

VSP
#28

SIGN CRITERIA
FOR
SHOP BUILDING TENNANTS

LOCATED IN
K-MART COMMERCIAL CENTER
RANCHO CUCAMONGA, CALIFORNIA

FEBRUARY 15, 1985

DEVELOPER
D. SALTER & COMPANY
3767 OVERLAND AVENUE
SUITE 103
LOS ANGELES, CALIFORNIA 90034
(213) 558-4525

- F. All cabinets, conductors, transformers and other equipment shall be concealed.
- G. Letters shall be a minimum of 12" and a maximum of 24" in height.
- H. Shop signs shall be attached in designated areas only and may not exceed 70% of the storefront in length, not to exceed 10% of total store facia square footage.
- I. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the "net sign area".
- J. Tenant shall be permitted to select one of the following colors for the face of his sign.

PLEXIGLAS

2119 Orange	2662 Red
2030 Green	2037 Yellow
2051 Blue	White

2146 IVORY

III. FOR ALL TENANT SIGNS

- A. No audible, flashing or animated signs will be permitted.
- B. No script or other style of letter than that detailed will be permitted on sign panels unless it is part of an established trademark of the tenant, used on other locations.
- C. Tenant shall be responsible for the installation and maintenance of all signs.
- D. Wording of signs shall not include the product sold except as part of the tenant trade name or insignia.
- E. Tenant's Sign Contractor shall repair any damage to any work caused by his work.
- F. Tenant shall be fully responsible for the operations of the tenant's sign contractors.
- G. Electrical service to all signs will be connected to tenant's meter.

IV. CONSTRUCTION REQUIREMENTS

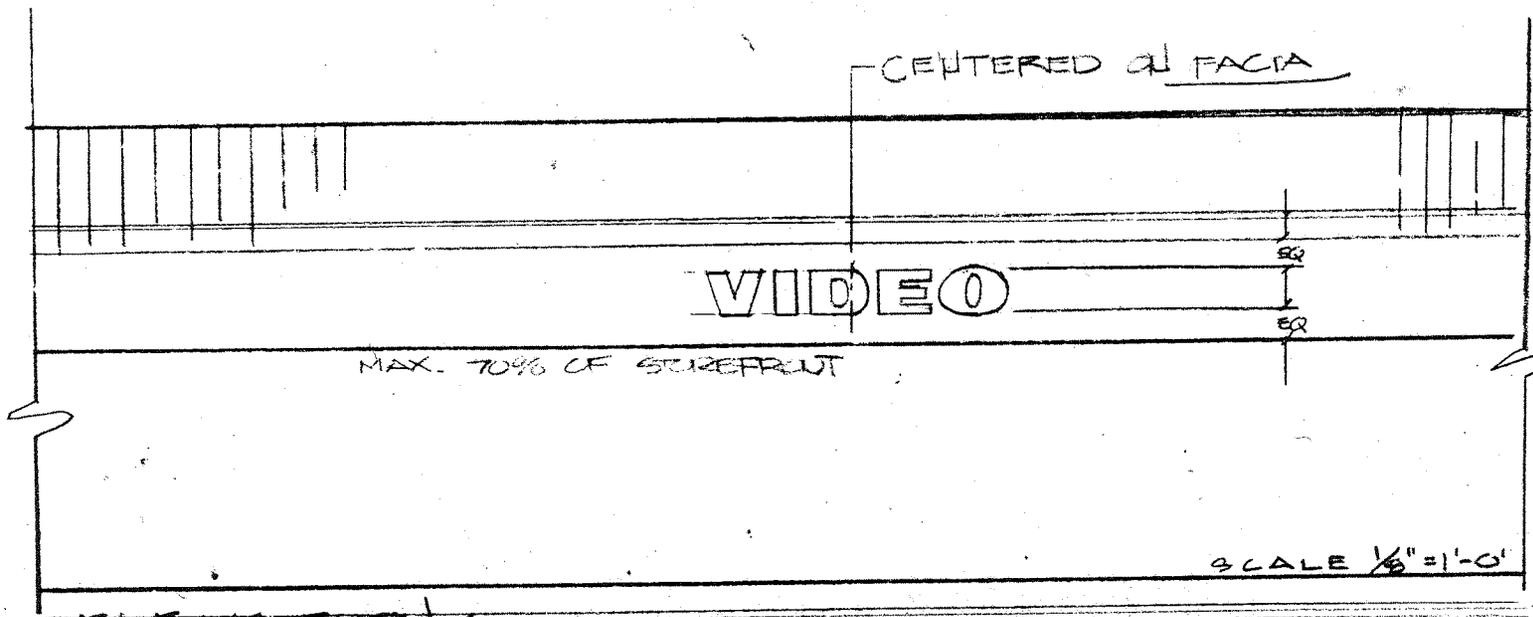
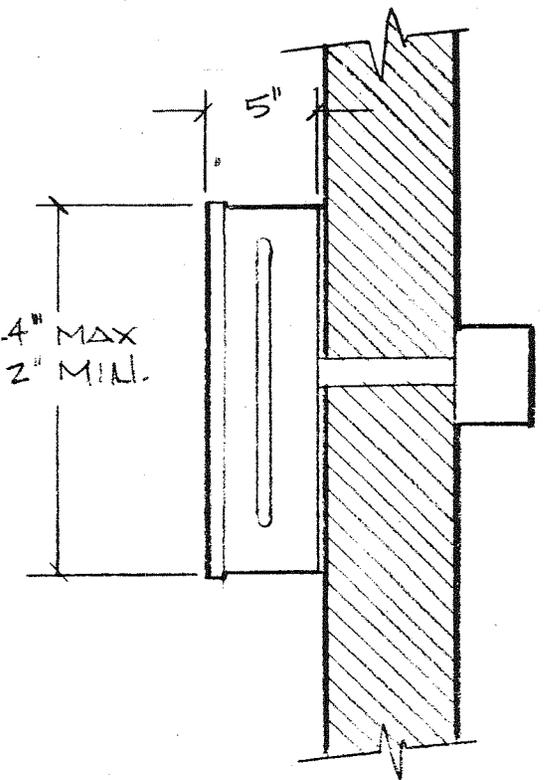
- A. Letter fastening and clips are to be concealed and be of galvanized, stainless steel, aluminum, brass or bronze metals.
- B. No labels will be permitted on the exposed surfaces of signs, except those required by local ordinance which shall be placed in an inconspicuous location.

CHANNEL LETTERS - TO BE 5" DEEP, CONSTRUCTED FROM 24 GAUGE PAINT LAC SHEET METAL. ALL WELDED CONSTRUCTION, PRIMED & PAINTED WHITE INTERIOR BROWN ENAMEL EXTERIOR.

FACES - CUT FROM 1/8" FLEXIGLAS, RETAINED BY 3/4" GOLD OR BLACK TRIMCAP.

ILLUMINATION - BY 13 MM LED BURNING AT 30 MAMPS.

GENERAL NOTES - ALL CABINETS, CONDUCTORS TRANSFORMERS & OTHER EQUIPMENT TO BE CONCEALED. NO EXPOSED LAMPS, TUBING, RACEWAYS CROSSOVERS OR CONDUITS WILL BE PERMITTED. MAXIMUM LENGTH PERMITTED, 70% OF STORE FRONT FRUITAGE



ELEVATION TYPICAL TENANT SIGN DETAILS

Sign-Wize NEO-LITE SIGN, INC.

A COMPLETE SIGN SERVICE

341 PASEO SONRISA
WALNUT, CALIF. 91789

(714) 594-4434
(818) 336-0488

- C. Tenants shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the center.
- D. Design, layout and materials for tenants signs shall conform in all respects with the sign design drawings included with this criteria. The maximum height for letters in the body of the sign shall be as indicated in these documents.
- E. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

V. MISCELLANEOUS REQUIREMENTS

- A. Each tenant shall be permitted to place upon each entrance of its demised premises not more than 144 square inches of gold leaf or decal application lettering not to exceed two inches in height, indicating hours of business, emergency telephone numbers, etc.
- B. Except as provided herein, no advertising placards, banners, penants, names, insignia, trademarks, or other descriptive material, shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls or buildings without the prior written approval of the Developer and provided such signs are in conformance with the City Sign Ordinance.
- C. Each tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in location, as directed by the Planning Department in four (4) inch block letters, the tenant's name and address. Where more than one tenant uses the same door, each name and address shall be applied.

VI. GUARANTEE

Entire display shall be guaranteed for one (1) year against defects in material and workmanship by Sign Company. Defective parts shall be replaced without charge to tenant.

VII. INSURANCE

Sign Company shall carry worker'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 \$500,000.00.

VIII. MAJOR TENANTS

The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the identification signs or markets, drug stores or other occupancy designated by the landlord and Planning Department as a "Major Tenant" that may be located in the shopping center, it being understood and agreed that these occupants may have their usual identification signs on their buildings, as the same exist from time to time on similar buildings operated by them in California; provided, however, there shall be no roof-top signs, flashing, moving or audible signs.

SIGN CRITERIA

These criteria have been established for the purpose of complying with the City of Rancho Cucamonga sign ordinances and assuring an outstanding shopping center, and 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.

I. GENERAL REQUIREMENTS

- A. Each tenant shall submit or cause to be submitted to the developer for approval before fabrication at least three copies of detailed drawings indicating the location, size, layout, design and color of the proposed signs, including all lettering and graphics.
- B. All permits for signs and their installation shall be obtained by the tenant or tenant's representative prior to installation.
- C. Tenant shall be responsible for the fulfillment of all requirements and specifications.
- D. All signs shall be constructed and installed at tenant's expense.
- E. All signs shall be reviewed by the developer for conformance with this criteria and overall design quality.
- F. Tenant sign contractor to be responsible to obtain all required City approvals *prior to installation of sign.*
- G. Wording of sign shall not include the product sold except as part of the tenant's trade name or insignia.
- H. Landlord reserves the right to designate a sign company to coordinate the design, construction and installation of tenant's sign.

II. GENERAL SPECIFICATIONS

- A. Tenant signs will be internally-illuminated channel letters, minimum 24 gauge paint loc, 5" deep, fabricated utilizing full welded construction. All letter sidewalls to be primed, sprayed white enamel interior, exterior to be sprayed brown enamel. (See Detail A)
BLACK OR BRONZE
- B. Plastic faces to be constructed from 1/8" thick plexiglas. Faces to be attached with 3/4" gold or black trim cap.
- C. All illumination to be provided by 15mm single tube neon, 30 milliamp transformers.
- D. No exposed lamps or tubing will be permitted.
- E. No exposed raceways, crossovers or conduits will be permitted.