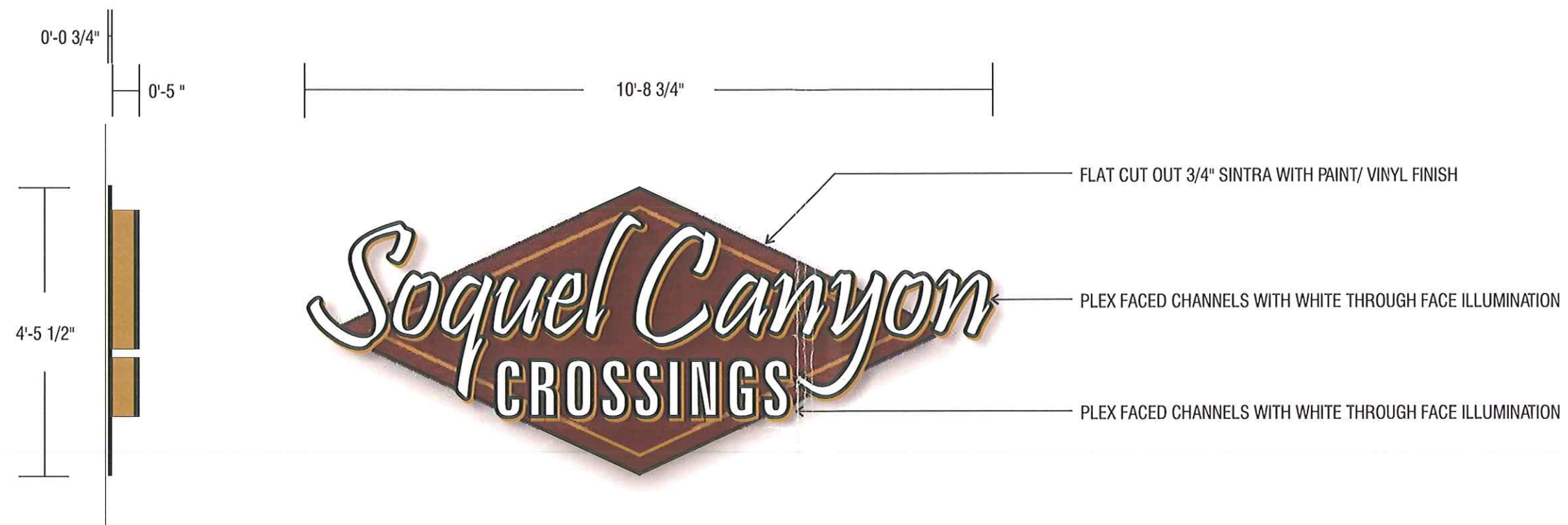


	VERIFY
	VERIFY
	VERIFY
	VERIFY
	VERIFY
	VERIFY
	VERIFY
	VERIFY
	VERIFY

COLOR PALETTE

B NEW SINGLE FACED INTERNALLY ILLUMINATED CENTER I.D./MULTI-TENANT MONUMENT SIGN
ELEVATION SCALE 1/2"=1'-0"

USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CEMENT FOOTING, SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS, SIGNS TO BE UL APPROVED AND BEAR UL LABEL.



LOGO DETAIL FOR PYLON DISPLAY SCALE 1/2"=1'-0"

