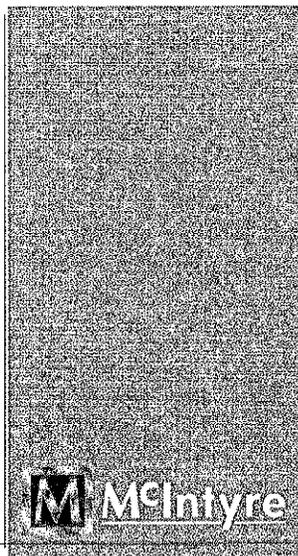


McINTYRE SQUARE



CITRUS ST & GARVEY AVE, WEST COVINA, CA

LANDLORD CONTACT INFORMATION:

McINTYRE DEVELOPERS
ANDREW M. McINTYRE
PROJECT MANAGER
626.322.2978 PHN
626.966.1274 FAX

PREPARER CONTACT INFORMATION:

EAGLE SIGNS
BOB KNEEVERS
BUSINESS DEVELOPMENT
909.923.3034 PHN
909.923.3043 FAX

MCINTYRE SQUARE

TENANT SIGNAGE CRITERIA MANUAL

A. Objectives

This criteria has been established for the purpose of creating aesthetic uniform graphic standards essential in maintaining a visually coordinated, balanced and appealing signage environment.

For the mutual benefit of all tenants, conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

The owner/tenant shall approve all copy prior to the fabrication of the sign.

B. Required Submittals

1. After receiving approval of the concept design by the landlord, tenant's sign contractor shall prepare and submit to landlord the following:
 - A) A set of complete and fully dimensioned drawings for tenant's sign ("shop drawings"), based on the approved concept design, including material and color references.
 - B) A colored elevation drawing of the proposed signage.

The above drawings can be sent by mail or electronically.
2. Landlord or landlords designated company shall review and provide tenant with approval or disapproval.
3. If landlord disapproves or conditionally approves the shop drawings submitted, landlord shall note on a set of the shop drawings or separately the reasons for such disapproval or conditional approval, and thereafter landlord, tenant and tenant's sign contractor shall consult as necessary to achieve approved shop drawings consistent with the approved concept design and this criteria.
4. All appropriate permits shall be obtained by the sign contractor.

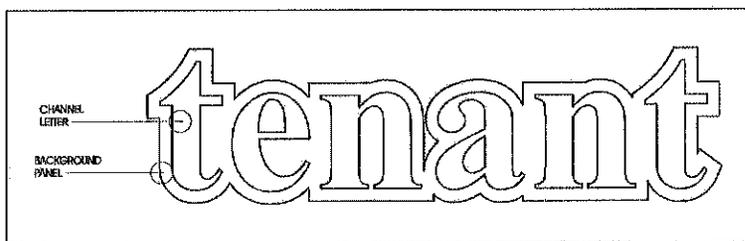


MCINTYRE SQUARE

TENANT SIGNAGE CRITERIA MANUAL

C. Design Guidelines

1. Business names shall consist of face and halo illuminated channel letters.
2. Logos shall consist of face and halo illuminated channel sections with CNC route out, push thru clear acrylic with flame polished edges and first surface translucent vinyl overlays if push thru is applicable.
3. Exterior of letters (returns) shall be pre-finished black coil or coated with Matthew's System Polyurethane black or equivalent. Interior of letters to be coated white. Trimcap on letters to be black.
Corporate colors with registered trademarks are acceptable.
4. Sign copy shall consist of business name and optional secondary copy. Logos are acceptable when used in conjunction with tenant name, as long as the logo symbol comprises not more than 25% of the total sign area.
5. Letters shall not exceed 30" in height and logos shall not exceed 42" in height for Retail Buildings A & B. The maximum sign length shall not exceed 80% of the leasehold width. If design includes a secondary line of copy, the overall height of the sign shall not exceed 60" for Buildings A & B.
6. Typestyles. A variety of typestyles and logo images will be implemented in order to add a distinct flavor to each tenant sign. Recognized logos and logotypes will be allowed.



tenant

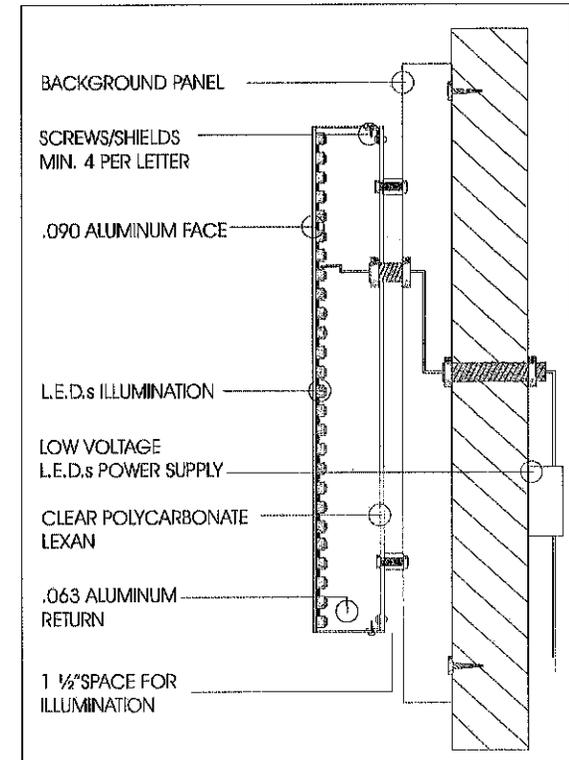


tenant



D. General Provisions and Construction Requirements

1. Notwithstanding the maximum square footage specified for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. All signs shall fit comfortably into designated spaces, leaving sufficient margins and negative space on all sides. Thickness, height and color of sign lettering shall be visually balanced and in proportion to other signs on the building.
2. All sign fabrication work shall be of excellent quality. All logo images and typestyles shall be accurately reproduced. Landlord reserves the right to reject any work deemed to be below standard.
3. Signs must be constructed from .040, .063 AND .090 aluminum. Each letter and section is to be either coil stock or etch primed before finish coat is applied.
4. Channel letters and logo sections to have a return depth of 5".
5. Electrical components must match the exact specifications of the approved design.
6. Surface brightness and halo effect of each letter and section shall be consistent. All illumination is to be provided by either LED (Low Voltage System) or 30MA Neon. LED is the preferred illumination source except for when exposed neon is utilized to create a retro sign look as encouraged by the landlord.
7. All letters and sections are to have 3" deep backer panels to house and conceal all wiring other than the primary electrical as shown on the Construction Details. Backer Panels may be either brushed aluminum, one of the three primary building colors, or an alternative color as approved by the Landlord. Shapes of panels may vary to aesthetically fit with the signage. The Landlord shall have final say on approval of panel color at their discretion. There should be no penetrations other than the mounting holes and primary power.
8. No exposed conduit or crossovers will be allowed.
9. Underwriter's Laboratory approved labels shall be affixed to the top of all electrical fixtures. Fabrication and installation shall comply with all national and local building and electrical codes.
10. Penetrations into building walls, where required, shall be made waterproof.



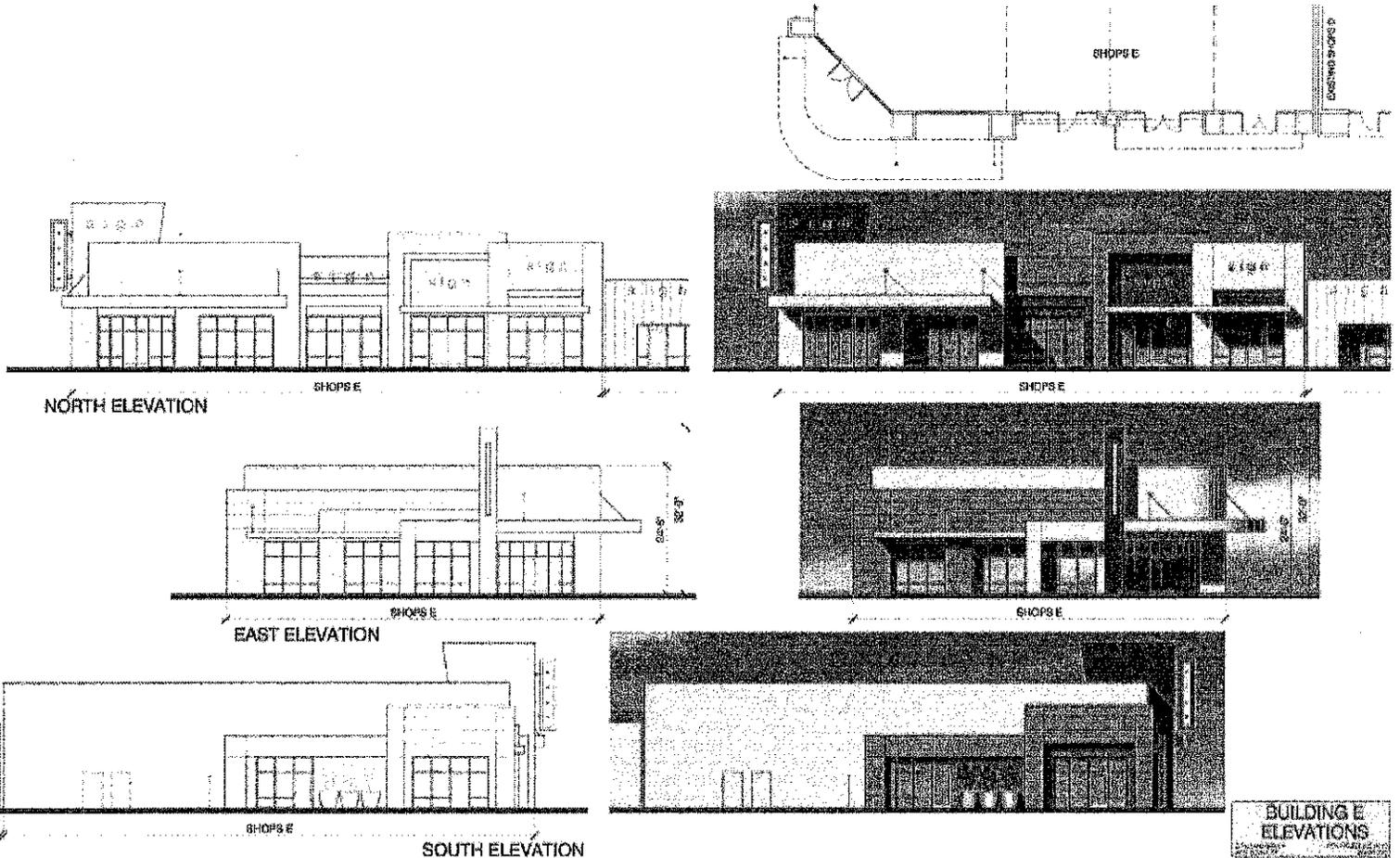
L.E.D. ILLUMINATION DETAIL



MCINTYRE SQUARE

TENANT SIGNAGE CRITERIA MANUAL

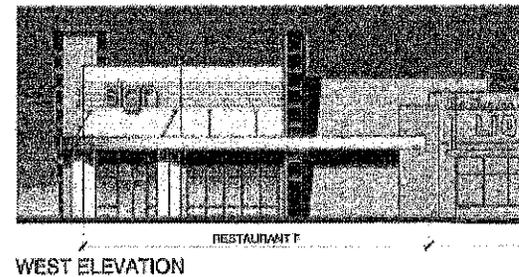
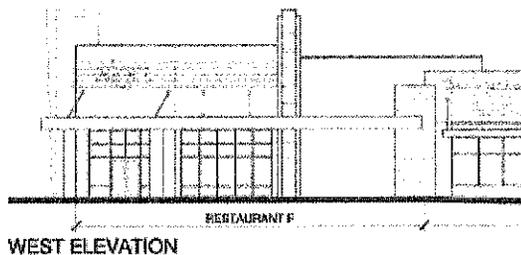
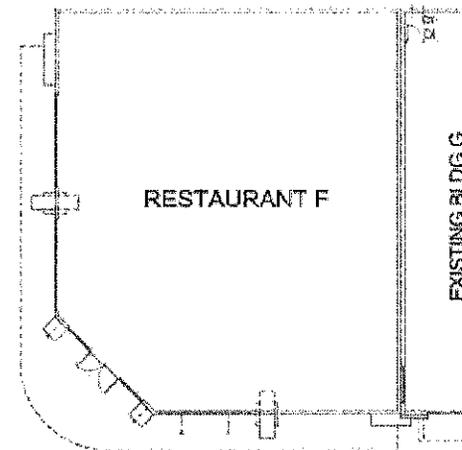
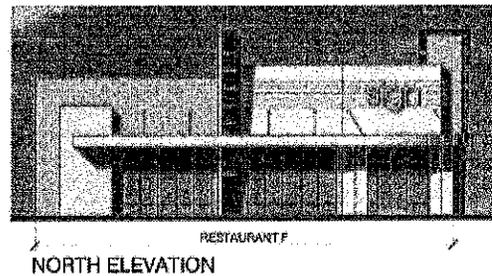
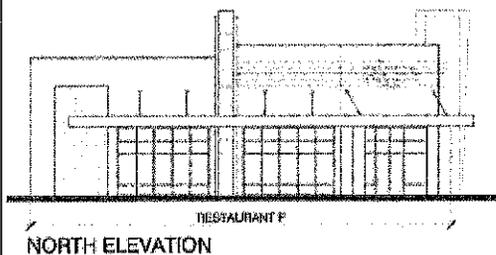
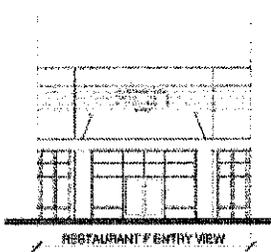
EXHIBIT A RETAIL BUILDING ELEVATION 30" MAX LETTER HEIGHT 42" MAX LOGO HEIGHT



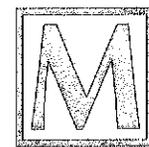
MCINTYRE SQUARE

TENANT SIGNAGE CRITERIA MANUAL

EXHIBIT B RETAIL BUILDING ELEVATION 30" MAX LETTER HEIGHT 42" MAX LOGO HEIGHT



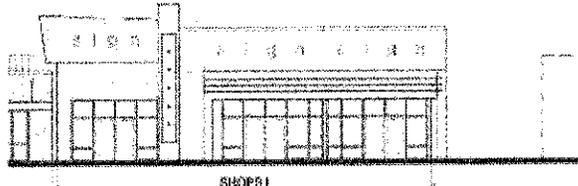
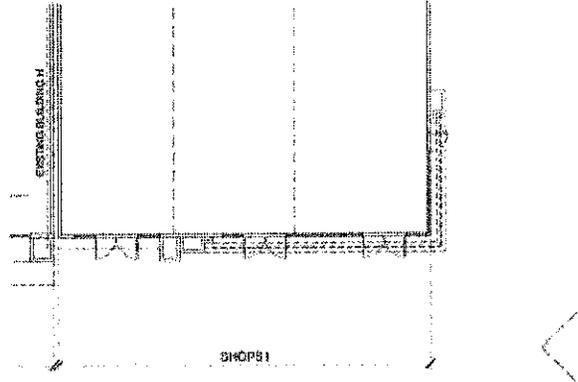
BUILDING F
ELEVATIONS



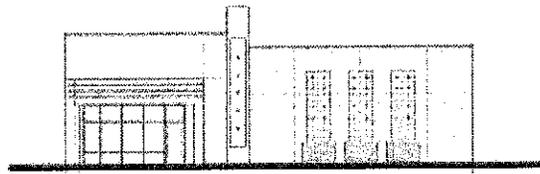
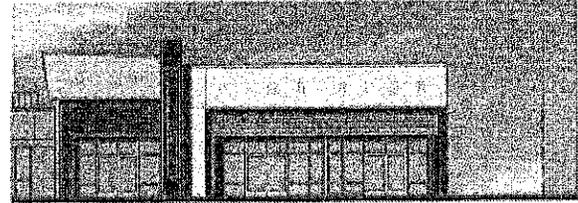
MCINTYRE SQUARE

TENANT SIGNAGE CRITERIA MANUAL

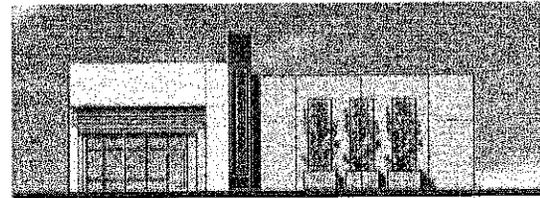
EXHIBIT B RETAIL BUILDING ELEVATION 30" MAX LETTER HEIGHT 42" MAX LOGO HEIGHT



WEST ELEVATION



SOUTH ELEVATION



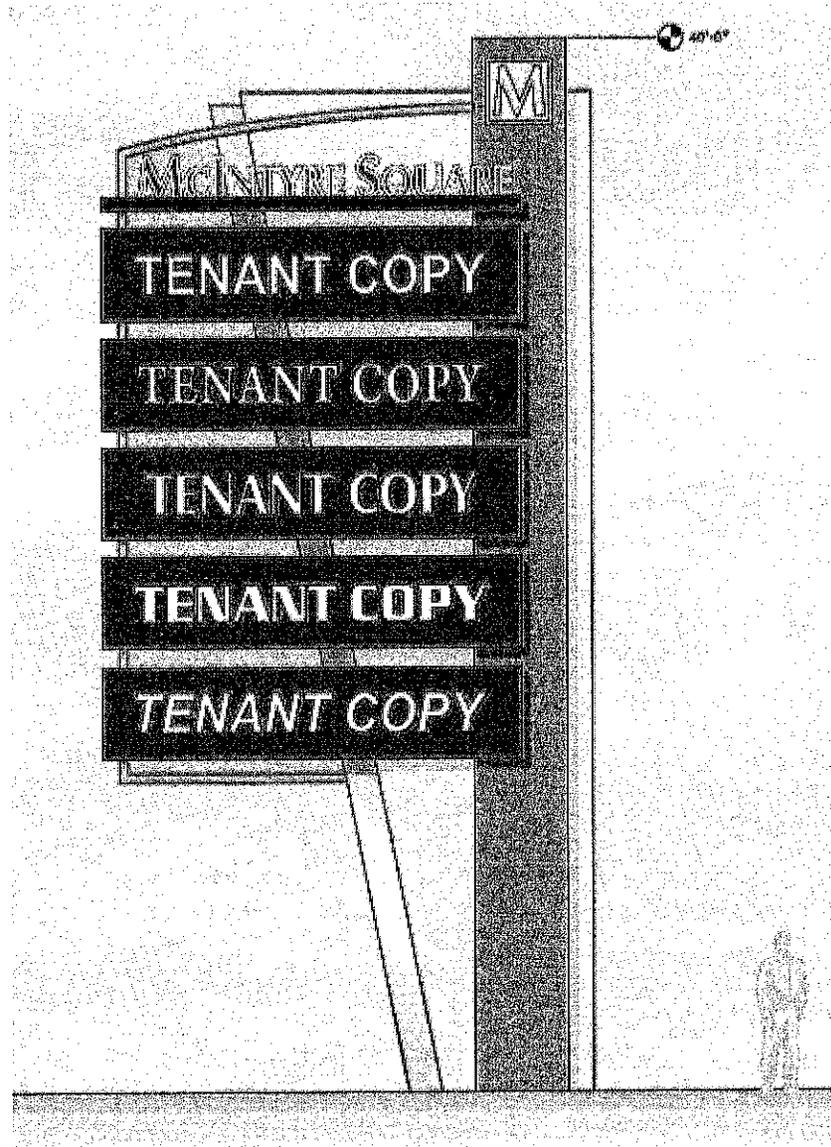
BUILDING I
ELEVATIONS



MCINTYRE SQUARE

TENANT SIGNAGE CRITERIA MANUAL

MULTI-TENANT SIGNS



QTY (2) 40'-0" OAH ILLUMINATED MULTI-TENANT PYLONS

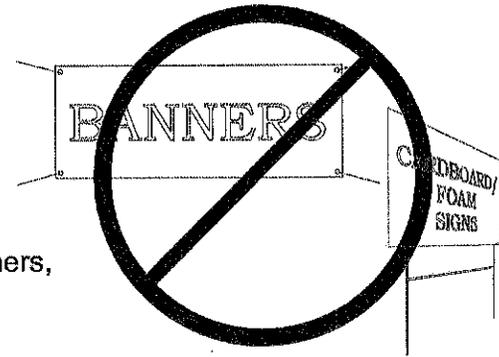


MCINTYRE SQUARE

TENANT SIGNAGE CRITERIA MANUAL

E. Prohibited Signs

- Paper, cardboard or Styrofoam signs, stickers or decals.
- Exposed fasteners.
- Animated signs or other moving sign components.
- Roof mounted signs.
- Advertising devices such as attraction boards, posters, banners, flags and balloons without landlord approval.
- Any sign form not specifically allowed by this criteria.
- Any sign not allowed by the City of West Covina.



F. Exceptions

The exception to this criteria shall be at the discretion of the landlord. Any exceptions will have to be approved in writing by the landlord and permitted by the city.

The purpose of a possible exception is to allow for a creative sign design in a retro Americana style. Signage techniques used in 1950's and 1960's type signs is encouraged. Signs designed with this in mind shall be considered for approval by the landlord as a part of this criteria.

