

2/12/98.
CHINO HILLS
MARKETPLACE
SIGN CRITERIA

EXHIBIT "F"

CHINO HILLS MARKETPLACE
SIGN CRITERIA

Section 11.2 contemplates that Exhibit "F" will specifically describe all canopy and/or under canopy signs that Tenant will be required to install.

I. GENERAL

Signs are not only effective as store identification, but are a source of interest, excitement and good advertising when designed with taste and in harmony with the design standard of the shopping center. The sign regulations herein have been set up for the purpose of achieving the best possible effect for store identification and overall design, while allowing each tenant creativity within the limits of their leasehold. Experience has proven that all stores in the center benefit by the establishment of sign controls such as herein set forth.

II. APPROVALS

- A. The design and construction of Tenant's exterior sign must receive written approval by Landlord prior to fabrication and installation.

Landlord's approval shall be based on:

- 1) The wording of signs shall be limited to only the store name pursuant to the executed Lease Agreement.
- 2) Conformity to the sign criteria established for the center, including fabrication and method of installation.
- 3) Harmony of the proposed sign with the design standards of the shopping center and co-tenants.

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

Four copies of the detailed sign design drawings submitted to Landlord at:

GMS Realty, LLC
5973 Avenida Encinas, Suite 300
Carlsbad, California 92008-4476

ATTENTION: TENANT IMPROVEMENT DEPARTMENT

NOTE: IN ORDER TO EXPEDITE REVIEW AND APPROVAL ON SIGN PLANS SUBMITTED, PLEASE NOTE THAT SIGN COMMITTEE MEETINGS ARE HELD EVERY TUESDAY.

Please allow ten (10) days for review and approval.

- C. Unless Landlord has received the above described plans in the quantities set forth above, Landlord will not approve Tenant's exterior sign.

The sign drawings are to be prepared by a reputable state licensed sign contractor. The sign drawings must indicate the following information:

A scaled storefront drawing reflected the proposed sign design and all dimensions as it related to the storefront elevation of Tenant's premises.

- 1) A plot plan indicating location of Tenant sign.
- 2) Sizes of sign letters must be accurately dimensioned and spaced and drawn at a minimum scale of 1/2" = 1'0".
- 3) Section through sign and fascia to show it's construction methods and system of attachment to wall.

- 4) Plexiglas colors, paint finishes and types of materials.
 - 5) Neon tubing sizes, colors, wattage and intensity.
- D. All drawings marked "DISAPPROVED" or "APPROVED AS NOTED" must be resubmitted as here and above set forth in paragraph "B" with required corrections. Tenant or its sign contractor will not be permitted to commence installation of the exterior sign unless the following conditions have occurred:
- 1) A stamped set of the final sign drawings reflecting Landlord's approval are retained at Tenant's premises at all times during the installation of design and for a period of Thirty (30) days thereafter.
 - 2) NOTE: No sign shall be constructed until approved sign and electrical permits have been received from the County of San Bernardino.
 - 3) County will not issue permit for sign plans submitted without Landlord's stamped approval.
 - 4) No sign may be installed until Landlord has received copy of County-issued sign permit and Liability and Workman's Compensation Insurance provided by the sign contractor. Note: Sign contractor must provide Liability and Workman's Compensation Insurance naming the additionally insured as follows:
 - a. K/B Retail Properties Limited Partnership, a California Limited Partnership
 - b. University Management Services, Inc., a California Corporation
 - 5) Landlord must be notified forty-eight (48) hours in advance prior to sign installation. Contact: Property Manager at (909) 393-8082.
- E. Landlord reserves the right to revise this Sign Criteria for up to sixty (60) days before Tenant's Turnover Date. However, this Sign Criteria may be revised at any time if so required by any governmental agency having jurisdiction over its contents or any REA Agreement specific to this project.

In the event Tenant changes its exterior signage at anytime during the term of the lease, Tenant must comply with any future modifications, revisions or changes which have been made to the sign criteria for the shopping center after the execution of this Lease Agreement.

III. GENERAL SIGN CRITERIA

- A. The sign areas shall not exceed the total square foot surface area as permitted under San Bernardino Sign Ordinance, all local codes and this sign criteria.

With regard to the three (3) pylon signs, total sign area shall not exceed 500 square feet.

- B. All signs shall be individual internally-illuminated Channel letter signs to be located only on the spaces and on the surfaces specially provided for same on the building sign. ~~Tenants with a corner unit may be permitted two signs providing the number and sign area adheres to allowable County codes and this sign criteria.~~ All Tenants shall be required to provide and install identification blade signs per this sign criteria.

- C. The advertising or information content on the signs shall be limited to letters designating the store name or established trade logo as set forth in signed lease documents between tenant and Landlord. Tenants shall display their established trade names only.
- D. The face colors and type styles of all signs shall be subject to Landlord's approval. In the event the Tenant does not have an established exterior sign identity, the Landlord recommends that the lettering style be designed by the sign contractor to reflect a visually exciting look. Established trade logos and signage shall be permitted providing they conform to the criteria described herein.
- E. When Landlord deems that exterior elevation warrants, logo plaque cabinets used in conjunction with individual letters will be considered a part of the sign, subject to Landlord's approval.
- F. Major Tenants (occupying the excess of 22,500 square feet) shall be permitted standard signage on all requested elevations which are in accordance with the San Bernardino County, approved in specific plan conditions for the shopping center, and subject to Landlord's approval.
- G. Sign square footage for wall signs only (excluding freeway, major identification of signs) shall be based on the maximum sign lengths and letter heights allowed in the following paragraphs.
- H. Sign length shall not exceed seventy percent (70%) of leasehold width or, in the event of a sign band end wrap return which is less than the lease line, shall be computed at not to exceed seventy percent (70%) of sign band width. Signable area shall be centered on Fascia vertically and horizontally. Sign area shall be a maximum of 2 SF per 1LF of building frontage facing publicly dedicated and improved street, not to exceed 100 SF per allowable sign.

For Buildings Q, M, P, N, L, H, and G, a wall sign shall be permitted on the rear wall of the building and the maximum total sign area of the shopping center occupant shall be increased to 150SF.

I. In-Line Tenants:

Except as otherwise provided in III-F above, maximum letter height shall be 30", unless landlord determines, in Landlord's sole and absolute discretion, that circumstances justify more letter height provided, however, such letter height shall in no event exceed 42". Logo typefaces utilizing letter tails, as no lower case letters, shall be permitted to extend a maximum of 40" from top and to bottom of lower case letters. The minimum letter height shall be 24" for a single line of copy, 16" for a double line of copy.

Building A, B, T, U, V, & W:

Maximum letter height shall be 30" (including tails). Minimum letter height shall be 24". Logo plaques shall be considered on a case by case basis.

- J. No box-type signs will be permitted.
- K. Individual shop address numerals will be installed by Landlord.
- L. All Tenants shall be required to purchase and install at Tenant's sole expense one (1) blade sign at storefront per Landlord's specifications and approval.

- M. No Tenant shall affix or maintain upon any exterior glass or other exterior surface or the storefront, any other signs other than the signs shown on the following pages of the criteria.
- N. This criteria does not include out-pads, C, D, E, F and future pad Z. Those signs are to be coordinated with the Chino Hills Manager's Office and the Office of Building and Safety.

IV. FABRICATION AND INSTALLATION

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

- ✓ 1) All permits for sign structures and installation shall be obtained by Tenant's sign contractor. A copy of which must be given to the Landlord.
- 2) All Channel Letters are to be fabricated 22 GA. sheet metal with welded seams filled and buffed prior to painting. Fabricated full welded aluminum letters will be permitted providing they adhere to specifications as outlined for metal channel letters. Channelume, Channel Classic, and Channel LET-R-EDGE type letters will not be permitted due to rapid deterioration factor - no exceptions.
- 3) Letter faces shall be min. 1/8" thick, flat surface colored Plexiglas as manufactured by Rohm & Hass or approved equal. Painted Plexiglas will not be permitted.
- 4) a. All letter retainer trim caps shall be 3/4" trim cap edge. See C- for color and make. Retaining screws shall be #7 x 3/8" Phillips type sheet metal screw. All trim cap retaining screws must be painted to match trim color.
b. 5" deep letter returns shall be painted minimum of 2 coats of acrylic enamel.
- ✓ 5) Neon tubing shall be 13 millimeter, 3" on center or less.
- ✓ 6) 60 MA high power factor transformers shall be used. ✓ ?
- 7) PK housings of Hage connectors shall be used for all neon tube system.
- 8) No exposed lamps will be permitted.
- 9) a. All sign letters shall be secured by concealed fasteners, stainless steel or nickel or cadmium plated, and pegged 1/2" from wall to allow water runoff.
b. All penetrations of the building structure required for sign installation shall be drilled or cut to leave smooth finish and tight fit, sealed in all watertight condition and patched to match adjacent finish.
c. At no time shall building structure or framing be cut or altered in any way without Landlord's prior written authorization.
- 10) No sign company labels will be permitted on the exposed surfaces of the signs.

- 11) All Channel Letters must have one 3/16" diameter drain hole at bottom of every letter. All signs shall be fabricated and installed with UL label, if required by local authorities, in an inconspicuous location.
- 12) The Landlord shall provide primary electrical service termination's at location to be determined by Landlord. Power sources and connections for all illuminated signs shall be the responsibility of Tenant.
- 13) All signs shall conceal all necessary wiring, transformers, ballasts, starters and other necessary equipment within their individual letters or behind store construction. Ballasts located behind sign panel shall be enclosed in UL approved transformer box to prevent leakage on building.
- 14) All disconnect switches must be mounted on raceway or transformer boxes concealed behind wall of parapet. ✓
- 15) It is the responsibility of the Tenant's sign contractor to verify all conduit and transformer locations and service prior to fabrication.
- 16) NO ladders, NO installation equipment and NO installation crews are permitted to lean or walk on awning/canopy storefront due to these being easily damaged by same. All installation equipment must be of the scaffolding type to avoid contact with awning/canopy.
- 17) Each Tenant, or its sign contractor, shall be responsible for the repair of any damage to the building caused by the installation of said Tenant's sign.
- 18) Each Tenant shall be responsible for the performance of its sign contractor.
- 19) No conduit or electrical runs allowed over roof top.
- 20) All tenant signage shall be connected to Landlord's House Panel and House time clock.
- 21) Tenant to submit copy of sign inspection approval by San Bernardino County.

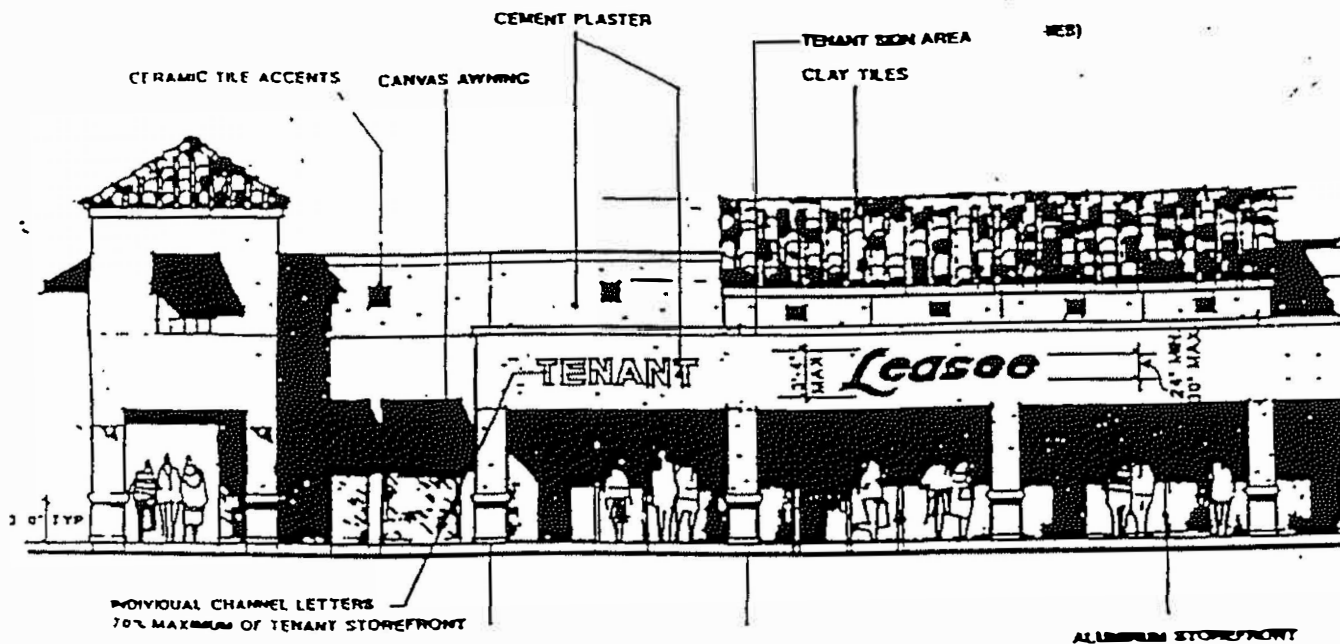
V. NON CONFORMANCE

- A. No field installation changes are permitted without first notifying Landlord in writing. If in the event any sign is changed as to placement, location and size which differs from approved signplan, Tenant will be responsible to repair, change and/or relocate sign to proper placement at Tenant's expense.
- B. Any sign that is installed by Tenant which is not in conformance to the 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 conformance within said fifteen (15) day period, then Landlord shall have the option to correct said sign at Tenant's expense.

SPECIFICATIONS

- (1) LETTER EDGE PAINTED TO MATCH #8540A DARK BRONZE DUPONT CENTARI ACRYLIC ENAMEL (SEMI-GLOSS)
- (2) TRIM CAP EDGE WITH #7 X 3/8" PHILIP HEAD RETAINING SCREWS TO MATCH DK. BRONZE TRIM CAP
- (3) NEON GAS INTERIOR ILLUMINATION SYSTEM.
- (4) ACRYLIC PLASTIC FACE WITH TRIM CAP EDGE.
- (5) NEON TUBE GLASS STANDS
- (6) 3/16" DRAIN HOLES
- (7) 1/2" SPACERS TO ALLOW WATER RUNOFF
- (8) 1/4" X 1/2" NYLON ANCHORS W/10 X 1 1/2" METAL SCREWS
- (9) U.L. LISTED P.K. HOUSINGS
- (10) CONDUIT SYSTEM WITH FLEX CROSSOVERS BETWEEN LETTERS AND TRANSFORMER BOXES.
- (11) BEHIND WALL METAL TRANSFORMER BOX TO CONTAIN ALL ELECTRICAL COMPONENTS ALL CONNECTING LETTERS' WIRING TO BE ENCLOSED IN METAL FLEX CONDUIT.
- (12) LETTER FACES SHALL BE MIN. 1/8" THICK FLAT SURFACE COLORED PEXIGLAS AS MANUFACTURED BY ROHM & HAAS OR APPROVED EQUAL. PAINTED PEXIGLAS WILL NOT BE PERMITTED.
- (13) a. ALL LETTER RETAINER TRIM CAPS SHALL BE 3/4" BRONZE PLASCO BRAND TRIM CAP EDGE. RETAINING SCREWS SHALL BE #7 X 3/8" PHILLIP TYPE SHEET METAL SCREWS. ALL TRIM CAP RETAINING SCREWS MUST BE PAINTED DK. BRONZE TO MATCH TRIM CAP COLOR.
b. 5" DEEP LETTER RETURNS SHALL BE PAINTED MINIMUM OF 2 COATS OF ACRYLIC ENAMEL EQUIVALENT OF #8540A DARK BRONZE DUPONT CENTARI ACRYLIC ENAMEL. ENAMEL FINISH TO BE SEMIGLOSS. LETTERS TO BE PEGGED 1/2" FROM WALL TO ALLOW WATER RUNOFF.

NO SIGN CO. NAME LABELS ON LETTERS EXCEPT FOR CITY REQUIRED DATA AND U.L. NO LARGER THAN 2" BY 3" LABEL ON FIRST LETTER ONLY.



- SIGN LENGTH SHALL NOT EXCEED 70% OF LEASEHOLD WIDTH, SIGN AREA SHALL BE MAXIMUM OF 2 SF PER LINEAL FEET OF BUILDING FRONTAGE FACING PUBLICLY DEDICATED AND IMPROVED STREET, NOT TO EXCEED 100 SF PER ALLOWABLE SIGN.
- SIGN SHALL BE CENTERED ON FASCIA VERTICALLY AND HORIZONTALLY.
1. MAXIMUM LETTER HEIGHT SHALL BE 30" HIGH FOR ALL UPPER CASE LETTERS, UNLESS LANDLORD DETERMINES, IN LANDLORD'S SOLE AND ABSOLUTE DISCRETION, THAT CIRCUMSTANCES JUSTIFY MORE LETTER HEIGHT PROVIDED, HOWEVER, SUCH LETTER HEIGHT SHALL IN NO EVENT EXCEED 42".
2. UPPER AND LOWER CASE LETTER FROM TOP OF ASCENDERS TO BOTTOM OF DESCENDERS, LETTER TAILS AS ON TALL LOWER CASE LETTERS. b. d. k. P. ETC.) SHALL NOT EXCEED 40" OVERALL HEIGHT.
3. MINIMUM LETTER HEIGHT SHALL NOT BE LESS THAN 24" HIGH, 16" FOR 2 LINE COPY.
4. TWO LINES OF COPY WILL BE PERMITTED ON SMALL STOREFRONTS WITH THE COMBINED LETTER HEIGHT INCLUDING SPACE BETWEEN WORDS SHALL NOT EXCEED 36" OVERALL HEIGHT.
5. COPY SHALL BE LIMITED TO THE ESTABLISHED TRADE NAME.
- OPTIONAL LOGO PLAQUES AND SPECIAL FABRICATION METHODS ARE SUBJECT TO APPROVAL BY THE LANDLORD OR HIS DESIGN CONSULTANT.
- BUILDING AND UNITS SIGNAGE IS SUBJECT TO REVIEW BY THE LANDLORD ON A CASE BY CASE BASIS.