

Sign Criteria for:
West Covina Industrial Park
1773 San Bernardino road
West Covina, Ca

APPROVED	
City of West Covina Planning Department	
<i>Sign Criteria per RP 06-17</i>	
Signature. <i>[Signature]</i>	Date. <i>11/2016</i>

A. Introduction

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the West Covina Industrial Park.

Compliance with the Sign Criteria shall be rigorously enforced and any installed unapproved, non-conforming signs shall be removed by the applicable Tenant at his expense, upon demand by the Landlord (or City).

Exception to these standards shall be reviewed by the Landlord and the City. However, based upon field experience, deviations will generally result in serious inequities between Tenants. Accordingly, Landlord shall retain full rights of Approval of any sign used in the Industrial Park.

B. Landlord/Tenant Requirements

1. Each Tenant shall submit to the Landlord for written Approval 1 copy of the detailed shop drawings of his proposed sign, indicating conformance with the Sign Criteria therein outlined. Send to:

W.C. Homes LLC
Suite #42
1773 San Bernardino Road
West Covina, Ca 91791

2. No sign shall be installed in the Industrial Park without written approval of Landlord. The Tenant shall submit the sign drawing approved by Landlord to the appropriate City Authority for Sign Criteria and Applicable Code Compliance approval prior to the start of any sign construction.

3. The Tenant shall pay for all signs, installation (including final connection, transformers and all other labor and materials) and maintenance.

4. The Tenant shall obtain all necessary permits.

5. The Tenant shall be responsible for all requirements of the Sign Criteria.

6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service prior to fabrication.

7. The location of all signs shall be per the Sign Specifications.
8. One "Sign Space" shall be allowed for each Tenant (except as otherwise approved in writing). Tenant shall verify his sign location and size with the Landlord prior to fabrication.
9. Special Signs which Vary from the Sign Criteria must first be approved by the Landlord and the respective City Authority.
10. The maximum allocated sign area for the aggregate of all permanent signs shall be noted herein.
11. All illumination shall terminate at or by 10:00 pm each day.

C. Sign Specifications

1. Industrial Condo Tenants

- a. Industrial condo tenants are those located in suites A1-A10, B11- B30, C31-C40 and D59- D68, E69- E75, and F76-F88.
- b. Industrial Condo Tenants may place signage on the designated space adjacent to the front door of the industrial condo office. Tenant Sign is to be located on the raised concrete surface of building facade.

2. Office Tenants

- a. Office Tenants are those located in suites B41- B58.
- b. Office Tenants signage is located on Communal street sign at entrance of Industrial Park.

3. General Specifications

A. Tenant Signage on Raised Concrete surface of Building Façade

- 1) All signs and their installation must comply with all local Building and Electrical Codes. All signs shall be individual channel letters. Logo boxes may be allowed up to a maximum of 20% of the total size.
- 2) All Lettering shall be restricted to the "Net Sign Area".
- 3) No projections above or below the "Net Sign Area" will be permitted (except as otherwise approved in writing by the Landlord and City).
- 4) Individual shop logos and registered trademarks may be located anywhere within the "Net Sign Area", provided their height does

not exceed the maximum height established for the "Net Sign Area".

- 5) Tenant shall display only their established trade names or their basic product name e.g., "Ricks Shoes", or combination thereof.
- 6) Maximum square footage of the "Net Sign Area" allowed on the raised concrete area of building façade shall be governed by the City of West Covina Sign Ordinance. The allowable area is dictated by formula based on the linear feet of the shop frontage for each exposure.
- 7) The "Net Sign Area" is set at 10 square feet, 4 feet wide and 30 inches high.
- 8) No more than two rows of letters are permitted unless approved differently at the discretion of the City of West Covina Planning Director.
- 9) No exposed conduit, conductors, crossovers, transformers, etc. shall be permitted.
- 10) Internal illumination to be used from neon tube lamps installed and labeled in accordance with the Underwriters Laboratory. Intensity as approved by the City. Preferred colors are red, white, orange, yellow, and blue. Other colors and multiple color combinations must be approved by Landlord and City on a per case basis.
- 11) The "copy" (letter type) shall be submitted to the Landlord for written approval prior to fabrication.
- 12) For the purpose of condo identification, Tenant shall be permitted to place upon each entrance of its office no more than 144 square inches of gold leaf or decal application lettering, not to exceed 2 inches in height, including hours of business, emergency telephones, etc.. The number and letter type may be subject to Landlord's approval.
- 13) Temporary Signs may be allowed subject to landlord's approval and per West Covina Municipal Code.

B. Office Signage on Communal Entrance Sign

- 1) The "Net Sign Area" is limited to 240 square inches 8 inches high by 30 inches wide.
- 2) All lettering shall be restricted to the "Net Sign Area".
- 3) All "copy" lettering shall be black on white back round, uniform in appearance for all office and condo uses and approved by Landlord prior to fabrication.
- 4) Permitting and Design of Communal entrance sign is to be preformed by Landlord and maintained by owners association.
- 5) No more than one row of letters is permitted and the maximum height of letters is 7 inches.
- 6) No exposed raceways, conduits, conductors, crossovers, transformers, etc... Shall be permitted.

- 7) No signs or banners of any kind are permitted on the façade outside of designated raised concrete area or roof of building B without the written permission of the Landlord and the City of West Covina.
- 8) For the purpose of office identification, Tenant shall be permitted to place upon each entrance to its office not more than 144 square inches of gold leaf or decal application lettering, not to exceed 2 inches in height, including hours of business, emergency telephones, etc.. The number and letter type face shall be subject to Landlords approval.

C. Prohibited Signs

1) Signs Constituting a Traffic Hazard:

No person shall install or maintain or cause to be installed or maintained any sign or signal, or which makes use of the words "stop", "look", "danger", or any other words phrases, symbols or characters in such manner to interfere with, misleads or confuse traffic.

2) Immoral or Unlawful Advertising:

No person shall exhibit, post, or display or cause to be exhibited, Posted, or displayed upon any sign, anything of obscene, indecent, immoral or unlawful nature or activity.

3) Signs on Doors, Windows or Fire Escapes:

No window signs shall be permitted, except as provided in General Specifications A-12 and B-8 herein. No sign shall be installed, relocated or maintained so as to prevent free ingress to or egress from any door. No sign of any Kind shall be attached to a stand pipe except those signs as required by Code or Ordinance.

4) Animated, Audible or Moving Signs:

Signs, consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited.

5) Off-Premises Sign:

Sign on or affixed to trucks, automobiles, trailers or other vehicles, which advertise, identify, or provide direction to a use of activity not related to its lawful making of deliveries of sales or merchandise of rendering of service from such vehicles, are prohibited.

6) Vehicle Sign:

Sign on or affixed to trucks, automobiles, trailers or other vehicles, which advertise, identify, or provide direction to a use of activity not related to its lawful making of deliveries of sales or merchandise of rendering of service from such vehicles, are prohibited.

7) Light Bulb Strings and Exposed Tubing:

External displays, other than temporary decorative holiday lighting, which consist of unshielded light bulbs, and open, exposed neon or gaseous light tubing, are prohibited. An exception hereto may be

granted by Landlord when the display is an integral part of the design character or the activity to which it relates.

8) Banners, Flags and Pennants Used for Advertising Purposes:

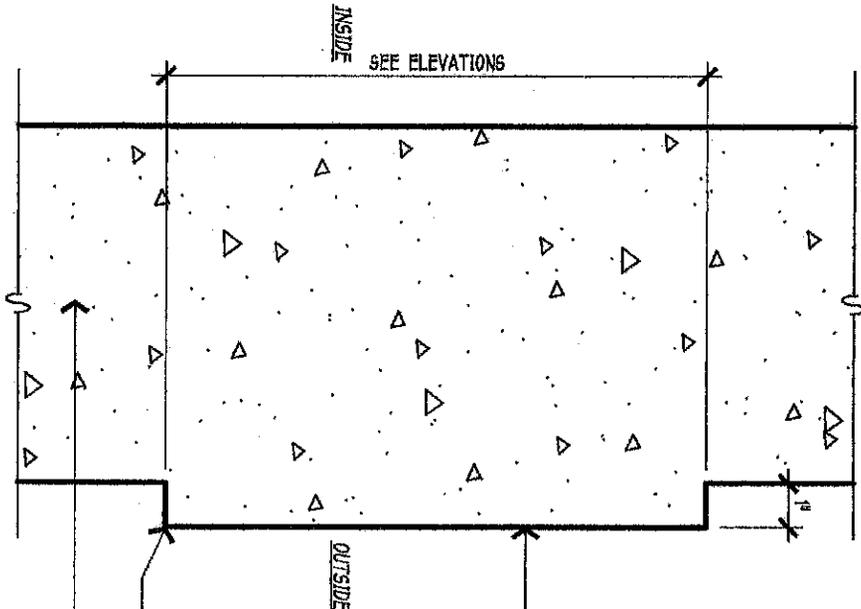
Banners, Flags or Pennants, or a combination of the same, attached to the building are prohibited, except for temporary signage and grand opening banners which may be permitted subject to Landlord and City approval.

9) Redundant Signs: Repetitions and redundant signs, stating the same information are not allowed on the same frontage of the building.

10) Cabinet Signs: Cabinet Signs are not allowed in the Industrial Park.

E1	MINIMUM 7" THICK CONCRETE TILT UP WALL PANEL, PAINT & COLOR PER OWNERS SPECIFICATION	E8	TILT-UP CC LANDSCAPE
E2	RECESS IN CONCRETE TILT-UP PANEL W/ SMOOTH FINISH	E9	12" WIDE B, 2" ABOVE L
E3	3/4" DEEP SCORE IN THE CONCRETE PANEL CREATED BY TWO CHAMFER SHAPES BACK TO BACK	E10	LINE OF RC
E4	TENANT SIGN LOCATED ON RAISED CONCRETE SURFACE. TENANT LETTERING TO BE A CONTRASTING COLOR WITH THE BACKGROUND	E11	SUMP AND
E5	2" WIDE BY 1/2" DEEP FLUTING FORMED INTO THE CONCRETE TILT-UP PANEL	E12	12" SQ. TIL
E6	30" DIAMETER VENT SHAPE FORMED INTO THE CONCRETE TILT-UP PANEL	E13	6" SQ. TILE
E7	TYPICAL PANEL JOINT, SEE DETAILS 13 & 18 ON SHEET D-TU FOR ADDITIONAL INFORMATION	E14	DECORATIV EMBEDDED I

**FORMED POP-OUT AT
CONCRETE TILT UP WALL**



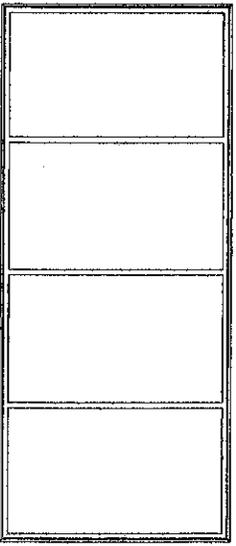
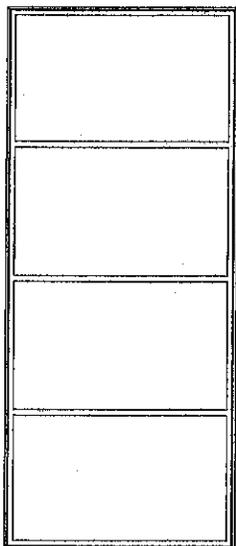
NOTE: APPLY CLEAR WATER REPELLENT COATING TO ALL EXPOSED CONCRETE WALL SURFACES EXPOSED TO THE WEATHER THAT ARE NOT TO RECEIVE PAINT

FORMED POP-OUT OF TILT-UP PANEL FOR TENANT SIGN, SEE ELEVATIONS FOR WIDTH, HEIGHT AND LOCATIONS

NO CHAMFER AT THIS CORNER

TILT-UP CONCRETE PANELS, SEE STRUCTURAL PLANS

3/11 = 1'-0"
©2007 I.A.G.
C03 TU REVEAL 09/11A



23'-2 1/2"

TENANT SIGN

UNIT 38

33
D-TU1

4
D-TU

17
D-DW

12
D-DW

5
D-TU

E25

E22

TENANT SIGN

UNIT 38

5 1/4"

3'-6"

5 1/4"

E4

E23

E7

2'-6" 11" 6"

p.i.

p.j.