

MASTER SIGN PLAN FOR DIAMOND RIDGE MARKET PLACE GLENDORA

1. Signage. Signage and graphics will be an important element within the Glendora commercial specific plan. It is the intent of this sign program to provide individual tenants maximum sign exposure in a manner which that will complement the overall image of the project. Compatibility of sign size and quality is desired, along with a varied palette of style and character. This combination will enhance the individuality and personality of each individual development within the project area. Policies regarding signs within the specific plan area include:

- All signage must be approved by the city, consistent with the guidelines set forth herein. Figures 25.05.016.01, Figure 25.05.016.01-1, Figure 25.05.016.02, Figure 25.05.016.03, Figure 25.05.016.04, Figure 25.05.016.05, Figure 25.05.016.06, Figure 25.05.016.07, Figure 25.05.016.08, Figure 25.05.016.09, Figure 25.05.016.10, Figure 25.05.016.11, Figure 25.05.016.12, Figure 25.05.016.13, Figure 25.05.016.14, Figure 25.05.016.15, Figure 25.05.016.16, Figure 25.05.016.17, Figure 25.05.016.18, Figure 25.05.016.19, Figure 25.05.016.20, Figure 25.05.016.21 Gladstone Street and Valley center Avenue perspectives.

To ensure a continuity of quality and aesthetics, individual development projects within the Glendora commercial specific plan shall be permitted identification signs in accordance with applicable standards of the following sign standard:

- Landlord has to supply and install all tenants' store building signs. All tenant identification signs shall be constructed and installed at the Landlord expense. Landlord is responsible for obtaining all required sign and building permits from the planning agency. Landlord shall be responsible for all fees required.
- Tenant wall signs shall be limited to internally illuminated signs with individual channel letters, a plexiglass face, and sheet metal returns and trim caps. Logos and corporate slogans need not consist of individual letters.
- The size and number of signs for identification of individual development sites within the specific plan area shall be governed by applicable standards stated in this section of the Glendora commercial specific plan. The criteria in this sign program shall be strictly enforced. Signs as outlined in this program are the only signs allowed.
- Any requested deviation from the approved sign program shall require the approval of the planning agency. Landlord and tenants shall be responsible for compliance with this program and all city codes and requirements.
- Each tenant sign must be submitted to the planning agency for approval and confirm that this will be addressed by Landlord/Arch. The drawing to be submitted must

clearly indicate sign size, color, construction material, location, message and typeface per specifications identified in this program.

- Signs should be of materials that are compatible with exterior building colors, materials, and finishes, and shall be of a high quality of fabrication.
- No animated, flashing or audible signs will be permitted. However, a reader board may be provided as part of the freeway-oriented project identification sign.
- No exposed lamps will be permitted. Neon signs may be allowed in tenant storefront windows subject to approval of the developer and the planning agency.
- All signs and their installation shall comply with all local building codes and this program. The name of the business shall be depicted on the sign.
- Signs are to be free of all labels and fabricator's advertising except for those required by code.
- No portable signs will be permitted.
- All ground-mounted signs must be set back from the ultimate curb face and positioned so as not to create a hazard for either pedestrian or vehicular traffic. Permanent ground signs shall be fabricated of sturdy, quality materials.
- Monument signs should be incorporated into landscaped berms to minimize visual mass.
- Billboards are prohibited.
- Accessory, freestanding price signs for automotive services may be approved by the planning agency.
- Grand opening and/or promotional signs shall comply with the Glendora sign ordinance and shall be approved by the developer prior to installation. Such signs shall not be permanent and must be removed immediately upon developer's request.
- All building-mounted signs shall be constructed so as not to have exposed wiring, raceways, ballasts, conduit, and transformers. Cabinets, conductors and other equipment shall be concealed.
- All wall-mounted signs must be constructed of sturdy, quality materials. The height of such signs shall not exceed the height of the parapet wall.
- All signs and their supporting structures shall be constructed of metal, wood or comparable weatherproof material and shall be enclosed as to provide against their infestation by birds and vermin.

- Traffic control signage shall be installed in a manner that discourages vehicle ingress/egress on Gladstone Street.
- No sign shall be installed which will impede minimum safe sight stopping distance as per Caltrans Highway Design Manual.
- The following discussion identifies the type, dimensions and style of signs allowed within the Glendora commercial specific plan site. Figure 25.05.016.01, Figure 25.05.016.01-1, Figure 25.05.016.02, Figure 25.05.016.03, Figure 25.05.016.04, Figure 25.05.016.05, Figure 25.05.016.06, Figure 25.05.016.07, Figure 25.05.016.08, Figure 25.05.016.09, Figure 25.05.016.10, Figure 25.05.016.11, Figure 25.05.016.12, Figure 25.05.016.13, Figure 25.05.016.14, Figure 25.05.015, Figure 25.05.016.16, Figure 25.05.016.17, Figure 25.05.016.18, Figure 25.05.016.19, Figure 25.05.016.20, Figure 25.05.016.21. Identifies the location of these proposed signs.
 - a. Project Identification Signs. Signage identifying the project and up to fourteen tenants will consist of one pylon sign, not to exceed one hundred forty-two feet and six inch, located at the northeast corner of the site. This location provides visibility from the Foothill Freeway (I-210) and surrounding roadways. Height of sign shall not exceed one hundred forty-two feet and six inch as measured from the adjacent surface grade, located at the northwest corner of the site. Total sign area shall not exceed two thousand eight hundred square feet for each side of the sign (Figure 25.05.016.14)
 - b. Monument Signs. Up to two monument signs may be installed by the developer. Monument signs shall be situated in a manner and location that enhance the streetscape along Gladstone Street. These signs will be located along Gladstone Street and will be used to identify all the tendency:

Components of monument signs shall be architecturally compatible with surrounding uses. These signs shall be a maximum of thirteen feet and nine inch in height with three hundred fifty eight square feet of sign face per side (Figure 25.05.016.15, Figure 25.05.016.16) and shall be incorporated (notched) into the berm.

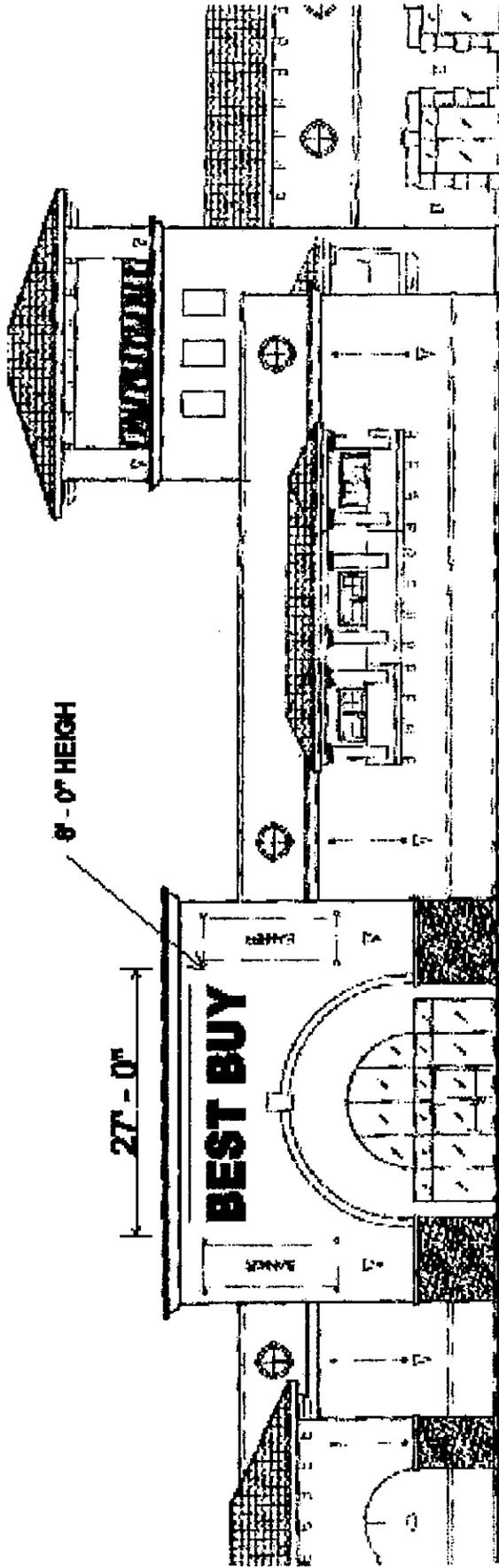
- c. Major Tenants. Major tenants (auto dealerships and retail uses with twenty-thousand square feet or more) shall be allowed signs with a maximum letter height of eight feet and a maximum sign area of five hundred square feet. Major tenants, upon submittal of development plans, shall follow the useful and customary signage programs for their respective operations.
- d. Non-Major Tenants in a Multiple Tenant Building. Signs for non-major tenants in a multiple centered on the width of the storefront. Letter or

logos shall be a maximum of three feet in height for signs containing upper case letters. The maximum height for signs containing upper and lower case letters, or with unequal heights (e.g., script) shall not exceed eighteen inches. Tenants with multiple frontages, defined as wall with storefront glass, will be allowed one identification sign along each building face fronting either a parking area or roadway. These signs must conform to this program and the city of Glendora sign ordinance for the specific plan area (Figure 25.05.016.01, Figure 25.05.016.01-1, Figure 25.05.016.02, Figure 25.05.016.03, Figure 25.05.016.04, Figure 25.05.016.05, Figure 25.05.016.06, Figure 25.05.016.07, Figure 25.05.016.08, Figure 25.05.016.09, Figure 25.05.016.10, Figure 25.05.016.11, Figure 25.05.016.12, Figure 25.05.016.13, Figure 25.05.016.14, Figure 25.05.015, Figure 25.05.016.16, Figure 25.05.016.17, Figure 25.05.016.18, Figure 25.05.016.19, Figure 25.05.016.20, Figure 25.05.016.21).

- e. Pad Building(s). Pad buildings are defined as those which house only one tenant, and are "freestanding" on the site. Each pad building is allowed three wall-mounted tenant identification signs in accordance with this sign program. "Fast food" pad buildings are allowed an additional menu board of a maximum area of three hundred square feet.

This sign is to advertise menu selections only, and not to provide tenant identification. In addition to any other signage provided for in this section, a service station will be allowed two gasoline-pricing signs. Actual locations and designs of signs shall be indicated on the tenants sign application drawings and are subject to approval by the developer and the planning agency.

- f. Additional Directional Sign overall with 8'-6" x 10'-8", internal illuminated showing 4 tenants with left arrow at each size of 1'-6" x 5'-6". Total sign area shall not exceed eighty square feet. (Figure 25.05.016.21)



SIGN FIGURES: 25.05.016.01

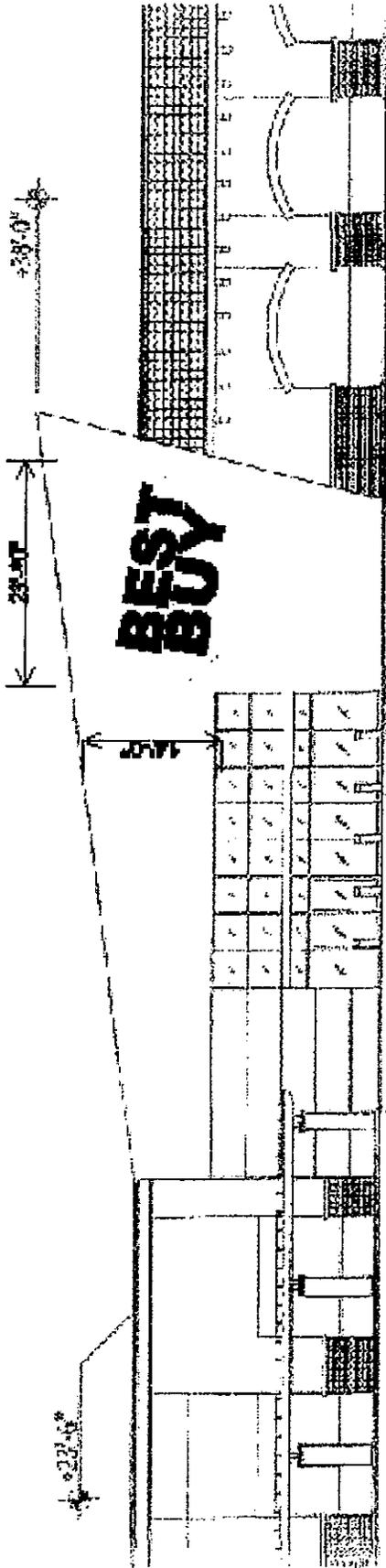
NIS

FUTURE SIGN INC.
 1685 BUCHARDT CIRCLS
 LA PLAINTE CA 91744
 TEL: 909-941-3288
 FAX: 909-941-5077
 WEB: WWW.FUTURESIGNINC.COM
 E-MAIL: FUTURE_SIGN@FUTURESIGN.COM
 IL 001748 001774

CUSTOMER APPROVED

DANCHO RD RDGE MARKET PLACE
 DANCHO RD RDGE ILL.

DATE _____



SIGN FIGURE: 25.05.01.6.01-1

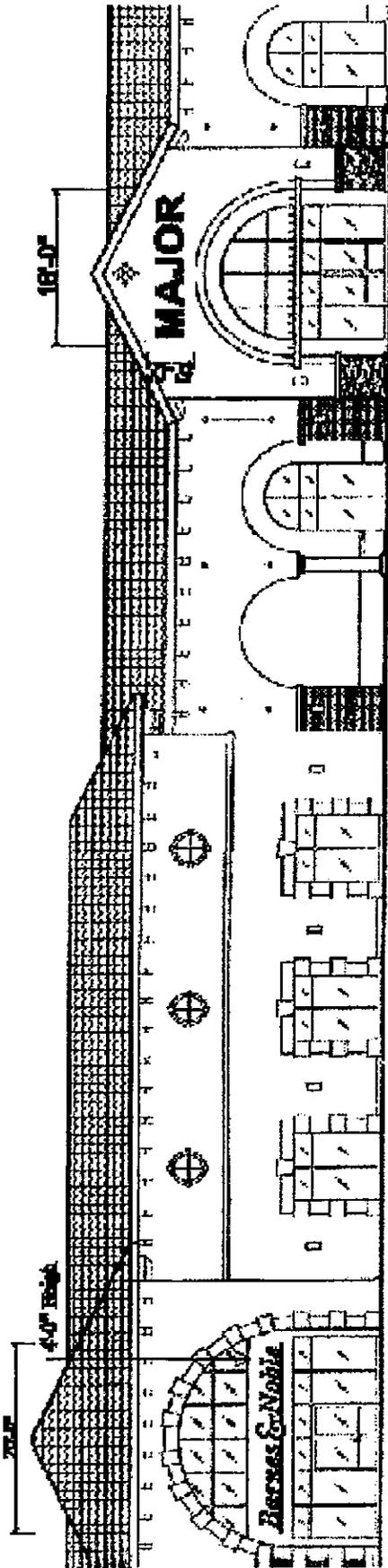
NIS

**FUTURE SIGN INC
 100 REDFORD CIRCLE
 LA PLAINTE CA 91744
 TEL: 626-961-5888
 FAX: 626-961-5277
 WEB: WWW.FUTURESIGNING.COM
 EMAIL: FUTURESIGN@YERGENET.NET
 01.18.01.01.0176**

CUSTOMER APPROVED

**DIAMOND RIDGE MARKET PLACE
 DIAMOND RIDGE LLC**

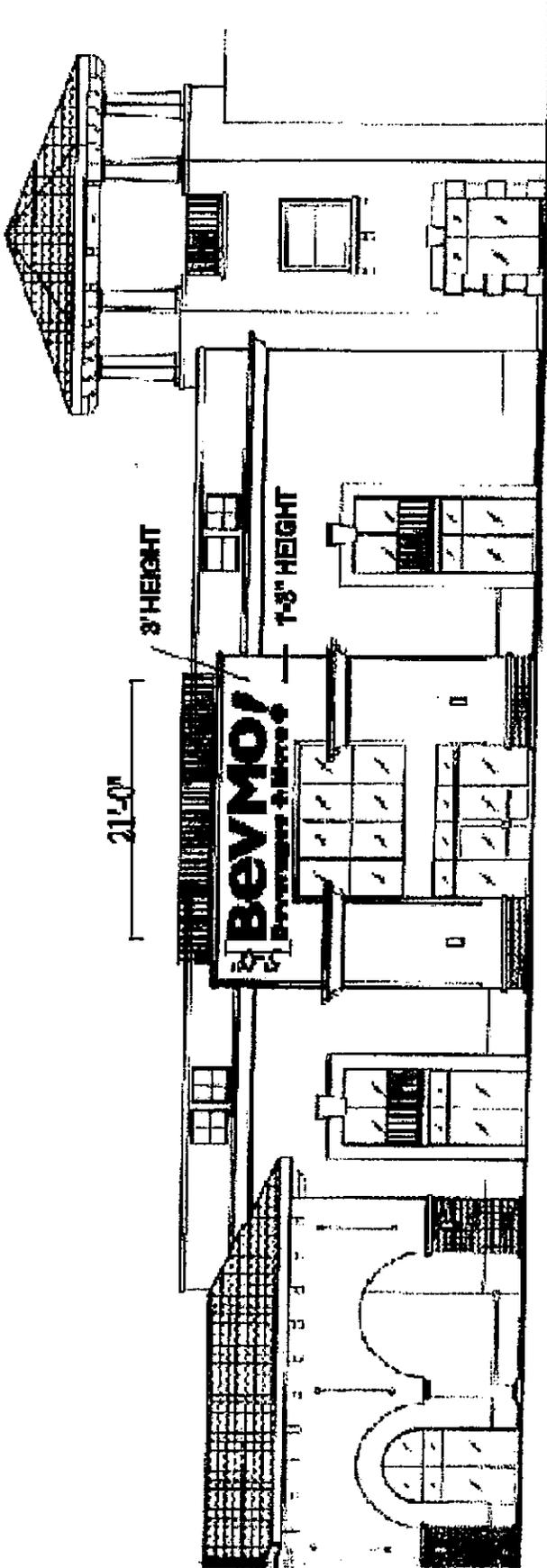
DATE _____



SIGN FIGURE: 25.05.016.02

SIGN FIGURE: 25.05.016.03

<p>NIS FUTURE SIGNING 1875 REDFORD CIRCLE LA PUENTE CA 91744 TEL: 626-941-2888 FAX: 626-941-5377 WEB: WWW.FUTURESIGNING.COM E-MAIL: FUTURE.SIGN@FUTURESIGN.COM © 2006 NIS</p>	<p>CUSTOMER APPROVED</p> <p>_____</p>	<p>DIAMOND RIDGE MARKET PLACE DIAMOND RIDGE LLC.</p>
	<p>DATE: _____</p>	



SIGN FIGURE: 25.05.016.04

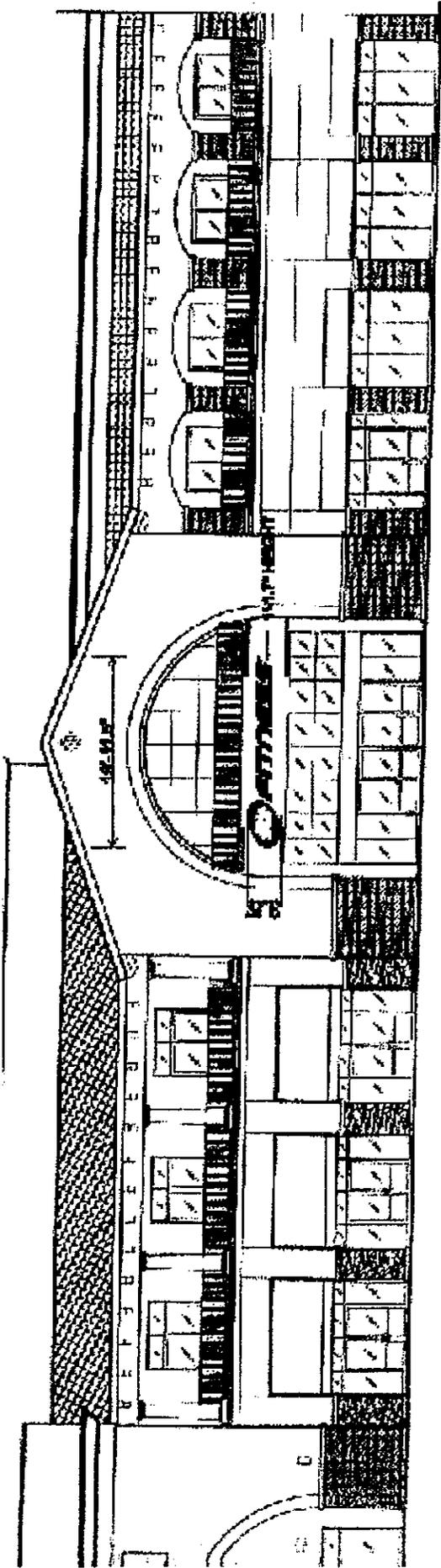
NIS

FUTURE SIGNING
 NORTH BENDWOOD CYCLE
 LA BREA 1715 CA 91234
 TEL: 626-464-5288
 FAX: 626-464-5287
 WWW.NORTHBENDWOOD.COM
 E-MAIL: FUTURESIGNING@NORTHBENDWOOD.COM
 311.101.10174

CUSTOMER APPROVED _____

DATE: _____

DIMENSIONED PER SIGN MARKET PRACTICE
 DIMENSIONED PER ASCE 101.1



SIGN FIGURE: 25.05.016.05

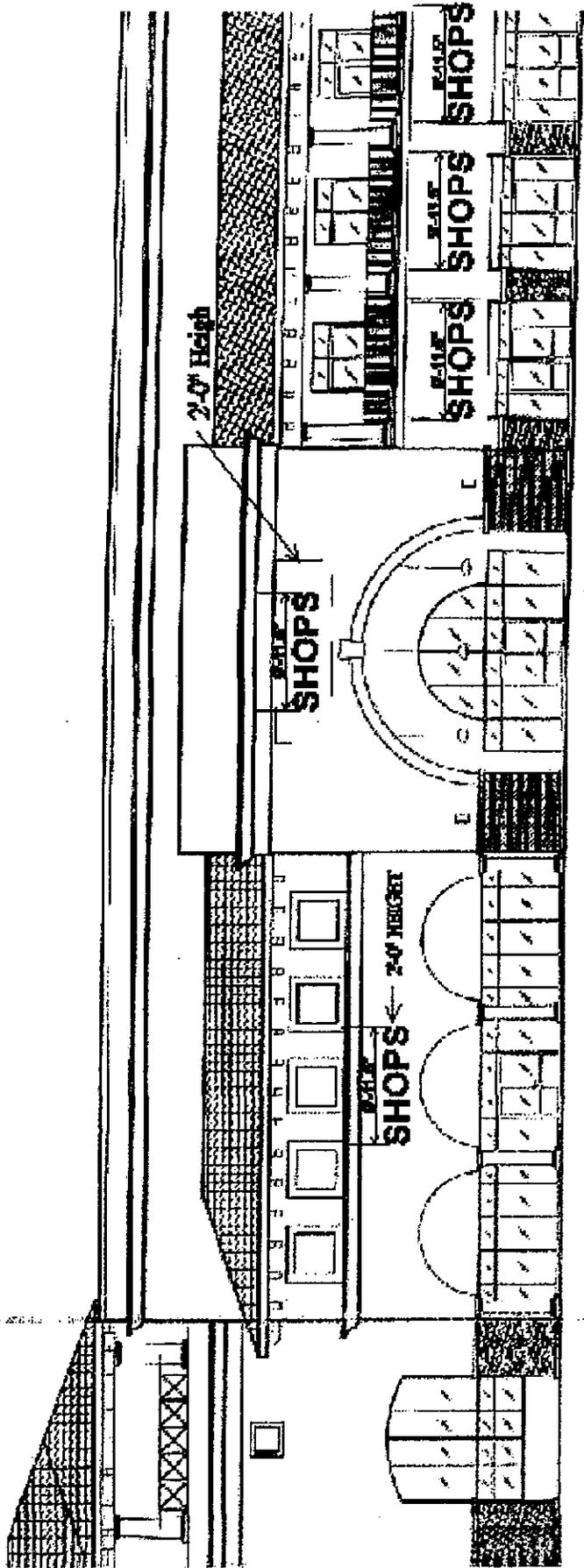
NIS

FUTURE BORN INC
 1800 BEDFORD CIRCLE
 LA PLACENTA CA 93444
 TEL: 805-984-3288
 FAX: 805-984-3077
 WEB: WWW.FUTUREBORNINC.COM
 EMAIL: FUTUREBORN@YEAH.COM
 ILIURTE@YEAH.COM

CUSTOMER APPROVED _____

DATE _____

DIAMOND RIDGE MARKET PLACE
 DIAMOND RIDGE LLC.



SIGN FIGURE 25.05.016.06

NIS

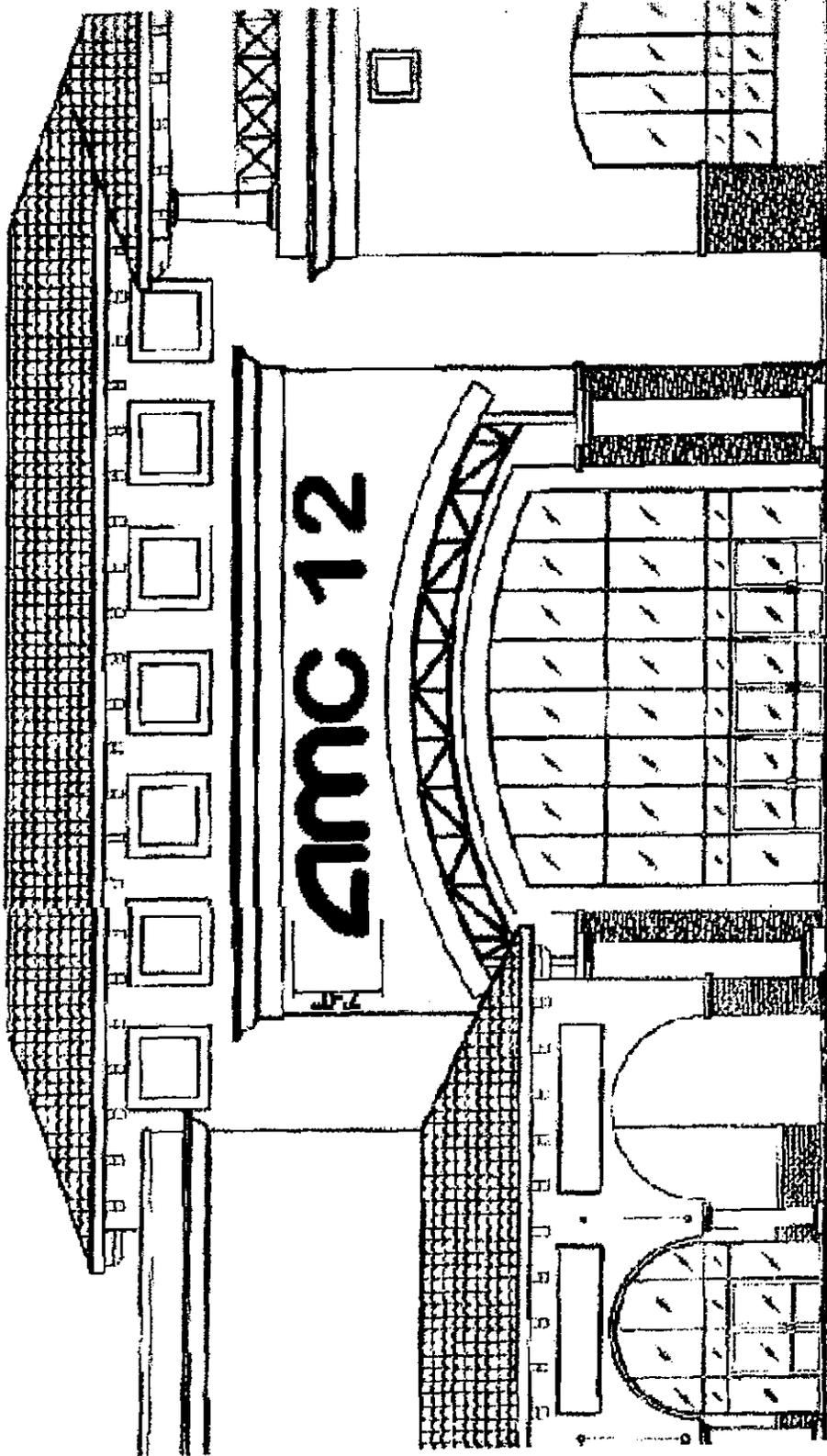
FUTURE SIGN INC
 18710 BUCKINGHAM CIRCLE
 LA HABRA CITY, CA 91744
 TEL: 657-994-8399
 FAX: 657-994-3077
 WEB: WWW.FUTURESIGNINC.COM
 EMAIL: FUTURESIGN@FUTURESIGN.COM

CUSTOMER APPROVED

DATE _____

DIAMOND RIDGE MARKET PLACE
 DIAMOND RIDGE LLC

36'-0"



SIGN FIGURE: 25.05.016.07

NIS

PLUMBING
 TRADE WORKS
 1410 WEST 10TH AVE
 TEL: 800-444-4444
 FAX: 800-444-4444
 WWW.WORKSPLUMBING.COM
 10110 10TH AVE WEST

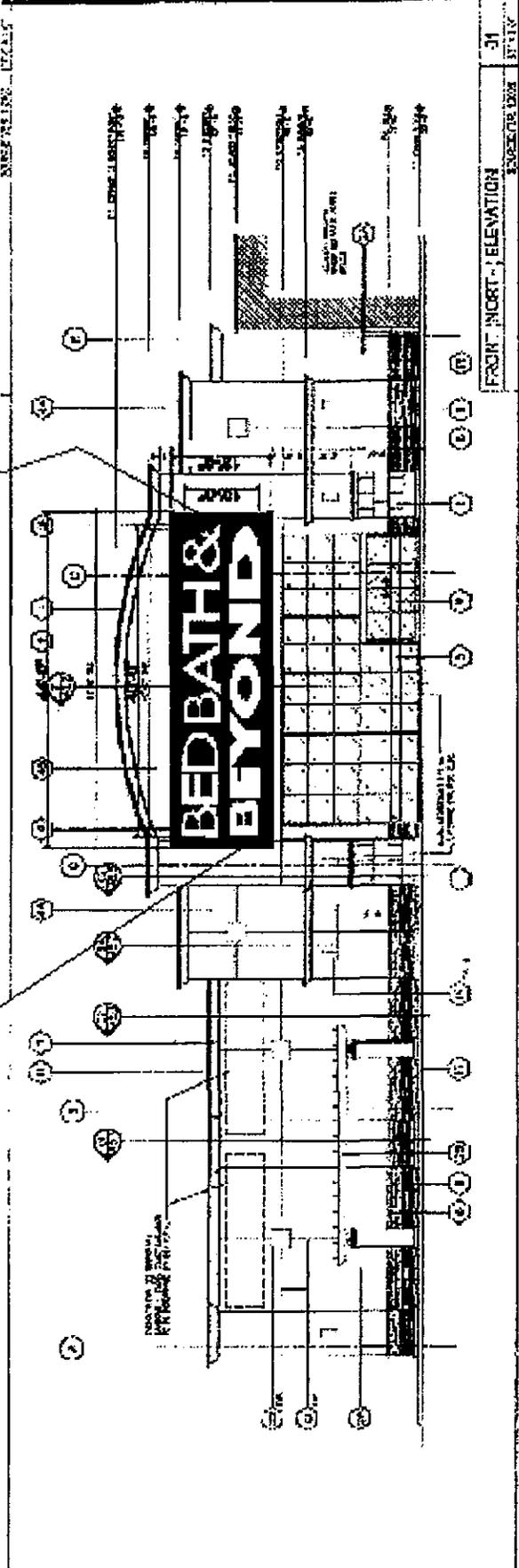
CUSTOMER APPROVED

DATE: _____

EVANCO DESIGN MARKET PLACE
 EVANCO DESIGN ILLA

3'-9 7/8" height

4'-9 7/8" height



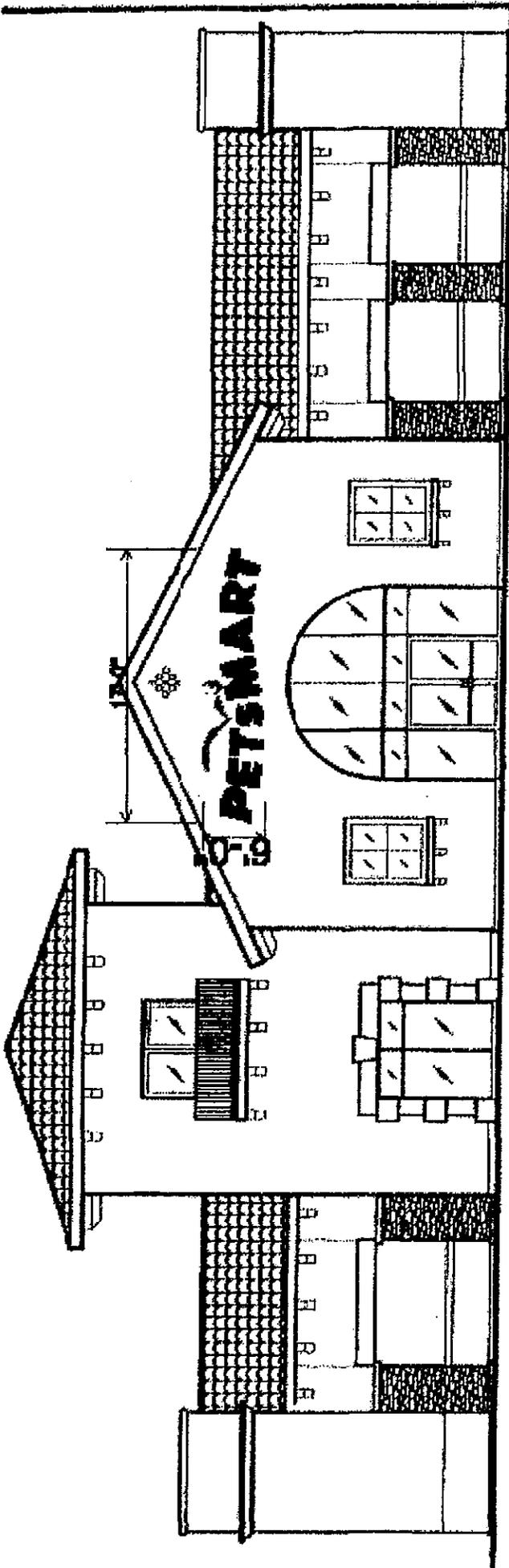
SIGN FIGURE: 25.05.016.10

NBS

FUTURE BUILDING:
 NORTH BOSTON CIRCLE
 LYNNVILLE OH 47174
 TEL: 765.866.4444
 FAX: 765.866.4444
 WWW: WWW.BEDBATHANDBEYOND.COM
 EMAIL: PLANNING@BEDBATHANDBEYOND.COM
 YELLOW PAGES: 765.866.4444

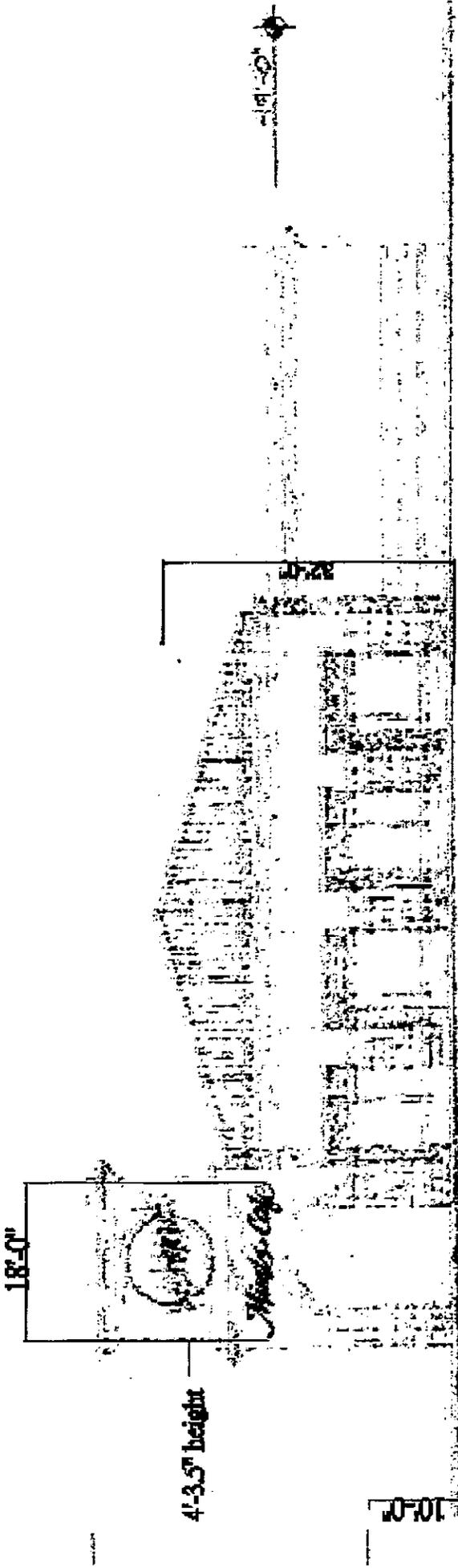
CUSTOMER APPROVED _____
 DATE: _____

DEMAND EDGE MARKET PLACE
 DEMAND EDGE LLC



SIGN FIGURE: 25.05.016.11

N13	FUTURE BUILDING: WANNI INTERCOM CENTER LA PALMITE EN, ITALIA TEL: 0039 0441 2008 FAX: 0039 0441 2007 WEB: WWW.PALMITEEN.COM E-MAIL: FUTURE_SIGN@PALMITEEN.COM TEL: 0039 04 29024	CUSTOMER APPROVED	DAWSONS DESIGN MARKET PLACE 25,05,016,11
		_____	_____
		DATE: _____	

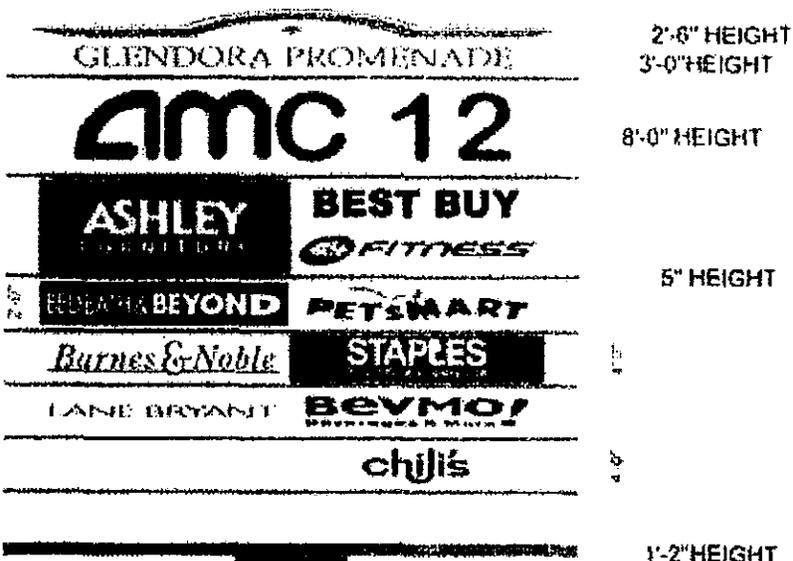


SIGN FIGURES: 25.05.016.12

<p>NIS</p>	<p>PLUMBING 14500 BIRCH CIRCLE LAS VEGAS, NV 89134 TEL: 702-944-1000 FAX: 702-944-1000 WWW.WINDINGWATER.COM E-MAIL: FJ@WINDINGWATER.COM JULY 01, 2004</p>	<p>CUSTOMER APPROVED</p>	<p>EMMONS ROBBE MARKET PLACE EMMONS ROBBE LLC</p>
		<p>DATE _____</p>	

46'-0"

40'-0"



120'-0"

The letter size on the 120'-0" pylon sign has the same letter size as 142'-6" pylon sign.

72'-6.65"

** OVERALL 2200.35 SQF
(POLE IS NOT INCLUDED)

120'-0" HIGH FREEWAY PYLON SIGN,
INTERNAL ILLUMINATED

- ** ALUMINUM CABINET WITH STEEL ANGLE FRAME
- ** WHITE PLASTIC FACE W/ TENANTS' LOGO COLOR
- ** STRUCTURE STEEL POLE W/ ALUMINUM POLE COVER, ALL EXTERIOR COLOR MATCH BUILDING WALL COLOR

** Revise on 12/15/2005

SIGN FIGURES: 25.05.016.14

SCALE: 1/16" = 1'-0"

FUTURE SIGN INC.
18715 RED OAK CIRCLE
LA PUENTE CA 91744
TEL: 626-964-2308
FAX: 626-964-2377
WEB: WWW.FUTURESIGNINC.COM
E-MAIL: FUTURESIGN@VERIZON.NET
CA Lic# 44 105174

CUSTOMER APPROVED

DATE:

DANORIS MOSE AND ART PLACE
SUNSHINE MOSE LLC

26'-0"

18'-0"

20'-5.6"

2'-0"

13'-9"
10'-0"

BED BATH & BEYOND

BEST BUY

PETSMART

Barnes & Noble

STAPLES
The office superstore

LANE BRYANT

BEVMO!
Beverages & More

2' height for each

- ** ALUMINUM SIGN CABINET W/ STEEL ANGLE FRAME
- ** WHITE PLASTIC FACE W/ TENANTS' LOGO COLOR
- ** MOUNTED ON ROCK MONUMENT BASE, AND MATCH BUILDING WALL COLOR

** 13' - 9" HIGH MONUMENT SIGN, INTERNAL ILLUMINATED

SIGN FIGURES: 25.05.016.15

SCALE: 1/4"=1'-0"

FUTURE SIGN INC
18315 BERTHOUD CIRCLE
LA PUENTE, CA 91744
TEL: 626-964-2888
FAX: 626-964-2377
WEB: WWW.FUTURESIGNING.COM
E-MAIL: FUTURESIGN@VERIZON.NET
UL LIST # E 105174

CUSTOMER APPROVED

DATE: _____

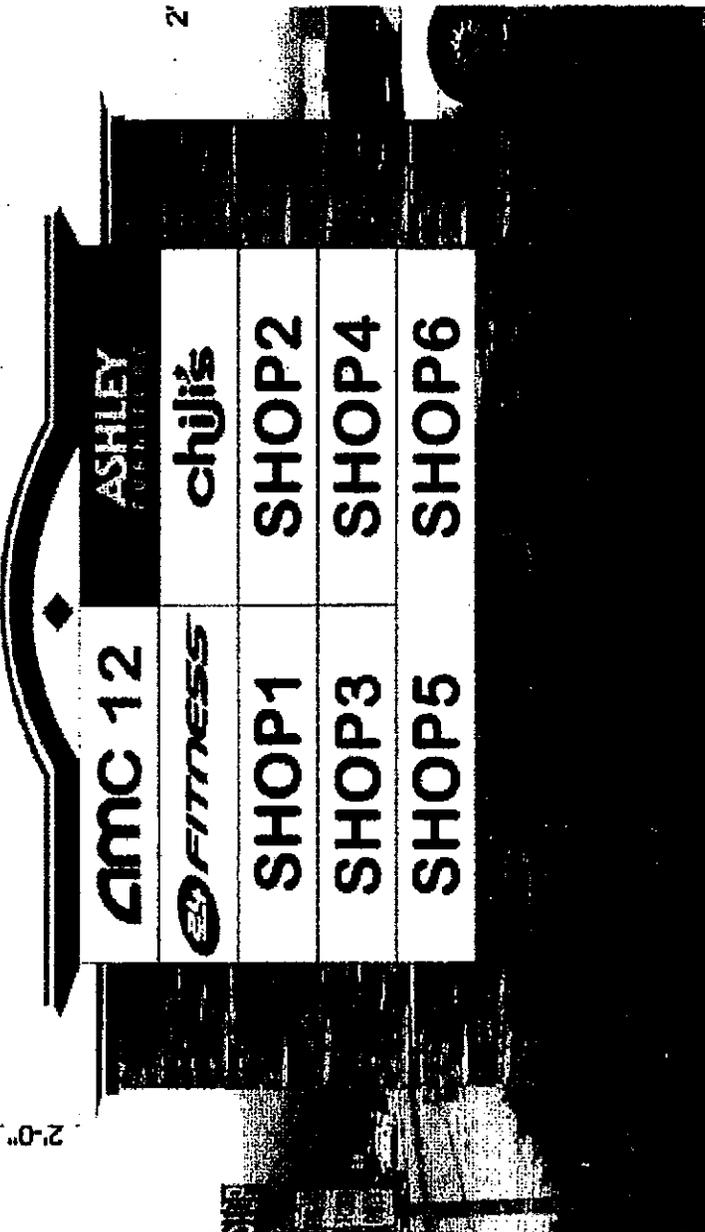
DIAMOND RIDGE MARKET PLACE
DIAMOND RIDGE LLC

26'-0"

18'-0"

20'-5.6"

2'-0"



2' height for each

- ** ALUMINUM SIGN CABINET W/ STEEL ANGLE FRAME
- ** WHITE PLASTIC FACE W/ TENANTS' LOGO COLOR
- ** MOUNTED ON ROCK MONUMENT BASE, AND MATCH BUILDING WALL COLOR
- ** 13' - 9" HIGH MONUMENT SIGN, INTERNAL ILLUMINATED

13'-9"

10'-0"

SIGN FIGURES: 25.05.016.16

SCALE: 1/4"=1'-0"
 FUTURE SIGN INC
 14416 BEDFORD CIRCLE
 LAKE HAVEN, FL 33454
 TEL: 888-964-2688
 FAX: 888-964-2377
 WEB: WWW.FUTURESIGNING.COM
 E-MAIL: FUTURESIGN@VERIZON.NET
 ULLIST # E 105174

CUSTOMER APPROVED

DIAMOND RIDGE MARKET PLACE
DIAMOND RIDGE LLC.

DATE: