

SIGN CRITERIA

**Project: Berri Brothers/ 7-Eleven
750 N Harbor Blvd. La Habra CA**

THIS CRITERIA HAS BEEN ESTABLISHED FOR THE PURPOSE OF PROVIDING CONTINUITY WITH ALL EXISTING AND NEW SIGNAGE FOR THIS LOCATION.

A. GENERAL REQUIREMENTS

1. All permits for new signs and their installation shall be obtained by tenant or its representative.
2. Tenant shall be responsible for the fulfillment of all requirements and specifications set forth in this exhibit.
3. All signs shall be constructed and installed at tenants expense.
4. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of La Habra.
5. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval and disapproval of sign submittal based on aesthetics of design shall remain the sole right of the Landlord or his authorized representative, subject to the City of La Habra approval.
6. Tenant shall be responsible for the installation and maintenance of his sign. Should Tenants sign require maintenance or repair, and tenant fails to make such repair, Landlord shall give Tenant (30) days written notice to effect said maintenance or shall undertake repairs and tenant shall reimburse Landlord within (10) days from receipt of invoice.
7. Building and monument signage for Tenants occupying space within leased premises shall be commensurate with the architecture of the building and shall be considered on an individual basis, subject to the approval of the Landlord and the City of La Habra.

B. GENERAL SPECIFICATIONS:

1. No audible, flashing or animated sign will be permitted.
2. No projections above or below new sign panels will be permitted. Each new sign must be within dimensioned limits as indicated.
3. It is the responsibility of tenants sign company to verify all conduit locations and services prior to fabrication of new signs.
4. All New signs and their installation must comply with all local building and electrical codes and bear a U.L. label.
5. No exposed raceways, crossovers, transformers, etc. shall be permitted.
6. Each tenant shall be responsible for the installation and maintenance of their signs.
7. Sign contractor shall repair any damage caused by his work. Tenant shall be fully responsible for the operations of tenants sign contractor.

C. CONSTRUCTION REQUIREMENTS FOR WALL/ CANOPY SIGNS

1. All fasteners are to be concealed and be of galvanized, stainless or aluminum.
2. All required labels to be placed in inconspicuous locations. No other labels permitted.
3. Design, layout and materials shall conform to this criteria.
4. All penetrations of buildings shall be sealed watertight and patched to match existing finish.
5. Wall signs shall be illuminated channel stripe and wall sign.
 - Background to be illuminated orange, green, & red on channel stripes.
 - 7-Eleven logo illuminated wall sign. White background, orange, green and red logo.
 - Colors to be consistent company ID colors.

7- Eleven:
3M Scotchcal 3730-6537 Pantone PMS336 C – Green
3M Scotchcal 3730-2723 Pantone PMS2347XGC- Red
3M Scotchcal 3730-3243 Pantone PMS1505XGC- Orange
3M Scotchcal White Logo background
Black Sign Cabinets
Berri Brothers: 3M 3630-33 Red, 3M 3635-22B Blackout, White background.
6. No exposed neon permitted
7. Advertising shall be limited to the name of the business or the type of service provided.

D. CONSTRUCTION REQUIREMENT FOR PYLON SIGN

1. Sign to consist of aluminum cladding on primed steel frame.
2. Pole covers and decorative features to be Pacific Clay Cultured Stone Dark Ironspot to match building.
3. Faces shall be min. 3/16" plastic with vinyl or plastic copy.
4. Face colors to match company ID
7-Eleven colors same as wall signs.
Berri Brothers 3M 3630-33 Red, 3M 3635-22B Blackout, White background, Arlon 4500-061 M. Green.
5. All required labels to be placed in inconspicuous locations. No other labels permitted.
6. Design, layout and materials shall conform to this criteria.
7. Illumination to be by LED lamps.
8. Sign to have adequate service access for lamps ballasts and wiring.
9. Sign contractor to verify field conditions before fabrication.

E) TEMPORARY WINDOW SIGNAGE

1. Temporary window advertising shall not consist of more than 10% of window area.
2. Temporary window advertising shall not be in place for more than 30 days.
3. Banners shall not installed without obtaining a banner permit.

F. PROHIBITED SIGNS

1. Flashing, moving, pulsating or intermittently lighted signs including searchlights, except public service signs such as those for time and temperature.
2. Signs which conflict with any traffic control device due to color, wording design, location or illumination, or with the safe efficient flow of traffic, both vehicular and pedestrian.
3. Animals or human beings alive or simulated used as signs.
4. Loud speakers or signs which emit sound or visible matter.
5. Mechanical movement sign , including electronic reader boards.
6. Roof signs and projecting signs.
7. New signs which create a nuisance or hazard due to their intensity of light.
8. Billboards or advertising structures, including any off-site signs installed for the purpose of advertising a project, subject or business unrelated to the premises upon which the sign is located.
9. Portable signs including A-frame signs and those similar in nature which are not permanently attached to the ground or building.
10. Vehicle signs affixed to automobiles, trucks, trailers, or other vehicles on private or public property for the basic purpose of advertising, identifying, or providing direction to a use or activity not related to the lawful use of the vehicle for delivering merchandise or rendering services. any such vehicles which have their primary purpose to serve as a non-moving sign display.
11. Signs on any public property or projecting within the public right, except political signs and those required by law. This section shall not prohibit the placement of advertising on public service items including trash receptacles, bicycle racks, bus stop benches, transit shelters and telephone booths within public right of way.
12. Banners installed without a banner permit.

SIGNAGE SUMMARY

ELEVATION	BLDG WIDTH	SIGN SIZE	SQ.FT
North Building	75' 0"	34"-39" X 16'3"	30.54
West Building	32' 0"	34"-39" X 10'8"	20.56
North Canopy	70' 0"	36" Round	7.07
South Canopy	70'0"	36" Round	7.07
Pylon Sign- Sign Area	N/A	6'1" X 16' 0"	97.33