

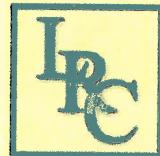
Sierra
Lakes

Village

SIGN CRITERIA

SIERRA LAKES VILLAGE SHOPPING CENTER

FONTANA, CALIFORNIA



LEWIS RETAIL CENTERS
A MEMBER OF THE LEWIS GROUP OF COMPANIES
1156 N. MOUNTAIN AVENUE
UPLAND, CALIFORNIA 91785

3.28.06 (City Approved)

I. GENERAL INFORMATION:

The intent of this sign criteria is to provide the guidelines to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

The sign regulations herein have been established for the purpose of achieving the best possible effect for store identification, while allowing each Tenant creativity within the limit of their leasehold.

II. APPROVALS

- A.** It is a mandatory requirement that the design and construction of Tenant's exterior signs receive written approval by Lewis Retail Centers prior to fabrication and installation. For purpose of the document "Lewis Retail Centers" will from hereon be known as "Landlord".

Landlord's approval shall be based on:

1. Conformity to the sign criteria established for the center, including the fabrication and method of installation.
2. Final approval upon viewing of final sign installed, making sure plans submitted and approved were followed.
3. Landlord has the specific right to refuse approval of any sign design which does not conform to this specific criteria.

- B.** To secure Landlord's approval, Tenant agrees to conform to the following procedures:

1. Three (3) copies of the detailed sign design. One to be in full color of the proposed sign or signs, submitted to Landlord.
2. The detailed sign design shall be submitted on sheets of 11" x 17"
3. Submit copies to:

Lewis Retail Centers
1156 N. Mountain Avenue
P.O. Box 670
Upland, California 91785
Attn: Manager, Tenant Improvements

- C.** All sign designs and specifications are to be prepared by a reputable licensed sign contractor. The sign drawings must indicate the following information:

1. A scaled leasehold/storefront drawing illustrating the proposed sign design and all dimensions, as it relates to the leasehold/storefront elevation including side or rear elevations. The drawings are to include all exterior or window signs being requested for store usage.
2. A plot plan and elevation indicating the exact location of each Tenant's sign as it relates to the building.

3. A detailed letter through cross section of the sign and building fascia to show its construction and method of attachment.
4. All aluminum, Plexiglas colors, paint finish colors with color swatch and material specifications.
5. Neon tubing sizes, color, intensity and transformer size.

D. All drawings marked "Disapproved" or "Revise and Resubmit" must be changed as noted and resubmitted to Landlord as specified in section "II. APPROVALS, "B", "1". Drawings marked with "Approved as Noted"; do not require resubmittal as long as all required revisions are made.

Tenant or tenant's sign contractor will not be permitted to commence installation of any exterior sign, unless the following conditions are met upon Landlord's approval:

1. No sign shall be installed until a design review Sign Application as approved by the City of Fontana Planning Department and permits from the City of Fontana Building and Safety Department have been secured by the sign contractor
2. A "Permitted" stamped set of the final sign drawings are retained on Tenant's premises at all times during the installation of sign or signs, until a City Inspector has signed off on and approved final inspection.

III. CENTER IDENTIFICATION SIGNS:

A. Identification Signs:

Project developer shall erect the following:

1. Center Identification Sign.

Quantity: Project Developer shall erect one (1) water feature center monument identification sign.

Size: Monument shall not exceed 6'-0" in overall height. Signage area shall not exceed eighty (80) square feet per side not including structure.

Location: Monument sign to be placed on intersection of Citrus Avenue and Sierra Lakes Parkway.

Copy: Monument sign to display center name "SIERRA LAKES VILLAGE" on center section.

2. Center Identification Freeway Pylon Sign.

Quantity: Developer shall erect one (1) internally illuminated center identification freeway pylon sign.

Size: Center identification pylon sign shall not exceed forty feet (40'-0") in overall height. Sign area shall not exceed two hundred (200) square feet per side, not including structure. Landlord may modify layout of signs at any time as long as the maximum sign area is not exceeded.

Location: Center identification freeway pylon sign shall be located along the 210 Freeway as per attached site plan.

Copy: The freeway pylon sign shall display the shopping center name, "Sierra Lakes Village", along with tenant names and logos. Sign shall also display "City of Fontana" as shown on the attached exhibit.

Availability and positioning of tenant panels is at the discretion of the Landlord. Copy shall consist of channel letters and/or routed aluminum panels.

3. Multi-Tenant Monument Signs.

Quantity: Developer shall erect two (2) internally illuminated multi-tenant monument signs.

Size: Monument signs shall not exceed six feet (6'-0") in overall height. Signage area shall not exceed sixty (60) square feet per side.

Location: Monument signs shall be located as per attached site plan. Monument signs cannot impede the line of sight of vehicles and must be placed five feet (5'-0") behind the property line and at least twenty feet (20'-0") away from any point of ingress and egress.

Copy: Signs shall display tenant names and/or logos per the attached exhibit. Availability and positioning of tenant panels is at the discretion of the Landlord. Copy shall consist of channel letters and/or routed aluminum panels.

4. Single Tenant Monument Signs.

Quantity: Developer shall erect one (1) internally illuminated multi-tenant monument signs.

Size: Monument signs shall not exceed six feet (6'-0") in overall height. Signage area shall not exceed sixty (60) square feet per side.

Location: Monument signs shall be located as per attached site plan. Monument signs cannot impede the line of sight of vehicles and must be placed five feet (5'-0") behind the property line and at least twenty feet (20'-0") away from any point of ingress and egress.

Copy: Signs shall display tenant names and/or logos per the attached exhibit. Availability and positioning of tenant panels is at the discretion of the Landlord. Copy shall consist of channel letters and/or routed aluminum panels.

5. Temporary Construction/Leasing Signs:

Quantity: Two (2) non-illuminated temporary construction/leasing/site signs.

Size: Temporary construction/leasing/site signs shall not exceed 15'-0" overall height.

6. Banners

No banners are allowed without expressed written consent by the Landlord. Any banners installed without Landlord approval shall be removed by the Landlord at their sole discretion. Any damage to the building caused by the installation of a banner or by the sign company shall be repaired by the Landlord and all related costs shall be the responsibility of the tenant. If approved by Landlord, Tenant must obtain a temporary sign permit from the City of Fontana.

IV. TENANT IDENTIFICATION SIGNS

1. MARKET TENANT

Quantity: Tenant shall be allowed one (1) primary internally illuminated channel letter sign on each elevation. Tenant shall also be allowed two (2) secondary signs as well as directional signage related to the drive through. Tenant shall also be permitted one sign per co-brand sub-tenant i.e. bank or coffee provider.

Size: Primary tenant sign shall have 6'-0" maximum letter height with a 18.5" second line of copy below. Secondary signs shall be allowed with a maximum channel letter size of 2'-0" high.

4. PAD TENANT – SINGLE USER

(LA Fitness)

Quantity: Each single user pad Tenant shall be permitted four (4) internally illuminated channel letter signs, one (1) on each elevation.

Size/Area: Maximum height of signs is two feet (2'-0") for a single line sign and two feet six inches (2'-6") for a double line sign. Tenant shall not exceed 70% of the leasehold width for each elevation. If a tenant has a nationally recognized logo or layout that cannot be modified and cannot meet the height restriction, the sign can exceed the height restrictions up to a maximum overall height of five feet (5'-0") but must be approved by the Landlord and the City of Fontana. Height and size must be in scale with the architecture of the building and all signage must be reviewed and approved by the Landlord and City of Fontana.

Location: Landlord shall reasonably approve location of tenant sign which shall be in keeping with the architectural design of the building.

SIGN SPECIFICATIONS

1. Signs shall be limited to store name, Federal or State registered name or logo. Established trade marks or registered trade mark signage shall be permitted providing the signs conform to the criteria described herein.
2. In the event the Tenant does not have an established exterior sign identity, the Landlord recommends the Tenant establish an acceptable letter style.
3. All letters shall be aluminum channel letters with face colors and type styles subject to Landlord's approval.
4. Logo cabinet plaques used in conjunction with individual letters will be considered a part of the sign area and are subject to Landlord's approval.
5. The Tenant shall pay for all signs, their installation, including final connection, and maintenance. Tenant's sign contractor must file and obtain any licenses, permits and variances as required for sign installation by the City of Fontana. A copy of the sign permit to be supplied to Landlord for their file.
6. Each Tenant or their sign contractor shall be responsible for the repair of any damage to the building caused by the installation of said Tenant's sign. Only State licensed and insured sign

contractors shall perform sign manufacturing and installations. The sign contractor to supply Landlord with a copy of their State License and Workmen's Compensation Insurance.

7. Each Tenant shall be responsible for the performance of its sign contractor.
8. Tenant shall be responsible for removal of said sign within thirty (30) days after vacating the site. Removal of the sign shall include the repair and restoration of the wall surface back to the original condition and must undergo final inspection by Landlord.
9. Each Tenant shall be responsible for keeping all their signage or graphics on its premises in good working order. Landlord shall inform Tenant, in writing, of non-acceptable conditions, if lighting is out or if the sign is in poor visual condition. Repairs shall be made by Tenant within thirty (30) days from receipt of such written notice.
10. Tenant shall also install vinyl lettering on their storefront showing the hours of operation, emergency contact numbers, etc. Maximum area shall be 2'-0" x 2'-0". Vinyl lettering shall be white in color. Content and font shall must be reviewed and approved by Landlord.

A. FABRICATION AND INSTALLATION OF ILLUMINATED CHANNEL LETTERS

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

1. All channel letters are to be fabricated from .050 to .125 aluminum. Letters must be fabricated of aluminum with aluminum backs. No stapled letters shall be allowed. Five (5) inch deep letter returns shall be primed and painted with an automotive enamel, a minimum of two (2) coats, semi-gloss dark bronze, unless color is approved by Landlord. Interior of letter to be primed and painted a reflective white to assist with even lighting.
2. Letter faces shall be a minimum of 1/8" thick, translucent Plexiglas. Colors are subject to Landlord approval.
3. Retainer trim cap shall be $\frac{3}{4}$ " dark bronze trim cap edge, unless otherwise approved by Landlord. All tenant colors are subject to Landlord approval

4. All channel letters to be illuminated with neon tubing with a 30 ma. Transformer. Neon tube size and color to be determined by channel letter face color. P.K. or Hage housings or other UL approved connectors may be used for all neon tube systems. All channel letters shall be UL labeled. LED illumination is allowed if desired by the tenant.
5. All channel letters shall be secured by concealed fasteners, stainless steel or nickel cadmium plated.
6. No exposed neon, incandescent or fluorescent lamps will be permitted unless approved by the Landlord and the City of Fontana.
7. All penetrations of the building structure required for sign installation shall be sealed to a water tight condition.
8. No sign company labels will be permitted on the exposed surfaces of signs, except what is required by the City of Fontana.
9. All channel letters must have a 3/16" diameter drain hole at the bottom of each channel letter or plaque, if illuminated.
10. All signs shall be fabricated and installed with UL approval in compliance with all applicable building and electrical codes. UL sticker shall be placed in an inconspicuous location on letters.
11. All signs shall conceal all necessary wiring, transformers, ballasts, starters and other necessary equipment within their individual letters or behind wall.

B. NON-CONFORMANCE

1. No field installation changes are permitted without first notifying Landlord in writing. If in the event any sign is changed as to placement or location, which differs from the plan, the Tenant's sign contractor will be responsible to remove and relocate sign to proper placement at the sign company's expense. The sign company will also repair fascia from where the sign was moved.
2. Any sign that is installed by Tenant which is not in conformance of approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into compliance within said fifteen (15) day period,

Location: Landlord shall reasonably approve location of tenant signs which shall be in keeping with the architectural design of the building.

2. DRUG STORE TENANT (Walgreens)

Quantity: Tenant shall be allowed one (1) primary internally illuminated channel letter sign on each of two (2) elevations. Tenant shall also be allowed four (4) secondary signs as well as directional signage related to the drive through. Tenant shall also be allowed to install their prototypical "Mortar and Pestle" sign within the corner tower structure.

Size: Tenant sign shall have a maximum overall height of 4'-4". Secondary signs shall be allowed with a maximum channel letter size of 1'-6" high. No more than four (4) secondary signs.

Location: Landlord shall reasonably approve location of tenant signs which shall be in keeping with the architectural design of the building.

3. PAD TENANT - MULTI-TENANT (RedBrick) (Mark'slab)

Quantity: Each multi-user pad Tenant shall be permitted one (1) internally illuminated channel letter sign for their front elevation. If a Tenant's leasehold has a wall facing on the street and/or parking lot, an additional sign shall be allowed or as approved by Landlord. If the Tenant is located in an end space of the building, Tenant may install a third channel letter sign, one (1) one each frontage.

Size/Area: Maximum height of signs is two feet (2'-0") for a single line sign and two feet six inches (2'-6") for a double line sign. Tenant shall not exceed 70% of the leasehold width for each elevation. If a tenant has a nationally recognized logo or layout that cannot be modified and cannot meet the height restriction, the sign can exceed the height restrictions up to a maximum overall height of four feet (4'-0") but must be approved by the Landlord and the City of Fontana. Height and size must be in scale with the architecture of the building and all signage must be reviewed and approved by the Landlord and City of Fontana.

Location: Landlord shall reasonably approve location of tenant signs which shall be in keeping with the architectural design of the building.

then Landlord shall have the option to correct said sign at Tenant's expense.

SIGNAGE RESTRICTIONS

1. Signs constituting a traffic hazard.
2. No person shall install, maintain, or cause to be installed or maintained any sign which imitates in size, color, lettering or design any traffic sign or signal, or any other symbols or characters to interfere with, mislead or confuse traffic
3. Immoral or unlawful advertising is prohibited.
4. Movable/portable signs except as provided in this document are prohibited.
5. Permanent advertising devices such as attraction boards, posters, banners and flags, except where specifically approved by the Owner/Developer and the City, are prohibited.
6. Luminous vacuum-formed acrylic signs and letters including pre-manufactured and franchise signs are prohibited.
7. Paper, cardboard or styrofoam, stickers or decals hung around, on or behind storefronts are prohibited, except for vinyl lettering providing store name, hours of operation and contact information.
8. Simulated materials (I.e. wood grained plastic laminates) or wall coverings are prohibited.

ELECTRICAL REQUIREMENTS:

ONE (1) 20amp 120v
CIRCUIT REQUIRED

2124R13

Drawing Number

Title

Drawing

Date

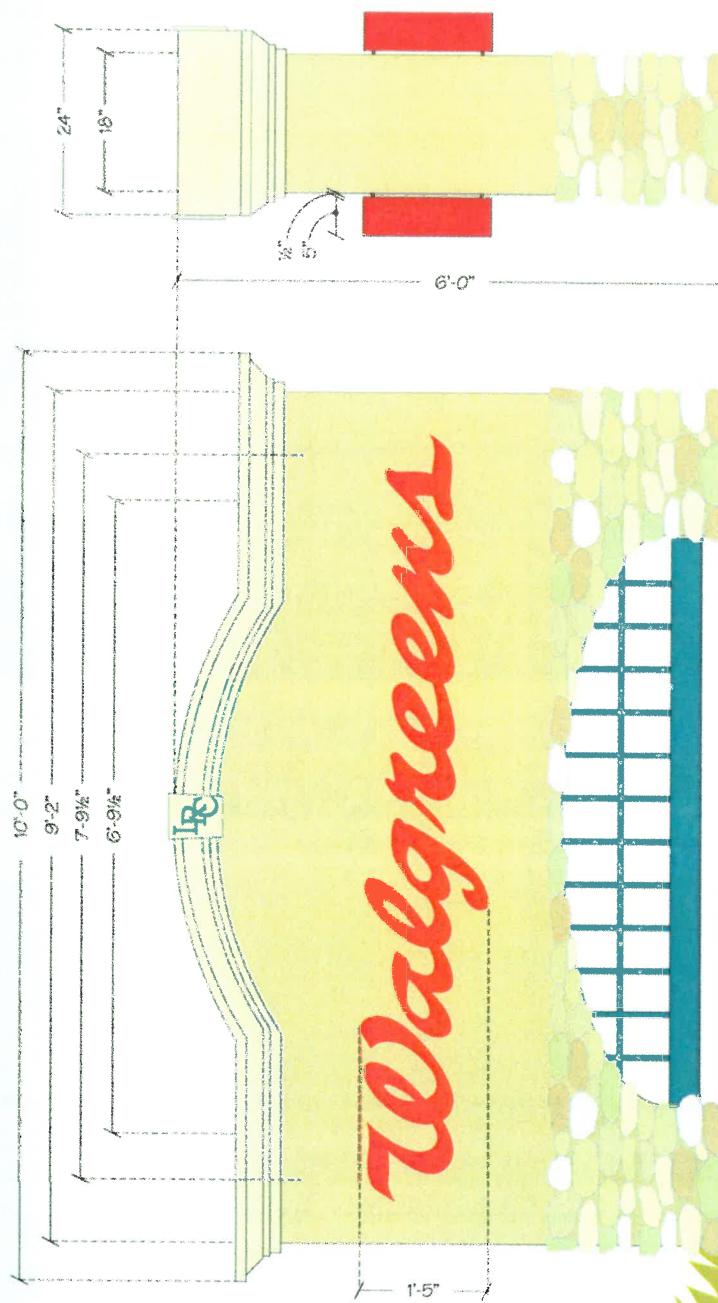
Page

Sheet

MANUFACTURE AND INSTALL TWO (2) PRIMARY TENANT MONUMENT SIGNS

Scope of Work

MANUFACTURE AND INSTALL TWO (2) PRIMARY TENANT MONUMENT SIGNS 6'-0" x 10'-0" AS PER CUSTOMER SPEC. COSTS INCLUDE RIVER ROCK COLUMNS AND GRILL WORK. "WALGREENS" FACE AND HALO-ILLUMINATED PAN CHANNEL LETTERS TO BE 5" DEEP, NEON ILLUMINATED WITH RED PLEX #2795 FACES, RED TRIM CAP AND RETURNS TO MATCH FACES. TRIM & SIGN COLORS TO MATCH BUILDING COLORS.



SIERRA LAKES VILLAGE

SCALE: 1/2" = 1'-0"

END VIEW

PRIMARY TENANT MONUMENT SIGN



Pierce/
Cooley
Architects, Inc.
19702 Meekins Boulevard
Irvine, CA 92612
(714) 821-2000
FAX (714) 821-2001
E-MAIL: info@pcooley.com

© PIERCE/COOLEY ARCHITECTS, INC.

Project No.:
SP1.2
Date: 11/15/05
Title: SITE PLAN
Scale: 1/8" = 1'-0"

Project No.:
SP1.2
Date: 11/15/05
Title: SITE PLAN
Scale: 1/8" = 1'-0"

Project No.:
SP1.2
Date: 11/15/05
Title: SITE PLAN
Scale: 1/8" = 1'-0"

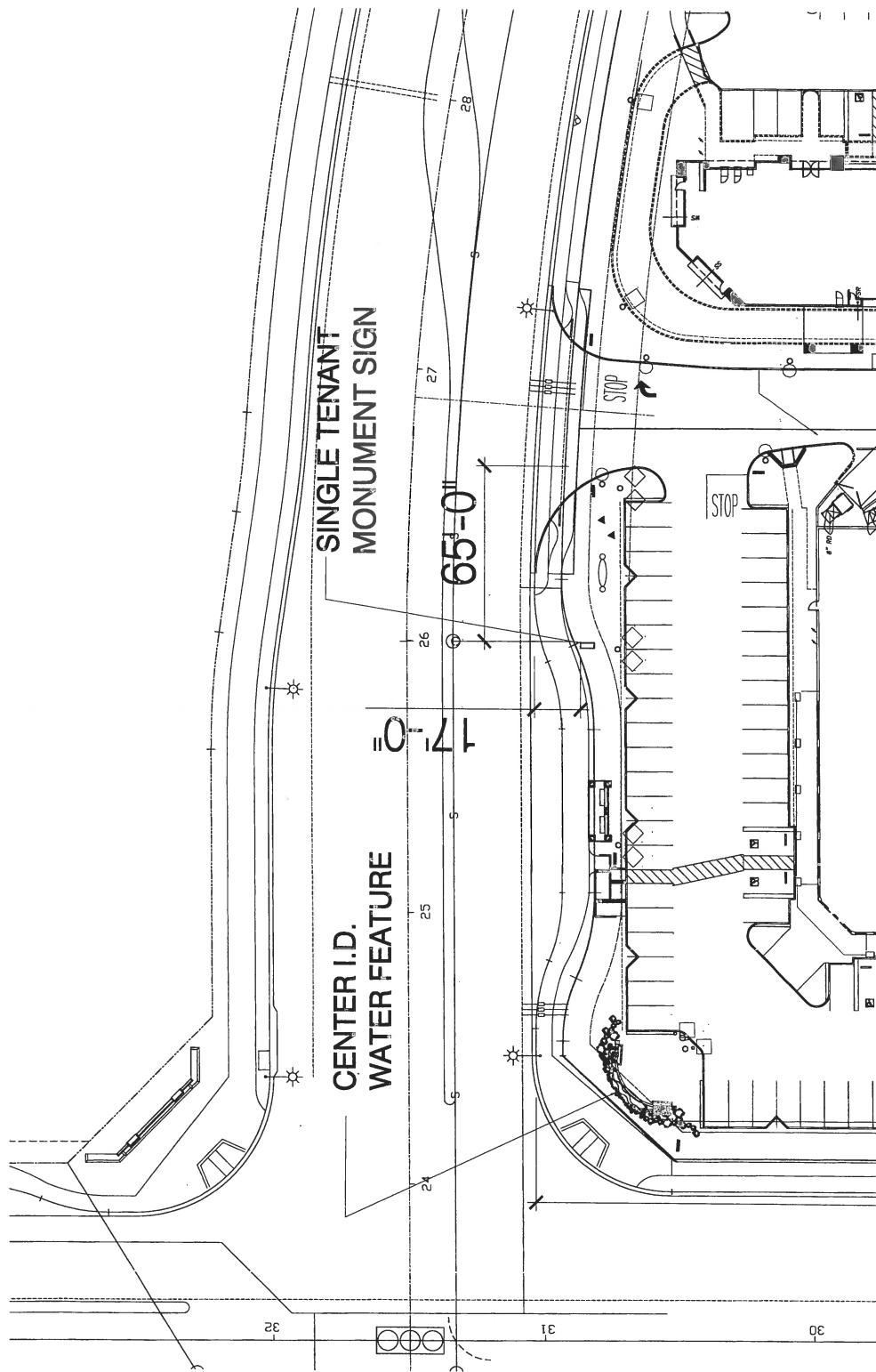
Project No.:
SP1.2
Date: 11/15/05
Title: SITE PLAN
Scale: 1/8" = 1'-0"

Project No.:
SP1.2
Date: 11/15/05
Title: SITE PLAN
Scale: 1/8" = 1'-0"

11/15/05

SITE SIGNAGE EXHIBIT

SP1.2





Pierce/
Cooley
Architects, Inc.
17820 Madelaine Boulevard
Suite 130
Irvine, CA 92614
(714) 850-2000
pcooley.com

© Pierce/Cooley Architects, Inc.

Project No. 11150
SITES DEVELOPMENT
SIERRA LAKES VILLAGE
SIERRA LAKES, CA
FONTRINA LAKES PARKWAY

SIERRA LAKES LAND COMPANY, LLC
SIERRA LAKES VILLAGE
1150 NORTH MOUNTAIN AVENUE
IRVINE, CA 92718
PHONE: (714) 946-2200
FAX: (714) 946-2201

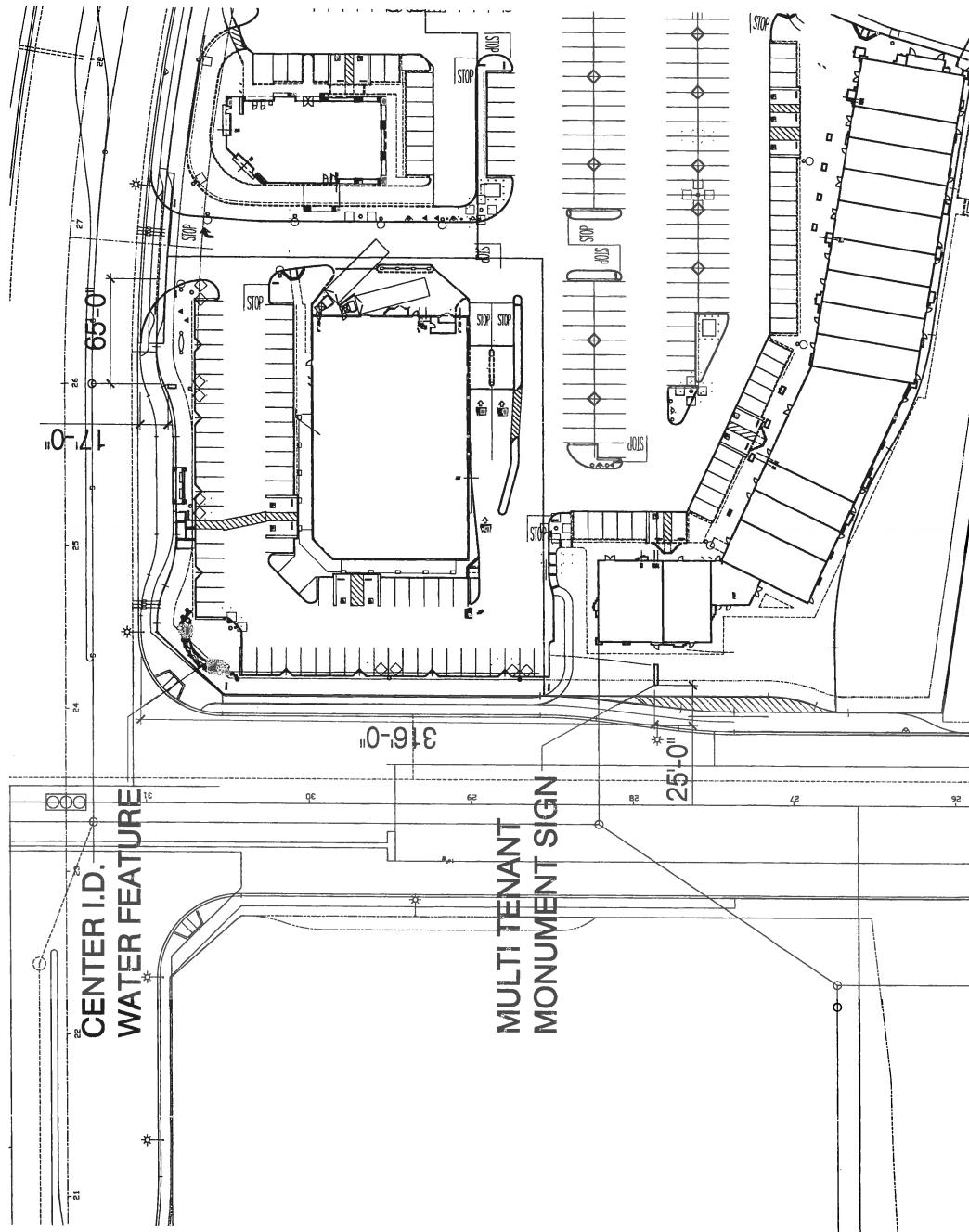
Project No. 11150
SITES DEVELOPMENT
SIERRA LAKES VILLAGE
SIERRA LAKES, CA
FONTRINA LAKES PARKWAY

No. Description D-2
Project No. 041420
Owner No. 041420
Reviewer No. 041420
Date 04/14/2004
Page 0414200000
Sheet No. 0414200000
Total Sheets 0414200000

SP1.1
SITE PLAN

11/15/05

SITE SIGNAGE EXHIBIT





Pierce/
Cooley

Architects, Inc.
19782 MacArthur Boulevard
Suite 130
Irvine, CA 92612
949.399.0878
piercecooley.com

111

SITE DEVELOPMENT
SIERRA LAKES VILLAGE

Clark
SIERRA LAKES LAND COMPANY, LLC
SIERRA LAKES, VII, AGE

11158 NORTH MOUNTAIN AVENUE
UPPLND, CA 91786
Phone 626 968 7700

102

111

111

111

111

111

Description _____

Read by

WDP 1 (2000)

11/15/05

SITE SIGNAGE EXHIBIT

SP1.4

FILE PAGE:



Pierce/
Cooley
Architects, Inc.
19702 Mad River Boulevard
Suite 100
Livermore, CA 94551
(925) 462-0700
Fax: (925) 462-0701
e-mail: www.pcooleyarchitects.com

Project No. 111420
Site No. 111420
Date 11/15/05
Drawing No. 111420-00000
Scale 1/4" = 100'

SIERRA LAKES VILLAGE
SITE DEVELOPMENT
SIERRA LAKES, CA
FORTINIA, CA
SIERRA LAKES VILLAGE

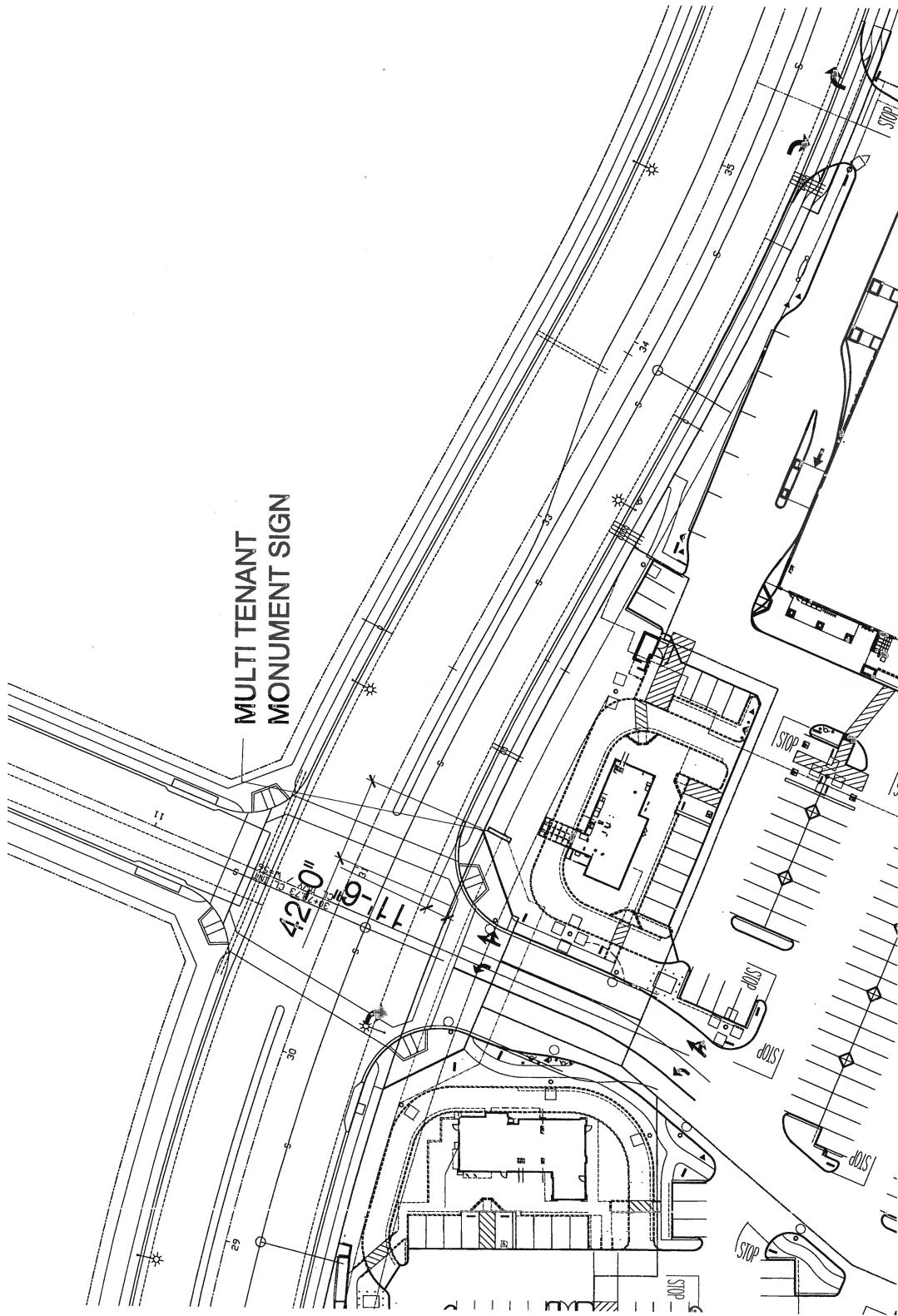
SIERRA LAKES LAND COMPANY, LLC
11580 NORTH MOUNTAIN AVENUE
LIVERMORE, CA 94551
Phone: (925) 462-0700
Fax: (925) 462-0701

Project No. 111420
Site No. 111420
Date 11/15/05
Drawing No. 111420-00000
Scale 1/4" = 100'

SITE PLAN

11/15/05

SITE SIGNAGE EXHIBIT



SP1.3

Rev. 1