

SIGN CRITERIA

BERKLEY SQUARE COVINA, CALIFORNIA

A DEVELOPMENT OF:
UDO Real Estate, Ltd.

O'BRIEN & ASSOCIATES, INC.
ARCHITECTURE • PLANNING • INTERIORS



May 12, 2003

APPROVED *
<i>Alan Carter</i>
PLANNER
<i>May 16, 2003</i>
DATE
<i>PCD 02-001 et al.</i>
NO
CITY OF COVINA PLANNING DEPARTMENT

** Sign criteria document, subject to all information and details noted herein.*

BERKLEY SQUARE
COVINA, CALIFORNIA

SIGN & STOREFRONT CRITERIA

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A. INTRODUCTION

The intent of these criteria is to establish guidelines and standards for the configuration, fabrication, installation, and operation of tenant signage at properties that are owned and operated by the Landlord and to achieve a uniformity of design that is consistent with the building design and architecture.

Compliance with these regulations insures the tenant of a sign that meets industry standards of materials, and fabrication. It insures the center's owners of properly installed signage and in addition, a center free of poorly designed, fabricated and installed signs. Any non-conforming signs shall be removed by the tenant or their sign contractor at their expense upon demand by the Landlord. Exceptions to these standards shall be reviewed by the Landlord. The Landlord shall retain full rights of approval of any sign used in the center.

Signage shall be provided for the identification of the center and its anchor tenants along the street frontages, as well as to meet the directional and identification needs of shoppers once they have entered the site.

B. SUBMISSION REQUIREMENTS

This booklet should be given to the sign contractor to serve as a guide in preparing his design and cost estimates for you. Your contractor must have this booklet in order to give you a price that reflects a sign which complies with the standards as outlined in this booklet.

The sign contractor must submit four (4) copies of your fabrication drawings to the offices of UDO Real Estate, Ltd. for approval. These drawings must show:

1. The sign in elevation on the full extent of the storefront.
2. Full specifications of all materials and colors in the sign.
3. One or more section drawings as necessary to fully describe the methods of assembly and electrical components used.

These drawings should be sent to the offices of the Landlord at UDO Real Estate, Ltd., 15233 La Cruz Drive, Pacific Palisades, CA 90272. Telephone: 310-573-2000, Fax: 310-454-5797

Tenant shall submit three full size sets signed and approved by the Landlord to the appropriate City authority for permitting prior to the start of any sign construction or fabrication. All signs types will require written approval of the Landlord and the City of Covina. Sign permits from the City are required prior to installation.

C. TENANT RESPONSIBILITIES, LIMITATIONS, LIABILITIES

1. All tenants must have a sign that conforms with this Signage Criteria, which could change from time to time.
2. The tenant shall be responsible for the sign and its erection, unless provided for otherwise in the lease agreement.
3. No sign may be erected on the buildings or property without first securing written approval of the Landlord and the City of Covina.
4. All permits that are required by local building or sign codes shall be obtained by the tenant or his sign contractor.
5. All costs for permitting, fabrication, and installation of signs shall be borne by the tenant (including final connection, transformers and all other labor and materials) and maintenance.
6. Sign message shall consist of tenant name only. Descriptions of services, symbols, product names, or merchandise trade names, are prohibited, unless permitted by Landlord.
7. Landlord reserves the right to prohibit logos in conjunction with tenant signs.
8. Channelume construction, utilizing "Armor-Ply" plywood as letter backs is prohibited.
9. Box signs are prohibited except for small logos within the signage area and except for drive-through oriented directional signage pertaining to Building "A", which must be approved by the Landlord and the City.
10. Flashing, intermittent, rotating or moving lighting or lights within signs are prohibited. Sign lights shall emit a light of constant intensity and shall not be directed towards a public street, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
11. Exposed neon signs are prohibited (City may recognize and approve sign relating to certain uses but is subject to Landlord approval).
12. Portable or trailer signs are prohibited.
13. Visible sign company names on tenant signage are prohibited.
14. "COMING SOON" signs such as decals or window posters must be coordinated with and approved by the Landlord.

15. The tenant and his sign contractor will be held liable for all costs required to remove and/or correct signs, sign installations and damage to buildings caused by signs, installations and removal of signs which do not conform to this criteria.
16. Temporary wall signs, pennants, banners or flags, and inflatable displays is subject to Landlord approval and shall comply with the City of Covina temporary sign regulations. No sandwich boards will be allowed.
17. Temporary window signage for special or seasonal sales is subject to Landlord approval and shall comply with the City of Covina temporary sign regulations. All such signs shall be professionally prepared. No window painting shall be permitted.
18. Wall signs shall be affixed without visible means of attachment, unless attachments make an intentional statement. Subject to Landlord approval.
19. Building signs facing easterly on building "D" are prohibited (unless approved by the City of Covina).
20. Any signs prohibited by this criteria will be removed by the Landlord at the expense of the tenant

D. GENERAL SIGN SPECIFICATIONS

1. No exposed raceways, crossovers, conduits, conductors, transformers, tubing, junction boxes, lamps, etc. shall be permitted unless it makes an intentional statement and is subject to Landlord approval.
2. All signage content or lettering shall be restricted to the "maximum sign letter copy area" for the store front or architectural feature on which the signage is placed and have a matte finish. See attached design criteria for specific information.
3. No projection above or below the "maximum sign letter copy area" will be permitted (except as otherwise approved by the Landlord in writing and by the City).
4. All signs and their installation must comply with UL requirements, all local building and electrical codes and bear a UL label placed in an inconspicuous location, and shall conform to guidelines shown in attached typical sign mounting detail. Tenant shall pay for electrical service to the sign.
5. For purposes of store identification, Tenant will be permitted to place upon each entrance to its premises not more than one (1) square feet of white vinyl decal application lettering not to exceed two (2) inches in height, indicating tenant's name, hours of business, emergency telephone, etc. The number and letter type

shall be the Tenant choice and Landlord approved.

6. Signs shall be centered vertically and horizontally over tenant space or architectural features thereof, except where expressly approved by Landlord and the City.
7. General freestanding directional signage shall be permitted subject to Landlord and City approval. Such signage shall be no larger than 16 S.F. and no higher than 4 feet, plus, it must be sited and installed in a safe and functional manner.
8. The provisions of this exhibit, except as otherwise expressly provided by this exhibit, shall not be applicable to the identification signs of occupancies designated by the Landlord as "Major or Sub-anchor Tenant" that may be located in the shopping center, it being understood and agreed that these occupants may have their usual signage on similar buildings operated by them in California.

E. INTERNALLY ILLUMIATED, OR HALO LIT LETTER SIGN SPECIFICATIONS

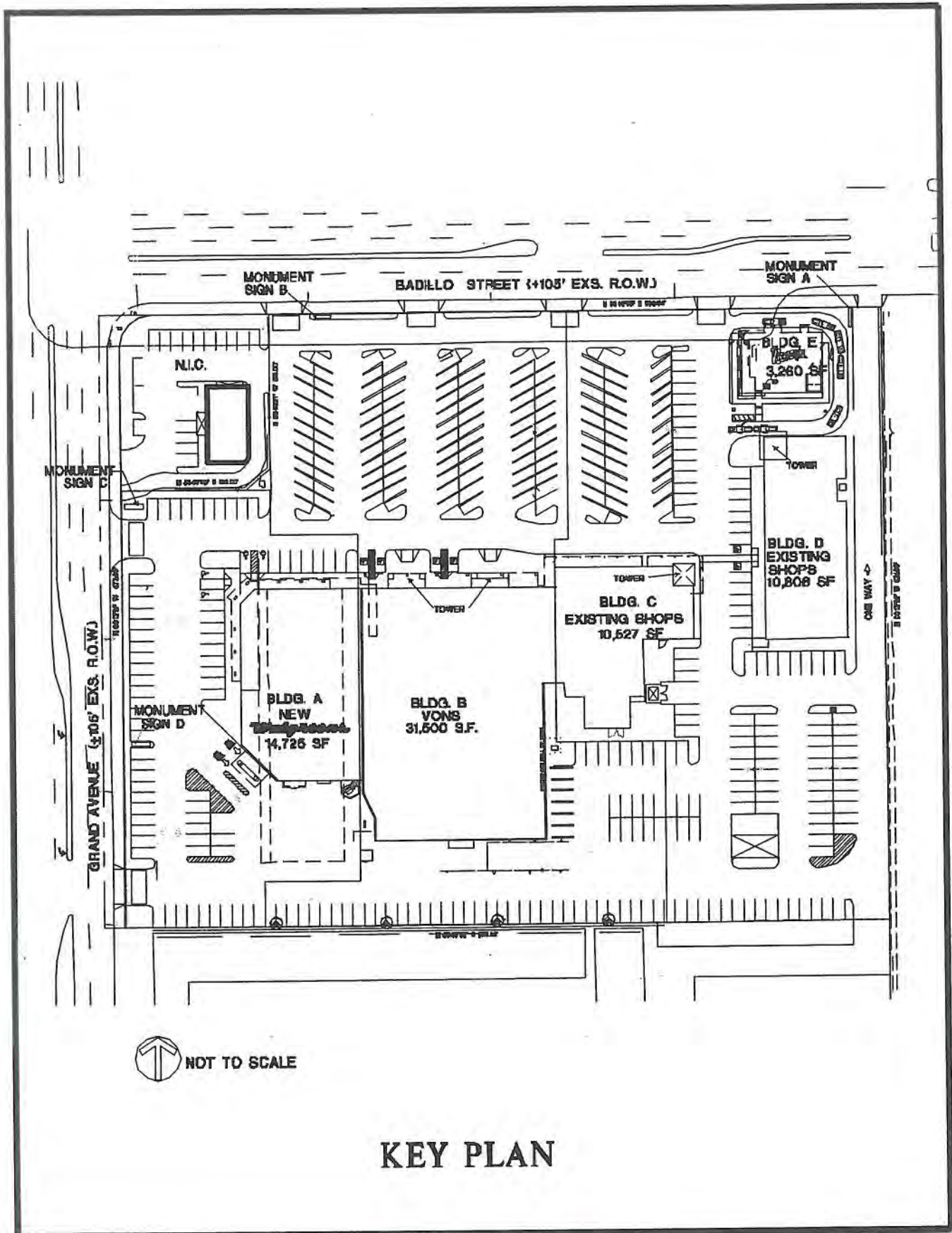
1. Shop signs shall be attached to the building wall or fascia in designated areas only. Individual channel letter signs are to be installed per attached sketches or, if not covered by attached sketches, centered on the fascia or architectural feature both horizontally and vertically. The channel letters shall be constructed of metal or aluminum with minimum 1/8 inch thick plexiglass faces and fastened to the metal in an approved manner. All exposed metal and aluminum shall be painted to match the building.
2. No more than one row of letters are permitted, unless otherwise approved by Landlord, provided that in any event the total height does not exceed the height of the "maximum sign letter copy area."
3. The "copy" (letter type), logos and their respective colors shall be submitted to the Landlord for approval prior to fabrication.
4. Wording of Tenant signage is limited to the Tenant's trade name and logo(s). Each Tenant's customary signature or logo, hallmark, insignia or other trademark will be respected.
5. Halo lighting shall be 60 milli-amp neon lamps installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. All letters shall have service access to lamps, ballasts and wiring.
7. 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.


8. Upon removal of any sign, the building or wall surface shall be patched, textured, sealed and painted to match it's original condition and shall be performed at tenant's expense.
9. All neon tubing must be fully concealed within the letter to not be visible to the public.
10. Halo type signs used in outdoor locations will have clear Lexan backing on the rear of the letters to prevent birds nesting in the letters.

F. PROHIBITED SIGNAGE AND SIGNAGE COMPONENT RESTRICTIONS

1. Signs Constituting a Traffic Hazard:
No person shall install, maintain, or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or any other symbols or characters in such manner to interfere with, mislead or confuse traffic.
2. Immoral or Unlawful Advertising:
It shall be unlawful for any person to exhibit, post, display, or cause to be exhibited, posted, or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity in landlord's sole opinion or in violation of general signage provisions of the Covina Municipal Code.
3. Signs on Doors and Windows:
No sign shall be installed, relocated or maintained so as to prevent free ingress to or egress from any door. No sign shall be placed on the exterior of the premises except as permitted herein. No sign of any kind shall be attached to a standpipe except those signs as required by code or ordinance.
4. Animated, Audible or Moving Signs:
Signs consisting of any moving, swinging, rotating, flashing or otherwise animated light are prohibited, as are any signs designed to emit any type of audible signal.
5. Off Premise Signs:
Any sign off premises are subject to Landlord's written approval and approval by the City. Any unauthorized off-premises sign may be removed without notice or by Landlord at Tenant's expense.
6. Vehicle Signs:
Signs, parking lot fliers 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, are prohibited.

7. Any sign located on the roof or projecting above the roofline of a building is prohibited.
8. Freestanding signs are prohibited unless Landlord approved and approved by the City.
9. Permanent advertising devices such as attraction boards, posters, banners and flags, except where specifically approved by the Landlord and the City, are prohibited.
10. Window signs, except where specifically approved by the Landlord and the City, are prohibited.
11. Sign manufacturer's names, stamps, or decals visible from the streets or normal viewing angles are prohibited.
12. Luminous vacuum-formed acrylic signs and letters, including pre-manufactured and franchise signs, with the exception of site and directional signage approved by the Landlord and City, are prohibited.
13. Paper, cardboard or styrofoam signs, stickers or decals hung around, on or behind storefronts are prohibited.
14. Exposed fastening devices, unless integral to the signs' design intent, are prohibited.
15. Simulated materials (i.e. wood-grained plastic laminates) or wall coverings are prohibited.
16. Signs of any type located in or encroaching into the public right-of-way are prohibited.




 NOT TO SCALE

KEY PLAN

SIGNS BUILDING "A" **(SUB-ANCHOR)**

TYPE OF SIGN

Individually lighted aluminum channel letters with Plexiglas fronts (except for certain drive-through signs addressed under Section "C9" above).

LETTER STYLE

Per tenant discretion with landlord and City approval, subject to signage design conforming to building architecture and the intent of this criteria.

NUMBER OF SIGNS

Six Maximum - No more than three signs on northern and no more than three signs on western sides of building. (For each building side, no more than one sign may state the business name. The other two may be ancillary signs (pharmacy, one-hour photo, etc.)

SIZE & LOCATION

Maximum copy height:	3'-0"
Minimum copy height:	1'-2"
Maximum aggregate copy length:	54'-0"

All business name and ancillary signs shall be mounted on the northern and western building sides (excluding tower) within the above maximum signage area and as shown on attached details. Mounting heights shall be the same.

TYPEFACE AND COLORS

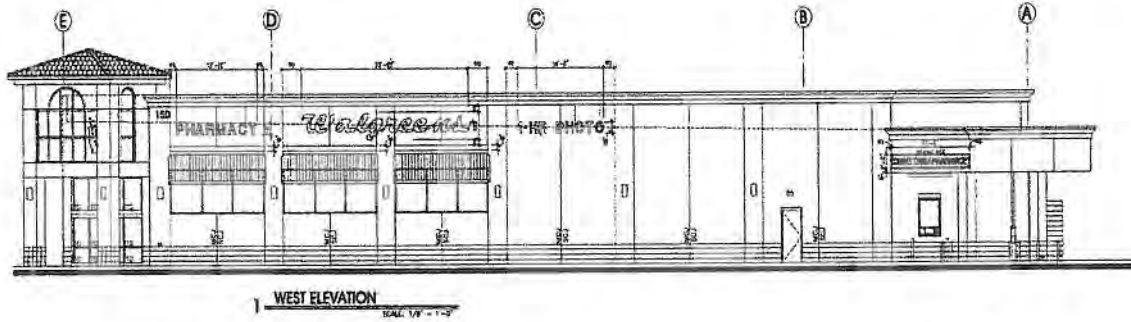
Typefaces, logos and colors are subject to landlord and City approval.

Neon shall be 6500 white.

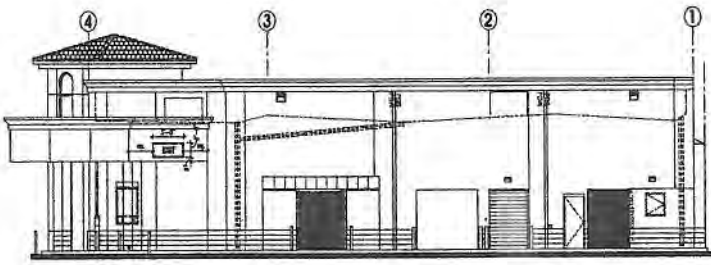
Bronze colored trim cap and sides.

INSTALLATION

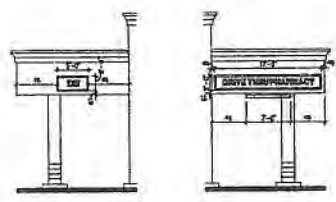
Final electrical hookup shall be performed by a licensed electrician. Shop drawings shall be submitted to the Landlord for approval. All penetrations through the masonry shall be through the mortar joints. All signage installation shall be in accordance with City of Covina Codes and Ordinances, and the National Electrical Code. Transformer to be located in soffit plenum, J box and conduit to panel by landlord, wiring by tenant. Plenum accessible through access panels in wall above storefront.



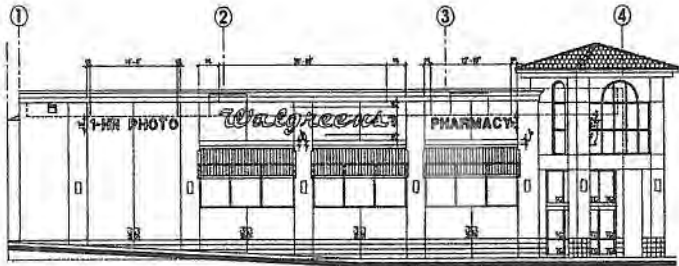
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



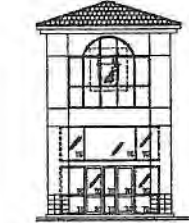
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



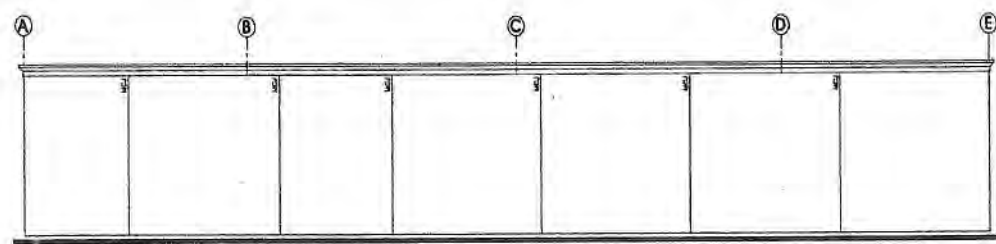
6 DRIVE-THRU ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 TOWER ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SIGN SUMMARY

WEST ELEVATION	
28'-8-1/2" WALGREENS SCRIPT SIGN	56.8 S.F.
18"x12'-10" PHARMACY INDIVIDUAL LETTER SIGN	19.2 S.F.
18"x14'-0" 1-HR PHOTO	21.0 S.F.
DRIVE-THRU PHARMACY BOX	34.0 S.F.
MORTAR/PESTLE	29.3 S.F.
TOTAL PROPOSED	150.3 S.F.
TOTAL PERMITTED	150.3 S.F.
NORTH ELEVATION	
28'-8-1/2" WALGREENS SCRIPT SIGN	56.8 S.F.
18"x12'-10" PHARMACY INDIVIDUAL LETTER SIGN	19.2 S.F.
18"x14'-0" 1-HR PHOTO	21.0 S.F.
TOTAL PROPOSED	96.0 S.F.
TOTAL PERMITTED	96.0 S.F.
EAST ELEVATION	
	0.00 S.F.
SOUTH ELEVATION	
5'-0" x 2'-0" EXTV BOX SIGN	10.0 S.F.
TOTAL PROPOSED	10.0 S.F.
TOTAL PERMITTED	10.0 S.F.
GRAND AVE.	
ONE 16'-10" HIGH MONUMENT SIGN WITH READERBOARD	75.0 S.F.
BADLLO STREET	
SHARED MONUMENT SIGN W/ WALGREENS PANEL	75.0 S.F.
PROPOSED ATTACHED SIGNAGE (WEST):	
PROPOSED ATTACHED SIGNAGE (NORTH):	120.3 S.F.
PROPOSED ATTACHED SIGNAGE (SOUTH):	96.0 S.F.
TOTAL PROPOSED ATTACHED SIGNAGE	216.3 S.F.
TOTAL PERMITTED ATTACHED SIGNAGE	216.3 S.F.
TOTAL PROPOSED FREESTANDING SIGNAGE	
TOTAL PROPOSED FREESTANDING SIGNAGE	150.0 S.F.
TOTAL PERMITTED FREESTANDING SIGNAGE	150.0 S.F.

NOTE:
Plan illustrates permitted signage locations.

**LEASE FASCIA SIGNS
BUILDING A**

SIGNS BUILDING "B" (ANCHOR)

TYPE OF SIGN

Individually lighted aluminum channel letters with Plexiglas fronts.

LETTER STYLE

Per tenant discretion with landlord and City approval, subject to signage design conforming to building architecture and the intent of this criteria.

NUMBER OF TOWER SIGNS

Maximum Two – One sign maximum per tower feature (and see permitted ancillary signage below)

SIZE & LOCATION (EACH TOWER SIGN)

Maximum copy height: 5'-0"
Minimum copy height: 1'-2"
Maximum copy length: 22'-0"

Each sign shall be centered on the tower features and mounted within the 5' by 22' designated signage area shown on the attached details. Mounting heights shall be the same. Up to five ancillary signs (DELI, BAKERY, BANK, etc.) in other portions of the frontage (excluding towers) are further permitted. The ancillary signs must not be higher than 2'-0", and their specific locations must respect the building design and the intent of this criteria. Mounting heights shall be the same.

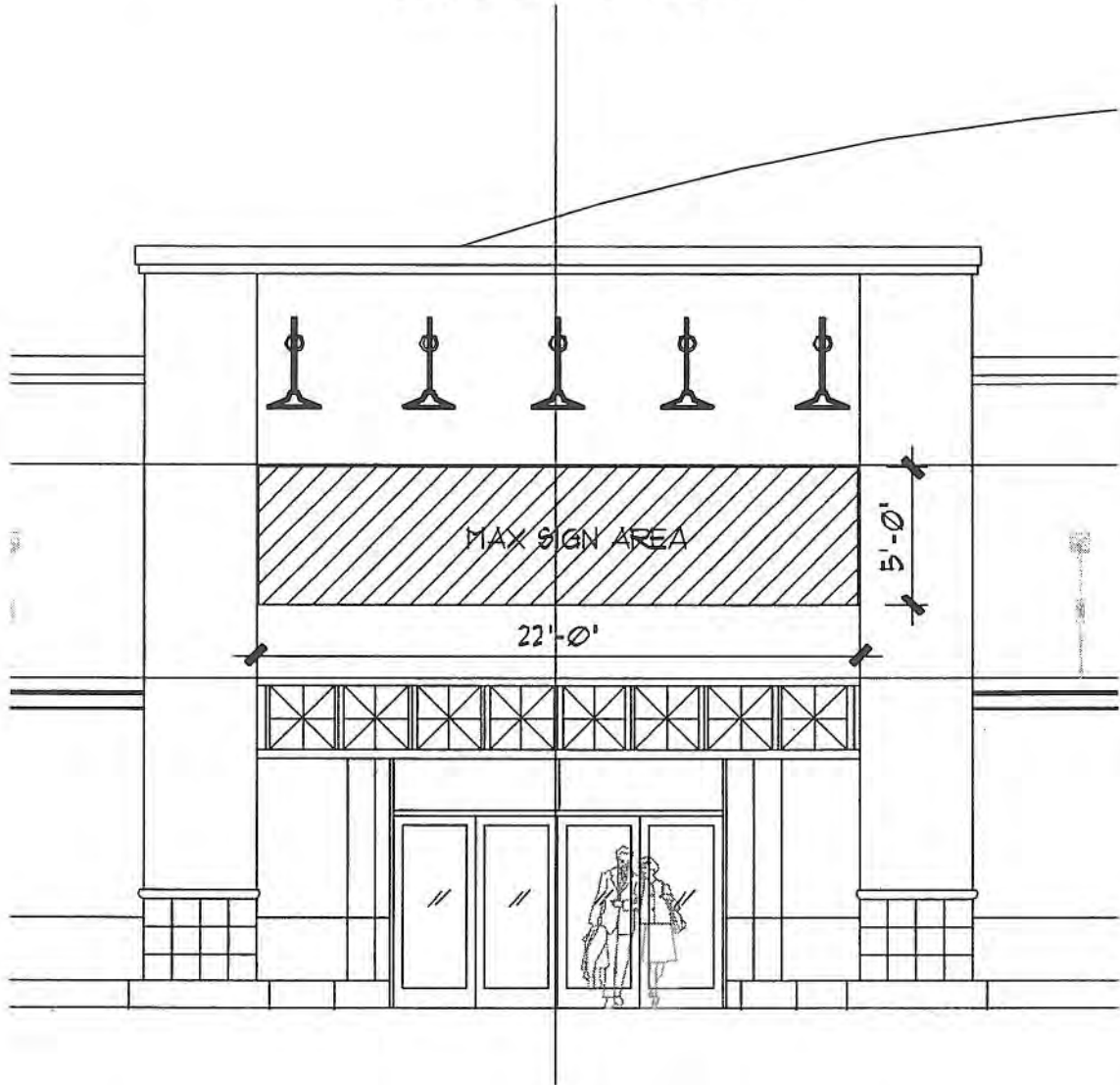
TYPEFACE AND COLORS

Typefaces, logos and colors are subject to landlord and City approval.
Neon shall be 6500 white.
Bronze colored trim cap and sides.

INSTALLATION

Final electrical hookup shall be performed by a licensed electrician. Shop drawings shall be submitted to the Landlord for approval. All penetrations through the masonry shall be through the mortar joints. All signage installation shall be in accordance with City of Covina Codes and Ordinances, and the National Electrical Code. Transformer to be located in soffit plenum, J box and conduit to panel by landlord, wiring by tenant. Plenum accessible through access panels in wall above storefront.

CENTERLINE OF SIGN
SHALL COINCIDE WITH
CENTERLINE OF TOWER



**TOWER ENTRY
BUILDING B**

TOWER SIGNS BUILDING "C"

TYPE OF SIGN

Individually lighted aluminum channel letters with Plexiglas fronts.

LETTER STYLE

Per Tenant discretion with Landlord and City approval, subject to signage design conforming to building architecture and the intent of this criteria.

NUMBER OF SIGNS

Maximum Two – One sign maximum on northern and one sign maximum on eastern side of tower.

SIZE & LOCATION (EACH SIGN)

Maximum copy height: 3'-0"
Minimum copy height: 1'-2"
Maximum copy length: 14'-0"

Each sign shall be centered on tower and mounted within the 3' by 14' designated signage area shown on the attached details. Mounting heights shall be the same.

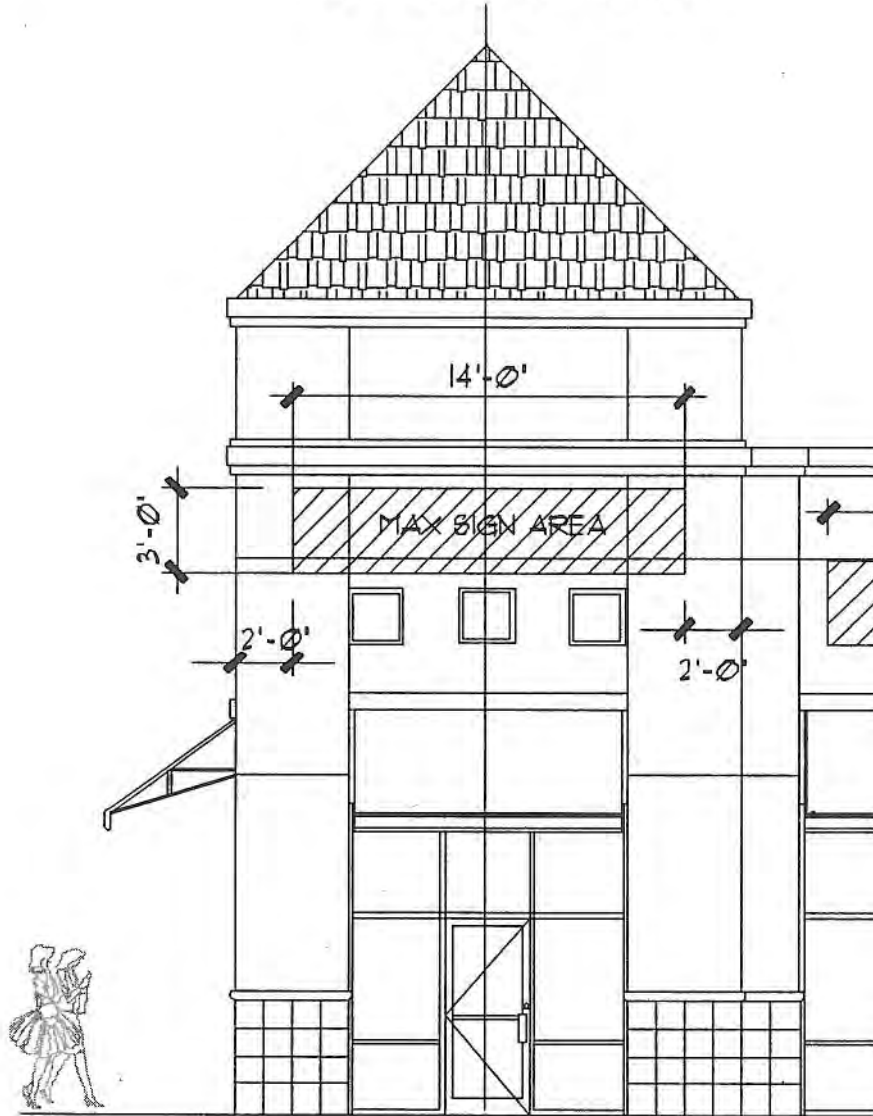
TYPEFACE AND COLORS

Typefaces, logos and colors are subject to landlord and City approval.
Neon shall be 6500 white.
Bronze colored trim cap and sides.

INSTALLATION

Final electrical hookup shall be performed by a licensed electrician. Shop drawings shall be submitted to the Landlord for approval. All penetrations through the masonry shall be through the mortar joints. All signage installation shall be in accordance with City of Covina Codes and Ordinances, and the National Electrical Code. Transformer to be located in soffit plenum, J box and conduit to panel by landlord, wiring by tenant. Plenum accessible through access panels in wall above storefront.

CENTERLINE OF SIGN
SHALL COINCIDE WITH
CENTERLINE OF TOWER



**TOWER ENTRY
BUILDING C**

ADDENDUM AS OF JULY 13, 2004

TOWER SIGNS BUILDING "D"

TYPE OF SIGN

Individually lighted aluminum channel letters with Plexiglas fronts.

LETTER STYLE

Per Tenant discretion with Landlord and City approval subject to signage design conforming to building architecture and the intent of this criteria.

NUMBER OF SIGNS

Maximum Two-One sign maximum on western and one sign maximum on northern side of tower. Note: Tenant may opt to display a sign on the side of the general wall portion of the northern elevation in lieu of the sign on the northern side of tower.

SIZE & LOCATION (ANY SIGN)

Maximum copy height	3'-0"
Minimum copy height	1'-2"
Maximum copy length	18'-0"

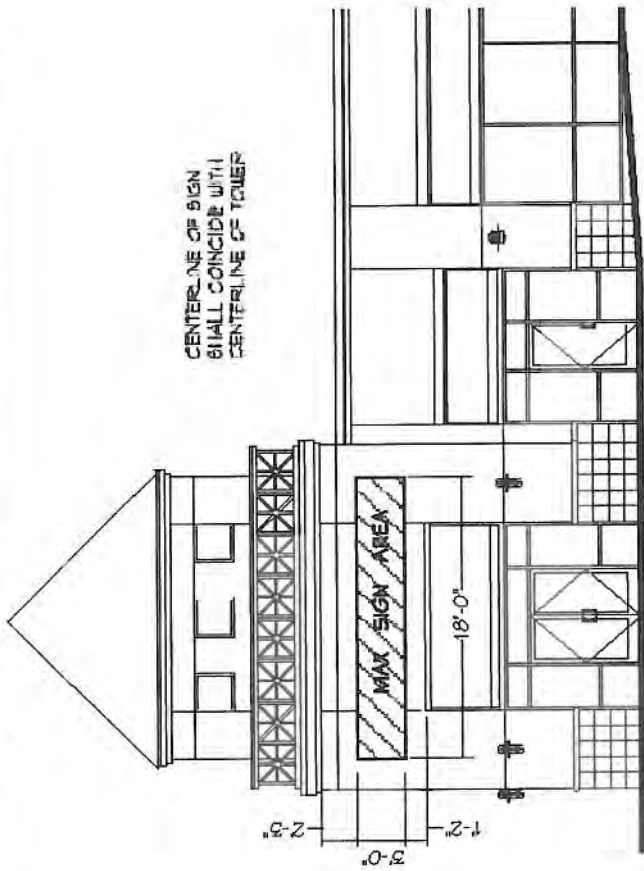
Each tower sign shall be centered on tower and mounted within the 3' x 18' designated signage area shown on the attached details. Mounting heights shall be the same. A sign installed on the general wall portion of the northern elevation shall further conform to the applicable mounting details.

TYPEFACE AND COLORS

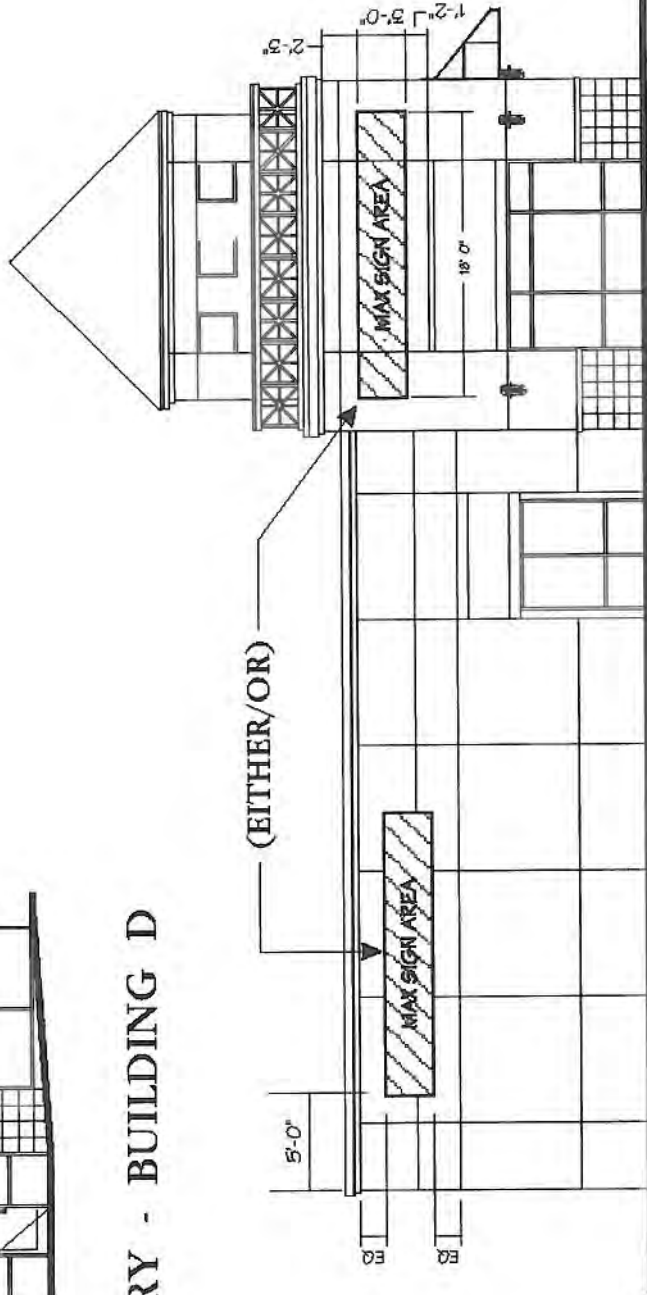
Typefaces, logos and colors are subject to landlord and City approval.
Neon shall be 6500 white,
Bronze colored trim cap and sides.

INSTALLATION

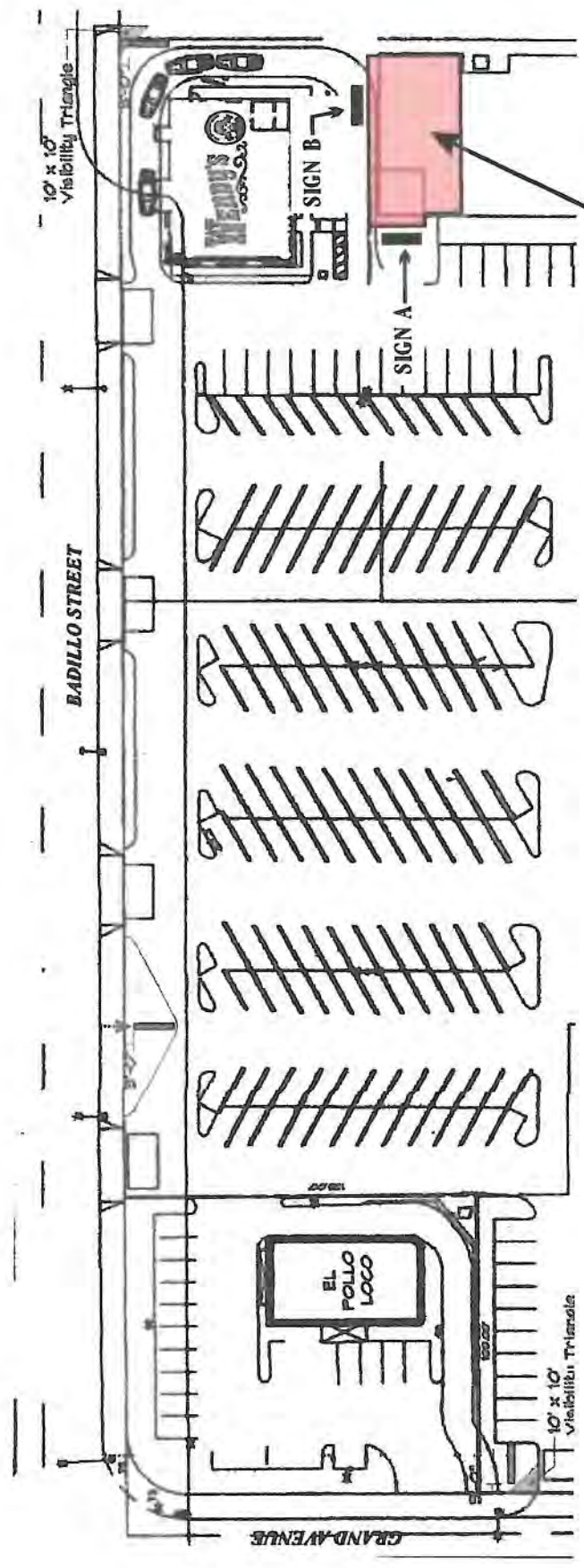
Final electrical hookup shall be performed by a licensed electrician. Shop drawings shall be submitted to the Landlord for approval. All penetrations through the masonry shall be through the mortar joints. All signage installation shall be in accordance with City of Covina Codes and Ordinances and the National Electrical Code. Transformer to be located in soffit plenum, J box and conduit to panel by landlord, wiring by tenant. Plenum accessible through access panels in wall above storefront.



WEST TOWER ENTRY - BUILDING D



NORTH ELEVATION - BUILDING D



Site Plan
Not To Scale

PROJECT SITE

20361 Hermans Circle
Lake Forest, CA 92630
(949) 458-1000 PHONE
(949) 458-3530 FAX

Promotional SIGNS

CLIENT:	PANDA EXPRESS
LOCATION:	Grand Ave. & Badillo St.
ADDRESS:	980 Badillo St - Covina, Ca
DATE:	07/02/03 CONCEPT: C 3624 NOTE:

 **UL** Listed
Underswriters
Laboratory, Inc.
Contractors Lic.
#636512

NOTE: This is an original drawing created by Promotional Signs. If it is submitted for your personal use in connection with a project, you must obtain a copy of the original drawing from Promotional Signs. It is not to be shown to anyone outside your organization, nor it to be used in any other way without the written permission of Promotional Signs. Any printed colors on drawing are approximate.

REVISIONS:	
Δ 07/10/03	Δ 01/27/04
Δ 08/05/03	Δ 03/26/04
Δ 08/11/03	
Δ 09/09/03	
Δ 09/25/03	

CENTERLINE OF SIGN
SHALL COINCIDE WITH
CENTERLINE OF TOWER



**TOWER ENTRY
BUILDING D**

SIGNS BUILDING "E" (PAD BUILDING-SUB-ANCHOR)

TYPE OF SIGN

Individually lighted aluminum channel letters with Plexiglas fronts.

LETTER STYLE

Per tenant discretion with landlord and City approval, subject to signage design conforming to building architecture and the intent of this criteria.

NUMBER OF SIGNS

Two Maximum – no more than one sign on any building side.

SIZE & LOCATION (EACH BUILDING SIDE)

Maximum copy height:	3'-0"
Minimum copy height:	1'-2"
Maximum copy length:	12'-0"

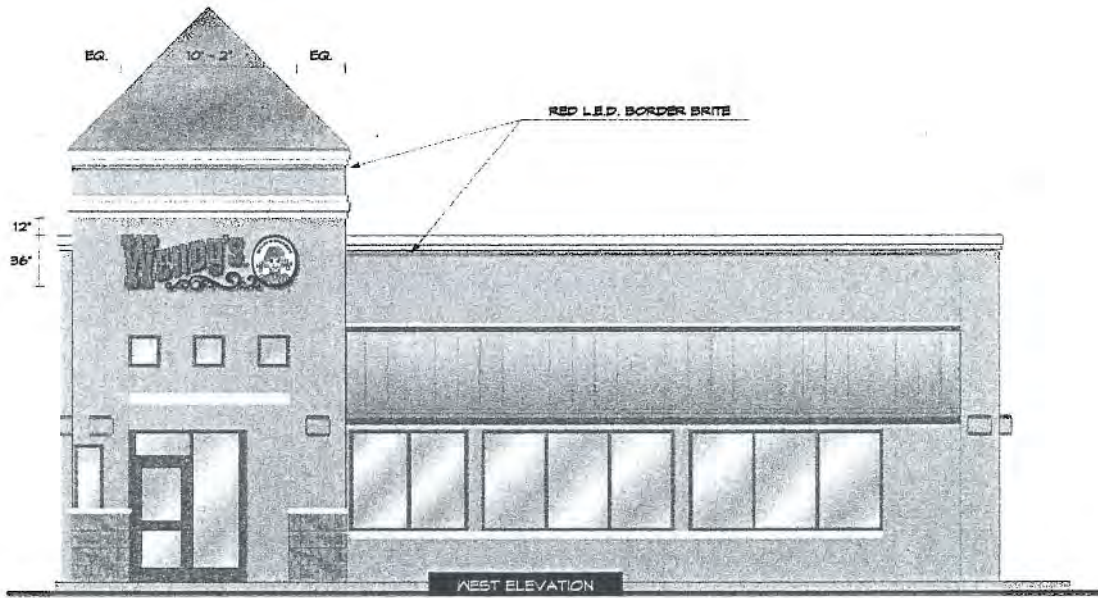
All signs shall be mounted on the tower or general wall sections of the permitted building sides within the above maximum signage area and as shown on attached details. Mounting heights shall be the same, unless approved by the Landlord and the City.

TYPEFACE AND COLORS

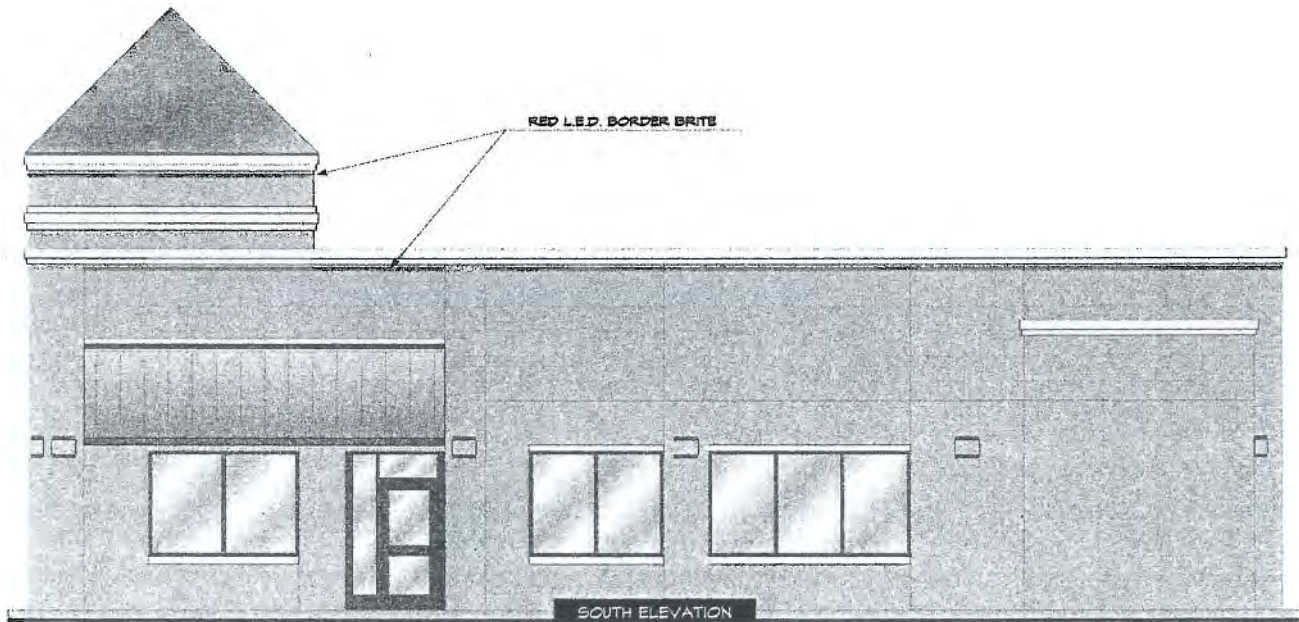
Typefaces, logos and colors are subject to landlord and City approval.
Neon shall be 6500 white.
Bronze colored trim cap and sides.

INSTALLATION

Final electrical hookup shall be performed by a licensed electrician. Shop drawings shall be submitted to the Landlord for approval. All penetrations through the masonry shall be through the mortar joints. All signage installation shall be in accordance with City of Covina Codes and Ordinances, and the National Electrical Code. Transformer to be located in soffit plenum, J box and conduit to panel by landlord, wiring by tenant. Plenum accessible through access panels in wall above storefront.



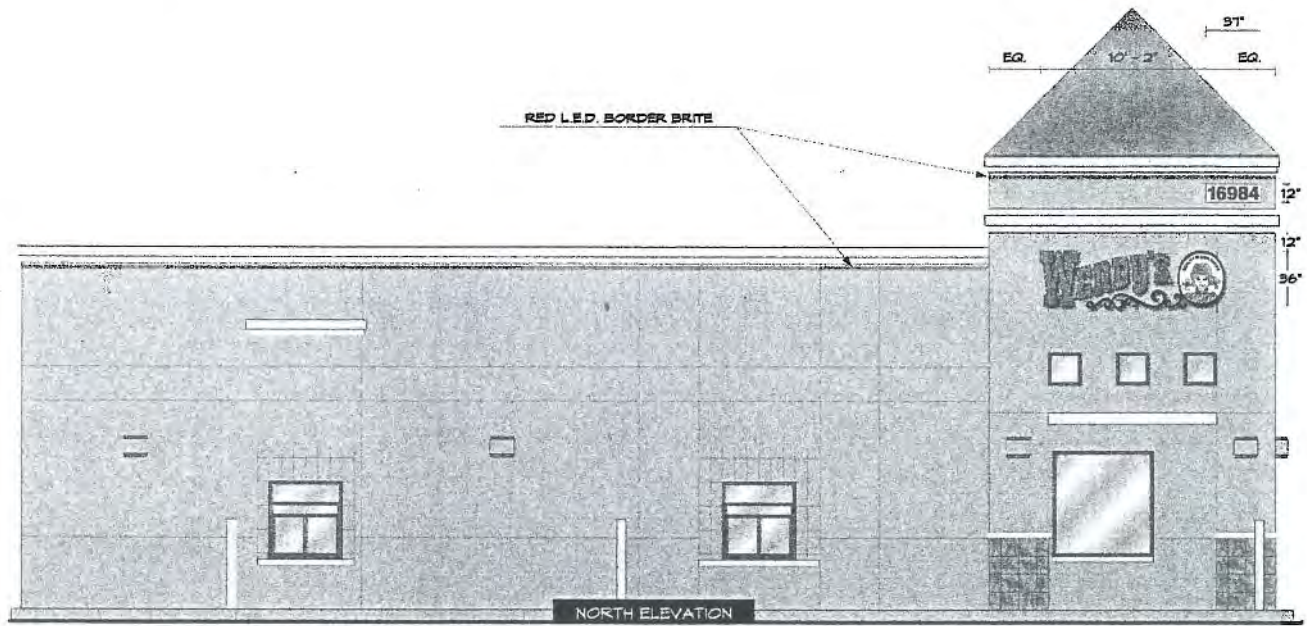
WEST ELEVATION



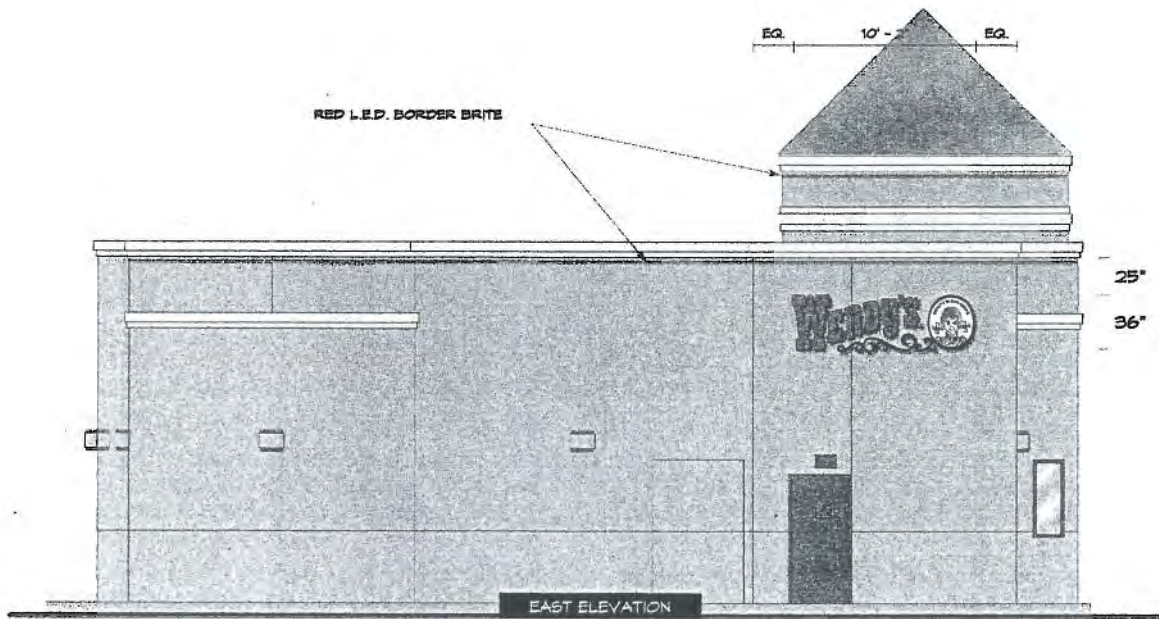
SOUTH ELEVATION

NOTE:
Plan illustrates potential
(though not all permitted)
signage locations.

BUILDING E SIGNAGE



NORTH ELEVATION



EAST ELEVATION

NOTE:
Plan illustrates potential
(though not all permitted)
signage locations.

BUILDING E SIGNAGE

TENANT FASCIA SIGNS – BUILDINGS C&D

TYPE OF SIGN

Individually lighted aluminum channel letters with Plexiglas fronts.

LETTER STYLE

Per Tenant discretion with Landlord and City approval, subject to signage design conforming to building architecture and the intent of this criteria.

NUMBER OF SIGNS

One sign Maximum for each store. For corner oriented stores with towers in buildings “C” and “D”, the signage allowed under these provisions may supplement additional permitted tower signage.

SIZE AND LOCATION

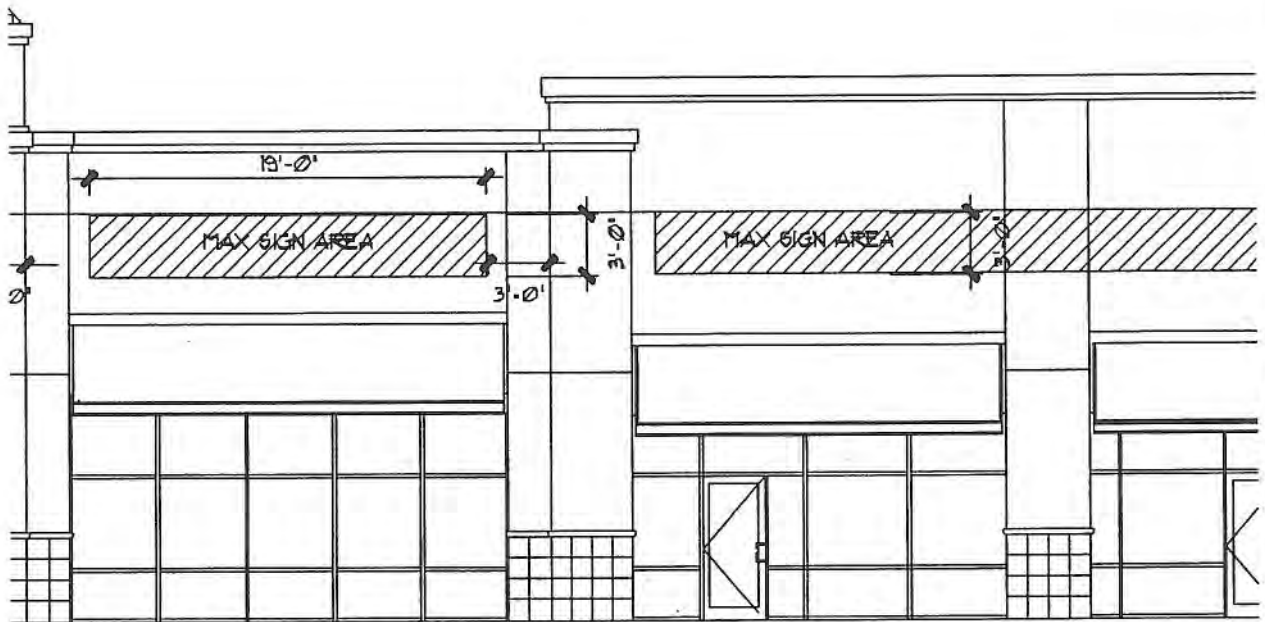
Maximum copy height:	3'-0"
Minimum copy height:	1'-2"
Maximum copy length:	No more than 80% of the length of store frontage, exclusive of areas with tower features. Each sign shall be centered on store frontage and mounted within the designated signage area shown on attached details.

TYPEFACE AND COLORS

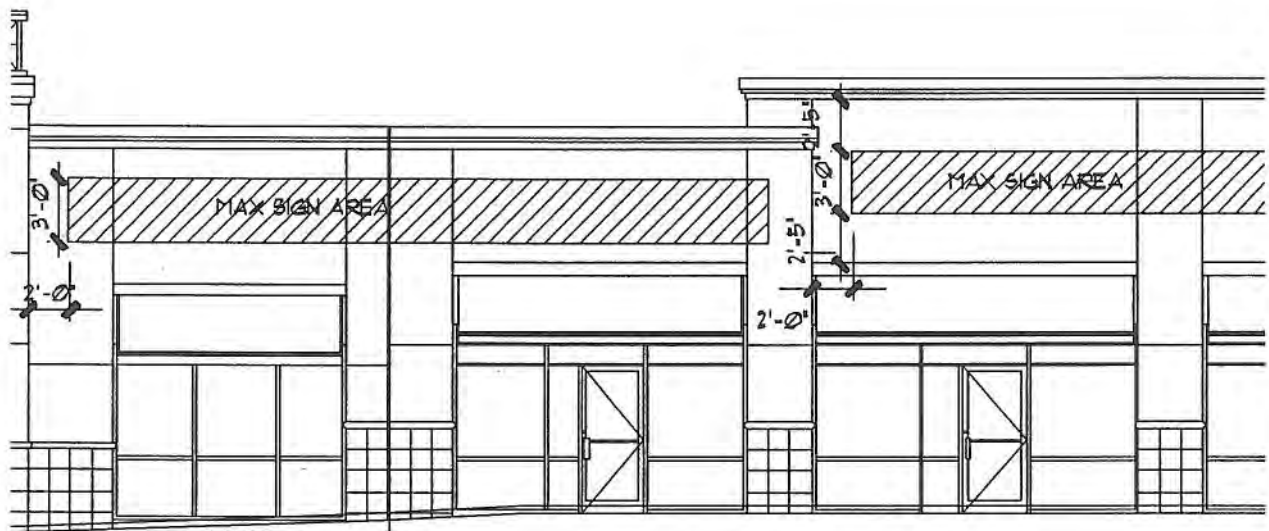
Typefaces, logos, and colors are subject to landlord and City approval.
Neon shall be 6500 white.
Bronze colored trim cap and sides.

INSTALLATION

Final electrical hookup shall be performed by a licensed electrician. Shop drawings shall be submitted to the Landlord for approval. All penetrations through masonry shall be through the mortar joints. All signage installation shall be in accordance with City of Covina Codes and Ordinances, and the National Electrical Code. Transformer to be located in soffit plenum, J box and conduit to panel by landlord, wiring by tenant. Plenum accessible through access panels in wall above storefront.



**TENANT FACIA SIGNS
BUILDING C**



TENANT FACIA SIGNS
BUILDING D

MONUMENT SIGNS

TYPE OF SIGN & LOCATION

Internally lit Plexiglas sign panels or channel letters. General locations of monument signs are shown in Key Plan in "Introduction" section of this document. Specific siting details are subject to landlord and City approval. All monument signs are to be sited in a manner that would not obstruct driver visibility or in any way constitute a potential safety hazard between drivers and pedestrians.

SIZE AND HEIGHT

Monument signs A-D are to be no larger in size and no taller than the specifications shown on attached details.

NUMBER OF PANELS

SIGN A: Double sided, 10 tenant sign
SIGN B: Double sided, 10 tenant sign
SIGN C: Double sided, 13 tenant sign
SIGN D: Double sided, single tenant

MATERIALS

Exterior materials of principal structural components of monument signs may be comprised of E.I.F.S. components, texture coated aluminum, and/or similar elements. All monument signs shall have stucco – and stone – simulating finishes and visually and aesthetically conform to the attached monument sign details and conceptual signage approved by the Covina City Council under application PCD 02-001. Furthermore, structural/design features of monument signs shall conform to all applicable building codes and are subject to landlord and City approval.

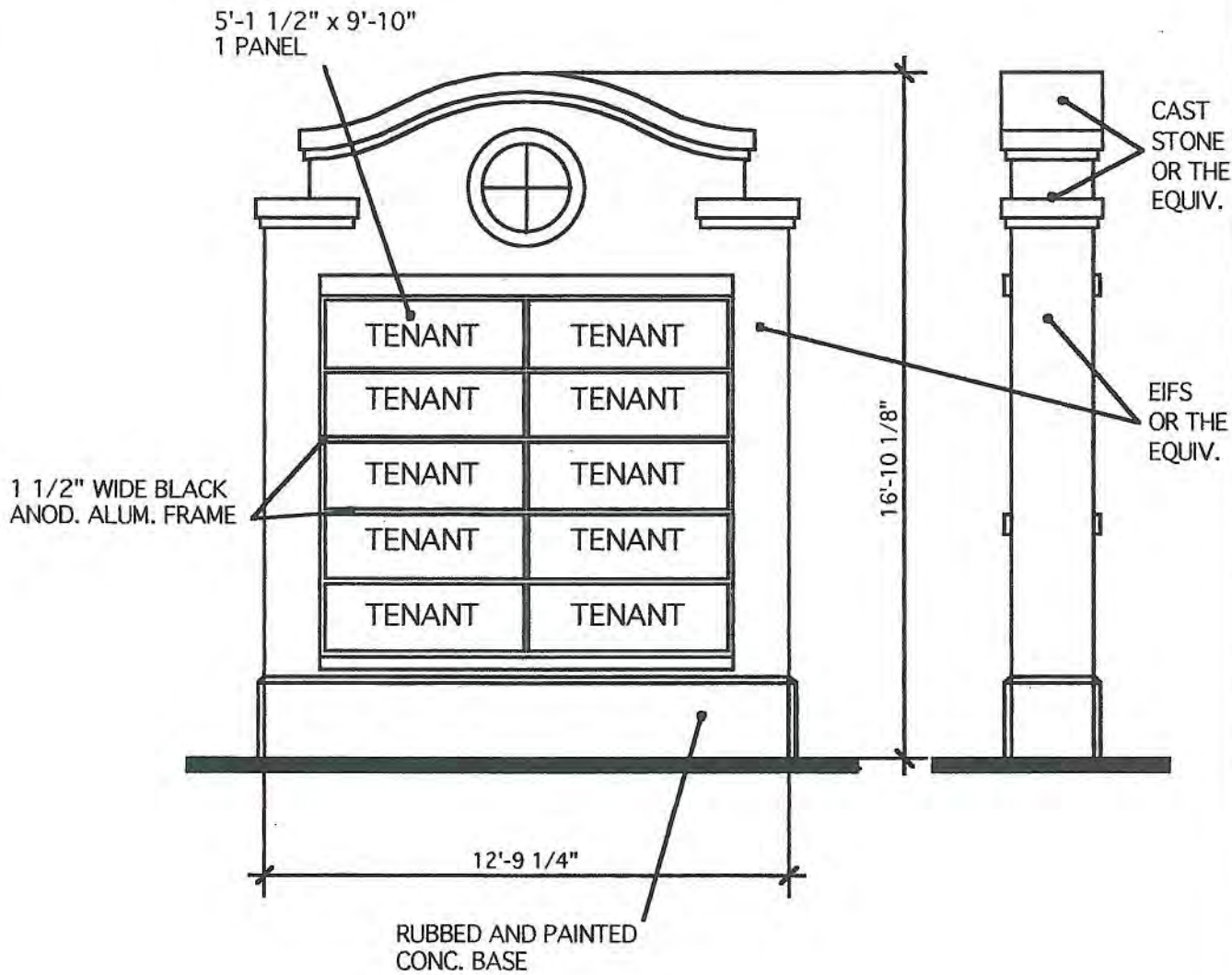
TYPEFACE AND COLOR

Artwork subject to landlord and City approval.
Neon shall be 6500 white.
Bronze colored trim cap and sides.
Colors of principal exterior structural components shall match and conform to building architecture and colors and are subject to Landlord and City approval.

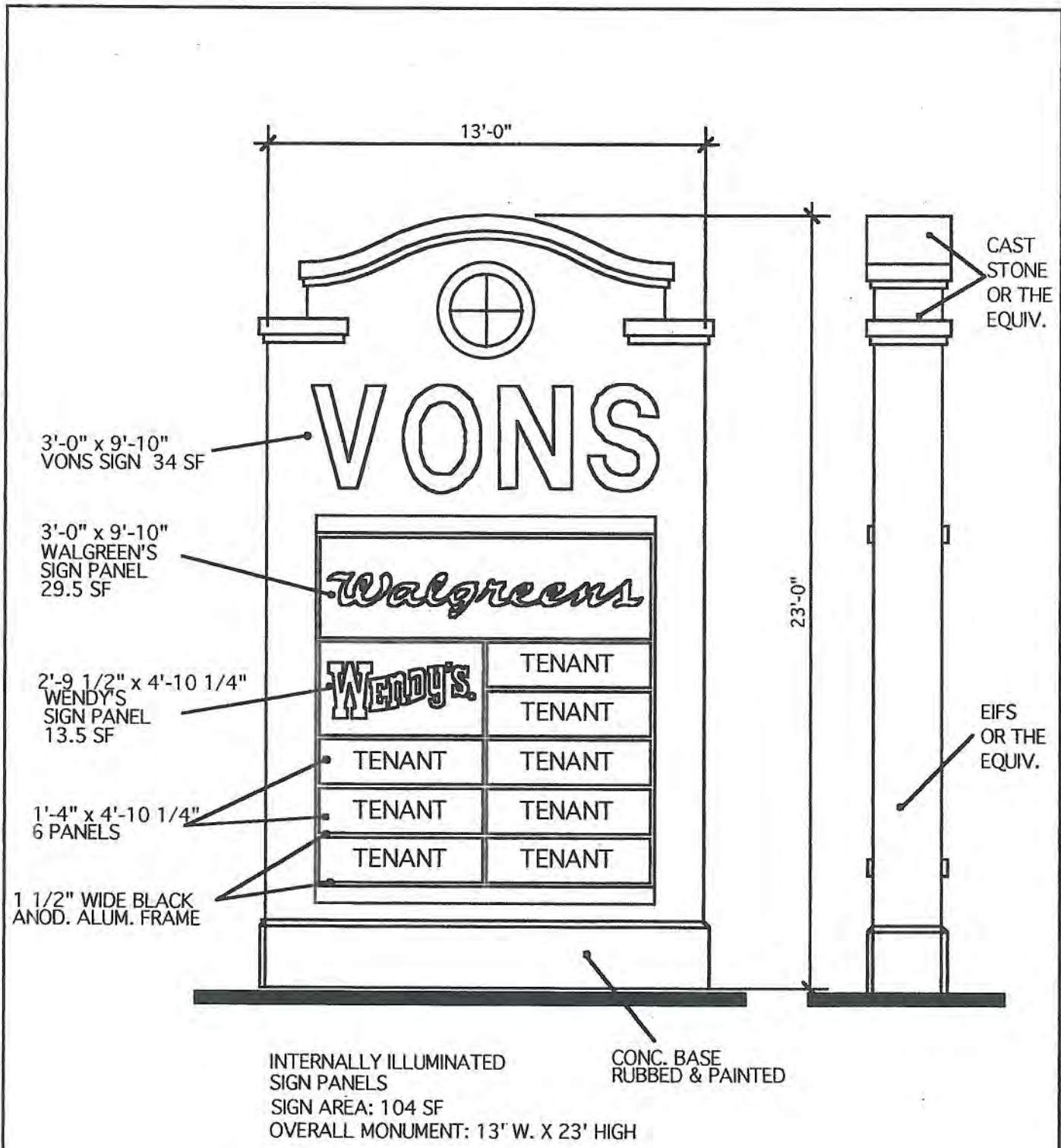
INSTALLATION

Final electric hookup shall be performed by a licensed electrician. Shop drawings shall be submitted to the landlord for approval. All signage installation shall be in accordance with the City of Covina Codes and Ordinances, and the National Electric Code. Transformer to be located inside the monument sign base, J box and conduit panel by landlord, wiring by tenant.

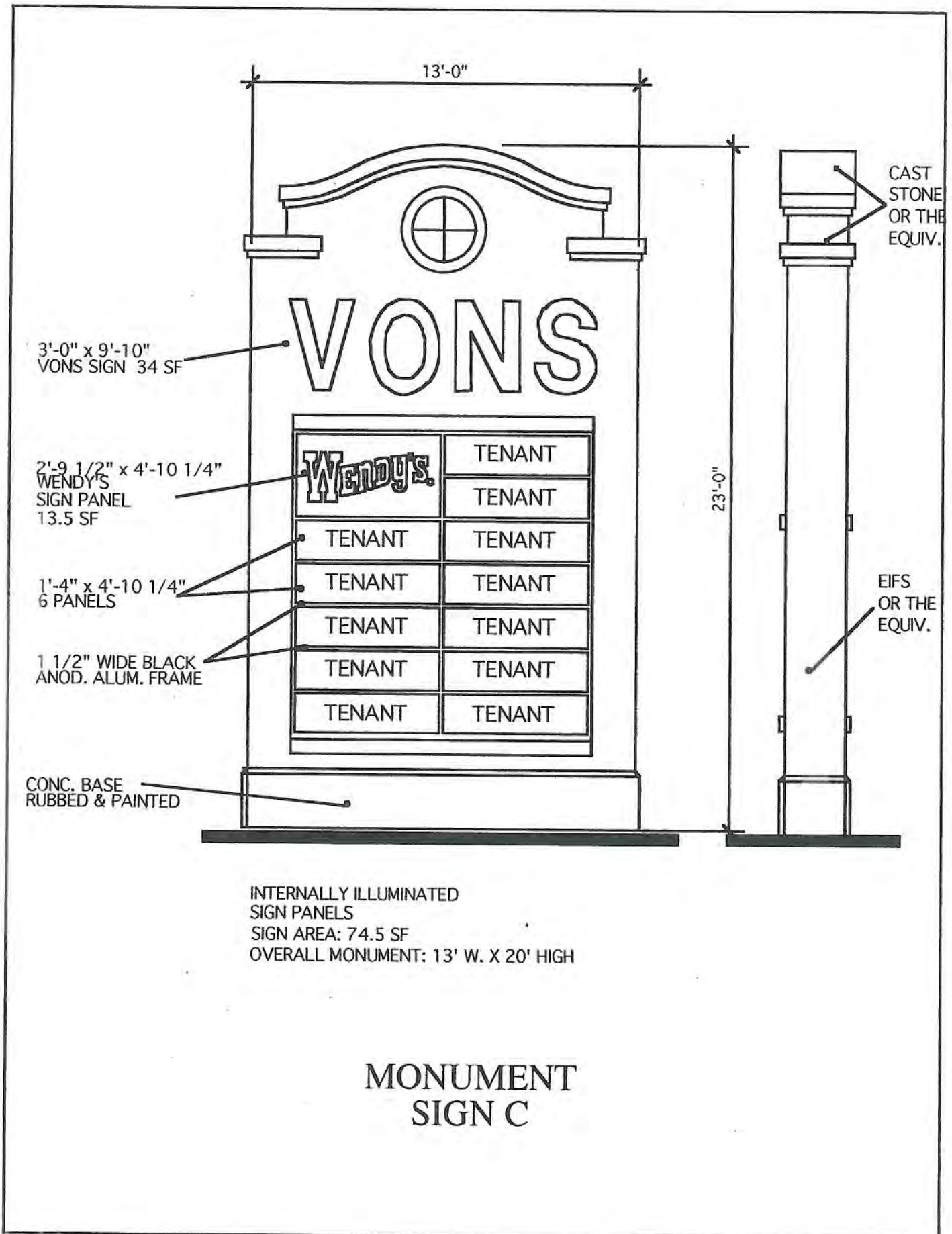
INTERNALLY ILLUMINATED
SIGN PANEL
SIGN AREA: 90 SF
MONUMENT SIGN DIMENSIONS: 13'-0"W X 17'-0"H



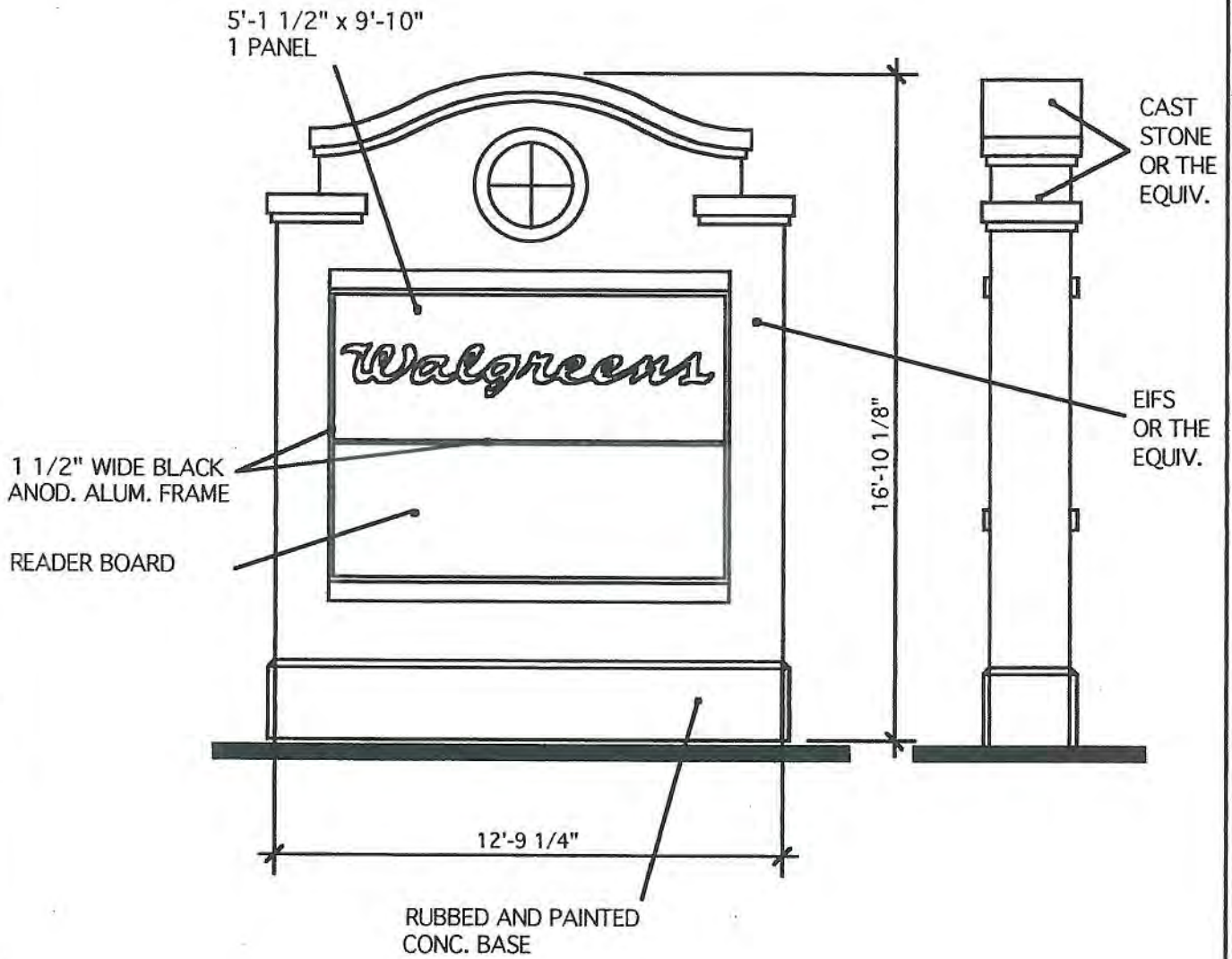
MONUMENT
SIGN A



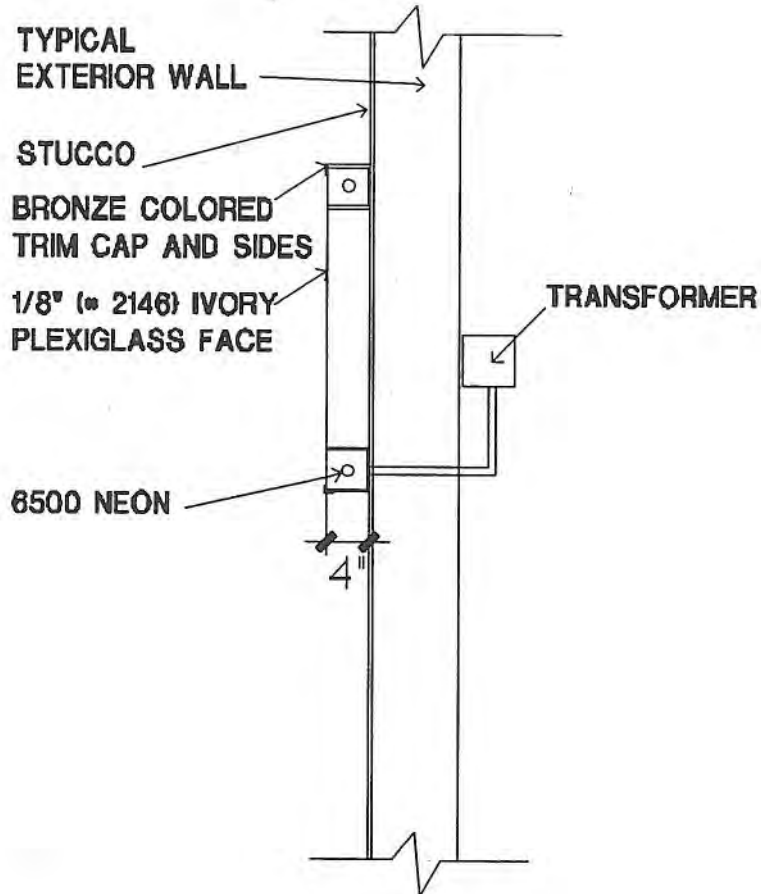
MONUMENT
SIGN B



INTERNALLY ILLUMINATED
SIGN PANEL
SIGN AREA: 54 SF
MONUMENT SIGN DIMENSIONS: 13'-0"W X 17'-0"H



MONUMENT
SIGN D



TYPICAL SIGN DETAIL