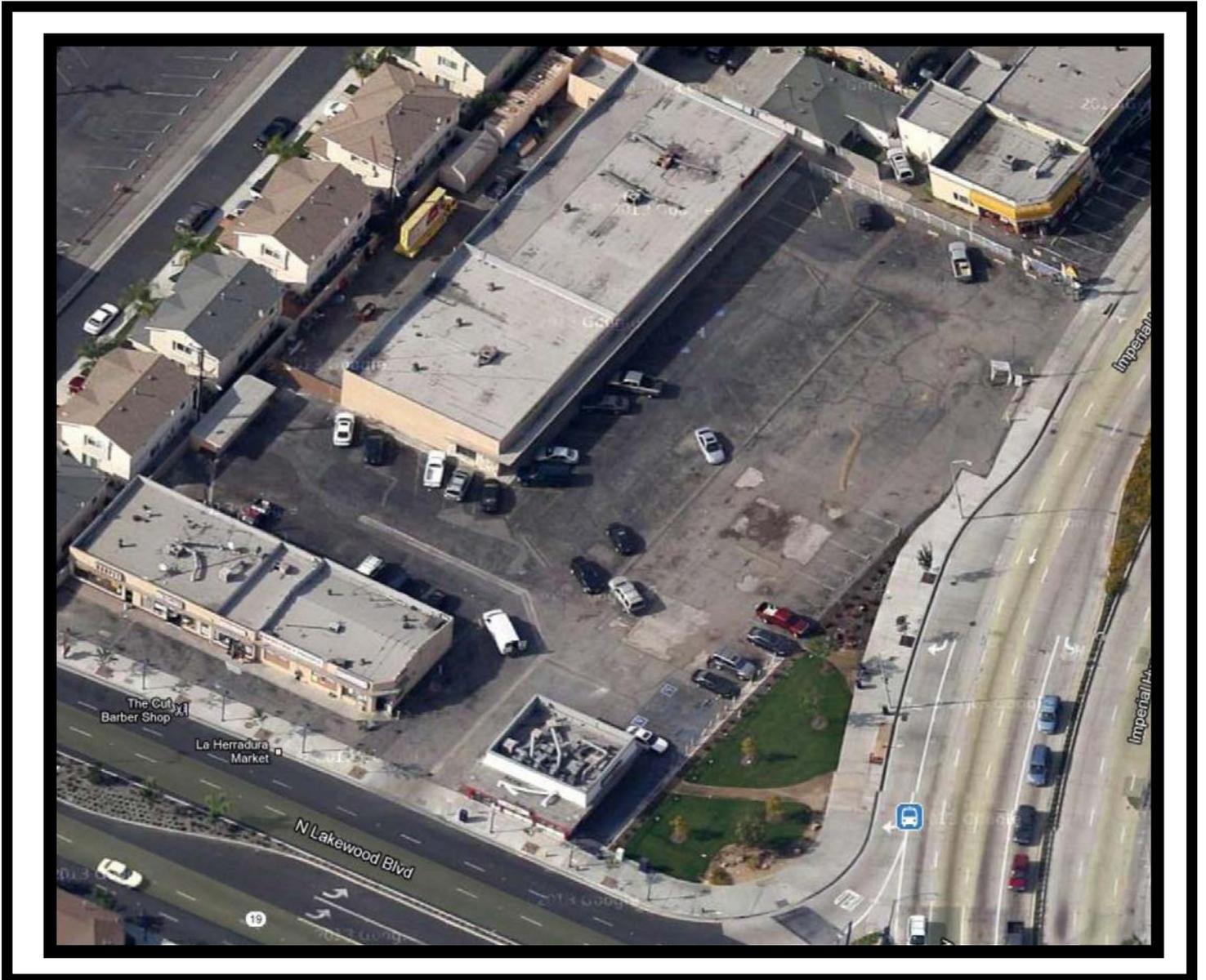


MULTIPLE BUSINESS SIGN PROGRAM



8818-8832 Imperial Hwy &
12623-12639 Lakewood Blvd.
Downey, CA

MULTIPLE BUSINESS SIGN PROGRAM

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12623-12639 Lakewood Blvd
Downey, CA

A. PURPOSE & INTENT

The Sign Program establishes requirements for the design and fabrication of all tenants Signage Located at 8818-8832, Imperial Hwy. and 12623-12639 Lakewood Blvd. Downey CA. The purpose of this Sign Program is to provide mutual benefit of all tenants to insure maximum tenant's business identification with in an adequate, aesthetically pleasing and uniform on-building signage for all tenants. All signs shall conform to the provisions set forth by the Landlord, and the City of Downey, CA sign ordinance. Any installed nonconforming or unapproved signs must be brought into conformance at the expense of the tenants.

B. GENERAL INFORMATION & REQUIREMENT

1. Tenant shall be responsible for the costs of his/her signs, including installation and maintenance. Each tenant shall obtain and pay for tall necessary City building permits approved signage prior to fabrication and installation.
2. The tenant shall be responsible for acquiring all permits and inspections necessary from the city.
3. All signs shall be manufactured and installed per City's building code.
4. Each licensed sign contractor shall be responsible for the fulfillment of all requirements and specification here set forth, completion of the installation in a workmanlike manner, clean up, patching and painting of any surface damage that the tenant's sign contractor may have caused. It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
5. Each tenant shall be fully responsible for all the actions of the tenant's sign contractor with respect to the installation of tenant's sign.
6. At expiration or early termination of lease, tenant shall remove his/her sign and return the affected areas to the original condition within a thirty day period. Any proposed wall signs shall comply with the approved sign Program.

C. SIGN PROCESS AND APPROVAL

1. Sign Review: All signs on this property require the approval by the landlord and the City of Downey prior to fabrication.
2. Wall sign Approval: One (1) set of scaled drawing must be submitted to the Landlord for approval. After the Landlord's approval, it is the tenant's responsibility to submit or cause to submit the drawings to the City of Downey obtain approval and permits. All sign must conform to the Downey Planning Division Requirements.
 - a. The drawings shall indicate size, materials, colors, locations, construction details, attachment details, and lighting techniques of the proposed signage, all conforming with the sign criteria herein outlined.

D. SUBMITTAL TO CITY:

1. The tenant or tenant's sign company shall obtain and pay for all necessary permits. Once the tenant has received written approval from landlord, tenant may submit the proposed sign to the Downey Planning Division for review. Tenant must submit three (3) full set of Landlord approved colored drawings to the city.

E. GENERAL CONSTRUCTION REQUIREMENTS

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. Approved, Sign Company, according to U.L. specifications and bear U.L. Labels. U.L. labels shall be placed in an inconspicuous location.
3. In no case shall any manufacturers, label be visible from the street from normal viewing angels.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable. The owner reserves the right to reject any fabrication work deemed to be below standard.
6. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to building.
7. Joining of materials (e.g. Seams) shall be finished in a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surface shall be flush, filled, and finished so as to be unnoticeable.
8. Finished surfaces of metal shall be free from rusting and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
9. Exposed junction boxes, conduit, lamps, tubing, or neon crossovers of any type are not permitted.
10. All signs shall comply with the requirements of the City of Downey Municipal Code.

F. SIGN SPECIFICATIONS & DESIGNS

The intent of these criteria is to maintain consistency of colors and manufacturing methods. The following types of constructions will be allowed:

- Internally Illuminated Channel Letters

G. WALL SIGNS

1. One wall sign will be permitted per every tenant building elevation. Maximum 4 signs per tenant leasing total space.
2. Secondary wall signs shall be permitted for tenants with a corner space. The total sign area secondary wall sign shall not exceed the primary wall sign.
3. The lettering and advertising should be relative to the nature of the business or service. Detailed advertising information such as telephone numbers and prices of the product or services are

prohibited from permanent signage.

4. Wall Signs consists: in individual Channel Letters Internally Illuminated with L.E.D. or neon tubing lighting.
5. LETTER HEIGHT
 - a. Letter Height Maximum 36" overall height: Maximum (2) two rows of letters will be permitted not exceeding the one and one half (2 ½") S.Q.F.T. per Lineal foot of the total leased store front area.
 - b. All tenants' signs should be in the following font styles.
6. SIGN MATERIALS
 - a. Letter face material minimum 1/8" thick acrylic plastic (noncombustible)
 - b. Sign face colors should be selected to provide sufficient contrast against building background colors and still be compatible.
 - c. Letter Returns: in semi-gloss black
 - d. 1" black trim cap.
7. COLOR & STYLE SELECTION
 - a. All Tenant sign faces (Acrylic and Vinyl) are to be an Acrylite, acrycast-sx grade of acrylic and letter colors shall be selected from the following list of colors. Established colors in corporate logos are exempt from this requirement.
 - i. Acrylic Letter Colors and Logo's:
 1. Yellow (GP 407-2, FF 407-2, SG 407-2)
 2. Blue (GP 606-0, FF 606-0)
 3. Red (FF 205HG)
 4. Black (FF 199HG)
 5. White (GP 015-2, FF015-2, SG015-2)
 - b. Due to colors not being available by distributors, a provision for equivalent colors from additional manufacturers of Premium Grade Acrylic will be accepted. Other manufacturers shall include: Oracal, or Orajet. Multiple color separation Digital prints shall be considered on an individual basis and allowed as appropriate by Landlord and City of Downey.
 - c. Arial or Aparajita fonts shall be used as a default when Tenant does not have an established letter style. (See Exhibit A)
8. ILLUMINATION
 - a. Tenant signage should be illuminated with LED'S or Neon tubing.
9. INSTALLATION REQUIREMENTS
 1. All tenants shall have their signage installed within each tenant's designated signage location. And letters shall be mounted to wall with 1" space pet out from wall.
 2. Prior to installation of the wall sign, a copy of the sign permit from the City of Downey must be provided to the Landlord.
 3. Sign installation section details (see Exhibit B)
10. LOGOS
 - a. Logos are permitted subject to approval of landlord and the city of Downey. Maximum area shall not exceed 25% of the allowable total sign area. (Part of the total sign area not additional)

H. HANGING SIGNS (on building 1 only)

1. One hanging sign per frontage.

2. Signs have to be internally illuminated
3. Signs shall be painted metal; woods and plastics are prohibited.
4. Sign shall be 8 feet above the finished sidewalk with no more than 2' of projection.
5. Signs brackets shall be aluminum or cast iron. The tenant's bracket design shall be relate to the sign's design, the tenant storefront and the building.
6. Sign placement shall be considerate of sight lines to all nearby signs.
7. Hanging signs will be limited to an area of 2 square feet per sign.

I. NON-PERMITTED WINDOW SIGNS

1. Window vinyl graphics letters are permitted inside the window. All graphics should not exceed 15% of the total window area.

J. PROHIBITED SIGN

1. The following sign types are prohibited:

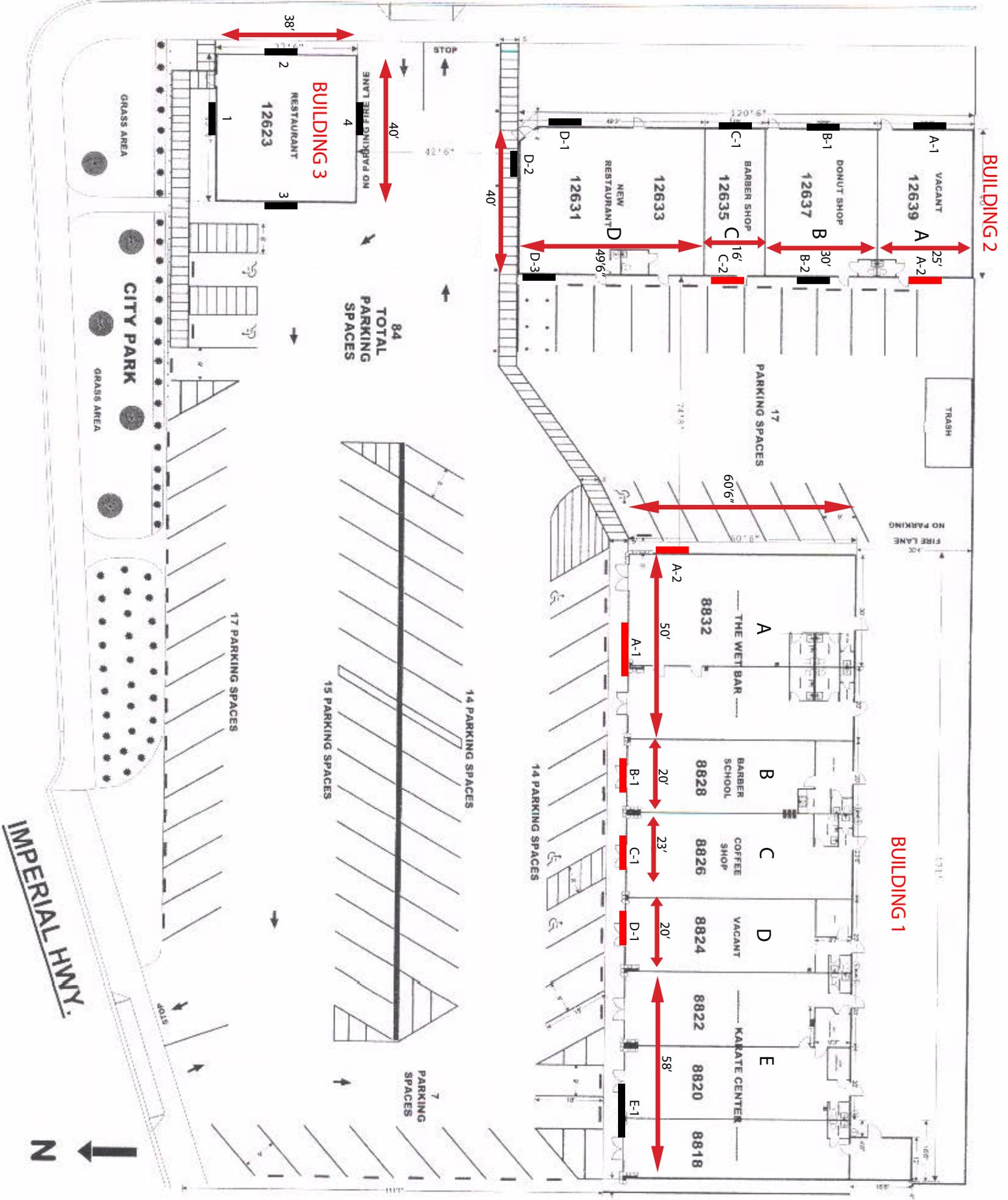
- A-Frame Signs
- Foam letters
- Signs in the Public Right-of-Way
- Audible or Flashing Signs
- Portable Signs
- Balloons Signs
- Roof Signs
- Exposed junction boxes, wires, transformers, lamps, tubing, conduits or neon cross-over of any type.

K. TEMPORARY

1. No promotional signs and/or banners shall be erected prior to the approval of the landlord and the city.

PROPOSED SIGNS SITE PLAN

LAKewood BLVD.



Existing signs Proposed New Signs

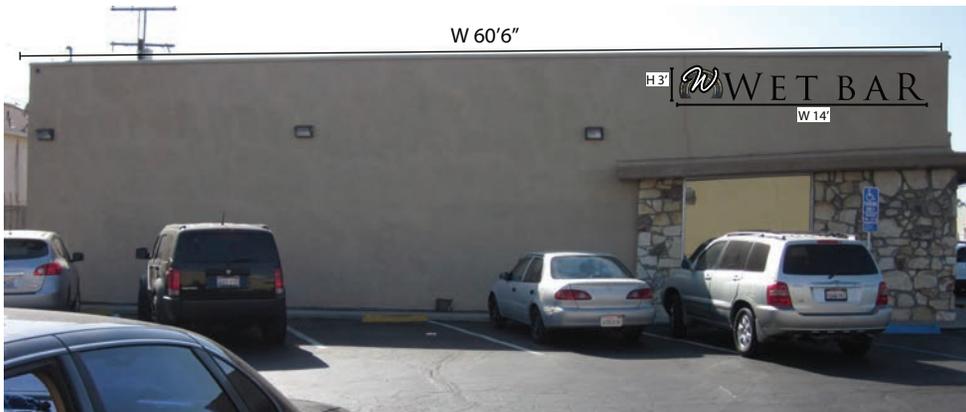
BUILDING 1 EXISTING & PROPOSED SIGNS



Sign Facing NORTH

The following table illustrates the proposed and maximum permitted sign area per tenant.

Maximum sign area for all signs (per tenant): 2.25 sq. ft. per lineal foot of building frontage.					
Building 1 Tenants	Existing Sign channel	Proposed Hanging Sign	Proposed Channel Sign	Proposed S.Q.F.T.	Maximum Permitted
Tenant A	WET BAR				60'x2.25=136 sq. ft.
Primary wall			3'x30'	90 sq. ft.	60'x1.5=90sq. ft.
Secondary wall		1'x2'	3'x14'	44 sq. ft.	½ the permitted area of primary wall signs.
Tenant B	BARBER SCHOOL				20'x2.25=45 sq. ft.
Primary wall		1'x2'	3'x10'	32 sq. ft.	20'x1.5= 30sq. ft.
Tenant C	COFFEE SHOP				23'x2.25=52 sq. ft.
Primary wall		1'x2'	3x 11'	35 sq. ft.	23'x1.5=34sq. ft.
Tenant D	N/A				20'x2.25=45 sq. ft.
Primary wall		1'x2'	3' x10'	32 sq. ft.	20'x1.5'=30sq. ft.
Tenant E	KARATE				58'x2.25=131 sq. ft.
Primary wall	3'x18'	1'x2'	3'x 18'	56 sq. ft.	58'x 1.5=87 sq. ft.



Sign Facing EAST

BUILDING 2 EXISTING & PROPOSED SIGNS



The following table illustrates the proposed and maximum permitted sign area per tenant.

FRONT-FACING EAST

Maximum sign area for all signs (per tenant): 2.25 sq. ft. per lineal foot of building frontage.				
Building 2 Tenants	Existing Cabinet Sign	Proposed Channel Letters	Proposed S.Q.F.T.	Maximum Permitted
Tenant A	N/A			25'x 2.25 =56 sq. ft.
Primary wall	3'x10'	3'x 12'	36 sq. ft.	25'x 1.5 = 37.5 sq.ft.
Secondary wall	—	3'x6'	18 sq. ft.	½ the permitted area of primary wall signs.
Tenant B	DONUT SHOP			30'x 2.25=68 sq. ft.
Primary wall	3'x10'	3'x15'	45 sq. ft.	30'x 1.5' = 45 sq.ft.
Secondary wall	3'x12'	2.5'x8'	20 sq. ft.	½ the permitted area of primary wall signs.
Tenant C	BARBER SHOP			16'x2.25=36 sq.ft
Primary wall	2.5'x10'	3'x8'	24 sq. ft.	16'x1.5=24 sq.ft
Secondary wall	—	2'x6'	12 sq. ft.	½ the permitted area of primary wall signs.
Tenant D	RESTAURANT			49'x2.25=111 sq. ft.
Primary wall	3'x10'	3'x20'	60sq. ft.	49x1.5=74sq.ft.
Secondary wall	2'x4'	3'x10'	30 sq. ft.	½ the permitted area of primary wall signs.
Third wall	2'x8'	2.5'x8'	20 sq. ft.	½ the permitted area of primary wall signs.

BUILDING 2 EXISTING & PROPOSED SIGNS



The following table illustrates the proposed and maximum permitted sign area per tenant.

Maximum sign area for all signs (per tenant): 2.25 sq. ft. per lineal foot of building frontage.				
Building 2 Tenants	Existing Cabinet Sign	Proposed Channel Letters	Proposed S.Q.F.T.	Maximum Permitted
Tenant A	N/A			25'x 2.25 =56 sq. ft.
Primary wall	3'x10'	3'x 12'	36 sq. ft.	25'x 1.5 = 37.5 sq.ft.
Secondary wall	—	3'x6'	18 sq. ft.	½ the permitted area of primary wall signs.
Tenant B	DONUT SHOP			30'x 2.25=68 sq. ft.
Primary wall	3'x10'	3'x15'	45 sq. ft.	30'x 1.5' = 45 sq.ft.
Secondary wall	3'x12'	2.5'x8'	20 sq. ft.	½ the permitted area of primary wall signs.
Tenant C	BARBER SHOP			16'x2.25=36 sq.ft
Primary wall	2.5'x10'	3'x8'	24 sq. ft.	16'x1.5=24 sq.ft
Secondary wall	—	2'x6'	12 sq. ft.	½ the permitted area of primary wall signs.
Tenant D	RESTAURANT			49'x2.25=111 sq. ft.
Primary wall	3'x10'	3'x20'	60sq. ft.	49x1.5=74sq.ft.
Secondary wall	2'x4'	3'x10'	30 sq. ft.	½ the permitted area of primary wall signs.
Third wall	2'x8'	2.5'x8'	20 sq. ft.	½ the permitted area of primary wall signs.

BACK-FACING WEST

BUILDING 3- Existing & Proposed



Primary Sign Facing NORTH: H2.5' x W12'



Secondary Sign Facing EAST: H2.5' x W12'



Third Sign Facing SOUTH: H2' x W6'



Fourth Sign Facing WEST: H2.5' x W12'

The following table illustrates the proposed and maximum permitted sign area per tenant.

Maximum sign area for all signs (per tenant): 2.25 sq. ft. per lineal foot of building frontage.				
Building 3 Tenants	Existing Cabinet Sign	Proposed Channel letter	Proposed S.Q.F.T.	Maximum Permitted
Tenant A	RESTAURANT			
Primary wall	2.5'x12'	2.5'x12'	30 sq. ft.	40'x2.25=90 sq. ft.
Secondary wall	2.5'x12'	2.5'x8'	20 sq. ft.	½ the permitted area of primary wall signs
Third wall	2'x6'	2.5'x8'	20 sq. ft.	½ the permitted area of primary wall signs.
Fourth wall	2.5'x12'	2.5'x8'	20 sq. ft.	½ the permitted area of primary wall signs.

Approved Fonts

Arial

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

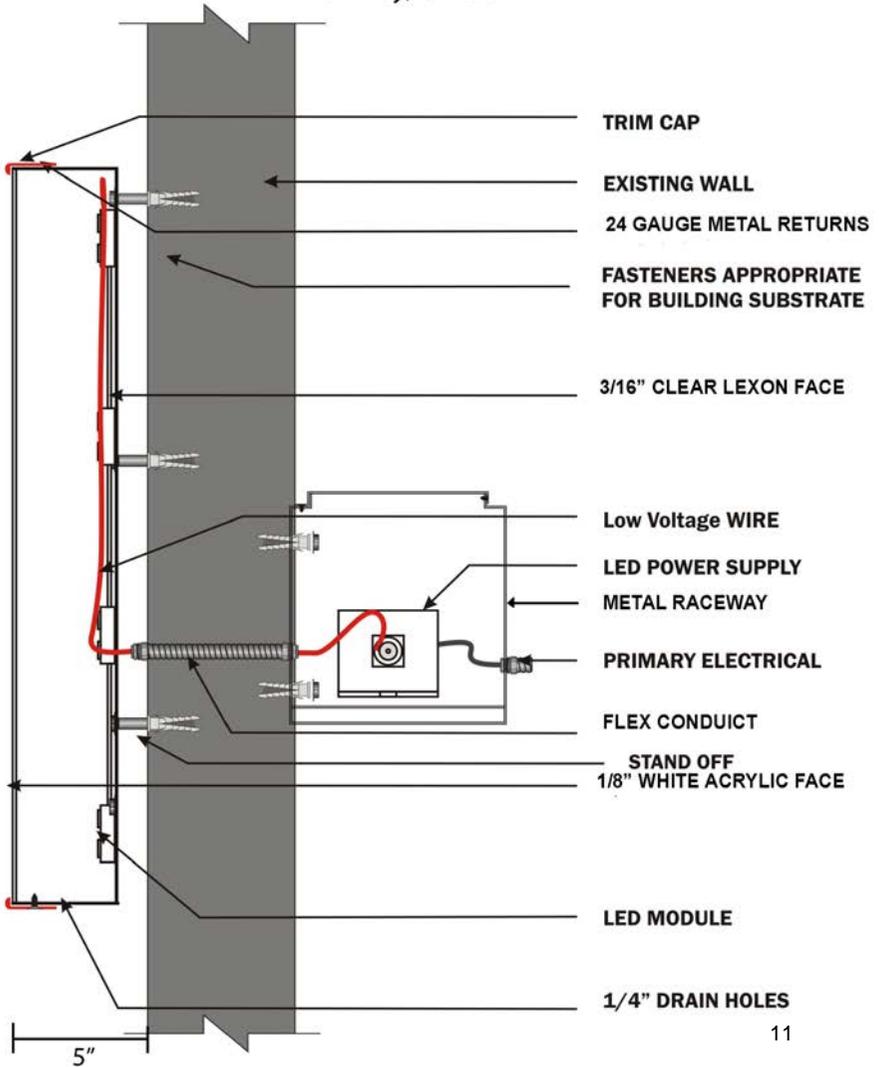
Aparajita

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

Specification for the illuminated Channel Letters

8818-8832 Imperial Hwy. & 12623-12639 Lakewood Blvd.
Downey, CA 90242



Available In:
GP 407-2
FF 407-2
SG 407-2

Acrylite®
ACRYLIC
SHEET™
Yellow

Available In:
GP 606-0
FF 606-0

Acrylite®
ACRYLIC
SHEET™
Blue

Available In:
FF 205HG

Acrylite®
ACRYLIC
SHEET™
Red

Available In:
GP 015-2
FF 015-2
SG 015-2

Acrylite®
ACRYLIC
SHEET™
White

Available In:
FF 199HG

Acrylite®
ACRYLIC
SHEET™
Black