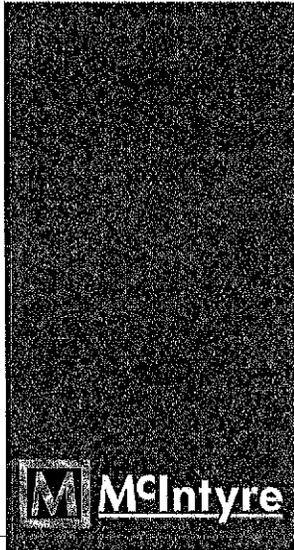


THE

grove

TENANT SIGNAGE CRITERIA MANUAL



SWC CITRUS & WORKMAN, WEST COVINA, CA

APPROVED
City of West Covina
Planning Department

Renewal Plan 10/29/09

Signature: *[Signature]* Date: *10/29/09*

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

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.

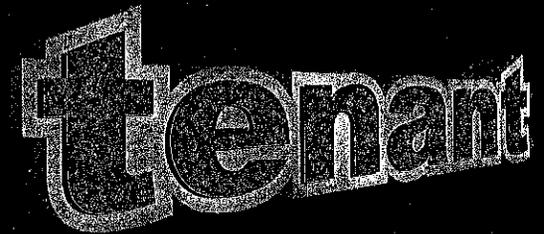
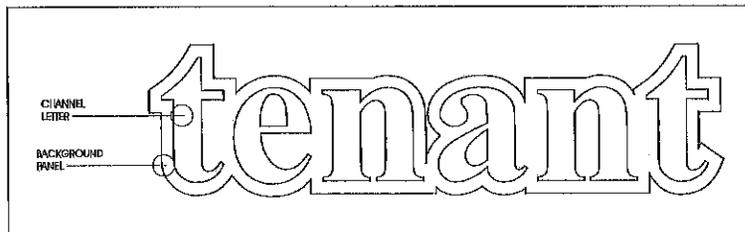
B. Required Submittals

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 shop 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.

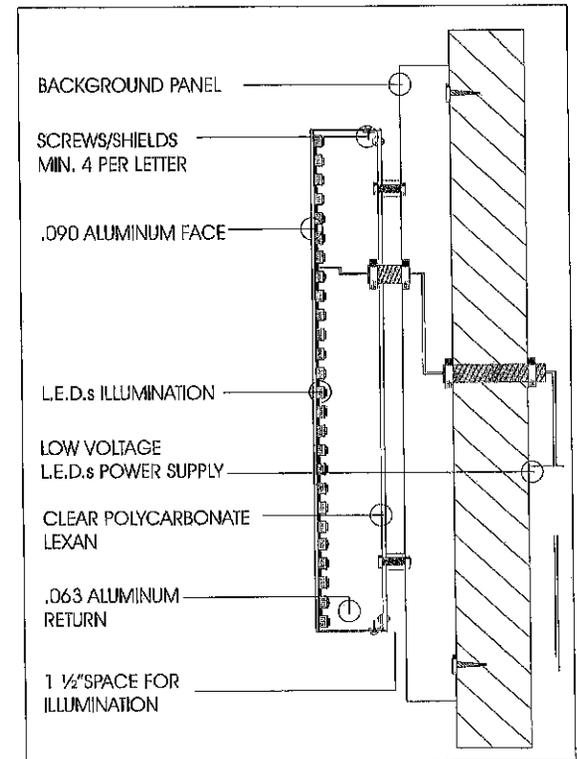
C. Design Guidelines

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 except for the tenant at 2548 when occupying the end rotunda unit and 5500 square feet.
5. Letters shall not exceed 24" in height and logos shall not exceed 30" in height for Retail Buildings A & B. Letters shall not exceed 30" in height and logos shall not exceed 36" for Building C. The maximum sign length shall not exceed 75% of the leasehold width. If design includes a secondary line of copy, the overall height of the sign shall not exceed 30" for Buildings A & B and 36" for Building C.
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.



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.
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 of electrical signs 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

E. Exceptions

The exception to this criteria shall be the tenant space at the East end of Building B (2548 Workman). These exceptions shall apply when the tenant occupies the rotunda and 5500 or more square feet.

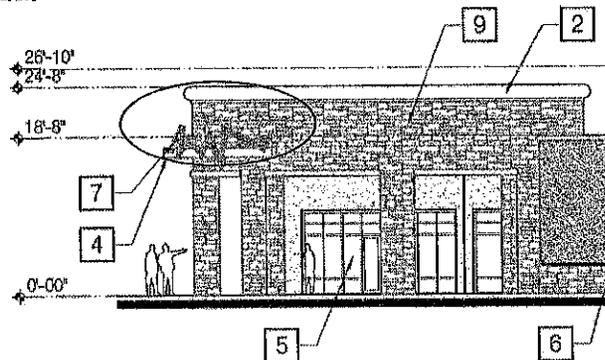
The tenant in this rotunda location shall use a radius raceway with their channel letters for mounting and illumination purposes. No signage is allowed to be mounted on the stone facade.

All other lettersets for this tenant space shall conform to the design guidelines of this criteria. The channel letters for this tenant space shall be no more than 30".

Tenant of this space only shall be allowed one logo sign per elevation not to exceed 70 square feet.

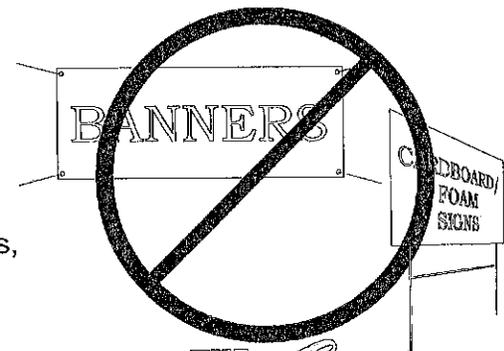
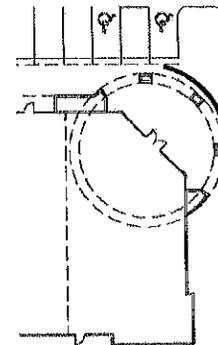
These logo cabinets shall have dimensional faces through either route-out and push-thru letters and graphics or vacuum formed polycarbonate faces.

All channel letter signs shall utilize a background panel. This requirement does not apply to signs on the rotunda.

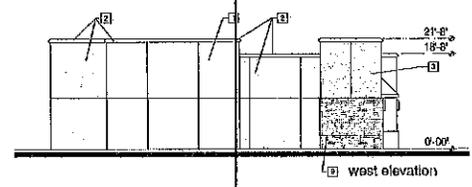
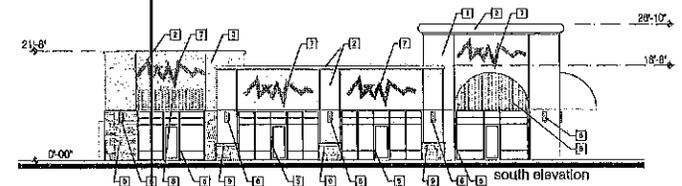
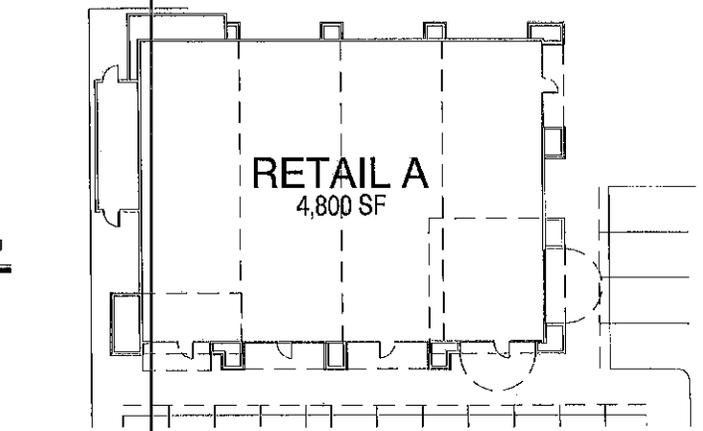
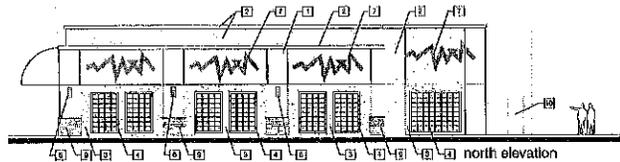
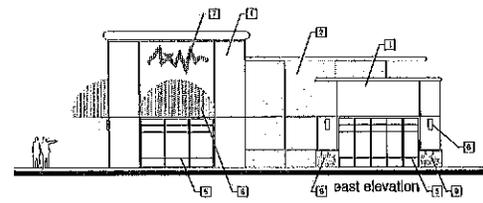


F. Prohibited Signs

- 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.



**EXHIBIT A
RETAIL BUILDING A
24" MAX LETTER HEIGHT 30" MAX LOGO HEIGHT**

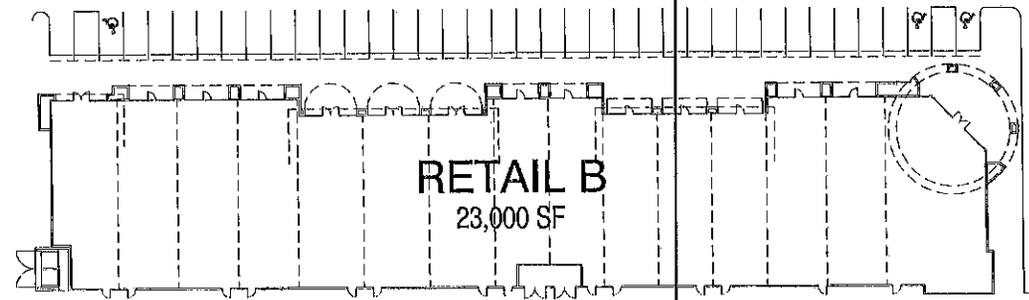


FINISH SCHEDULE

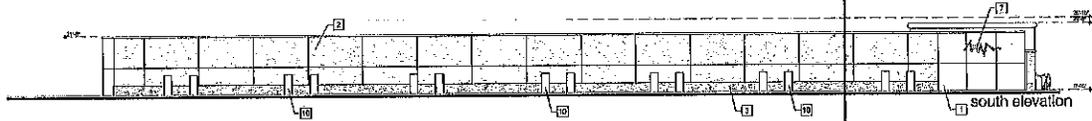
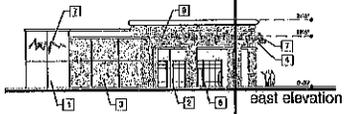
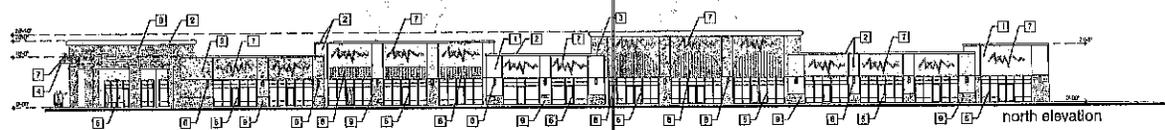
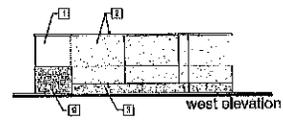
- 1) SILVERMIRACOLOR PAINTED SLAT (KOROFRANES NO. 02197)
- 2) POLYURETHANE AND POLYURETHANE PAINTED METAL SIGNAGE
- 3) EXTRUSION PAINTED ALUMINUM SIGNAGE
- 4) CUSTOMER CHANGING OF MIDDLE THE GLASS SIGNAGE AND SIGNAGE
- 5) ALUMINUM SIGNAGE WITH SIGNAGE
- 6) CUSTOMER SIGNAGE
- 7) SIGNAGE
- 8) SIGNAGE WITH SIGNAGE
- 9) SIGNAGE WITH SIGNAGE
- 10) SIGNAGE WITH SIGNAGE
- 11) SIGNAGE WITH SIGNAGE

RETAIL A
ELEVATIONS

EXHIBIT B
RETAIL BUILDING B
24" MAX LETTER HEIGHT 30" MAX LOGO HEIGHT

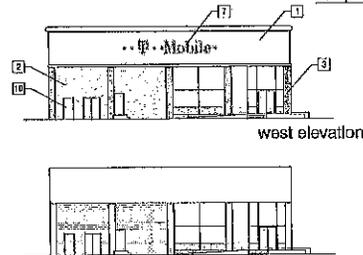
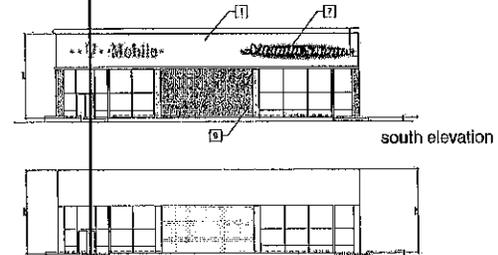
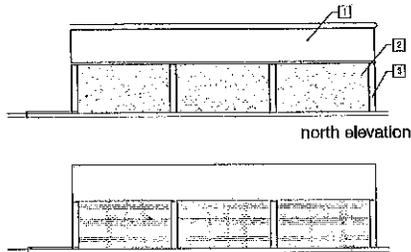
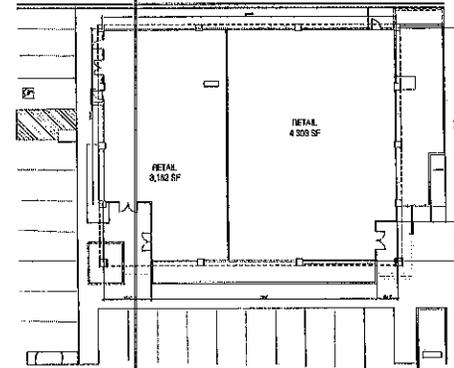
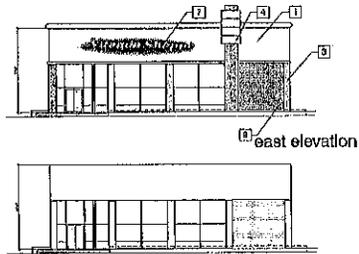


- FINISH SCHEDULE**
- 1 EXTERIOR STUCCO PAINTED
CLAY COLOR FINISH NO. 3720P
 - 2 EXTERIOR STUCCO AND FIRE PAINTED
SAPPHIRE FINISH NO. 759M
 - 3 EXTERIOR STUCCO PAINTED
SUNSET FINISH NO. 8041C
 - 4 CUSTOM METAL COMPLY ON TITELER
THERMAL BREAK FINISH NO. 8220M
 - 5 ALUMINUM EXTRUSION FINISH
CLAY COLOR 3720P
 - 6 CUSTOM LIGHT FIXTURE
 - 7 TENANT BRUSH
 - 8 SHARP PLY FABRIC KUMISS
MANY USE
 - 9 STONE VENEER
 - 10 BROWN STONE
TAN AND BROWN LEADS
 - 11 METAL DOOR
PAINT TO MATCH ADJACENT
 - 12 NOT USED



RETAIL B
ELEVATIONS

**EXHIBIT C
RETAIL BUILDING C
30" MAX LETTER HEIGHT 36" MAX LOGO HEIGHT**



FINISH SCHEDULE

- 1 EXTERIOR STUCCO PAINTED
"CLAY BERT" FINISH NO. 0221W
- 2 SPLIT-FACE BLOCK PAINTED
"BARCEL TAY" FINISH NO. 7764M
- 3 EXTERIOR STUCCO PAINTED
"CLAY BERT" FINISH NO. 0221W
- 4 INTERNALLY LIT POLISHED ALUMINUM SIGN BOX
WITH DIE CUT LETTERS
- 5 EXISTING STOREFRONT
- 6 EXTERIOR STUCCO PAINTED
"TREASURE ISLES" FINISH NO. 0208N
- 7 TENANT SIGNAGE
- 8 NOT USED
- 9 STONE V. BUEFF
"COLORADO STONE"
"YUKON MOUNTAIN" LEDGE
- 10 METAL DOOR
PAINT TO MATCH ADJACENT

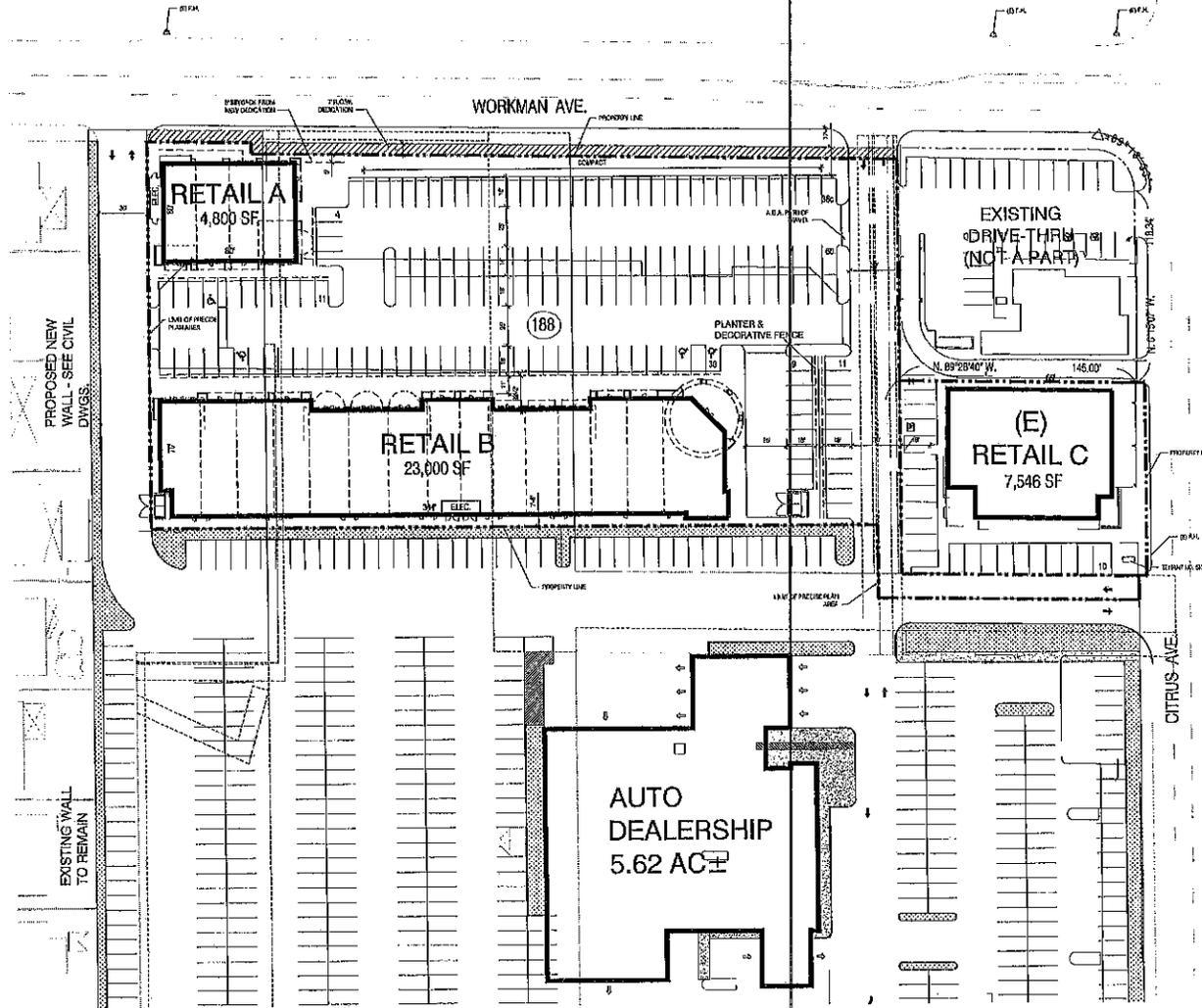
REMODEL
ELEVATIONS

THE

Grove

TENANT SIGNAGE CRITERIA MANUAL

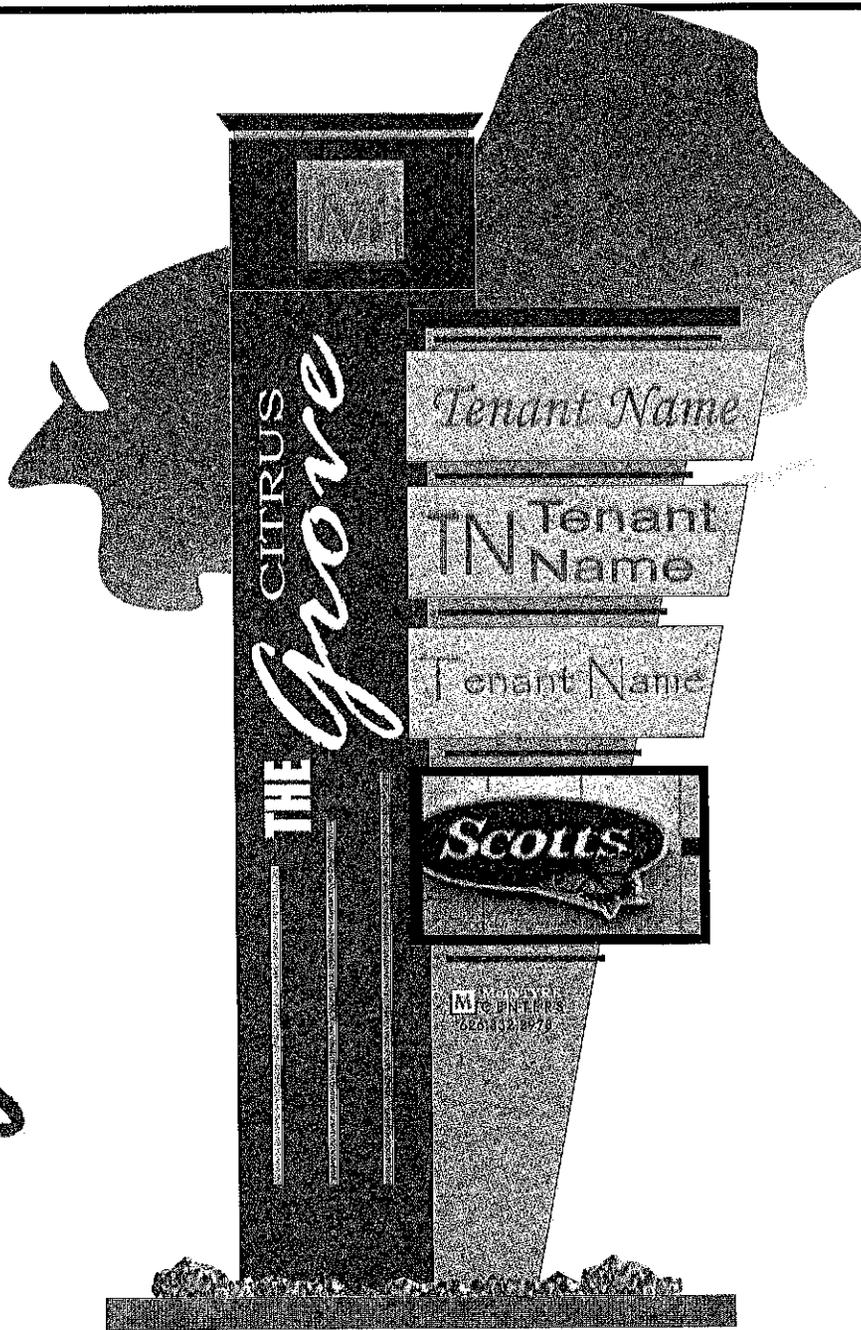
**EXHIBIT D
SITE PLAN**



THE *Grove*

THE Grove

TENANT SIGNAGE CRITERIA MANUAL



MULTI-TENANT SIGNS

Landlord will provide (2) multi-tenant signs.

- A. 40'-0" tall D/F illuminated pylon sign.
(3) multi-tenant panels to be granted by Landlord at their discretion at time of lease agreement.

Tenant ID to be 5" deep internally illuminated channel letters with black returns and trimcap (unless other colors are called out as corporate standards and trademarked by the corporation). Channel letters shall be sized appropriately and proportionately to fit in designated tenant sign area.

AF-3700-BOX144-20-RGB-SF GalaxyPro 20mm RGB Outdoor LED Matrix Display-3700 Series.

Matrix: 80 pixels high by 144 pixels long

Pixel Pitch: 20.00mm

LED Color: Red, Green and blue - 68 Billion Colors

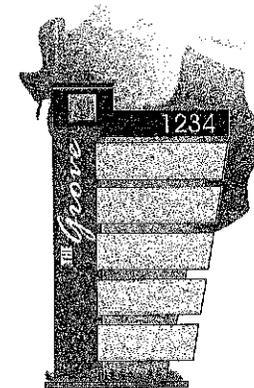
Cabinet Dimensions: 5'9" H by 9'11"W x 0' 8" D (Approx. Dimensions)

Operated with Venus 1500 Software

Full color display with video capability

- B. 10'-0" tall D/F illuminated monument.
(5) multi-tenant panels to be granted by Landlord at their discretion at time of lease agreement.

Tenant ID to be routed out aluminum panels with 1/2" acrylic push thru copy. Letters size to be appropriate and proportionate to fit in designated tenant sign area.



THE Grove

ADDENDUM A

ADDITIONAL COMMENTS ADDED BY THE CITY OF WEST COVINA NOVEMBER 15, 2007

Sign Area: The maximum sign area shall not exceed three (3) square foot of sign area for each elevation facing a public right-of-way or parking lot, unless otherwise restricted by applicable governmental ordinances and/or agencies, except as same may be amended by exhibit "B". Minimum of 40 s.f.

Sign Location: Signs for first floor in-line tenants shall be centered on the building fascia horizontally within the Lessee's demising wall and/or vertical features of the building, and the height of the sign shall be located as shown in exhibit "B".

Sign Width: The sign width shall not exceed area shown in exhibit "B" and extend within two feet (2'-0") of each demising wall.

Sign Separation: A minimum of four feet (4'-0") clearance shall be maintained between adjacent signs.

Sign Projection: The sign shall not project more than 8" from the face of the building unless otherwise approved by the landlord.

PROHIBITED SIGNS

Signs Constituting a Traffic Hazard: No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size or color, lettering or design of any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols, or characters in such a manner to interfere with, mislead or confuse traffic.

Immoral or Unlawful Advertising: It shall be unlawful for any person to exhibit post, or display; cause to be exhibited, posted, or displayed upon any sign, anything of obscene, indecent or immoral nature or activity.

Signs on Doors, Windows, and Fire Escapes: No window signs will be permitted except as noted herein. No sign shall be installed, relocated or maintained as so to prevent free ingress to or egress from any door.

Animated, Audible, or Moving Signs: Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light is prohibited, except for time and temperature displays.

ADDENDUM A- PROHIBITED SIGNS CONT.

ADDITIONAL COMMENTS ADDED BY THE CITY OF WEST COVINA NOVEMBER 15, 2007

Off Premise Signs: Any sign, other than directional signs, installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located is prohibited.

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

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. The Lessor's representative hereto may grant an exception when the display is an internal part of the design character of the activity to which it relates.

Banners, Flags, Pennants, and Balloons Used for Advertising Purposes: Flags, banners or pennants, or a combination of same, constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Lessor's representative and local governing jurisdiction's ordinances regulating signs.

Signs in Proximity to Utility Lines: Signs, which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than prescribed by the laws of the state of California, are prohibited.

Painted Signs: Lettering painted directly on a building, or other material, which is then attached to a building, will not be permitted except as noted here within.

Those signs prohibited by the local governing jurisdiction's ordinances.

No sign of any kind shall be attached to a standpipe except those signs required by code or ordinance.

Can signs are prohibited.