

VINCENT PLAZA

SIGN PROGRAM

**4341 MAINE AVE
BALDWIN PARK, CA 91706**

VINCENT PLAZA
4341 Maine Ave. Baldwin Park, CA 91760

Tenant Sign Criteria

This sign criterion has been established for the purpose of assuring an outstanding commercial center to the mutual benefit of all tenants. Conformance will be strictly enforced. Any installation of nonconforming or unapproved signs shall be brought into conformance at the expense of the tenant.

A. GENERAL REQUIREMENTS

1. Each Tenant shall submit to the Owner/Landlord, drawings to be reviewed for conformance with this sign program and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Owner/Landlord.
2. Each Tenant shall submit for approval, in Owner's/Landlord's sole and absolute discretion, 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/or graphics, prior to submitting an application to the City of Baldwin Park for review and approval.
3. All permits for signs and their installation shall be obtained and comply with all applicable City planning, building and electrical codes, and bear the UL label. Tenant shall obtain these permits or Tenant's representative prior to installation.
4. Tenant's sign contractor will be responsible for obtaining all required city approvals. Tenant shall completely install and connect sign display and primary wiring at sign location per Landlord's approval, unless otherwise directed. Signs are to be connected to the J-box approved by the landlord.
5. All penetrations of exterior fascia are to be sealed watertight, and finished to match adjacent material.
6. At expiration or early termination of lease, tenant shall remove his/her sign and return the affected areas to the original condition. The Landlord reserves the right to hire contractors to have the required work done at tenant's expense.
7. Tenants shall be responsible for the fulfillment of all the requirements and specifications set forth in this sign program.

B. CONSTRUCTION REQUIREMENTS

1. Design, layout, and materials for tenants signs shall conform in all respects with the sign design drawings included with this sign program.
2. All penetrations of building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.
3. The interior of sign shall be painted glossy white.

C. SIGNS SPECIFICATIONS

1. Individual channel letter sign shall be illuminated by neon in front of the letters with 5" thick letters.
2. All letters shall be fabricated by 24 gauge sheet metal; each side will be painted to black color.
3. Can sign & signs mounted onto a raceway are prohibited.

D. SIGN SIZES

1. Sign's width shall not exceed 75% of the width of the tenant's lease store frontage.
2. Maximum letter height is not to exceed 24" and minimum letter height is not less than 12" Logo's high will not be exceed 3'-0".
3. Only one or two line of graphics will be allowed.
4. All tenants can only have one sign and the tenant on the corner can have two sign with the permit from City.
5. Number of signs shall be placed horizontally center to the sign panel. And vertically center to tenant's storefront.
6. The neon sign on the window and the letter sign on the window are permitted with the size permit from the City.
7. All proposed signage, including but not limited to permanent walls signs, window signs & temporary signs shall meet all city zoning code requirement & be approved by the City's Planning Division prior to any permit issuance.

E. PROHIBITED SIGN APPROACHES AND TYPES AND TEMPORARY SIGNS

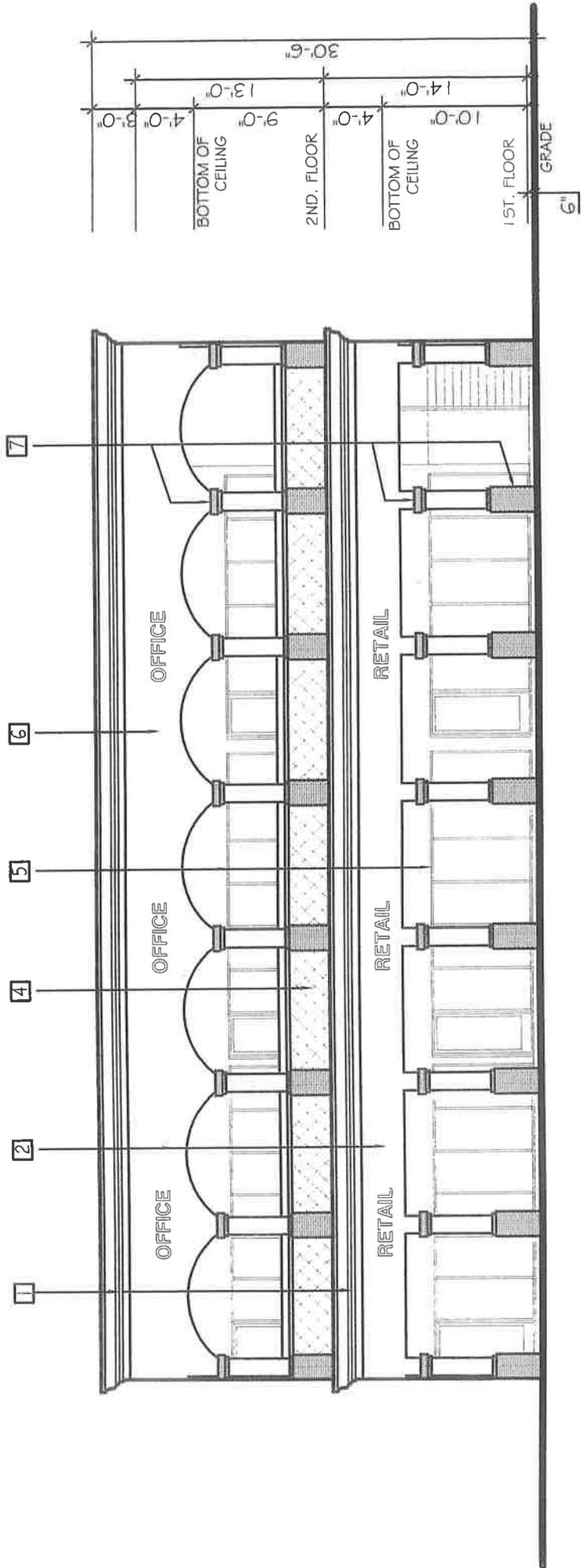
1. Cloth signs and cardboard signs are prohibited.
2. Permanent advertising devices such as attraction boards are not allowed.
3. Plastic lettering, Foam lettering and Painted lettering will not be permitted.

Landlord:

LUC HUE TO
3433 BURTON AVE
ROSEMEAD, CA 91770

Sign Criteria Prepared By:

Artist Signs & Art Service Co.
8919 E. Garvey Ave., #C3,
Rosemead, CA 91770
Tel: 626-288-6780
Fax: 626-288-6872
Email: quanartistsign@yahoo.com



FRONT ELEVATION