REVISED

APPROVED
PREUSE PLAN NO. 824, REV. 1
DATE 1-23-98

SIGN CRITERIA
FOR
CAPRI CENTER
(450-538 ½ S. Glendora Ave.)

I. General Notes and Specifications

A. Introduction

This criteria has been established for the purpose of maintaining a continuity of quality and aesthetics throughout the CAPRI CENTER development for the mutual benefit of all tenants and to comply with the regulations of the City of West Covina. Conformance will be strictly enforced, and any installed nonconforming or unapproved signs installed after the adoption of this sign criteria must be brought into conformance at the expenses of the tenant.

B. General Owner/Tenant Requirements

1. Three (3) copies and one (1) colored original of all designs are described herein shall be submitted by the tenant for landlord approval. Tenant must receive landlord's written approval on all submitted sets of plans before submittal of plans to the City for review and approval. Sign plans shall be submitted to the landlord at the following address:

Attention: Mr. Jian Wei
RJF Limited Partnership
538 1/2 S. Glendora Ave.
West Covina, CA 91793

Phone: (626) 851-0822
Fax: (626) 851-0283

Failure to have written approval can result in the tenant being required to Remove the sign at tenant's sole cost and expense. Landlord's approval will be based on conformity to this sign criteria and harmony of the proposed sign with the standards of the center and co-tenants.

2. The sign drawings will be prepared by a reputable State licensed sign contractor. The sign drawings must include as a minimum the following information:

a. A scaled storefront drawing reflecting the proposal sign design in all Dimensions as it relates to the storefront elevation of tenant's premises, with address of tenant, suite number and phone number.

b. Sizes of sign letters must be accurately dimensioned and spaced.

c. All construction details will match those shown on this criteria.

d. Colors, paint finishes, and types of all materials.

Samples of all colors for Plexiglas and metal cabinet shall be submitted with drawings.

3. Tenant must obtain a sign permit for each proposed sign or changes of copy to existing signs. Tenant shall submit three (3) sets of plans to the Planning Department for review and approval by the Planning Department and Redevelopment Agency (each set of plans to be stamped approved and signed by the landlord). Subsequent to obtaining Planning Department approval, the plans shall be submitted to the City's Building and Engineering Department for review and issuance of permit(s) prior to the installation of the sign(s).

4. Each tenant shall install one (1) illuminated or non-illuminated Channel Letter sign located only on the space and surface specifically provided on the building exterior shown on the drawings. *No box or can-type will be permitted.* Tenants with a corner (end) unit will be permitted two (2) signs (one on each façade), providing the sign area does not exceed the maximum allowed by City Code or impact on other tenants' sign rights in the center. Anchor tenants (occupying 13,000 square feet or more) will be permitted three (3) signs (no more than two on one facade); providing the sign area does not exceed the maximum allowed by City Code or impact on other tenants' sign rights in the center.

5. Sign length shall not exceed eighty percent (80%) of leased frontage. Signable area should be centered on the facia horizontally with the bottom of the facia and vertically as shown in the drawing (not applicable to anchor tenants).

6. The advertising and information content on the sign shall be limited to letters designating the store name and/or services or products sold or offered within.

7. Signs may include a logo, which is a registered trademark, if specifically approved by landlord.

8. Letters or logos, if approved, are to be 5 inches deep with sides and faces of gloss finish. Letters may have a maximum height of 48 inches and a minimum height of 10 inches for anchor tenants and a maximum of 24 inches and minimum of 8 inches for all other tenants. Signs will be mounted flush to the building or sign facia as shown. The fabrication and installation of the letters are subject to the following restrictions:

   a. All Channel Letters to be fabricated of 22GA sheet metal with welded seams filled and buffed prior to painting.

   b. Letter faces shall be minimum one-eighth inch thick, flat service colored Plexiglas as manufactured by Rohm and Haas or approved equal.

   c. Retainer trim cap shall be three-quarter inch Dark Bronze or Black "Plasaco" brand trim cap edge or approved quality. All trim caps retaining screws must be painted to match trim cap.

   d. Letter returns shall be painted with a minimum of two coats of Dark Bronze or Black DuPont Central acrylic enamel, as manufactured by DuPont or approved equal. Enamel finish is to be "semigloss."

   e. For illuminated signs, double neon tubing to be used. Single tubing may be allowed where double is not practical.

   f. 30 MA high power factor transformers shall be used.

   g. All sign illumination other than exposed neon lighting shall be from the interior of the sign. No indirect lighting will be permitted.

   h. All signs shall be fabricated and installed with U.L. approval and in compliance with all applicable building and electrical codes.

   i. No sign company labels will be permitted on the exposed surfaces of any sign.

   j. All signs shall conceal the necessary wiring transformers, ballast, starters, and other necessary equipment within the individual letters or per approved detail.

   k. Exposed neon accents are permitted as part of the signage. All neon shall comply with the requirements of the West Covina Sign Ordinance and are subject to review and approval by the landlord and the Planning Department.

   l. Logos may contain nationally recognized (registered trademark) colors. Tenant copy may only contain the following col ors:

Acrylite:	White 015-2	Blue 607-1
	Turquoise 614-0	Yellow 407-2
	Red 278-0	Green 506-0

Variations or combinations of these colors may be approved by landlord and City Planning Department.

9. No more than two (2) lines of copy is permitted for each tenant. Proportionate spacing shall be provided between copy and top and bottom of facia.

10. Advertising signs may cover a maximum of twenty-five percent (25%) or 100 square feet, whichever is less, of the front or side plate glass windows, but must be attachable gold or silver leaf or similar material or of facia.

11. No signs, *except those described above and in Exhibit "A",* shall be allowed. No flashing or rotating signs will be allowed.

12. The tenant shall pay for all signs, installation (including connections), permits, maintenance, removal (at end of lease), and any and all other charges. Should tenant's sign require maintenance or repair, landlord shall give tenant thirty (30) days' written notice to effect said maintenance or repair. Should tenant fail to do same, landlord shall undertake repairs and tenant shall reimburse landlord within ten (10) days from receipt of invoice.

13. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of West Covina.

14. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of landlord. Landlord and the City may mutually approve a sign that is due to special or unique circumstances and does not conform to this criteria, but, however, it is aesthetically harmonious with the remainder of the project and is in conformance with the City of West Covina Sign Ordinance.

C. <u>Specifications</u>

1. All Companies bidding to manufacture these signs are advised that no substitutes whatsoever will be accepted by the purchaser unless it is so indicated in the specifications and approved by landlord and tenant. Any deviation from these specifications may result in purchaser's refusal to accept same.

2. All manufacturers are advised that prior to acceptance and final payment, each unit will be inspected for conformance by landlord. Any signs found not in conformance will be rejected and removed at tenant's expense.

3. No exposed crossovers or conduit will be permitted.

4. **The location of all signs shall be per the accompanying design criteria. See exhibits.**

5. **Note!! No sign shall be constructed until approved building permits from the City Planning and Building & Safety Departments are received.**

D. <u>Guarantee</u>

Entire display shall be guaranteed for six (6) months from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.

E. <u>Pylon & Monument Signs</u>

There will be one pylon sign and one monument sign permitted for the entire shopping center, as approved by Precise Plan No. 824, Revision 1. Background color of panels on their signs must be Acrylite Ivory.

EXHIBIT "A"

SIGN CRITERIA AMENDMENT
FOR
CAPRI CENTER

THIS SIGN AMENDMENT APPLIES ONLY TO THE EXISTING TENANTS OF THE CAPRI CENTER OPERATING AS OF MARCH 16, 1995. ALL NEW TENANTS MUST CONFORM TO THE APPROVED SIGN CRITERIA FOR THE CAPRI CENTER.

At the existing stores along the South property line, existing signs not conforming to proposed Sign Criteria may be removed and placed with individual channel letter signs.

Letters and Logos, if approved, are to be 4" deep with sides of Styrofoam and face of glossy Plexiglas. Letters may have a maximum height of 36" and a minimum height of 12".

Signs will be mounted flush to the building as shown. The fabrication and installation of signs is subject to the following restrictions:

1. **All individual letters to be fabricated of Styrofoam (synthetic hydrocarbon polymer) smooth and free of abrasion for defect surfaces to receive paint.**

2. **Letter faces shall be 1/8" thick, flat services colored Plexiglas as manufactured by Rohm & Haas or approved equal.**

3. **All exposed surfaces of sign not receiving Plexiglas must be painted to match Plexiglas face.**

4. **Letter sides (exposed surfaces) shall be painted with two coats of Dunn Edwards water based enamel paint or equal.**

5. **No exposed lamps will be permitted to illuminate letter signs.**

6. **All signs shall be fabricated and installed with U.L. approval and in compliance with all applicable Building and Electrical Codes.**

7. **No sign company labels will be permitted on the exposed surfaces of any signs.**

8. **All letter forms shall be so aligned as to maintain a base line parallel to the sign format. Margins must be maintained as specified by the drawings.**

9. **Sign colors for both message and background colors shall match specified and approved samples.**

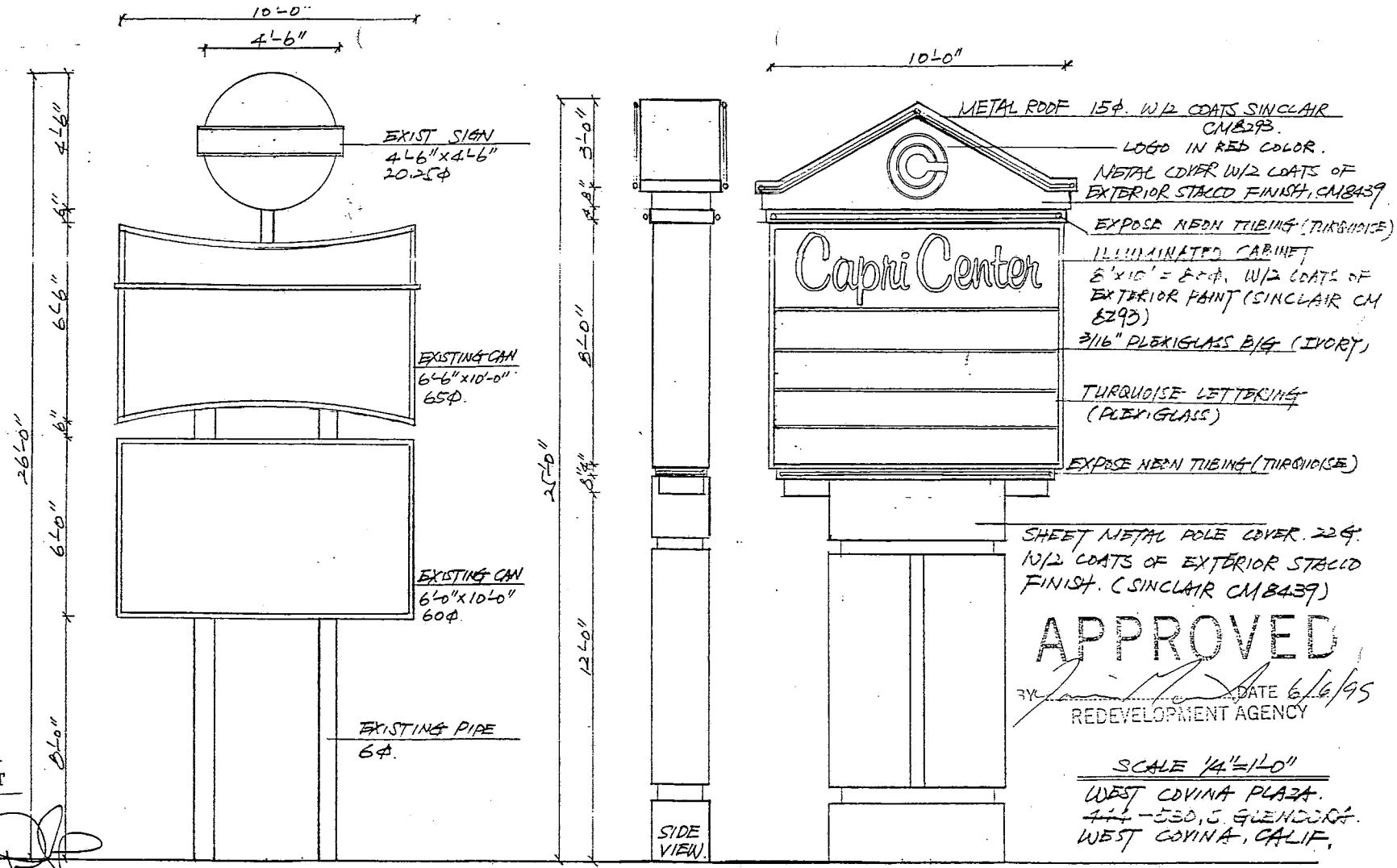
10. **Sign colors shall be consistent in chrome, value and coverage; and shall be free of blistering, bleeding, or other imperfections.**

11. **Sign copy shall be crisp, sharp, clean and free of ticks, discontinuous curves, line waver and other imperfections.**

12. **Only on line copy is permitted for each tenant.**

13. **No signs, except those described above shall be allowed. No flashing or rotating signs will be allowed.**

13. **At the end of the tenant's lease, tenant shall remove sign and repair stucco to match existing building conditions, before tenant turns space back to landlord.**



CITY OF WEST COVINA
PLANNING DEPARTMENT

SIGN PERMIT APPLICATION
CLEARANCE

APPV'D BY:

DATE: 6/6/95

FLASHING OR MOTION
PROHIBITED

NO OTHER PERMANENT SIGNS
PERMITTED WITHOUT AN ADDITIONAL
PERMIT