

MASTER SIGN PROGRAM

Prepared for: HOME CENTER
Hometown Properties
550 So. Glendora Ave.,
West Covina, CA 91790
Tel: 626-320-6085
E-mail: whomecenter@yahoo.com

Contractor: Success Sign Group
2812 Peck Rd.,
El Monte, CA 91731
Tel: 626-444-8181
Fax: 626-444-8448

Approved by:

APPROVED City of West Covina Planning Department	
<i>Sign Criteria for 550 S. Glendora Ave.</i>	
Signature. <i>[Signature]</i>	Date. <i>12/23/08</i>

Date of Approval: _____

Related Case Nos: PP 03-15

SIGN CRITERIA

The purpose of this sign criteria is to establish the tenant sign identification standards necessary to ensure a coordinated, proportional exposure for each and every tenancy. Performance shall be strictly enforced and any installed non-conforming signs shall be removed by the tenant at tenants sole expense. This sign criteria has been developed to allow each tenant flexibility and creativity of individual signage within the limits of their leasehold.

GENERAL REQUIREMENTS

1. The design and construction of any exterior tenant sign requires written approval by both the landlord and the City before it is either fabricated or installed. The landlord and City will base their approvals on conformity to this sign program (including fabrication and installation standards) and the requirements of the city's municipal codes and design guidelines. The landlord and city shall refuse approval of and sign that does not conform to these standards.
2. Each Tenant shall submit or cause to be submitted to the Landlord for approval, prior to fabrication, three (3) copies of detailed drawings indication the location, size, layout, design, color, illumination, materials, and method or attachment.

Landlord Information: Hometown Properties
Tel: 626-320-6085
E-mail: whomecenter@yahoo.com

City of West Covina: City of W. Covina
Planning Department
1444 West Garvey Ave.
West Covina, CA 91793
Tel: 626-939-8422

3. No sign shall be constructed until approved sign permits have been issued by West Covina's building division (in the Public Works Department).
4. All sign drawings are to be prepared by a reputable, STATE LICENSED sign contractor.
5. Tenants shall pay for all their signs, their installation (including final connection, transformers and all labor and materials). The tenant's sign contractor must file, pay for, and obtain all licenses and permits required by the City of West Covina.

6. Tenant shall be responsible for the installation and maintenance of his sign. Should Tenant's sign require maintenance or repair, Landlord shall give tenant 30 (thirty) days written notice to effect said maintenance or repair. Should Tenant fail to do same Landlord shall undertake repairs and Tenant shall reimburse Landlord with ten (10) days from receipt of invoice.
7. All Tenants shall repair any damage to the building caused by the installation of their signs. Shall be responsible for the performance of their sign contractors.
8. Exposed gas-filled lighting tubes, strings of lights, exposed bulbs or other exposed lighting outlining a window, door or advertising display copy, or any portion thereof, shall be considered a part of the sign copy and shall be subject to the conditions & area limitations contained in this subchapter.
9. For the purpose of public safety, the name of the business shall be indicated in the English language or English alphabet on at least one location on each business.
10. The old Tenants shall be responsible to remove their signs when they leave. Removal of the sign shall include repair of the wall or ground sign surface back to its original condition.

INSURANCE

1. Sign company shall carry workmen's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence.

DESIGN REQUIREMENTS

1. A scaled storefront drawing for each wall, canopy, or other feature upon which a sign will be erected, showing all dimensions of both the sign and the storefront width of the tenant's premises.
2. A plot plan and elevation indicating the location of any and all signs you propose, fully dimensioned and drawn to scale.
3. Section views through sign and fascia to show its construction methods.
4. Color and materials board with paint chips and other material samples.

FABRICATION AND INSTALLATION

The advertising or information content shall be limited to letters designating the store name or established trade logo as set forth in the lease documents between tenant and landlord. With certain exceptions, content is not restricted by City ordinance but rather by the landlord's restrictions in these sign guidelines.

The fabrication and installation of all signs shall be subject to the following restrictions.

1. Sign Forms: Tenant graphics shall consist of internally illuminated, painted aluminum channel letters. Halo effect channel letter signs will be allowed.
2. Location of sign placement shall be designated by Landlord. One sign per tenant.
3. Letters shall be internally illuminated by LED lighting. Transformer shall be housed in a raceway located behind the sign fascia and exposed raceways are prohibited .
4. Letter faces shall be 1/8" minimum thickness, flat surfaced, clear or color plexiglas. Painted plexiglas shall not be permitted, colors are subject to landlord and City approval.
5. Reversed Channel letters/logo shall be made of aluminum, 5" deep, sides painted black. Plastic faces shall be trimmed with a 3/4" trim cap black to match returns.
6. Tenant graphics shall consist of business name and optional secondary copy. Logos are acceptable when used in conjunction with tenant name, as long as the logo comprises of no more than 25% of the total sign area.
7. Signs width shall not exceed 70% of the width of the tenant leased storefront and shall not exceed 19 feet. Maximum of 1-1/2 square feet of sign area per linear foot of tenant leased store frontage.
8. For single line sign copy, Max. letter height shall be 16 inches, logo shall be Max. 20 inches. For double-row signs, Max. sign height shall be 20 inches, logo shall be Max. 20 inches.
9. The address number shall be of similar quality and design of the other signs.
10. All signs and their installation shall comply with all applicable City building and electrical codes, and bear the UL label. All sign letters shall be secured by concealed fasteners, stainless steel or nickel or cadmium plated.

11. All penetrations of exterior fascia are to be sealed watertight, and finished to match adjacent material.
12. No filed changes are permitted without first notifying the landlord in writing. If any sign is changed as to placement and/or location from the approved plans, the tenant will be responsible to repair and relocate the sign to the proper placement at the tenant's expense. All field changes shall further be approved by the City in writing.
13. Window signs. Window signs shall comply with the following standards:
 - (a) Number. Three window signs shall be permitted for each occupancy which directly faces a dedicated street or alley, mall, or parking lot area. Information pertaining to hours of operation and credit cards shall be exempt from this provision.
 - (b) Area. A maximum of 25% of the total frontage glass area, either on the ground or second level, may be covered, Window signage on the second level will allow company name only. Doors consisting of glass shall be included in the computation of maximum sign area.
 - (c) Changeable copy signs. Changeable copy signs shall be permitted provided that they are within the maximum sign area provided for in division (13b) above.
14. Banners.

Except as otherwise provided for in this subchapter, a banner shall only be permitted pursuant to the issuance of a banner permit. Landlord approval is required.
No banner will be allowed for second level.
15. In the event that city sign regulations more restrictive than those contained in the sign program are adopted, the sign program shall be updated to correspond to the revised city regulations, Those updated regulations shall affect signs installed from the date of the new city regulations and forward.
16. The design of the sign must be consistent with the approved design concept plan. Any inconsistency from the approved design concept plan may referred to the City Planning Commission for their review and action.

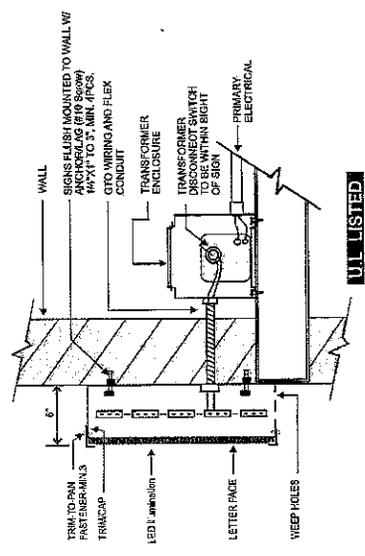
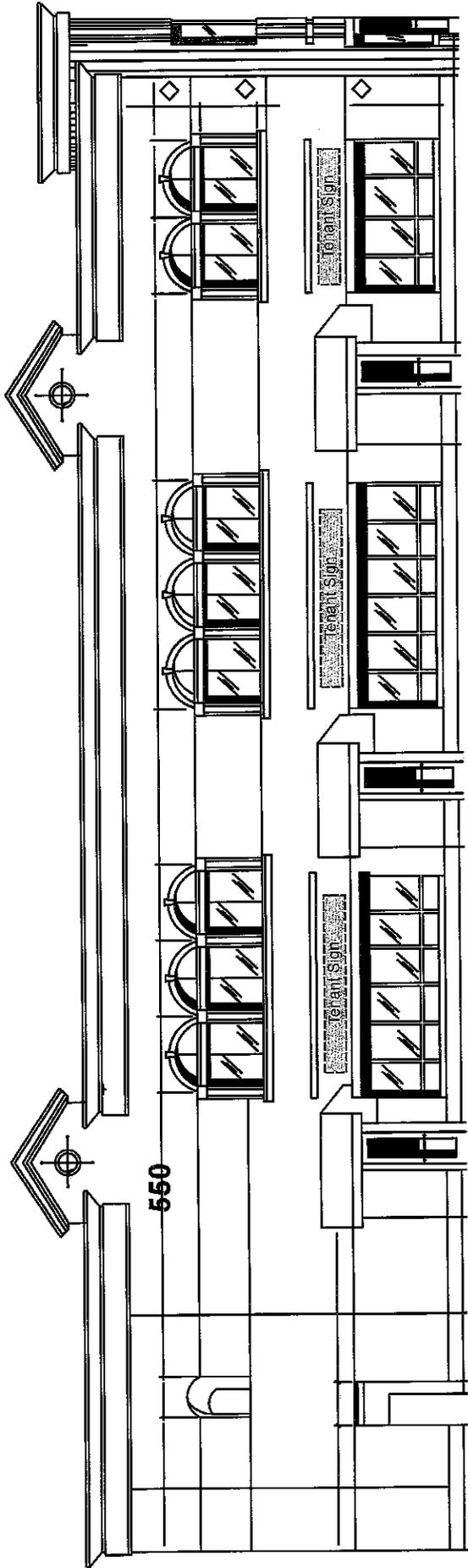
MAINTENANCE OF SIGNS

All signs and sign signatures, including their supports, braces, guys and achors, shall be kept in repair and in proper state on preservation. The display surfaces of all signs shall be kept neatly painted or posed at all times. The Building Official shall have the authority to remove signs which constitute a hazard to health, safety of public welfare by reason of inadequate maintenance or dilapidation, pursuant to the procedures set forth in chapter 98 of this code.

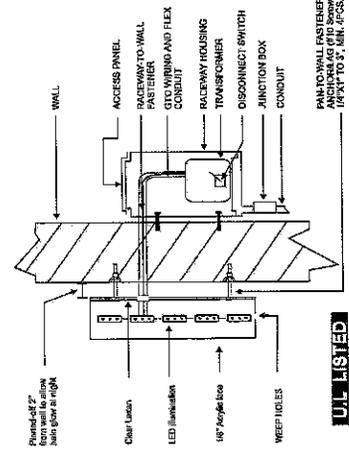
PROHIBITED SIGNS

1. Animated signs, with exemption for time and temperature.
2. Balloon signs, except as otherwise provided for in this subchapter,
3. Emitting signs.
4. Temporary paper, cloth or plastic types of nonpermanent signs, including pennants, flags, festoons and banners that are not approved as part of a special events permit.
5. Portable signs, Projecting signs, Roof signs.
6. Pole signs, except as otherwise provided for in this subchapter.
7. Vehicle mounted signs.
8. Signs which simulated or imitate in size, color, lettering or design, any traffic control sign or signal.
9. Light bulb strings when used as part of the advertising display, except for holiday decorations.
10. Signs pertaining to a home business occupation.
11. All exposed gas-filled lighting tubes, strings of lights, exposed bulbs or other exposed lighting not specifically permitted by this subchapter or not identified as requiring Design Review Committee action.
12. Signs on public property, or on any street lamp post, tree, shrub, tree stake or guard, electric light or power or telegraph or telephone pole, or wire appurtenance thereof, except civic event signs with prior approval pursuant to 1530.184. Any sign found posted, or otherwise affixed upon any public property contrary to the provisions of this subsection may be immediately removed by the city.
13. Signs on raceways.
14. Can/Cabinet signs.
15. Off premises signs.

EXHIBIT 1 SIGN "A"

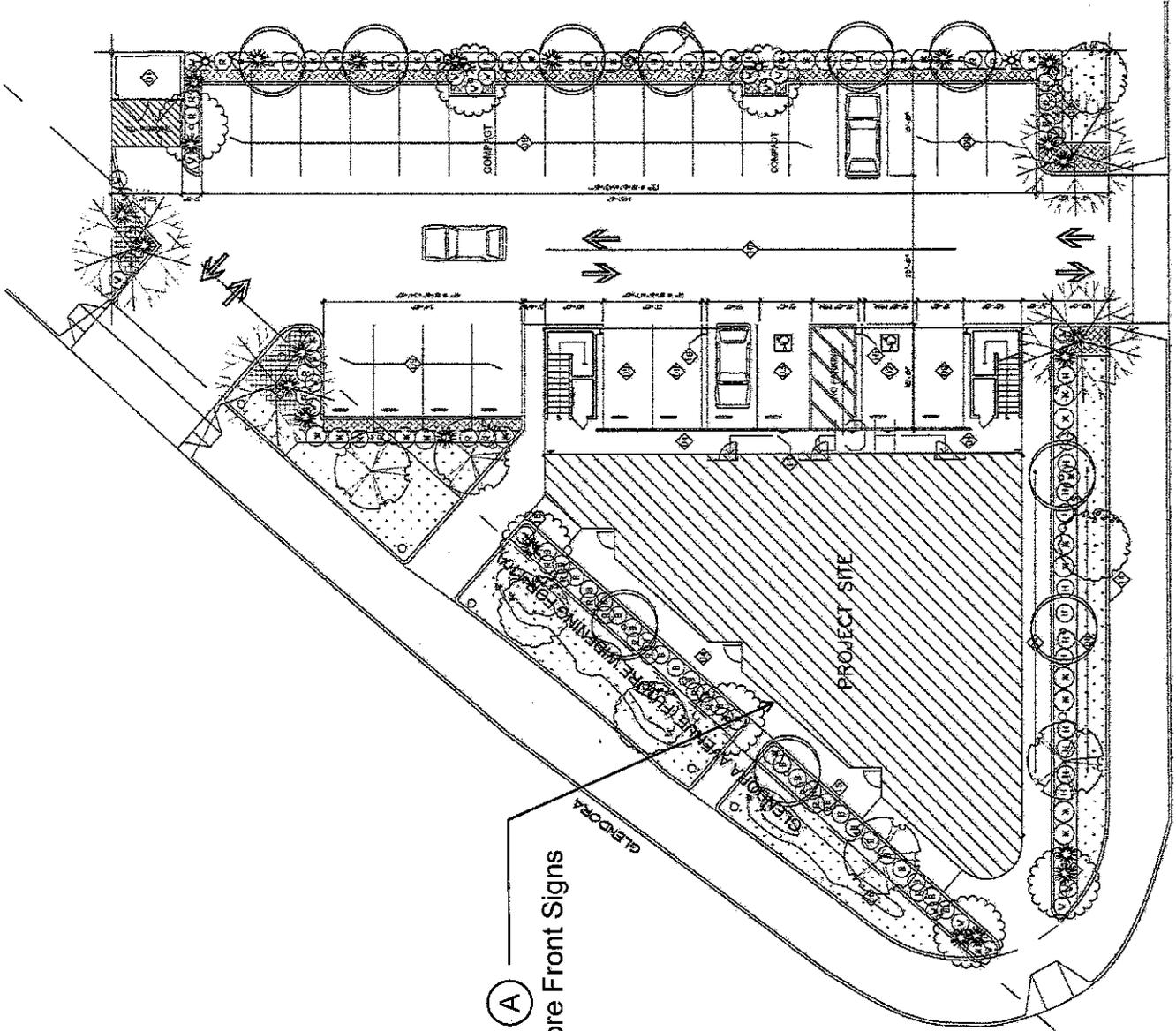


UL LISTED



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- Sign Type: Internally illuminated Regular or Halo Effect channel letter sign.
- Letter face: Min. 1/8" thick Acrylic
- Letter returns: 5" deep aluminum black
- Trim cap: 3/4" black
- Max. saturation: 75 (sign face color)
- Min. brightness: 70 (sign face color)



(A) Tenant Store Front Signs