

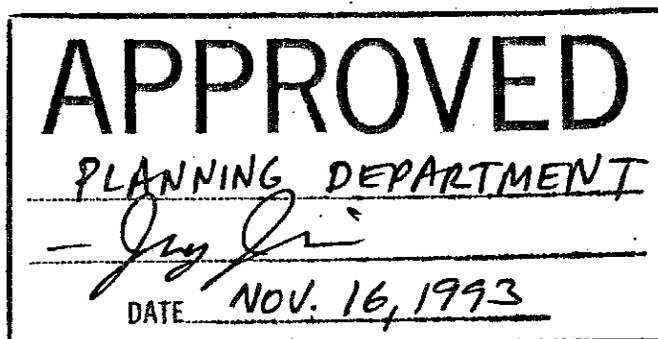
SIGN CRITERIA
2506-18 E. WORKMAN AVENUE
WEST COVINA, CALIFORNIA

SIGN CRITERIA REVIEW

The purpose of a Sign Criteria is to establish the necessary requirements of the various signage needs within the center.

The Tenant shall submit three (3) copies of the sign drawings, each signed by the property Owner or Manager, to the City of West Covina for issuance of a sign permit. At a minimum the drawings must include the following:

1. A scaled storefront drawing reflecting the proposed sign design in all dimensions as it relates to the store front elevation of the Tenant's space.
2. All signs must comply with the Sign Ordinance of The City of West Covina.
3. Size of each sign letters must be accurately dimensioned and spaced.
4. Color of plexiglas letter and background must be labeled.
5. The signs must be individual channel letters internally illuminated.
6. Signs shall be mounted on the building wall or fascia centered as shown on Sheet SC-1.
7. Location, mounting detail letter size to be reviewed and approved by Lessor and/or Architect.
8. Only the use of nationally recognized Logos(maximum size 2'x2') shall be allowed in conjunction with primary signs and included in the total allowable area calculations.
9. The sign shall be limited to the following:
 - a: Letter height: maximum 2 feet, minimum 1 foot.
 - b: Copy area height: maximum 2.25 feet minimum 1 foot.
 - c. Maximum two (2) rows of letters
 - d .Maximum width of sign area: 75% of store frontage
 - e. Maximum sign area: Front 300 square feet, side/rear 150 square feet
10. Roof signs, brand names in windows, can signs, and signs facing west are PROHIBITED.



11. Side signs limited to 3x5 feet upper right hand , facing east only.
12. All plans must be stamped by the Planning Department and Redevelopment Agency prior to issuance of a sign permit by the Building & Engineering Department.
13. Tenant shall be permitted to place at entrance of its premises not more than 114 square inches of helvetica lettering by dimension, or equal to, but not to exceed 2 inches in height indicating hours of business, telephone, etc.
14. Tenant shall pay for all the identifying signs, their installation and maintenance.
15. The Tenant shall pay for all required approvals and permits from any agencies requiring approval.
16. Tenant is required to have the sign installed and fully operable within sixty (60) days from the commencement of the Lease. In the event that Tenant fails to comply, Lessor, at Lessor's option, may proceed to install the sign subject to reimbursement by Lessee within ten (10) days of receipt of invoice by Tenant.

LESSOR

BY: _____ DATE: _____

BY: _____ DATE: _____

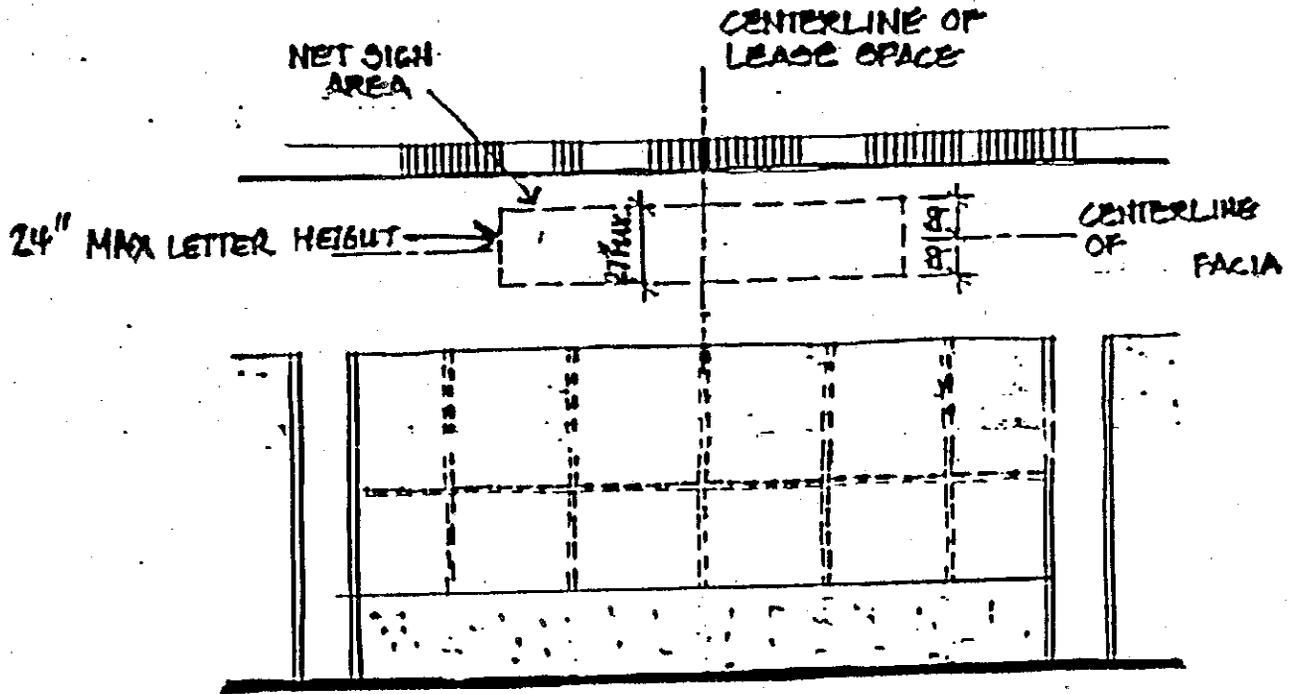
LESSEE

BY: _____ DATE: _____

BY: _____ DATE: _____

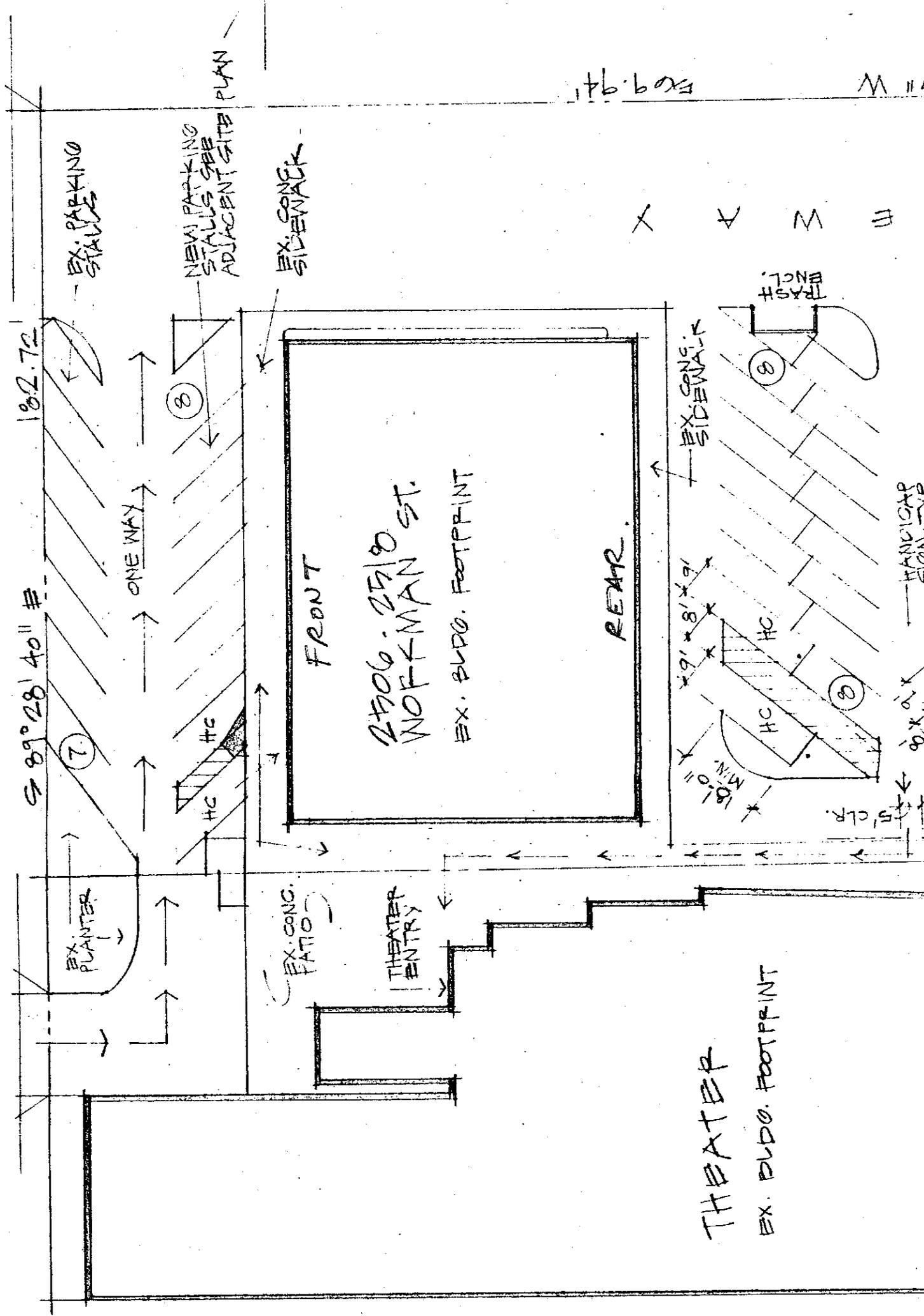
SIGN CRITERIA

**2506-18 E. WORKMAN AVENUE
WEST COVINA, CA.**



SHEET SC-1

W O R K I M A N S



71 W
EX 9.941

X
Y
M
E

182.72

89° 28' 40"

7

ONE WAY

8

HC
HC
HC

EX. CONC. PATIO

THEATER ENTRY

FRONT

2506 - 2510
WOKMAN ST.

EX. BLDG. FOOTPRINT

REAR

EX. CONC. SIDEWALK

18' 0" MIN.

HC
HC

TRASH ENCL.

8

HANDICAP SIGNATURE

5' CLR.

THEATER

EX. BLDG. FOOTPRINT