

Walnut Village Plaza Sign Program

NW Corner of
Mango Ave/Walnut Village Pkwy
Fontana, CA
February 25, 2008

Walnut Village Plaza

Sign Program

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I. PURPOSE AND INTENT

- A.** This criteria has been established for the purpose of maintaining a continuity of quality and aesthetics throughout the Walnut Village Plaza, which is located at the northwest corner of Walnut Village Parkway and Mango Avenue. This criteria is for the mutual benefit of all tenants and to comply with the regulations of the City of Fontana, California.
- B.** To provide concise identity and information for the tenants and consumers using the Walnut Village Plaza, while avoiding visual competition with the buildings design or site landscaping.
- C.** To expedite the review and approval of the project's signage by providing guidelines and criteria that explain acceptable standards for the signage within this plaza.

II. GENERAL REQUIREMENTS

- A.** Each Tenant shall submit to the Landlord, for written approval, (2) full color copies of detailed shop drawings indicating the location, size, layout, design, color, illumination, materials and method of attachment. Once the shop drawings are approved by the landlord, the tenant shall also submit a Design Review Sign Application to the city of Fontana pursuant to Sec. 3-85 of the City's Municipal Code.. Signed approvals from both the Landlord and the City of Fontana must be obtained prior to fabrication and installation of any signage.
- B.** All proposed signage shall be reviewed by the Landlord for conformance with the sign criteria. Approval or disapproval of sign submittals shall remain the sole and absolute right of the Landlord.
- C.** All permits and fees for signage and their installation shall be obtained by the Tenant or their representative and will be Tenant's responsibility.
- D.** All wall signage shall be constructed at the Tenant's expense.
- E.** Tenant shall be responsible for the installation and maintenance of his/her sign. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant (10) day's written notice to effect the maintenance or repair at Tenant's expense. Should Tenant fail to effect repair/maintenance, Landlord shall undertake repairs and Tenant shall reimburse Landlord within (10) days from receipt of invoice.

- F. Individual Suite address numbers shall be applied to each location and will be the responsibility of Tenant. Location of individual suite number shall be centered above each suite's entrance door. Numbers shall be a maximum of 6 inches of white die-cut vinyl in Helvetica font style.
- G. Landlord will provide primary electrical service at the location of proposed allowable signage area(s).

III. STYLE

A. Tenant Monument Signs

A total of two (2) tenant monument signs will be constructed at a maximum of 4' in height, and will be double sided and internally illuminated. The signs will have (6) individual aluminum panels on each side with routed letters and acrylic backing. Monuments shall be constructed of aluminum and will be painted a coordinating plaza color. Monuments shall not exceed a monument sign area of 30 square feet per side. Tenant monument signs shall match Exhibit A.

B. Primary individual tenant signage

Exterior individual Tenant signage shall be internally illuminated individual aluminum channel letters. All style/colors selected by Tenant shall be approved by Landlord and City of Fontana prior to any fabrication or installation.

C. Secondary individual tenant signage

Exterior monument signage with individual Tenant inserts. Landlord to determine which Tenants shall be allowed space(s) on both the Tenant Monument Sign and the Secondary Tenant Monument signage. Said inserts shall be aluminum panels with routed letters and acrylic backer.

D. Center Identification Sign

Center Identification Sign shall not exceed 4' in height. Sign will be single sided non-illuminated aluminum sign painted a coordinating plaza color. The sign is aesthetically appealing with similar architectural features to shopping center and will have landscaping around the sign. Sign will be externally illuminated. Center Identification Sign shall match Exhibit F.

IV. LOCATION OF SIGNAGE

A. Tenant Monument Sign

One Tenant Monument, maximum 4' in height, will be located at the east entrance to Walnut Village Plaza on Mango Ave. See Exhibit B for illustration.

B. Secondary Tenant Monument Sign

One Secondary Tenant Monument, maximum 4 feet in height, shall be located at the south entrance to Walnut Village Plaza on Walnut Village Parkway. See Exhibit B for illustration.

C. Center ID Sign

Center ID sign, maximum 4 feet in height, shall be located on the northwest corner of Mango Ave and Walnut Village Parkway. See Exhibit F for illustration.

D. Primary individual tenant signage

Exterior individual Tenant signage shall be internally illuminated individual aluminum channel letters. Each Tenant shall have a maximum of one sign for each face of the Tenant space. The sign must be centered on the off set above the tenants lease space and must be centered both horizontally and vertically. See Exhibit C for illustration

E. Secondary individual tenant signage

Exterior monument signage with individual Tenant inserts. Landlord to determine which Tenants shall be allowed space(s) on both Tenant Monument Sign and Secondary Tenant Monument Sign.

F. Window Graphics

Individual suite address numbers for each Tenant shall be die cut white vinyl. Numbers shall be a maximum of 6 inches high and in Helvetica font. Tenant windows or entry doors may have signs or vinyl window graphics. All designs for window signs and/or window graphics for individual Tenant windows or entry door(s) must be submitted to the Landlord and city of Fontana for approval prior to any fabrication or installation. Said window signage/graphics shall not conform to Section 3-115 of city's municipal code.

V. ALLOWABLE AREA

A. Front Illuminated Channel Letters

Tenants shall have illuminated channel letters. Individual letter height shall not exceed 24". Each Tenant shall be allowed one (1) wall sign. If tenant is on a corner unit, one (1) additional sign may be allowed. The sign must be centered on the off set above the tenants lease space and must be centered both horizontally and vertically. See Exhibit C for illustration.

All tenant channel letter signage shall not exceed one (1) square feet per lineal foot of the store frontage. Sign length shall not exceed 75% of the tenant leashold width. Signs shall project from face of building a maximum of 6".

Logo signs shall be illuminated channel letter and shall not exceed 24" in height and shall be counted in the allowable sign area.

B. Window signage

Window graphics shall conform to section 3-115 of the city of Fontana's Municipal Code

C. Address Identification

Individual suite address numbers for each tenant space shall be identified by maximum 6" high die cut white vinyl in Helvetica font.

VI. CONSTRUCTION REQUIREMENTS

- A.** All individual channel letters shall be of welded aluminum construction with .063 aluminum backers.
- B.** All sign bolts, fastenings and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass, bronze, nickel or cadmium plated.
- C.** All wiring, transformers, and other equipment must be concealed behind the sign fascia.
- D.** All signs and their installation must comply with all local building and electrical codes and bear a U.L. label.
- E.** All individual channel letters will be illuminated by either 30 mA neon (Exhibit D) or LED's (Exhibit E).

F. All channel letters to be constructed according to Exhibit D (Neon Option) or Exhibit E (LED Option).

VII. INSTALLATION

- A. All Tenant signage work is not to commence on Tenant's premises until proposed signage has been approved by Landlord and City of Fontana.
- B. Tenant's sign contractor shall completely install and connect the signage.
- C. Tenant's sign contractor shall repair any damage to the building caused by his/her work. All penetrations of the building shall be neatly sealed in a water tight condition and shall be patched to match the adjacent finish. Any damages to the building that are not repaired by the Tenant's sign contractor shall be the financial responsibility of the Tenant and shall be corrected within (10) days.
- D. Channel letters must be installed according to Exhibit D (Neon option) or Exhibit E (LED option).

VIII. INSURANCE

The sign company contracted by each individual tenant 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 installation of signs in the amount of \$1,000,000 per occurrence.

IX. PROHIBITED SIGNAGE

Except as provided herein, no advertising placards, external displays, decorative lighting, flashing or animated signs, flags, balloons, banners, pennants, names, insignia, trademarks or other descriptive material shall be affixed or maintained upon either the exterior glass panes and supports of the show windows and door or upon the exterior walls of the building. All hand held signage by Tenant or customers is prohibited.

Freestanding type signage (including "sandwich boards") is prohibited on sidewalks, landscape areas or parking lot within the Walnut Village Plaza.

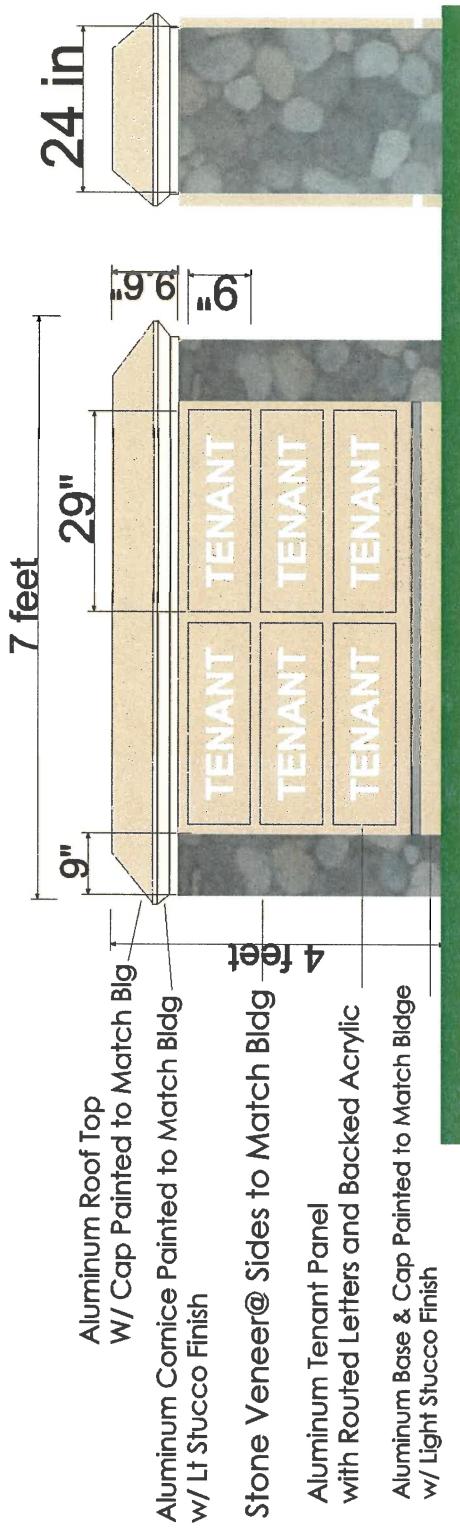
Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles is prohibited.

No signage shall be mounted or affixed in any way to poles, posts or other

prohibited areas of buildings or structures within the Walnut Village Plaza.

Any signage installed to any area that does not comply with the Walnut Village Plaza Sign Criteria or the City of Fontana's existing sign code shall be removed by Landlord without notice to Tenant. Tenant shall be held financially responsible for any and all costs related to the removal of violating signage and any structural damage caused by removal of signage.

Tenant Monument Sign (Qty 2)



Construction:

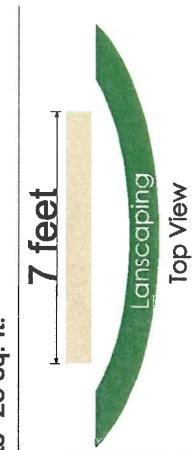
- 2 Double Sided Internally Illuminated Painted Aluminum Monuments- 28 sq. ft.
- 6 Aluminum Panel with Routed Letters and Backed Acrylic
- Landscaping to be repaired/installed at time of the sign installation.

Location 1:

- South Entrance from Walnut Village Parkway (See Exhibit B)

Location 2:

- East Entrance from Mango (See Exhibit B)



WALNUT VILLAGE PLAZA SITE PLAN

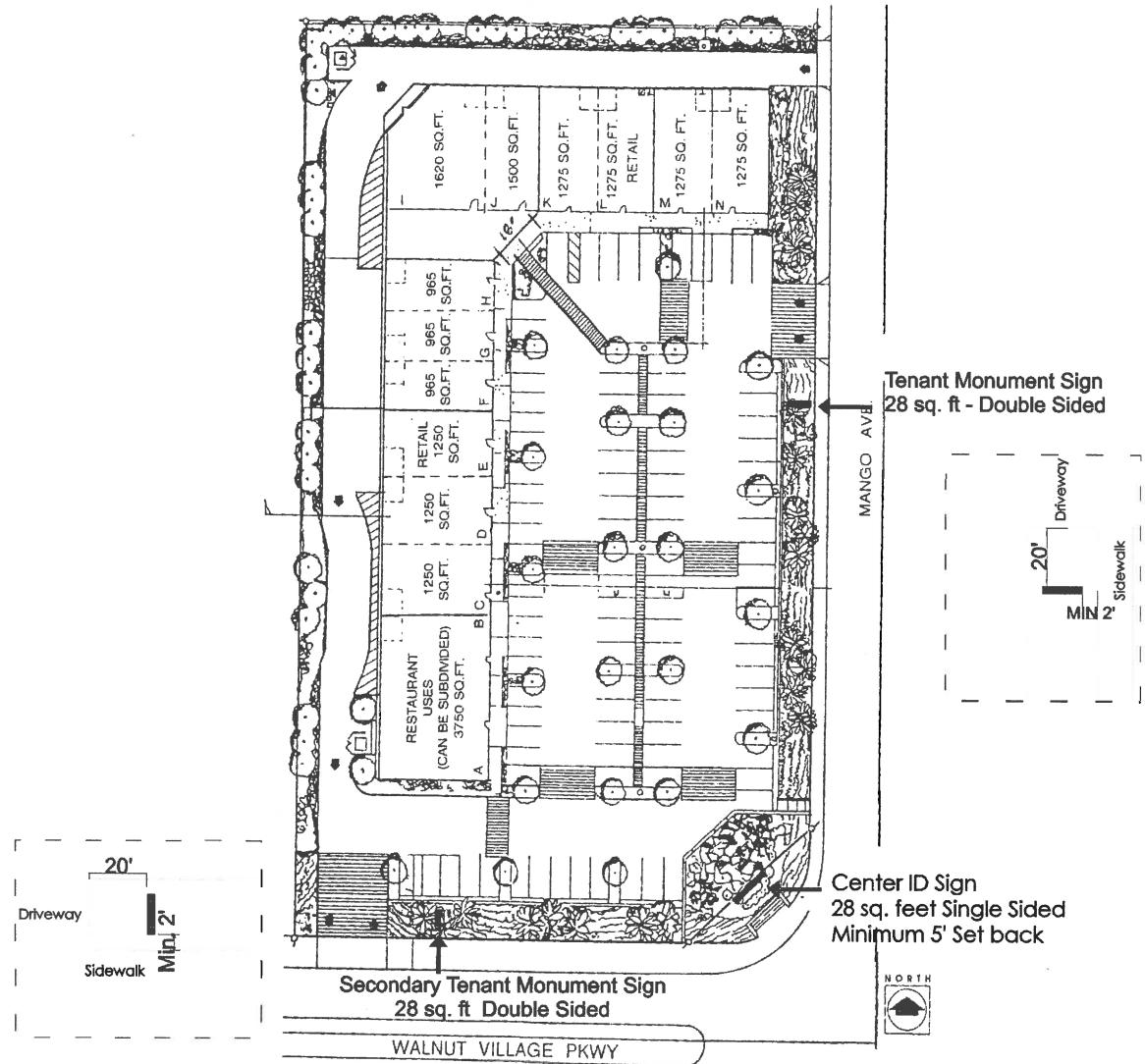
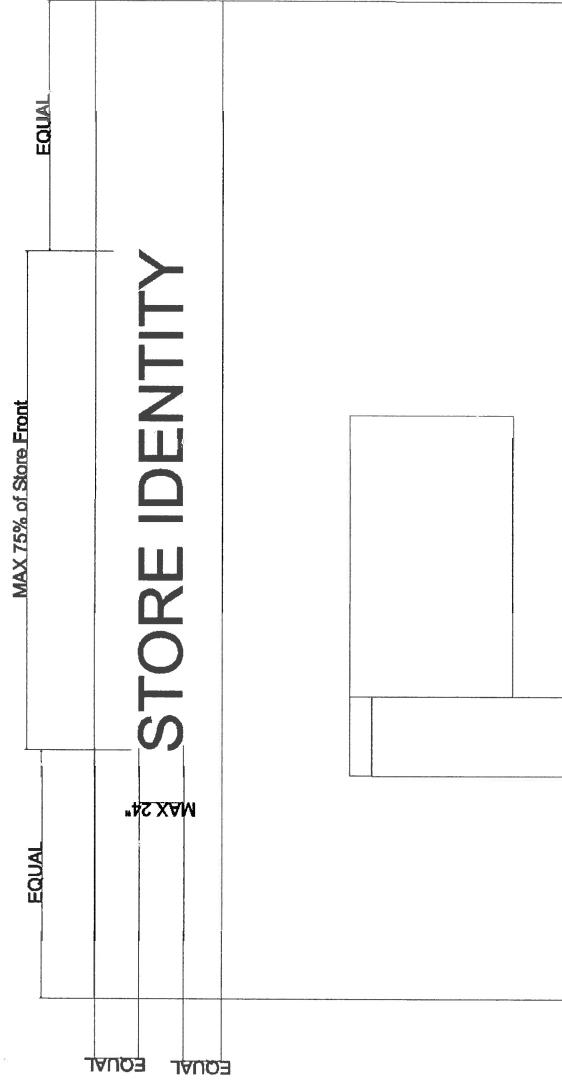


EXHIBIT B

TYPICAL TENANT SIGN - STORE FRONT ELEVATION

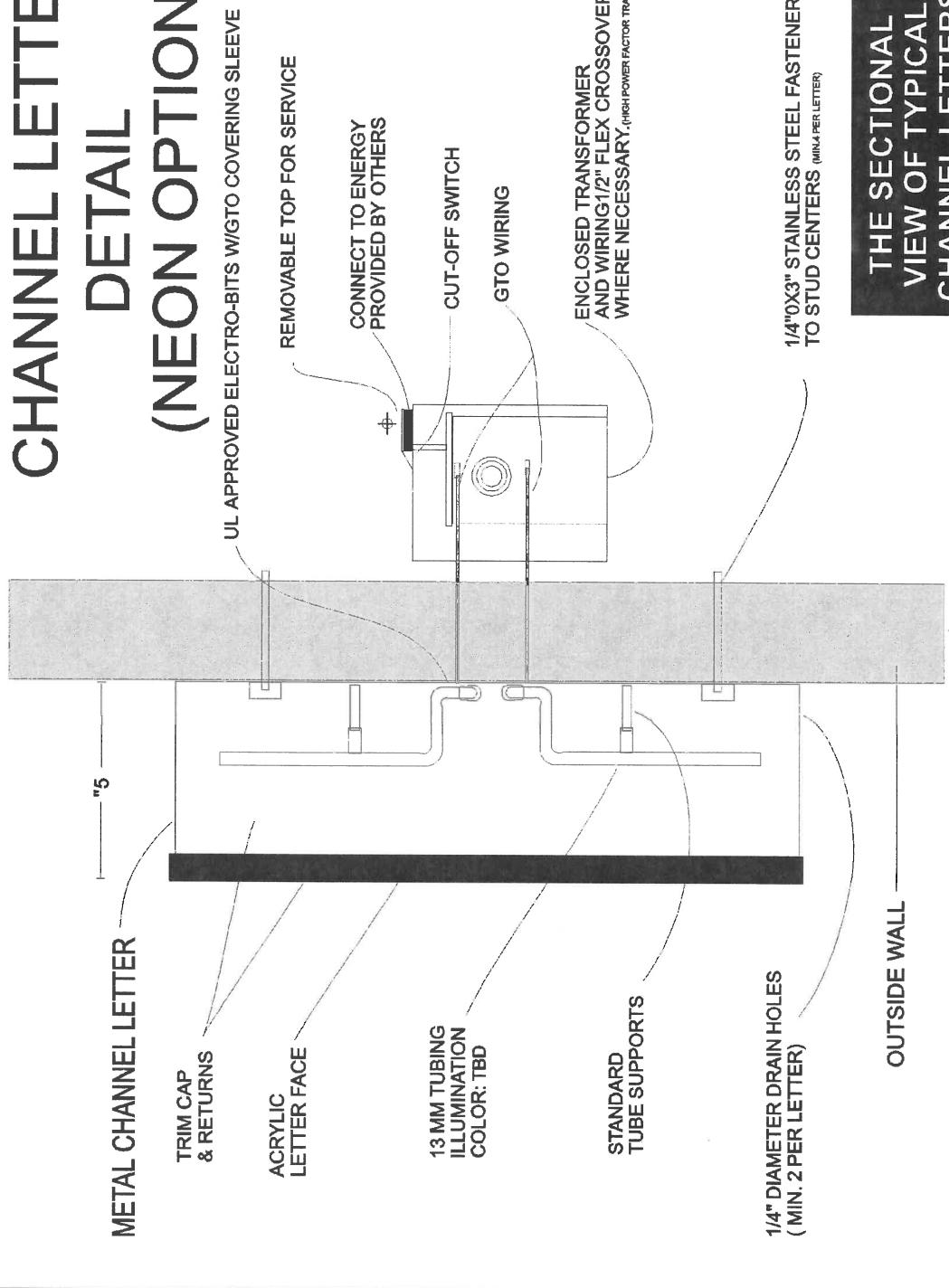


Front Illuminated Channel Letters with LED or Neon
Illumination - MAX 24"

Allowable Area: One set of channel letter per face of tenant space. Tenant is allowed 1 square foot of signage per lineal foot of store front. Sign length shall not exceed 75% of leasehold width.

EXHIBIT C

CHANNEL LETTER DETAIL (NEON OPTION)



THE SECTIONAL
VIEW OF TYPICAL
CHANNEL LETTERS

EXHIBIT D

CHANNEL LETTER DETAIL (LED OPTION)

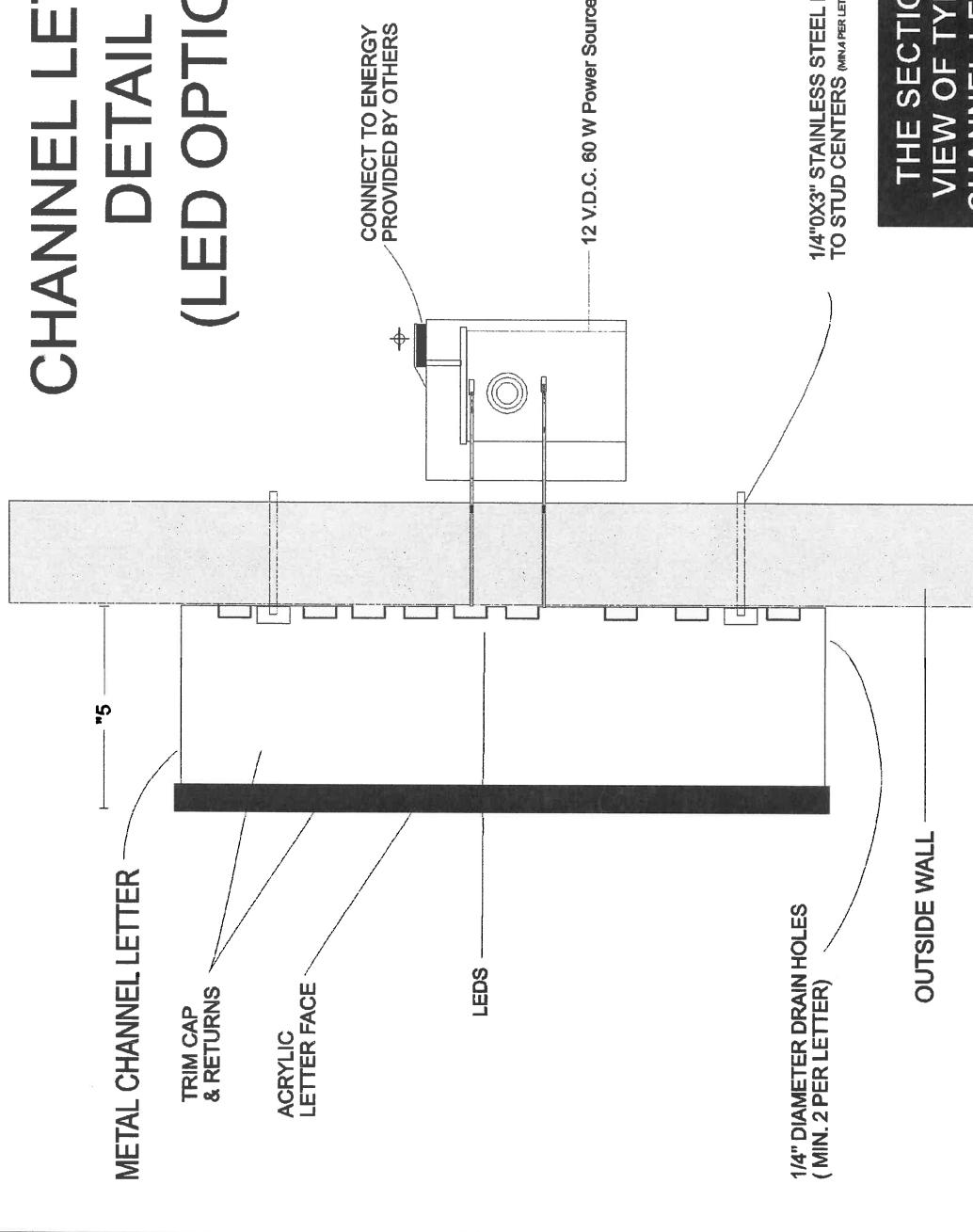


EXHIBIT E

Center ID Sign

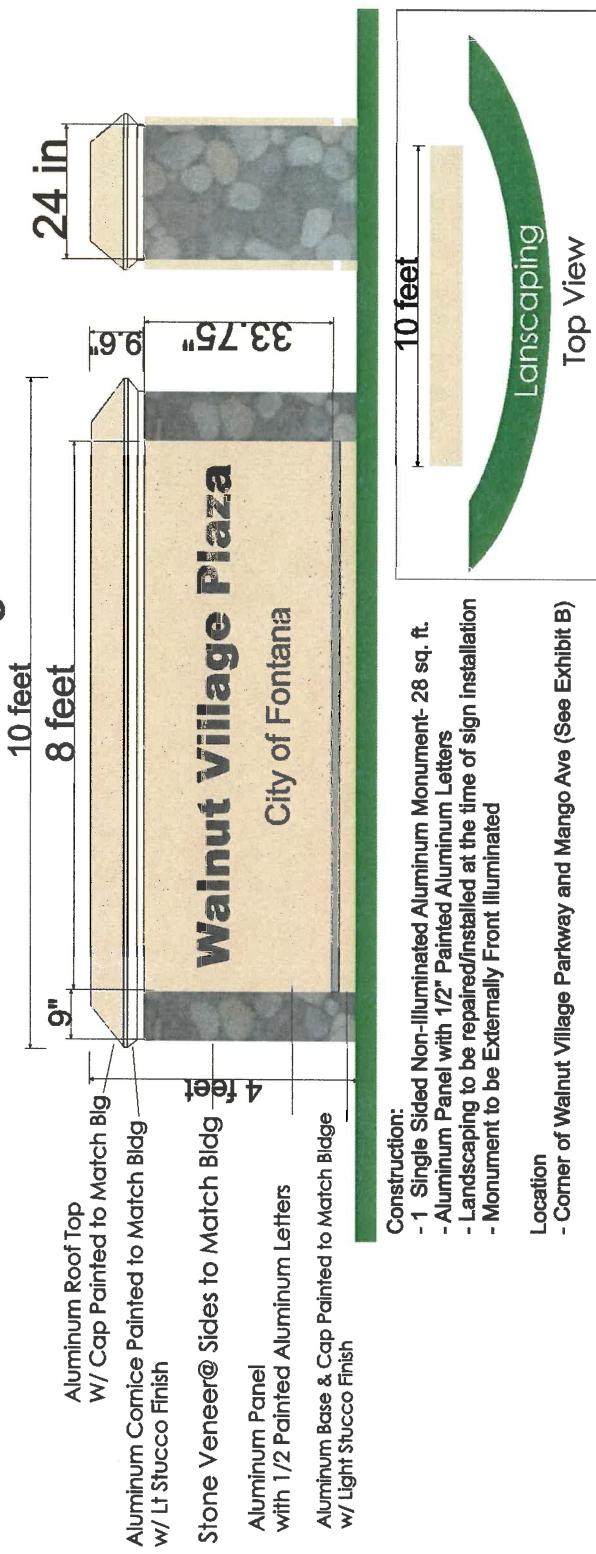


EXHIBIT F