

**REDITUS HOLDINGS III LLC**

PO Box 1391

Claremont, CA 91711

909-802-7373

Sign Program Specifications

985 and 987 W. Foothill Blvd., Claremont, CA 91711

February 2025

This criteria has been established for the purpose of the mutual benefit of all tenants. Conformance will be strictly enforced and any new nonconforming installation or unapproved sign must be brought into conformance at tenant's expense. Any signage already in use prior to the approval of this sign criteria is not bound by this sign criteria in any way.

General Landlord/Tenant Sign Specifications

1. All signage shall conform to the requirements of the City of Claremont sign policy regulations and prior approval of sign plans by the Landlord and City.
2. Each tenant shall submit to the Landlord their specific business name to be used for the sign and show just cause for use of the submitted name.
3. Landlord to provide letter of approval prior to Tenant ordering and installing any signage.

Type A Sign (Facade Signs)

1. All signs must be manufactured and installed by a Landlord approved vendor.
2. All signs shall be Front Lit LED Channel Letters in Gotham Medium font not to exceed 14" in height mounted to a raceway. Color to be white acrylic face with 3635 Blockout Colored Vinyl on top (Color to be Regal Red, #083), with black trimcaps and returns.
3. Raceway, conduits, transformers and other equipment must be painted to match the stucco (Dunn-Edwards 0142-0153-09231, 4008-1B Polished Silver). Raceways are to be used in order to preserve the integrity of the building walls so as to not have excessive holes from each letter punched through the stucco and therefore needing repair each time a tenant leaves. Raceways are also used to hide wires and transformers making for a cleaner look.
4. The width of the tenant's sign, including letters and logo, shall not exceed 75 percent of the width of the tenant's storefront.
5. Sign Logos shall be limited in height to be proportional with the height of the copy, totaling no more than 20" in height.
6. Location of signage shall be at the discretion of the Landlord, with a maximum of one sign permitted. Additional signage options will be approved on a case by case basis.
7. No projections above or below the sign limits will be permitted. Signs must be within limits indicated.

8. Tenants with national branding that lend themselves to a sign that conforms to the requirements of this sign program will be allowed. Corporate colors may also be utilized if the sign harmonizes with adjacent colors in the center and both Landlord and City approve the color(s) of the sign.

Type B Sign (Window Decals)

1. Each tenant will be permitted to place upon each entrance to its premises not to exceed four square feet or 25 % of surface area, whichever is less, a decal application with copy not to exceed two inches in height for the purposes of indicating business name, hours of operation, business contact information, or any other necessary operational business information (i.e. dog grooming, thrift store, gym, etc.).
2. Logos shall be limited in height to be proportional with the height of the copy.

Type C Sign (Primary Tenant on 2nd Floor)

1. All signs must be manufactured and installed by a Landlord approved vendor.
2. Primary Tenant's sign shall be located on the wood section in the middle of the building.
3. Size and width shall not exceed 7' x 5' feet.
4. Tenants with national branding that lend themselves to a sign that conforms to the requirements of this sign program will be allowed. Corporate colors may also be utilized if the sign harmonizes with adjacent colors in the center and both Landlord and City approve the color(s) of the sign.

Type D Sign (Building Numbers)

1. Building numbers to be located on the ground floor of each building centered on the sections of wood.
2. Numbers shall be black reverse pan metal letters in Gotham Medium font and shall not exceed 24" in height.

Prohibited Signs

1. All signs listed pursuant to Title 18, Chapter 18.010 of the Claremont Municipal Code;
2. Animated, blinking, flashing, moving, reflecting, revolving, beacons, and similar signs;
3. Balloons or other inflatable signs;
4. Signs containing script text unless it is part of an established trademark of tenant;
5. Portable signs, mobile billboards, chalkboards, blackboards, sandwich boards, or A-frame signs;
6. Changeable copy signs either electronically or manually controlled;
7. Signs with the face perpendicular to the face of the building;
8. Signs painted on any surface including walls, windows and glass doors;
9. Roof signs;

10. Signs emitting audible sounds, odors, or visible matter;
11. Signs erected in a manner that any portion of its surface or supports interfere in any way with the free use of any fire escape, exit, or standpipe or obstructs any door, stairway, or window;
12. Signs which simulate in color or design a traffic sign or signal, or which uses characters, symbols, or words in a manner that may interfere with, mislead, or confuse pedestrian or vehicular traffic;
13. Signs which exceed the maximum number or dimensional requirements identified in this document;
14. Permanent Banners (except temporary banners, approved by the City and Landlord, that meet the requirements listed in CMC 18.025.090);
15. Permanent Paper signs such as posters or printed signs;
16. Permanent Non-illuminated signs (with the exception of the building address and suite numbers).

Tenants shall be responsible for maintaining their signage in good working order at all times. Upon the termination of the lease, the tenant shall, using a vendor approved by the Landlord, remove their sign and restore any affected building façade materials to a condition deemed acceptable by the Landlord.

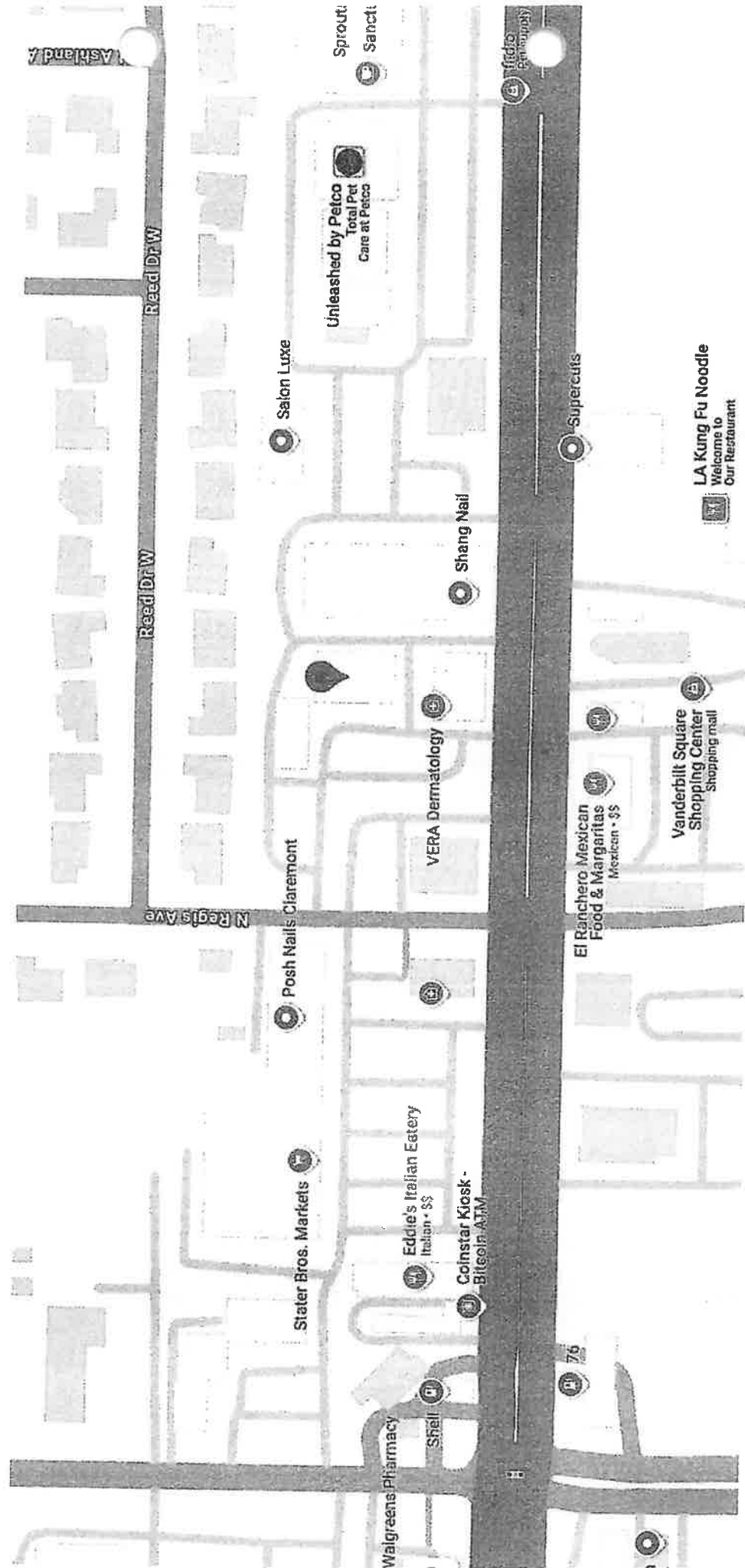
PROPERTY INFORMATION:

1. Location: 985 and 987 W. Foothill Blvd., Claremont, CA 91711 (AIN: 8303-025-018)
2. Lot Size(s): Property – 43,955 Land SqFt.
3. Existing/Previous Land Use: Multiple-tenant business/commercial center
4. General Plan Land Use Designation: Commercial
5. Zoning: MU3: Mixed Use District

Approval:

Landlord Authorized Signature

Date



Ashland Ave

Reed Dr W

Reed Dr W

N Regis Ave

Stater Bros. Markets

Posh Nails Claremont

Posh Nails Claremont

Salon Luxe

Unleashed by Petco
Total Pet Care at Petco

Sprout
Sancti

Walgreens Pharmacy

Shell

Eddie's Italian Eatery
Italian • \$\$

Coinstar Kiosk -
Bitcoin ATM

VERA Dermatology

Shang Nail

El Rancho Mexican
Food & Margaritas
Mexican • \$\$

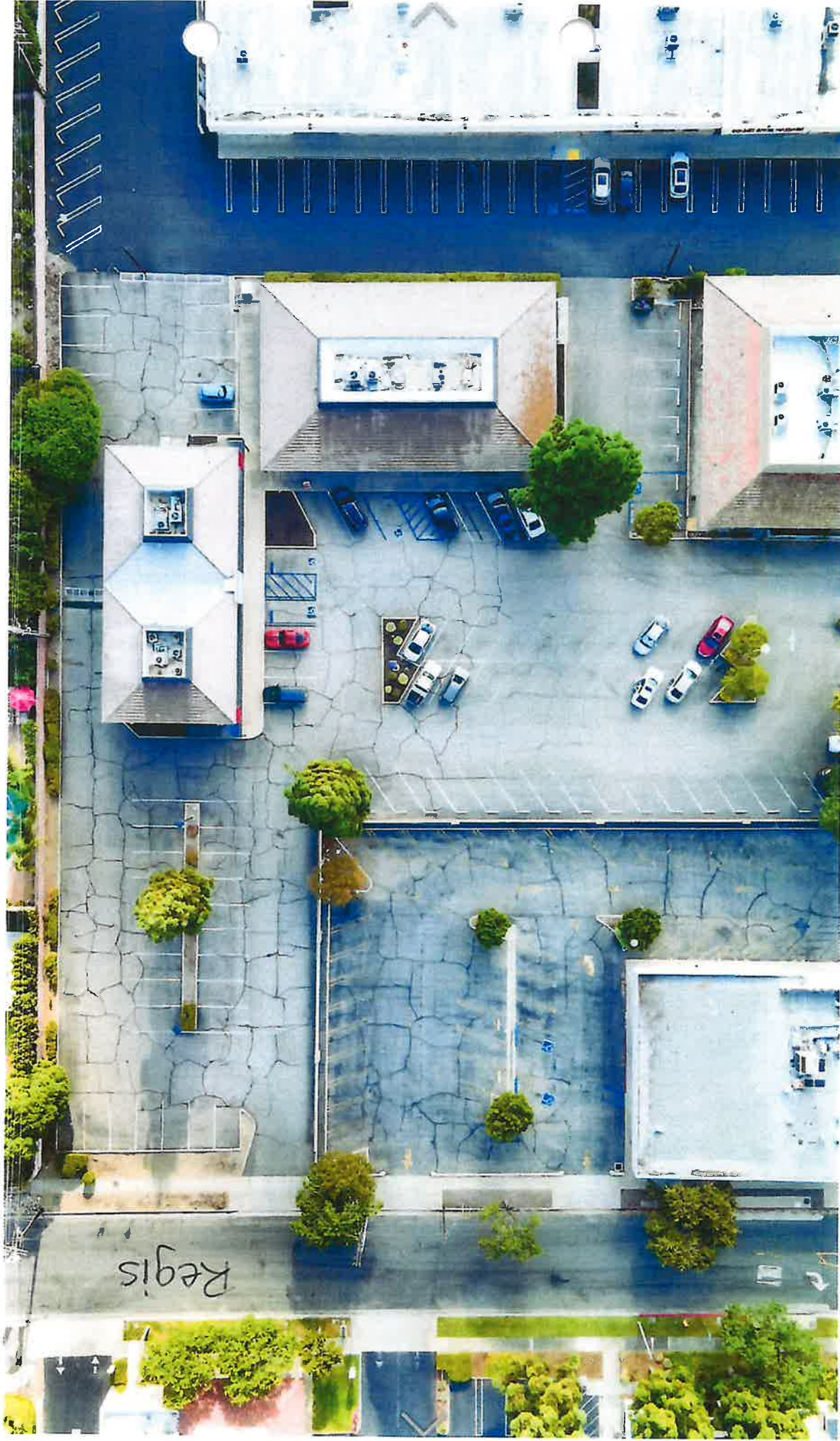
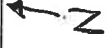
Vanderbilt Square
Shopping Center
Shopping mall

LA Kung Fu Noodle
Welcome to
Our Restaurant

Supercuts

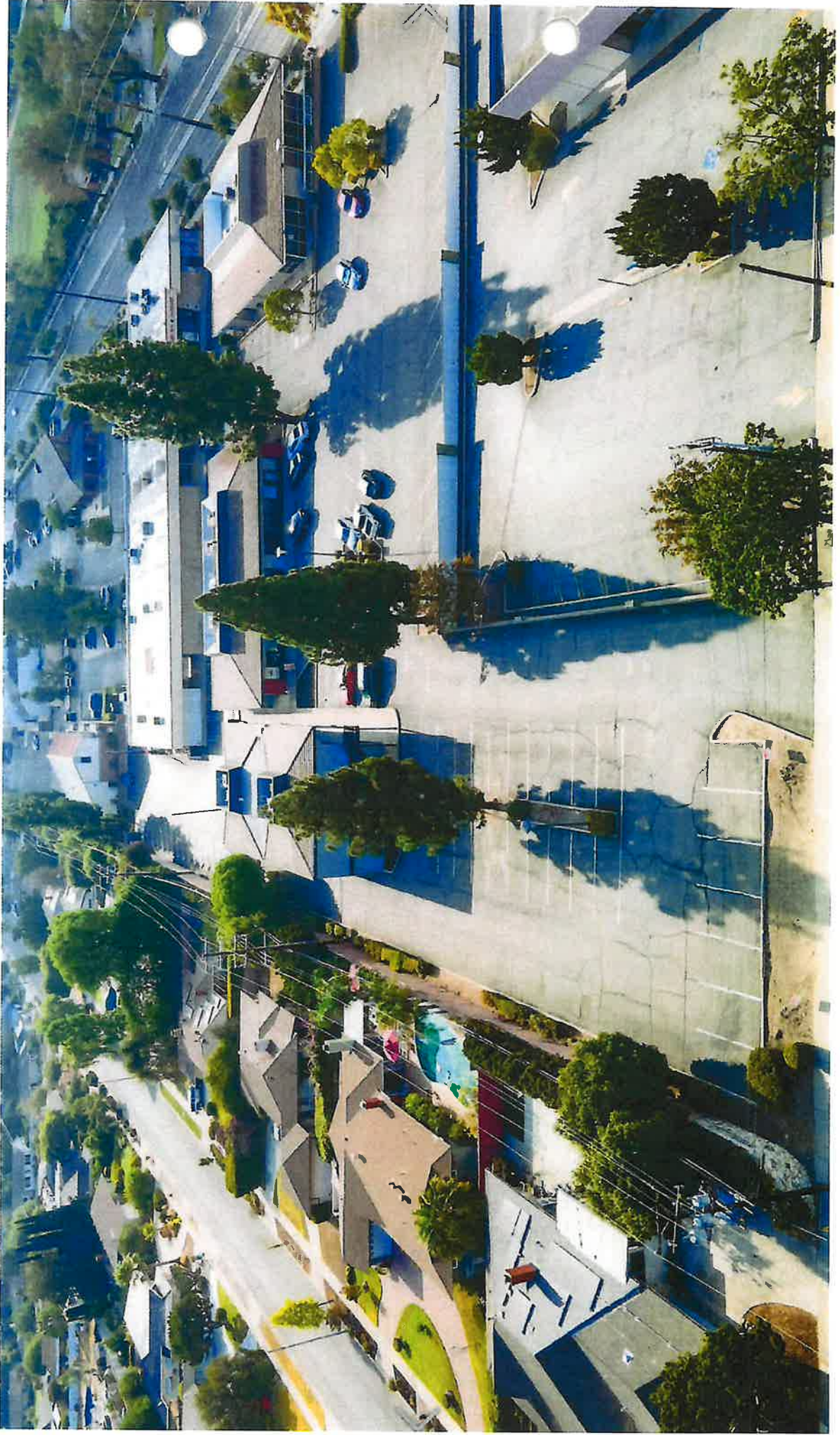
76





Foothill Blvd.

← N



Channel

DOG GROOMING

DOG GROOMING

- Font > Gotham Medium
- Trimcap ① ■ Black >
- Return ① ■ Gloss Black >
- Face ① ■ Regal Red >
- Width: 163.7 🔒
- Height: 13.9

Aa Text Raceway ☆ Shape Standard Channel Letter - [modified desi 88

↕ 13.9" ↕
#2 DOG GROOMING
← 163.7" →

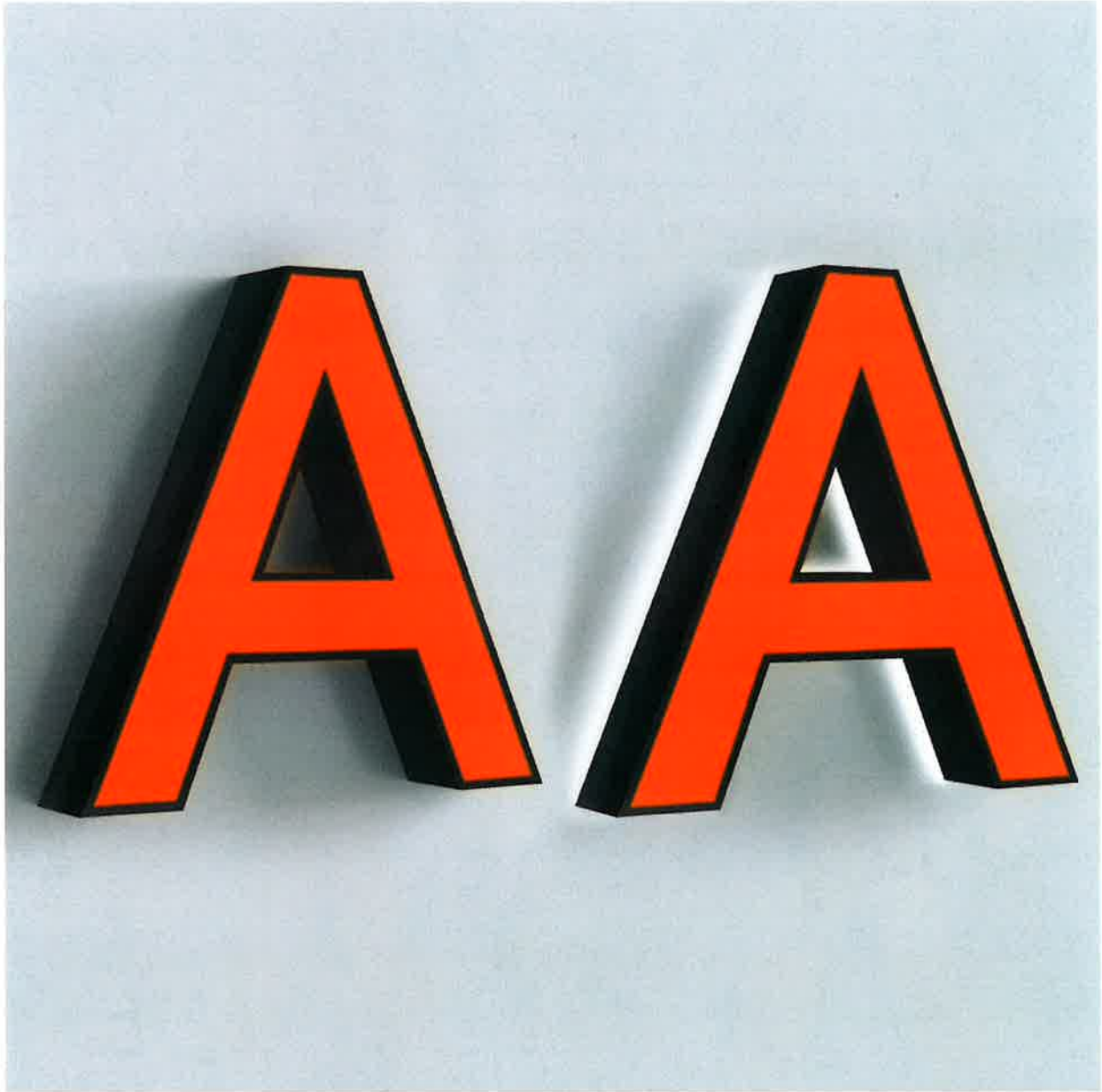




Reditus Holdings III LLC Tenant and Site Signage

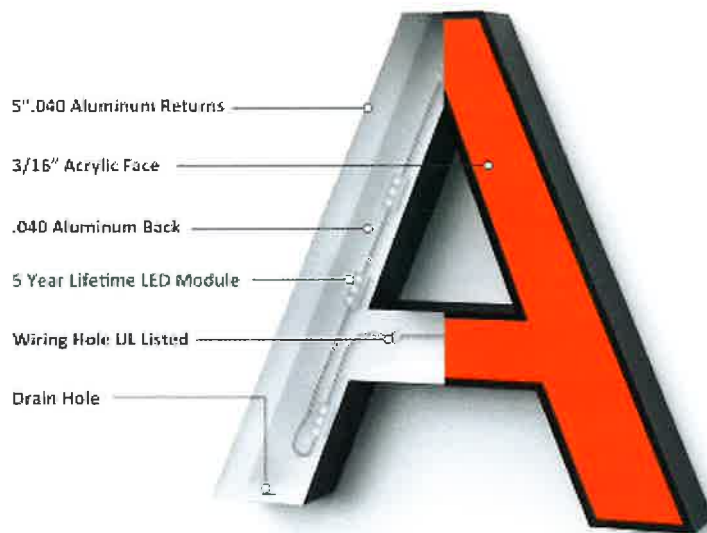
985 and 987 W. Foothill Blvd., Claremont, CA 91711

Standard Channel Letter

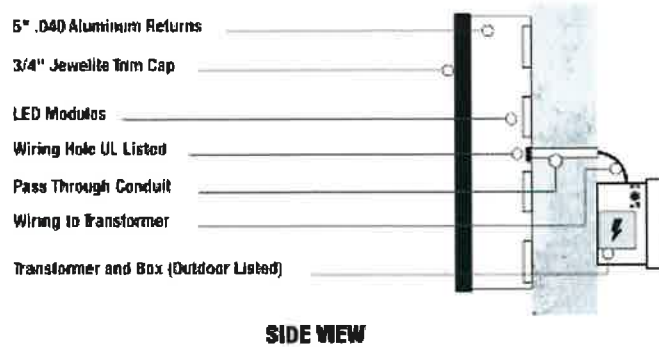




Standard Front Lit Channel Letter



Standard Front Lit Channel Letter



- Ready-to-install
- UL Certified
- 5 Year Warranty

2-4 Day Turnaround and Cut-off Time:

Order and submit artwork before 4pm PST ships in 2-4 business day. Order after 4pm add 1 business day.

Available Production Facility

Your orders are dispatched from the closest facility to your ship-to address for speed and savings

CA Headquarters

CA Sign Department

Store pickup only available in our California locations

Description

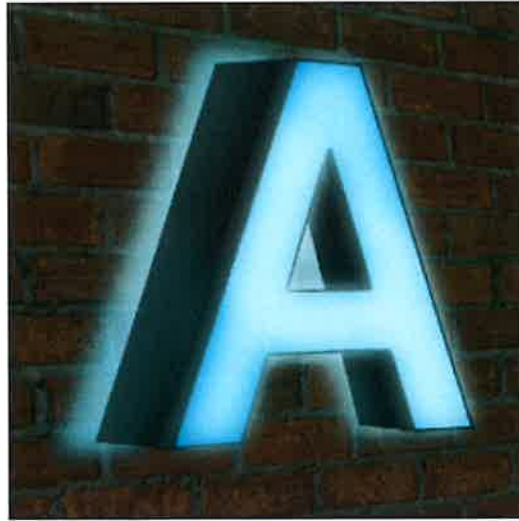
Channel Letters are 3 Dimensional Sign Elements. They are typically displayed on the facade of a building or monument sign. Channel letters are lit with LED modules which have effective light output and require very little electricity. Displaying channel letters is an intelligent way to showcase your brand in front of your customers.

- Ready-to-install: Wiring diagrams and installation pattern are included (Installation accessories excluded)
- Certified: UL Listed with Sign Section Labels for Outdoor Installation
- 5 Year Warranty

Buying Options

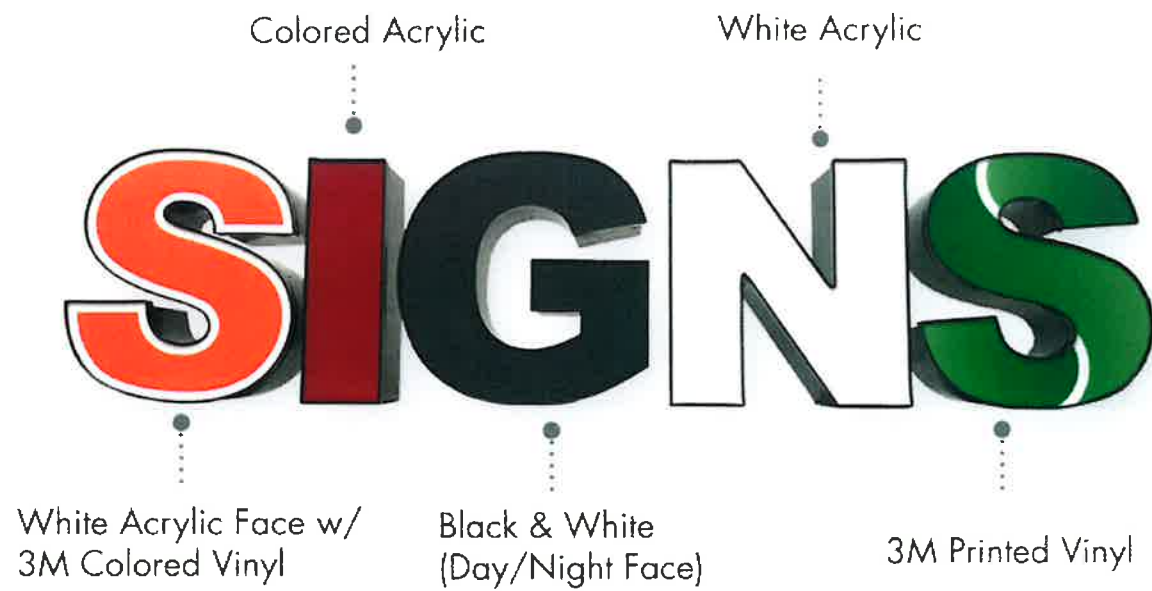


Front Lit



Front and Back Lit

Material Options



Components

Trim Cap

Trim Caps are plastic molding that surrounds the acrylic face of your channel letter.

Specification

3/4" or 1" Jewelite Trim Caps



Trim Cap color to be Black.

Return

Returns are the sides bordering the channel letter.

Specification

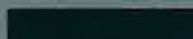
3" or 5" .040" Alumet, Metals USA High Reflective Aluminum Returns

[Download Return Color Chart](#)

Return



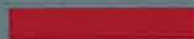
Return Color



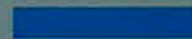
Gloss Black



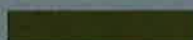
Ultra White



Hunter Red



Heron Blue



Dark Bronze

Return Color to be Gloss Black

Specification	Details
Return Color	Gloss Black

Face

Acrylic Faces is a slightly transparent plastic on the front face of your channel letter.

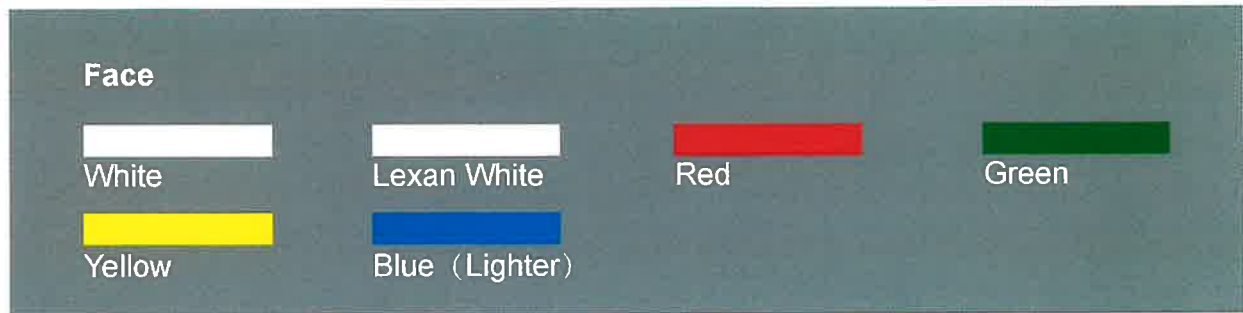
Specification

3/16" Acrylite, Chemcast Acrylic, Palsun Lexan Faces

[Download Face Color Chart](#)

Face





Face to be White

Vinyl

If the color desired is unavailable from our acrylic faces, translucent colored vinyl films can be applied to the face of channel letters.

Specification

3M 3630 Translucent

3635 Day/Night Dual-Color

3635 Blockout Colored Vinyl (Vinyl Colors)


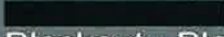
3M IJ8150 Clear Vinyl w/ 8520 Matte Lamination for Digital Print

[Download Vinyl Color Chart](#)

Vinyl

			
Yellow	Rose Mauve	Patriot Blue	Brilliant Green
			
Marigold	Fuchsia	Sultan Blue	Light Lemon Yellow
			
Poppy Orange	Raspberry	Azure	Bronze
			
Tangerine	Electric Pink	Light European Blue	Silver
			
Orange	Vivid Rose	Intense Blue	Gold Nugget
			
Poppy Red	Pink	Sapphire	Gold Metallic
			
Red	Plum Purple	Teal Green	White
			
Dark Red	Bright Violet	Bright Jade Green	Shadow Gray
			
Cardinal Red	Royal Blue	Kentucky Blue Grass	Silver Gray
			
Regal Red	Electric Blue	Light Kelly Green	Black
			
Burgundy	Blue	Vivid Green	

3M Blockout 3635 Vinyl Color

	
Blockout - White	Blockout - Black

3M Dual Color (Day/Night) 3635 Vinyl Color

	
Dual-Color - White	Dual-Color - Black

3M Blockout 3635 Vinyl Color

	
Digital Print	Dual Digital Print

Vinyl to be in Color Regal Red #83

Standard Front Lit

Our standard Front lit channel letters include:

- 3/4" or 1" Trim Cap
- 3" or 5" .040" Alumet, Metals USA High Reflective Aluminum Return and Backing
- 3/16 Acrylic Face
- LED Lights
- 3' Power cord for ground and power.
- Installation Guide and Mounting Pattern

Standard Front/Back Lit

Our standard Front/Back lit channel letters include:

- 3/4" or 1" Trim Cap
- 3" or 5" .040" Alumet, Metals USA High Reflective Aluminum Return
- 1/8" Palsun Clear Lexan Backs
- 3/16 Acrylic Face
- LED Lights
- 3' Power cord for ground and power.
- Installation Guide and Mounting Pattern

LED Lights

Specification

Mynice High Efficiency, 160° Beam, IP67, 9000K-10500K, 0.7W & 1.2W LED Module (5 Year Warranty)

Power Transformer

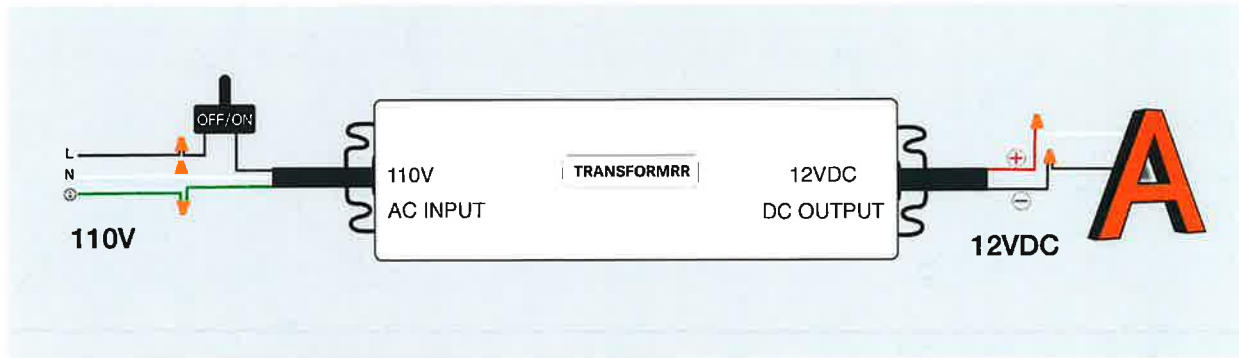
Specification

Fang Hua HMA-60NU-RX 12V/ 5A 60W, Class 2, Constant Voltage, Constant Current, IP67, Power Supplies (5 Year Warranty)

* For dry location only.

Non-brand Transformer Boxes (3.5"x5.8"x13.5" for 1 transformer and 3.5"x10"x13.5" for 2 transformers)

Installation Guide



Raceway

Specification

Size:

5.5" height and 3.5" depth

Customizable length from 10" to 46"

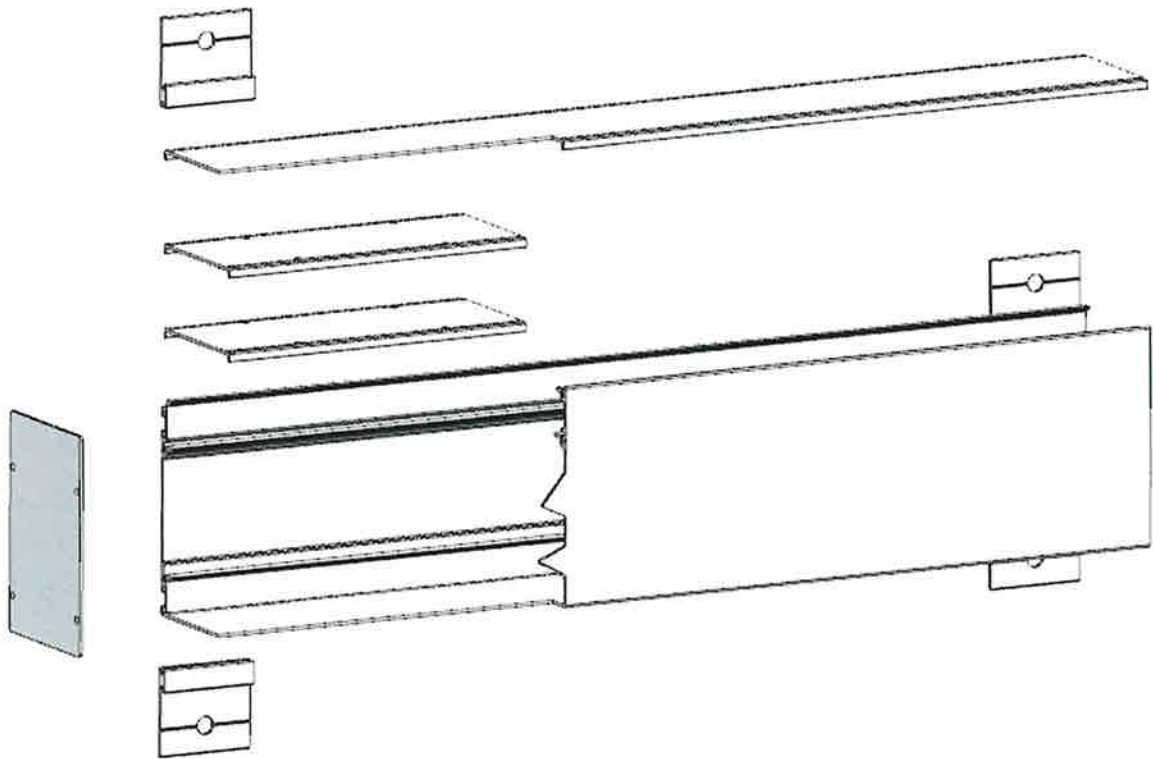
For wider applications, multiple segments are used to achieve the desired length

Accessories:

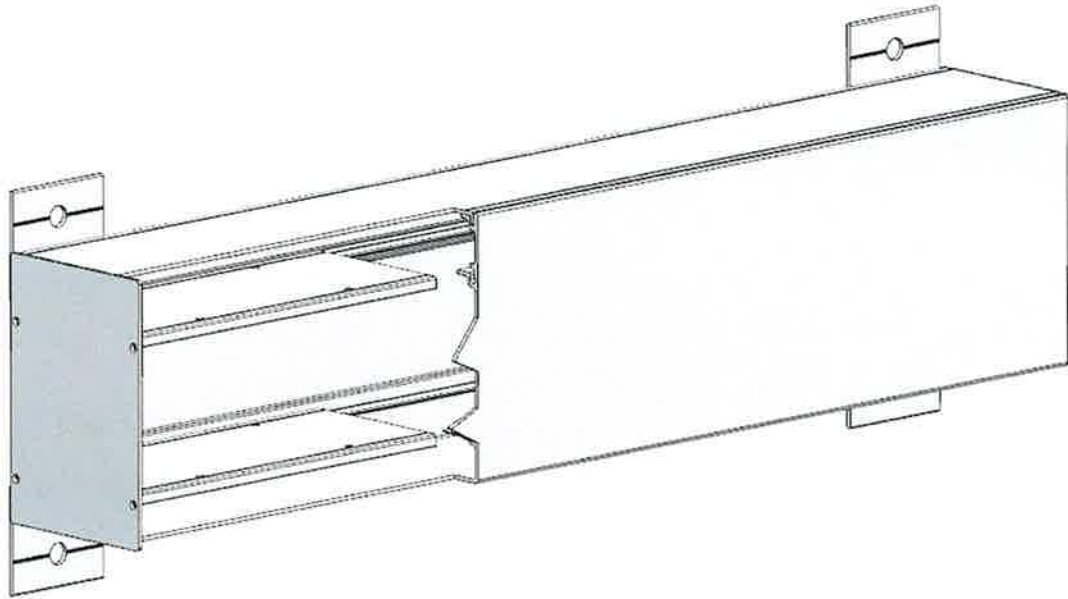
- Raceway base (each segment)
- Raceway cover (each segment)
- End caps x2 (each raceway)
- Connect plates x2 (each segment)
- Mounting brackets x4 (each segment)
- Self-tapping screws x20 (each segment)

Please note that while there are wiring and mounting holes on the channel, we will NOT drill any holes on the raceway and you will have to drill the holes on the raceway yourself.

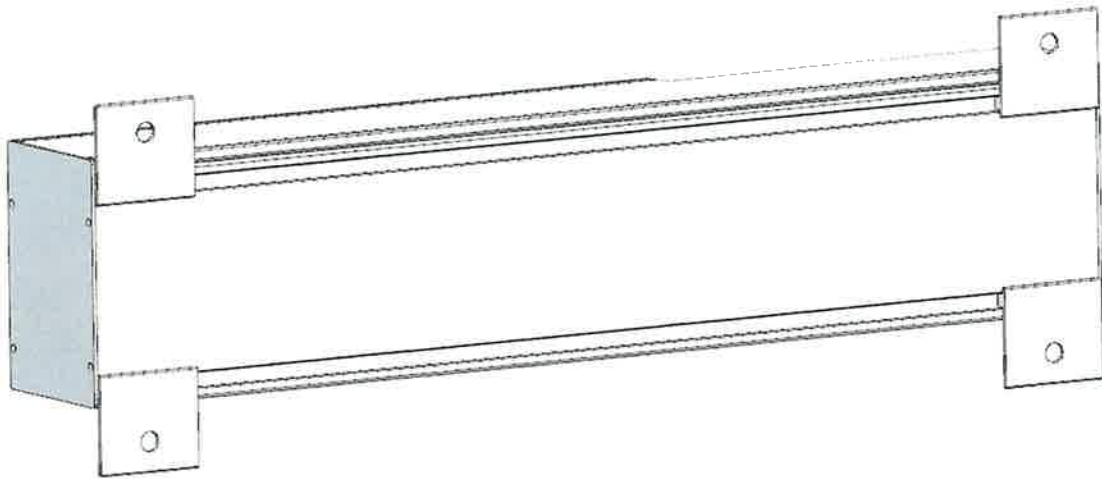
Raceway Installation Guide:



- List out parts



- Assemble Raceway



- Put Hanger on

Warranty

5 Years Warranty