

SIGN CRITERIA

HONG KONG PLAZA

935 – 1025 S. GLENDORA AVENUE

WEST COVINA, CA 91790

OWNER: GOLD EDA INTERNATIONAL PROPERTIES, LLC
573 MONTEREY PASS ROAD, SUITE A
MONTEREY PARK, CA 91754
(626) 282-2836

GOVERNING AGENCIES: PLANNING DEPARTMENT
REDEVELOPMENT AGENCY BUILDING &
ENGINEERING DEPARTMENT
CITY OF WEST COVINA
1444 WEST GARVEY AVENUE
WEST COVINA, CA 91739
(626) 814-8422

PREPARED BY: GOLD EDA INTERNATIONAL PROPERTIES, LLC
573 MONTEREY PASS ROAD, SUITE A
MONTEREY PARK, CA 91754
(626) 282-2836

DATE PREPARED: October 28, 2001

APPROVED	
City of West Covina Planning Department	
<i>Sign Criteria</i>	

Signature: <i>[Signature]</i>	Date: <i>10/31/01</i>

SIGN CRITERIA
HONG KONG PLAZA LOCATED AT 935-1025 S. GLENDORA AVE
CITY OF WEST COVINA

The criteria herein have been established for the purpose of assuring that tenant signs are harmonious with each other and integrate with the architecture of the Hong Kong Plaza in West Covina, for the mutual benefit of all tenants. The criteria also describe the responsibilities of the tenants regarding approvals and installation of signage. Conformance will be strictly enforced, and any installed non-conforming or disapproved signs must be brought into conformance at the expense of the tenant.

A. GENERAL

1. All signs shall be constructed and installed at tenant's expense.
2. Tenant shall be responsible for the installation and maintenance of their own signs.
3. All signage shall comply with regulations of the West Covina Municipal Code and these criteria.

B. SUBMITTALS/APPROVALS

1. Each tenant, or his representative, shall submit to the Landlord, for approval before fabrication and before submittal to the City for permit, four (4) copies of detailed drawings indicating the location, size, design (including all lettering and graphics), color, materials, and construction details of the proposed sign.
2. All tenant signage submittals shall be reviewed by the Landlord and/or his designated representative. Approval or disapproval of sign submittals based on aesthetics of design or other criteria herein shall remain the sole right of the Landlord.
3. If the submittals are not approved, the Tenant must submit revised plans until Landlord approval is obtained.
4. Landlord approval of the proposed signage is required prior to submittal to the City for a permit. Submittal to the City requires three (3) sets of plans signed by the Landlord/designer, including one (1) set of colored plans.

5. All City permits for signs and their installation shall be obtained by the tenant or tenant's representative prior to installation.
6. Tenant shall be responsible for the fulfillment of all requirements of the sign criteria herein and all City, and other governmental regulations and permit requirements.
7. Proven established logos will be reviewed on an individual basis, and will be permitted per landlords written consent and City's approvals. The area of logos shall be counted as part of the signage square footage. Logos will be reviewed on the basis of color and proportion.

C. SIGN SPECIFICATIONS

1. Major Tenants

Tenant space of 10,000 square feet or greater shall be allowed a maximum of 3.0 square feet of signage for each foot of building frontage, to a maximum of 300 square feet for primary signs and 150 square feet for secondary signs (as defined by the West Covina Sign Ordinance). Auxiliary products signs and ancillary signs are allowed as in compliance with the sign code. Maximum two (2) lines of text, and maximum letter heights of 24".

2. Shop Tenants

Tenant space of less than 10,000 square feet shall be allowed a maximum horizontal coverage of two (2) lines of text. Maximum text of two (2) lines, and maximum letter heights of 24".

3. Hong Kong Plaza Area Tenants

Plaza Area Tenants with no building frontage are prohibited from placing their individual sign on the exterior of the building, per the West Covina Sign Ordinance.

Plaza Tenant may be listed on the tenant information board designated by Landlord. The two tenants in units 993-5 and 993-17 shall be allowed to display signs on the front of the entrance canopy façade located outside of their space not to exceed 30" X 66" in size, no closer to 5" to the edge of the canopy façade, and shall maintain a clearance width of no less than 4'6" in the center of the façade between the two signs. (See example shown in the attached exhibit.)

4. Pad Building Tenant Space

Tenant solely leasing entire pad buildings, shall have their signage proposals reviewed on an individual basis by Landlord. Any proposal must maintain the same quality standards set forth for the rest of the Shopping Center and must comply with the City of West Covina Sign Ordinance. A maximum text of two (2) lines, and maximum letter height of 24" is permitted.

5. Plaza and Anchor Tenant Signs

Foam letters wall signs are permitted for Plaza and Anchor Tenant (occupies larger than 20,000 Sq.Ft. of space) only, together with external illumination. The external lighting fixture shall be concealed from view. Sizes and locations referred to the attached Exhibits B, C, & D only. The review process for signs other than internally illuminated channel letters shall be per the West Covina Sign Ordinance.

6. General Specifications

- a. Tenant signs shall be internally illuminated channel letters (Minimum 24 GA galvanized metal with 1/8" plastic face; no cross over neon or wiring permitted). However, sign canisters will be allowed for tenant trademark sign logos, when logo constitutes a registered trademark or is part of the D.B.A.
- b. All sign color, lettering styles, graphics, and mounting treatments shall be compatible with the overall development
- c. No sign shall use more than three (3) colors, in addition to logo colors, and may have primary or secondary colors but not colors which are excessively bright or intense such as fluorescent colors, except with the approval of the approval of the Landlord.
- d. Tenant shall have identification signs designed in a manner compatible with and complimentary to adjacent storefronts and the overall design concept of the center.

- e. Each tenant shall be permitted to place upon each entrance of its designated premise not more than 144 square inches of gold leaf or decal application lettering not to exceed 2 inches in height, indicating hours of business, emergency telephone numbers, etc.
- f. Except as provided herein, no advertising place cards, banners, pennants, names insignias, trademarks, or other descriptive material shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of buildings without the previous written approval of the landlord, and must be in compliance with City's codes. No banners shall be affixed to the rear of the building.
- g. Temporary banner signs to advertise the original grand opening of a business, if approved by Landlord, shall require a special events permit in accordance with the City of West Covina's Municipal Code. Temporary banners on light pole and mermaid sconces shall require approval in accordance with the City of West Covina's Municipal Code.
- h. Each tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door, as directed by the Landlord, in 3" high block letter, the tenant's name and address. Where more than one tenant uses the same door, each name and address shall be applied. Letters shall be in black applied directly to the door (no white or other background color).

D SIGNAGE CONSTRUCTION, INSTALLATION, AND MAINTENANCE

1. Contractors installing signs are to be State registered contractors and are to have a current City business license.
2. Tenant shall be fully responsible for the action of the their sign contractor.
3. Letter fastening and clips are to be concealed and be galvanized, stainless steel, aluminum brass or bronze metals. Letters may be attached with approved adhesives.
4. Number labels will be permitted on the exposed surface of signs, except those required by local ordinance, which shall be placed in an inconspicuous location.

5. All electrical signs shall be UL approved and conform to the national electric code (NEC), latest edition.
6. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.
7. Tenant and tenant's sign contractor shall repair any damages to any work caused by their work.
8. Tenant's sign contractor to be responsible to obtain all required City approvals.
9. Electrical service to all signs shall be connected to tenant's meter.
10. Channel letters, shall be affixed directly to the building and shall not be placed on raised raceways.

E. PROHIBITED SIGNS. The following types of signs shall be prohibited:

1. Signs painted on all or buildings.
2. Flashing, animated or rotating signs, or signs that stimulate motion, except that barber poles shall be permitted to rotate at a speed not to exceed eight revolutions per minute.
3. Audible signs.
4. All banners, pennants, and tethered balloons, unless as specifically provided in the City of West Covina's Municipal Code Section 26-339.
5. Signs with prices, except rental, lease or real estate signs, unless specifically permitted by the West Covina Municipal Code.
6. Roof signs.
7. All banners hang on sconces on streetlight, unless as specifically provided in the City of West Covina Sign Ordinance or the Municipal Code.

Exhibit "A" Shop Tenant



Canopy Facade

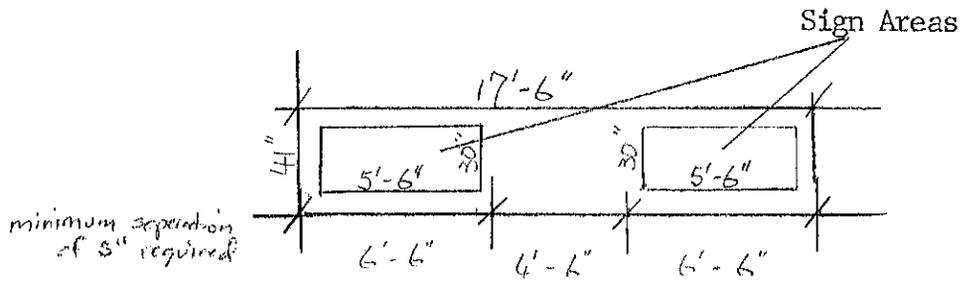
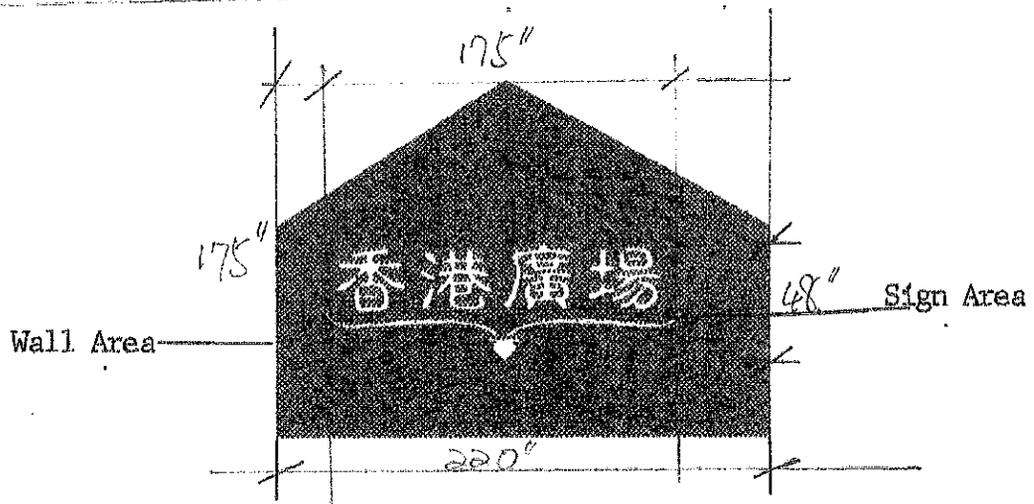


EXHIBIT "B" PLAZA SIGN



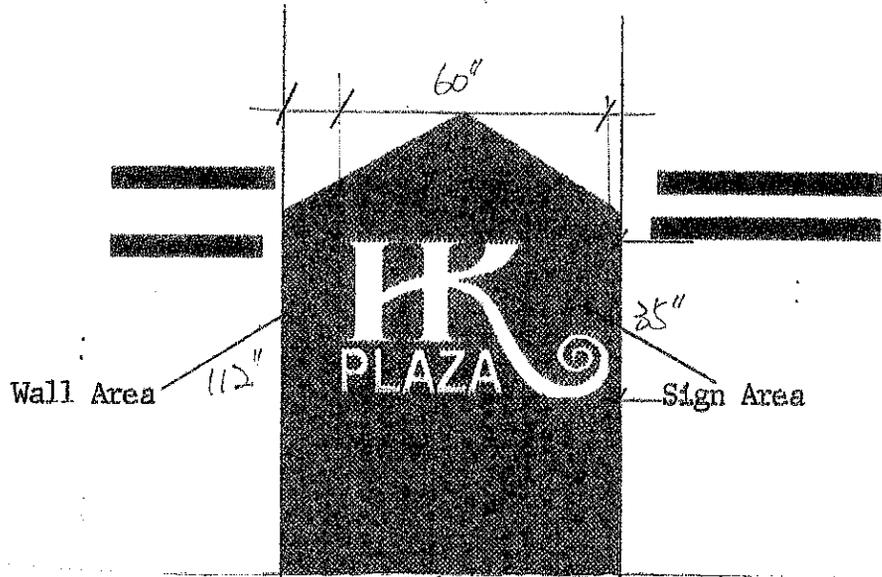
FOAM LETTER WALL SIGNS ILLUMINATED BY HIDDEN LIGHTING AT NIGHT.

Sign Size: 48" X 175"



*Actual Photo not to scale

EXHIBIT "C" PLAZA SIGN



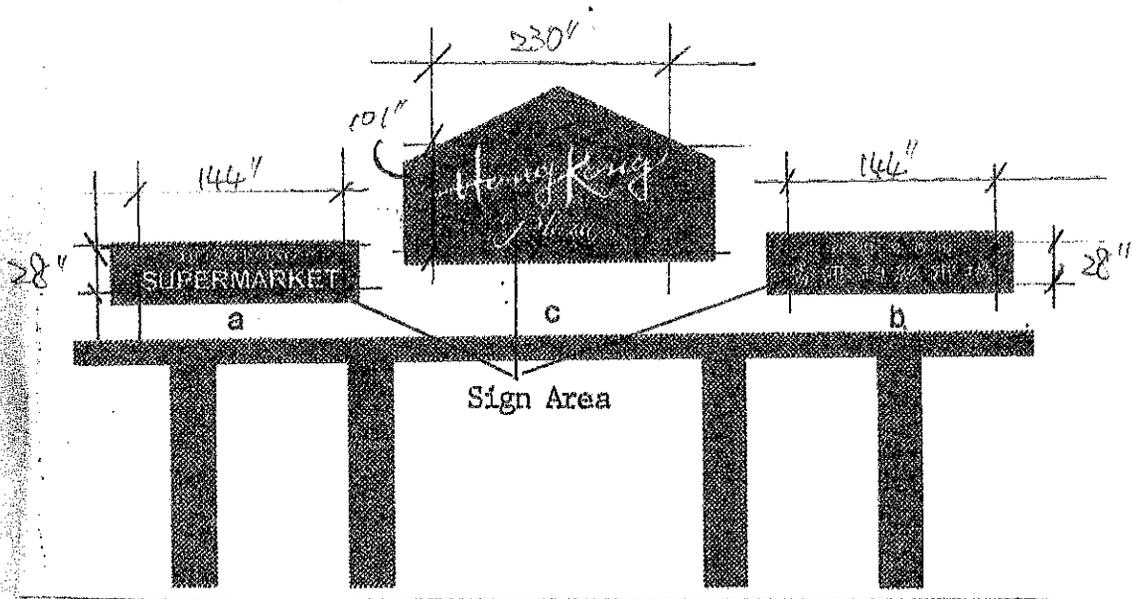
FOAM LETTER WALL SIGNS ILLUMINATED BY HIDDEN LIGHTING AT NIGHT.

Sign Size: 35" X 60"



*Actual photo not to scale.

EXHIBIT "D" PLAZA AND ANCHOR TENANT SIGN

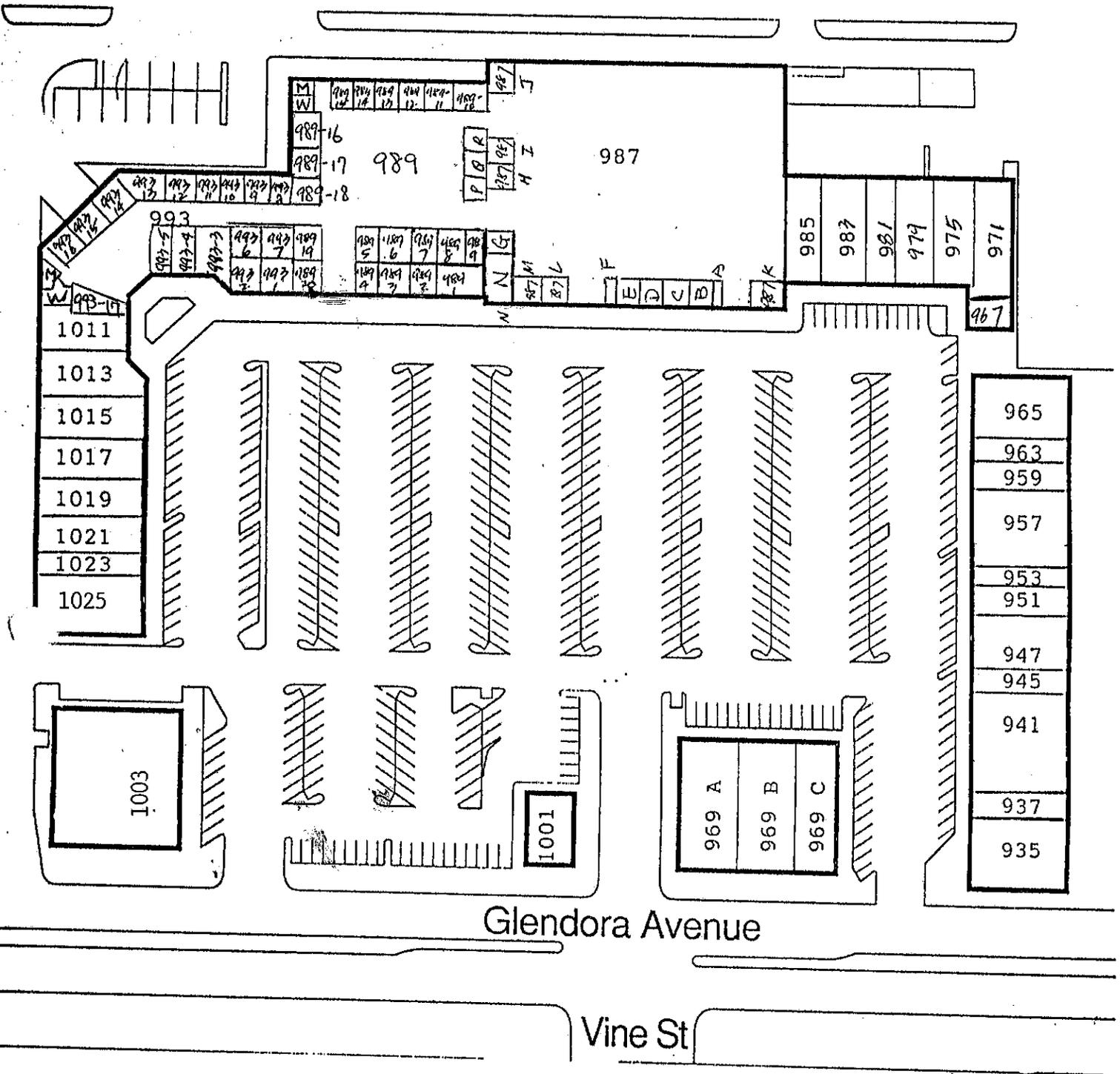


FOAM LETTER WALL SIGNS ILLUMINATED BY HIDDEN LIGHTING AT NIGHT.

Sign Size: a: 28"X144", b: 28" X 144", c: 101" X 230"



*Actual photo not to scale.



HONG KONG PLAZA OF WEST COVINA
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 935 - 1025 S. Glendora Ave.
 West Covina, CA 91790