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APPROVED

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CITY OF COVINA
PLANNING DEPARTMENT

**SIGN CRITERIA for ARROW CENTER
COVINA, CALIFORNIA**

MARCH 3, 1993

The following sign criteria ("criteria") has been established for the purpose of assuring a "first-class" shopping center and the mutual benefit of all occupants. Conformity with the criteria will be strictly enforced by the City of Covina. All non-conforming or unapproved sign installations shall be brought into conformity at the expenses of the individual tenant.

The criteria has been designed to lend continuity in personalizing each stores' identity.

A. GENERAL CRITERIA

1. Prior to the installation of any sign, the applicable tenant shall submit to the owner two (2) copies of a detailed shop drawing of its proposed sign, prepared by a licensed sign contractor, indicating conformance with the criteria set forth herein. Such drawings shall include the building elevation to which the sign cabinets are attached, letter size, layout and color, including all copy and graphics. Approval of the proposed sign shall be in accordance with the provisions of the criteria and approved by the City of Covina.

2. Each tenant shall pay all costs for its' sign lettering. Arrow Center, thru their sign contractor, shall obtain and pay for all necessary city sign permits for the cabinet signs.

3. Each tenant shall be responsible to keep their fascia display clean in appearance.

4. Animated, flashing, and/or audible signs are prohibited.

5. Exposed raceway, cross-overs, conduits, neon tube conductors, transformers, etc., are prohibited.

6. The center line of all signs shall be centered on the frontage of the leased premises. All signs in the shopping center shall be centered horizontally.

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7. Temporary signs of any type are prohibited. Additional advertisement, i.e. flags, pennants, cloth signs, banners* (see below), or similar devices on the building or windows are prohibited, except as otherwise approved by the landlord.

* Certain temporary banners are allowed by city permit only, for up to forty (40) days. The City of Covina has information for your review.

8. No decals shall be visible except as required by local codes and ordinances. An Underwriters' Laboratory (U.L.) label shall be affixed to at least one (1) sign.

9. Each individual sign tenant shall be allowed one (1) sign utilizing an individual metal plexiglas cabinet, not to exceed 2'0" in height and 8'0" in length, per leasehold frontage.

10. Three (3) major tenants will be allowed one (1) set of plexiglas channel letters, individually illuminated, not to exceed 30" or be less than 12" in height. Each major tenant will submit their design plan and shop drawing to the landlord and the City of Covina for approvals and be responsible for applicable city electrical and building permits.

11. Signs are allowed at the back of the building for those tenants having a rear entrance open to the public.

B. SIGN DESIGN

1. Each tenant shall be permitted to place, in the upper window panel to the right of each entrance, not more than 144 square inches of Roman "stenson" lettering, not to exceed 2" in height, by Dennison (or an equivalent) indicating hours of business, telephone, etc. No other window signs will be allowed at any time without prior approval of the landlord.

2. Metal channel plexiglas cabinets shall be internally illuminated by high-output fluorescent lamps.

3. Colors to be Rohm & Haas white background, and green translucent vinyl lettering with black trim-cap around letter edges. Individual major tenant channel letter faces will match green vinyl with black trimcap and Dunn & Edwards #139 Mallard edges.

NOTE: Color coordination will be strictly adhered to as approved by Arrow Center, General Partners.

4. All exposed sheet-metal shall be 24 gauge, painted with one coat of primer and two coats of matte enamel by Dunn & Edwards #139 Mallard.

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5. The "Copy" criteria for each sign shall be as follows:

(a) each tenant shall display only its' established trade name or its' basic product name. No brand names of products shall be displayed.

(b) the copy letter type is to be "Helvetica" and must be submitted to owner for specific approval. Only approved copy shall be included in each design. No designs contrary to this criteria will be approved.

C. SIGN CONSTRUCTION

1. Arrow Center General Partners shall be fully responsible for the construction and installation of all cabinet signs.

2. The three (3) major tenants shall be fully responsible for the construction and installation of their individual channel letters.

3. Signs and their installation shall comply with all applicable city and/or county building and electrical codes.

4. Each sign contractor shall be responsible for the fulfillment of all requirements and specifications, including but not limited to completing the installation in a workmanlike manner, clean-up, patching and painting all surfaces damaged during installation.

5. Attachment shall be completed in accordance with the city, and usual and customary installation practices.

6. Upon vacancy tenants, with cabinet signs, shall leave the sign in place and in the original condition and finish color.

7. Major tenants, upon vacating premises, will be required to patch existing holes and re-paint fascia wall background, as needed.

D. APPROVAL

1. All sign design plans shall be submitted, in duplicate, to the owner for approval PRIOR to: Approval of the City of Covina; and the manufacture and installation of any sign.

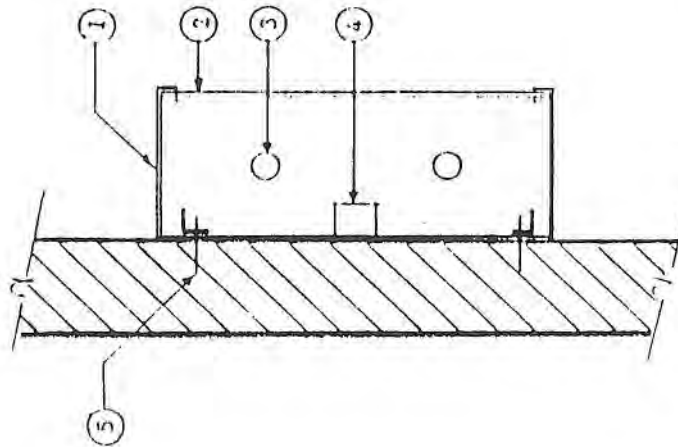
2. A sign permit shall be obtained from the City of Covina prior to the manufacture and installation of any sign.

NOTES:

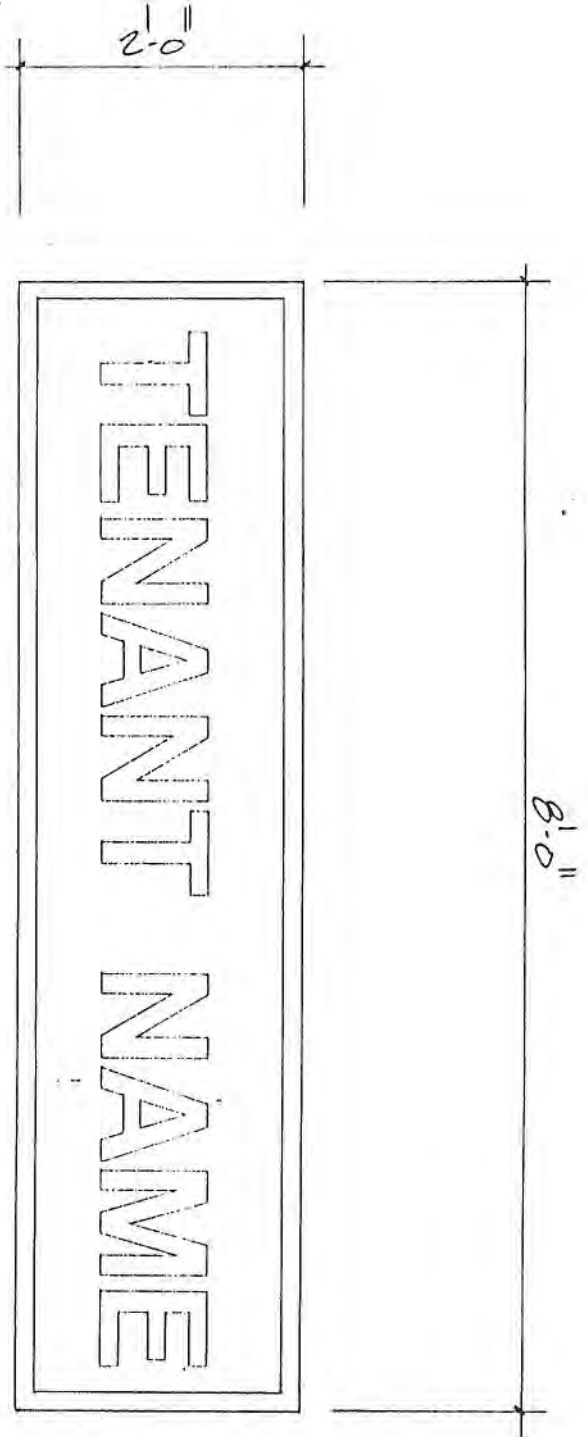
- A) Access for installation in front of and behind wall must be available at time of installation.
- B) Through wall installation is assumed to be on normal stucco, wood or soft brick facing.
- C) System will be connected to an approved electrical sign circuit which must be available within 6 unobstructed feet at time of installation.

SPECIFICATIONS:

- 1) Custom fabricated 24 ga. sheet metal construction sealed to eliminate light leaks. Interior to have white reflective finish, exterior to be enamel over primer undercoat, colors as per approved plan.
- 2) Acrylic plastic face, color as per approved plan.
- 3) Fluorescent lamps.
- 4) Ballast
- 5) 1/2" x 3/4" lag bolts thru angle iron sections into existing wall.



CABINET SIGN DETAIL



TYPICAL TENANT CABINET SIGNS, interior illuminated

- Bkgd to be white #7328 plex
- Copy to be green #3630- 3m translucent vinyl overlay (Helvetica Style... AS SHOWN ABOVE).
- Cabinet and Retainer to be Green enamel finish (to match Dunn Edwards #139 "mallard")

Note: Copy area to be no greater than 40 percent of the total sign area. LETTER HEIGHT AND LENGTH TO BE DETERMINED PER TENANT COPY REQUIREMENT.

