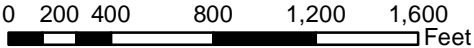


Exhibit 2 - P15-0978 & P16-0252, Aerial Photo / Location



0 200 400 800 1,200 1,600 Feet

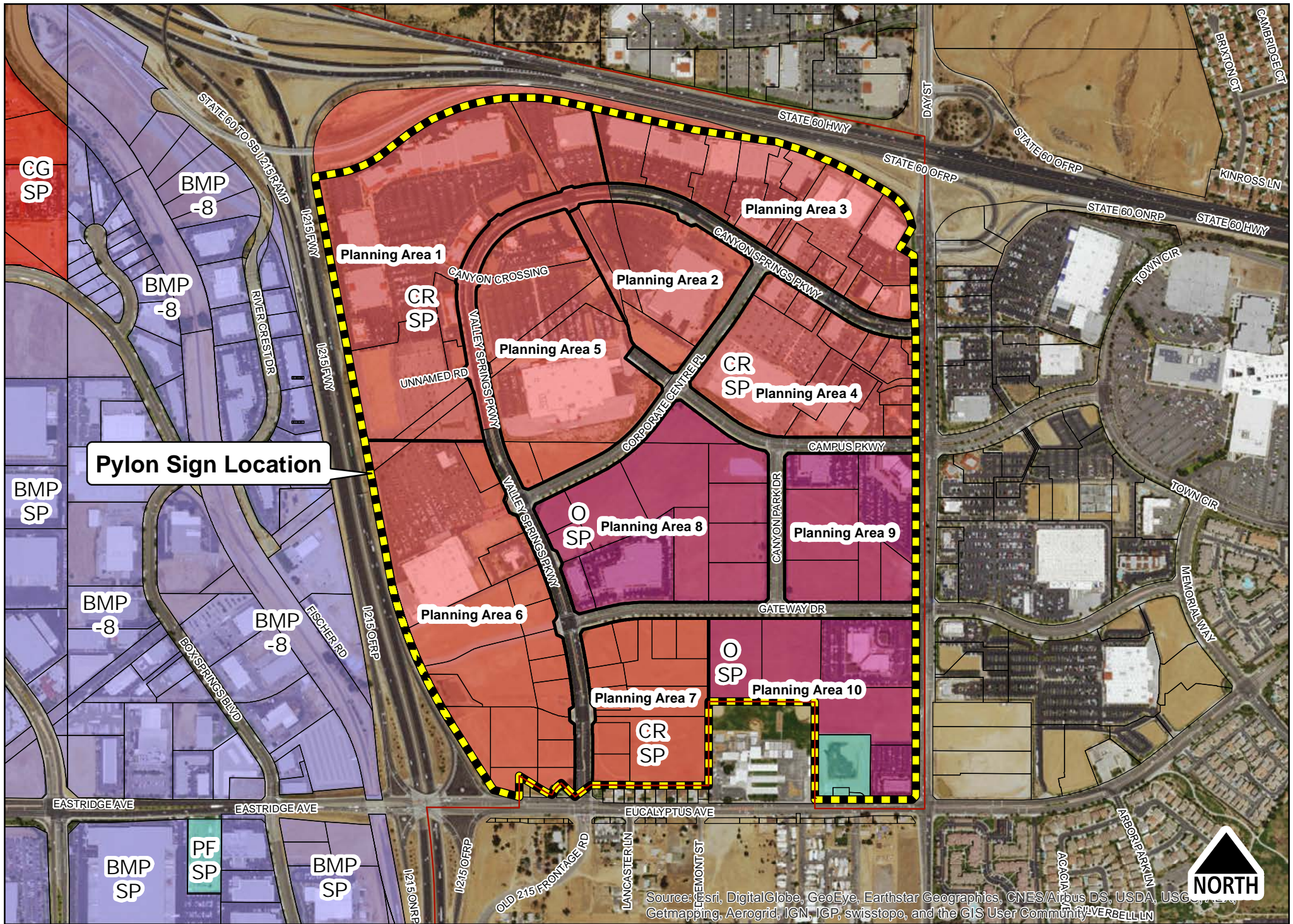
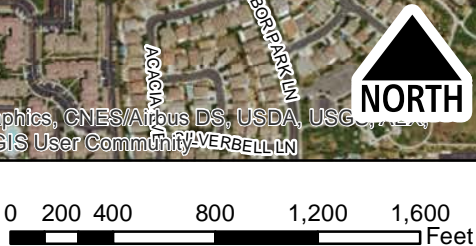


Exhibit 4 - P15-0978 & P16-0252, Canyon Spring Business Park Specific Plan / Zoning Map



Canyon Springs Business Park Specific Plan

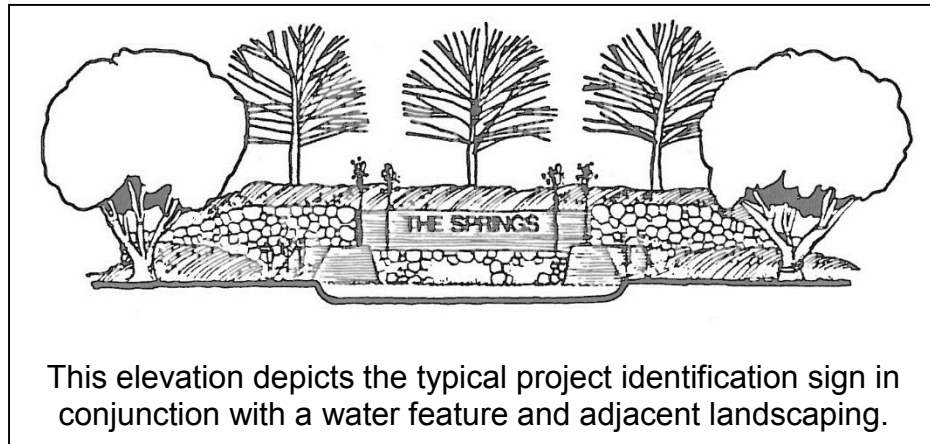
Section IV(B)(3)(e) Master Signing Programs

Inserted Text: **ABC**
Deleted Text: ~~ABC~~

e. Master Signing Programs

A master signing program will be established for the project and will conform to local sign regulations. In the spirit of high commercial aesthetics, and with sensitivity to Interstate 215 and State Route 60, pylon (pole) signs will be limited in number and will be of high quality.

The signing program for THE SPRINGS will consist of the project name routed into wood or depressed in cast concrete in conjunction with accent water elements and landscaped setbacks at major street intersections.



The Regional Shopping Center will be identified through the individual letter and/or script letter identification of department stores and major tenants having independent entrances. Shops having an orientation only to the interior pedestrian mall will not have outdoor identification other than on-site project directories.

The support commercial uses will be independently signed, and multiple tenant structures will use sign identification consisting of wall signs and low level monument signs. No roof signs will be permitted. A theatre marquee will be permitted for the multiple screen theatre.

Signs will be controlled in terms of design, materials and colors to provide harmony while allowing individuality of identity. The following pages show the types of signs and criteria which will be required for establishments in THE SPRINGS.

A

TENANT

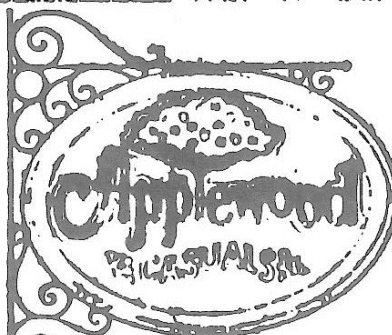
SIGN TYPE A FASCIA - Sample
 INTERNALLY ILLUMINATED CHANNEL LETTERS

Cut-out letters
 Fascia mounted

B



1



2

SIGN TYPE B UNDER CANOPY - Sample

Sample 1 - Sandblasted copy and design on mirror with custom wood frame

Wall mounted

Sample 2 - Raised border with round route
 Sandblasted background
 Raised copy and filigree

Bracket hung

C



SIGN TYPE C CUSTOM - Sample

Border and area around copy raised

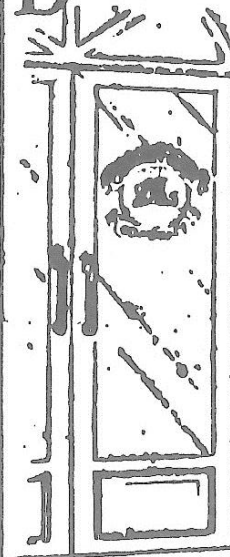
Background sandblasted

Main copy invert blasted

Leafs raised

Chain hung

D



SIGN TYPE D WINDOW - Sample

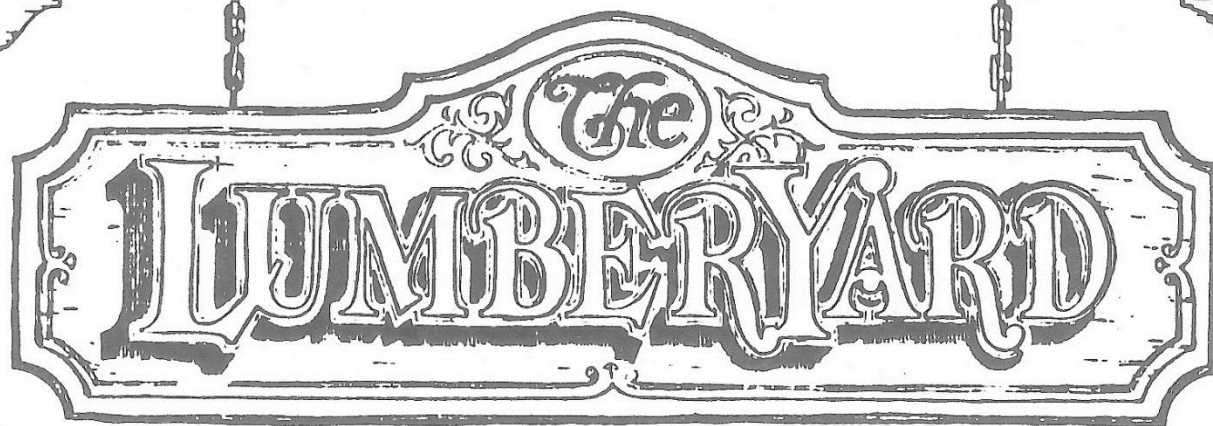
Gold leaf design

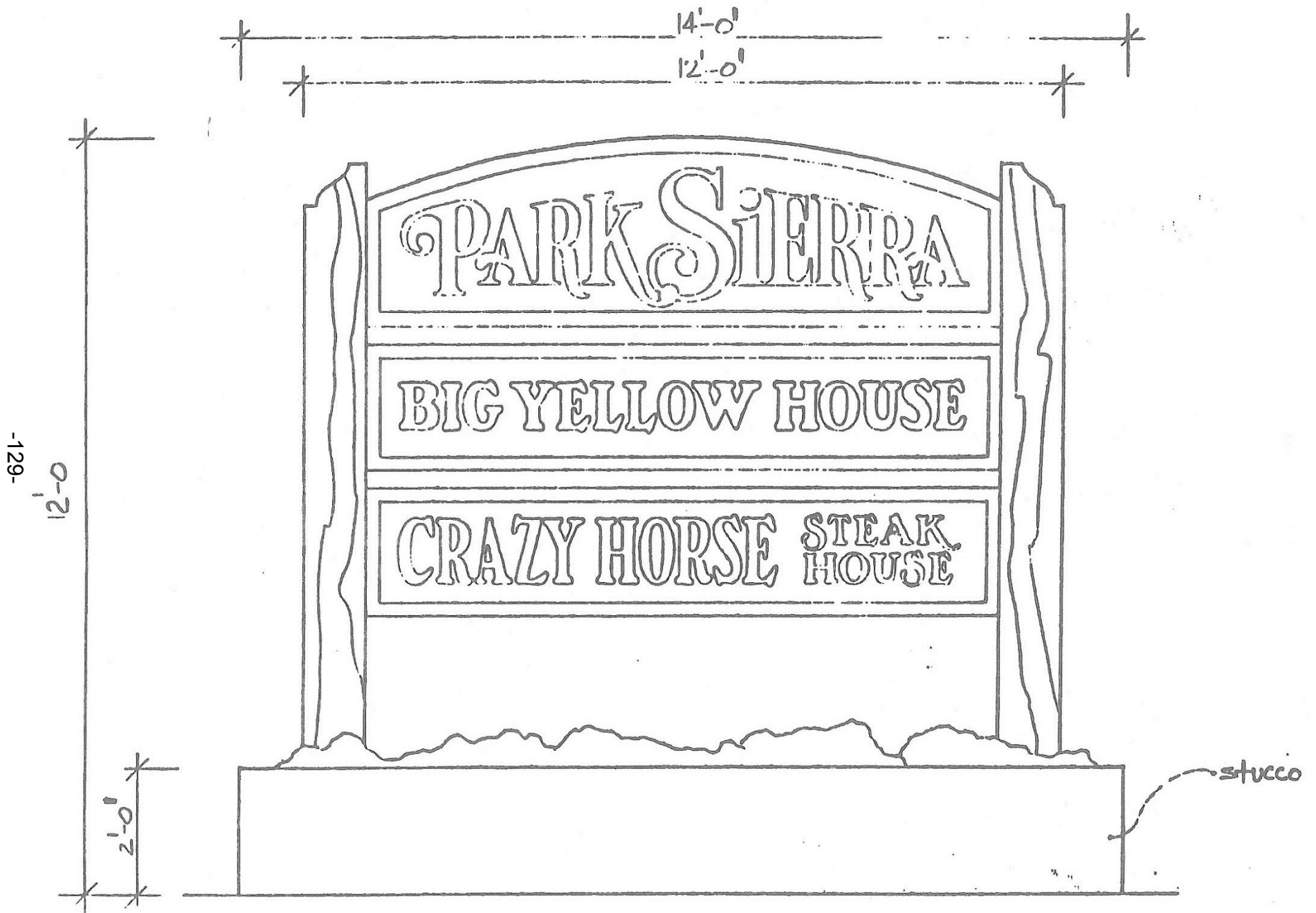
Hand painted copy

Gold leaf logo leaving clear negative space

Paint on glass

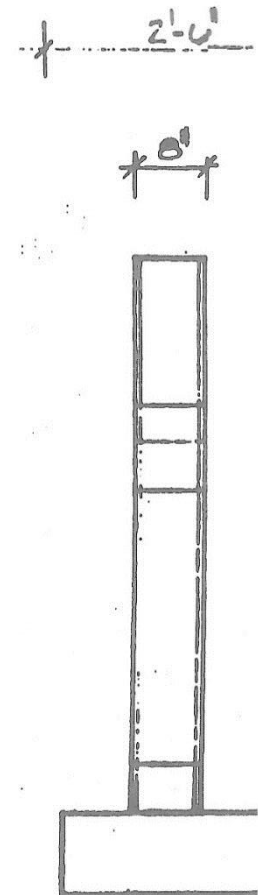
• EST 1980 •

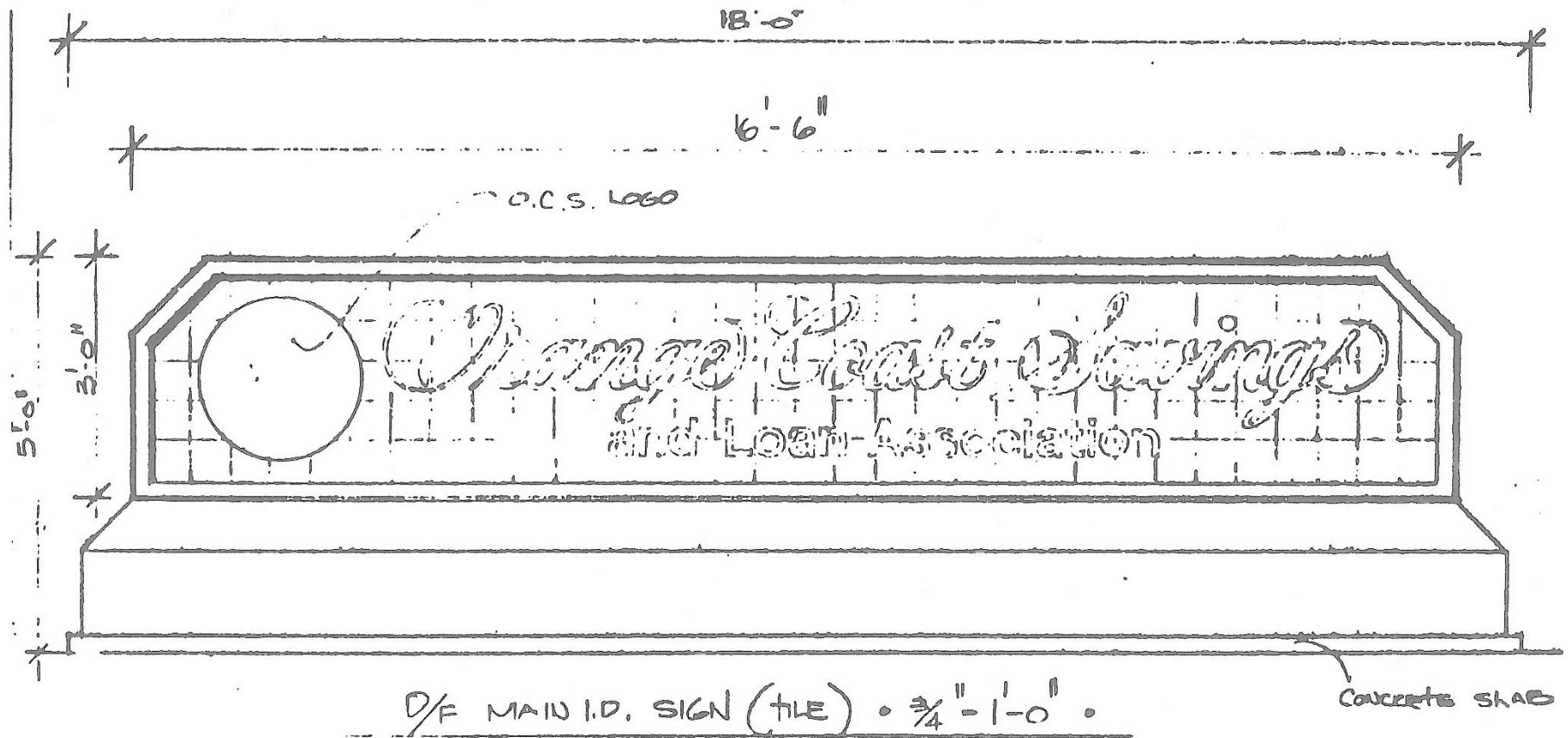












Permitted Freeway Pylon Signs Size, Design and Location

Pylon Sign A

A freeway oriented pylon sign shall be permitted along the SR 60 Freeway at the general location shown in Exhibit "1". The sign shall be a maximum of 75 feet high, with one 225 square foot sign panel at the top and three 90 square foot panels below, with a total sign area of 600 square feet. A 105 square foot sign, identifying the Canyon Springs Business Park will be located at the top of the sign above the business identification signs. The sign shall generally conform to the illustration in Exhibit "1", except that specific design details are subject to Design Review administrative approval.

Pylon Sign B

Pylon Sign B is located along the State Route 60 Freeway at the general location shown in Exhibit "1" attached hereto and incorporated herein by this reference. The sign shall be a maximum of 75 feet high, with one 112.5 square foot sign identifying the name and/or logo of the center at the top, five 90 square foot major tenant identification panels below, with a total sign area of 705-square feet. The sign shall conform to the illustration in Exhibit "1" attached hereto and incorporated herein by this reference.

Pylon Sign C

Pylon Sign C is located along the State Route 60 at the general location show in Exhibit "1" attached to and incorporated herein by this reference. The sign shall be maximum of 75 feet high, with one 137 square foot center logo at the top, two 66 square foot anchor tenant identification panels below and four 60.75 square foot panels, with a total sign area of 691 square-feet. The sign shall conform to the illustration in Exhibit "1" attached to and incorporated herein by this reference. All signage within this freeway sign shall be limited to tenants within the 87-acre commercial center "Canyon Crossings". The copy "Riverside" or official City logo as appropriate shall be added on the sign, subject to Design Review approval. Minimal additional sign areas, as necessary for the "Riverside" copy of logo shall be administratively approved by Design Review staff.

Pylon Sign D

Pylon Sign D is located along Interstate 215 at the general location shown in Exhibit "1" attached to and incorporated herein by this reference. The sign shall be a maximum of 75 feet high, with one 137 square foot center log at the top, two 66 square foot anchor tenant identification panes below and four 60.75 square foot panels, with a total sign area of 691 square-feet. The sign shall conform to the illustration in Exhibit "1". The copy "Riverside" or official City logo as appropriate shall be added on the sign, subject to Design Review approval Minimal additional sign areas, as necessary for the "Riverside" copy of logo shall be administratively approved by Design Review staff.

Pylon Sign E

Pylon Sign E is located along Interstate 215 at the general location of Planning Area 6 (Sam's Club Parcel) shown in Exhibit "1". The sign shall be a maximum of 75 feet high, with one 260 square foot sign panel at the top followed by one 200 square foot panel followed by one 100 square foot panel and concluding with two 50 square foot panels at the bottom, with a total sign area of 660 square feet. A 100 square foot sign, area identifying the "VALLEY GATEWAY PLAZA" will be located at the uppermost portion of the sign above the business identification signs. The sign shall generally conform to the illustration in Exhibit "1", except that specific design details are subject to Design Review administrative approval.

Pylon Sign F

A second freeway oriented pylon sign shall be permitted along the I 215 Freeway at the general location shown in Exhibit "1". The sign will be a maximum of 45 feet high, with one 225 square foot sign panel at the top and three 90 square foot panels below, with a total sign area of 600 square feet. A 105 square foot sign, identifying the Canyon Springs Business Park will be located at the top of the sign above the business identification signs. The sign shall generally conform to the illustration in Exhibit "1" except that specific design details are subject to Design Review administrative approval. The Planning Department shall have the administrative ability to increase the: height of the sign by up to 15 feet, dependent upon line of sight information submitted at the time construction is proposed.

Assignment of Freeway Sign Rights by Planning Area

Pylon Sign A

The SR 60 freeway sign panels shall be granted to Planning Areas 1 and 5 combined (one sign), 3 (two signs) and 4, with panels assigned to the majority property owners at the time of construction.

Pylon Sign B

Pylon Sign B shall be granted to Planning Area 3, with panels assigned to the majority property owners at the time of construction.

Pylon Sign C

Pylon Sign C shall be granted to Planning Areas 1 and 5, with panels assigned to the majority property owners at the time of construction.

Pylon Sign D

Pylon Sign D shall be granted to Planning Areas 1 and 5, with panels assigned to the majority property owners at the time of construction.

Pylon Sign E

Pylon Sign E shall be granted to Planning Areas 2 and 6, with panels assigned to the majority property owners at the time of construction.

Pylon Sign F

The I 215 freeway sign shall identify Planning Areas 2, 6 (two signs) and 7 and the commercial portion of Planning Area 1, with panels assigned to the majority property owners at the time of construction.

Specific details related to the assignment of individual sign panels, details of sign maintenance and other pertinent issues shall be the subject of a recorded agreement between the City and the property owner responsible for construction of the sign. The document is subject to approval of the Planning, Development and Legal Departments and shall be recorded prior to issuance of any building permits.

The sign rights assigned to each identified property would initially run with the land, with use of the sign panel determined by the property owner. The sign panel rights may be transferred to adjacent properties, either through a temporary rental/lease agreement or through permanent sale. Once the identification right to the freeway sign is established, the sign panel rights will be left to the property owners to do with as they see fit.

Along with the ability to transfer sign rights, property owners that obtain two or more sign rights would also be permitted to combine these rights to create larger sign panels. In this manner, two, three or four sign panels may be combined to create larger signs, though the overall sign area will remain the same, at 600 square feet.

Permitted On-Site Pylon Signs for Planning Areas 1-7

On-site pole signs for commercial centers ten acres or larger in Planning Areas 1-7 shall be entitled to one 15 foot high, 100 square foot pylon sign, consistent with the design depicted in the Specific Plan.

Permitted On-Site Pylon Signs for Planning Area 4

Planning Area 4 shall be entitled to two on-site pylon signs, each 15 feet high and each with a total of 100 square feet of sign area, consistent with the design depicted in the Specific Plan.

No additional monument signs will be allowed for this Planning Area.

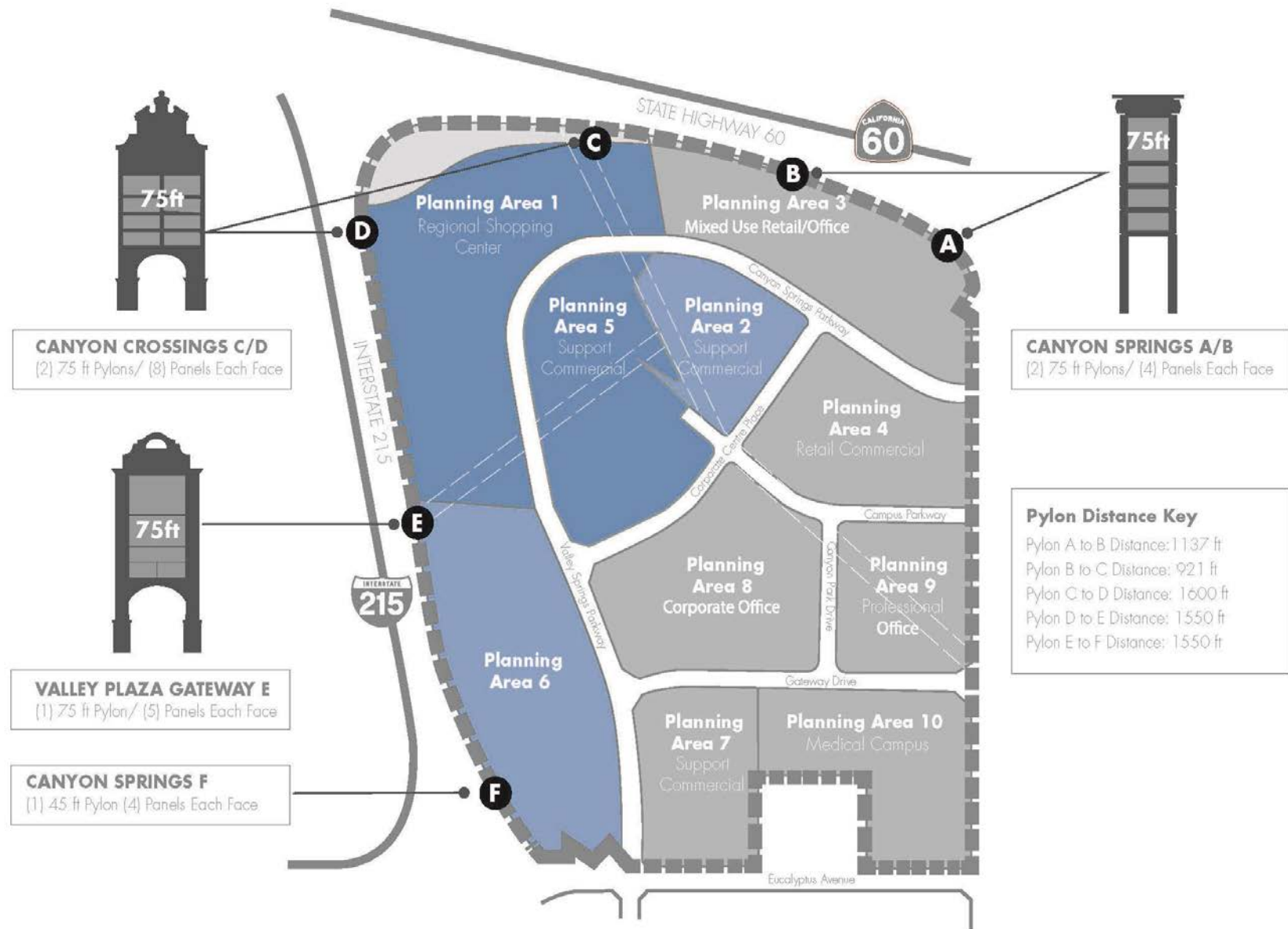
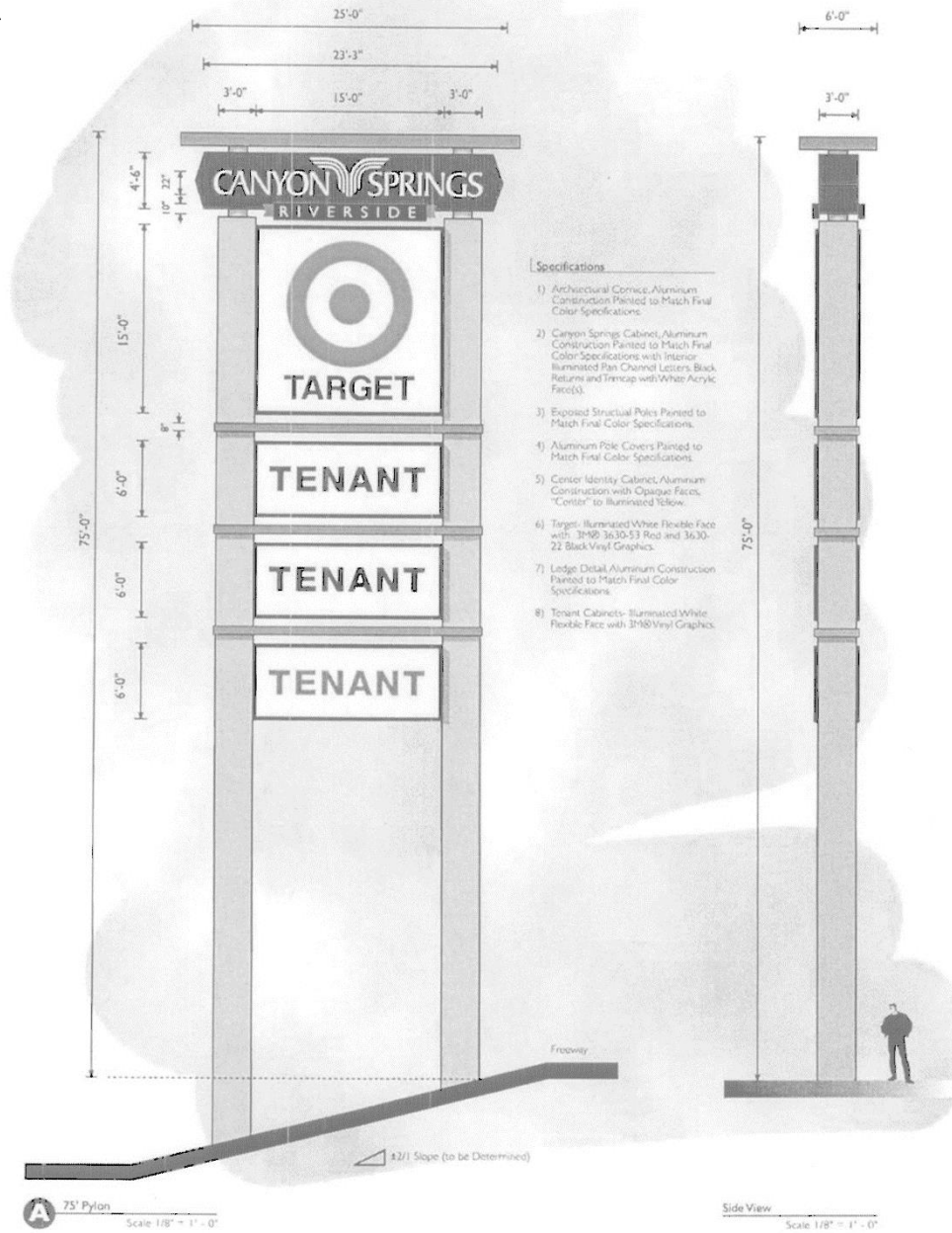
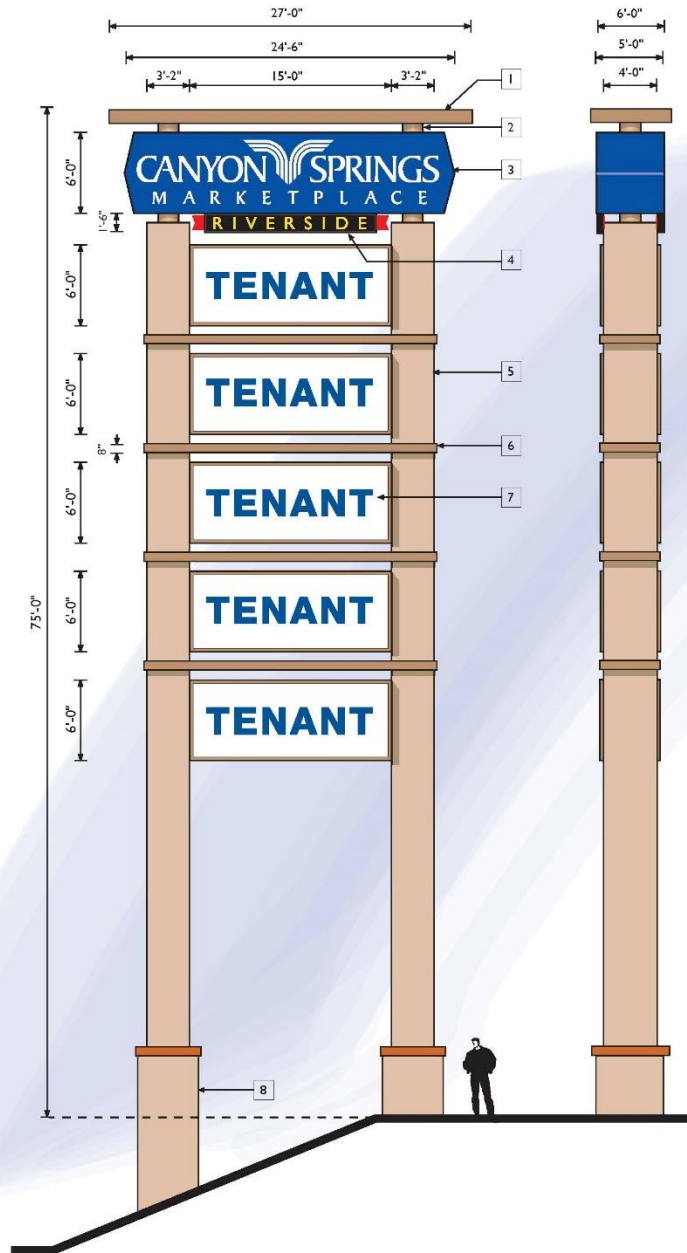


EXHIBIT 1
FREEWAY ORIENTATED SIGNAGE

PYLON SIGN A



PYLON SIGN B



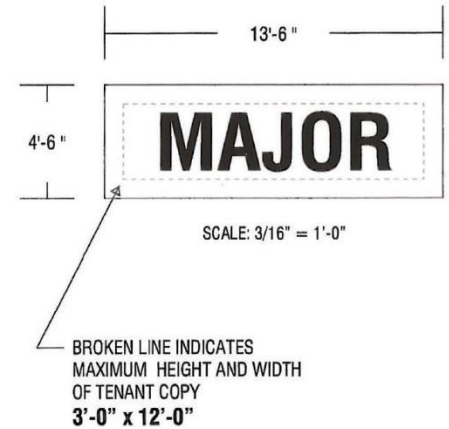
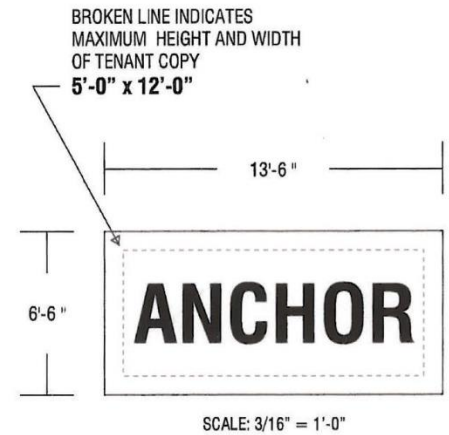
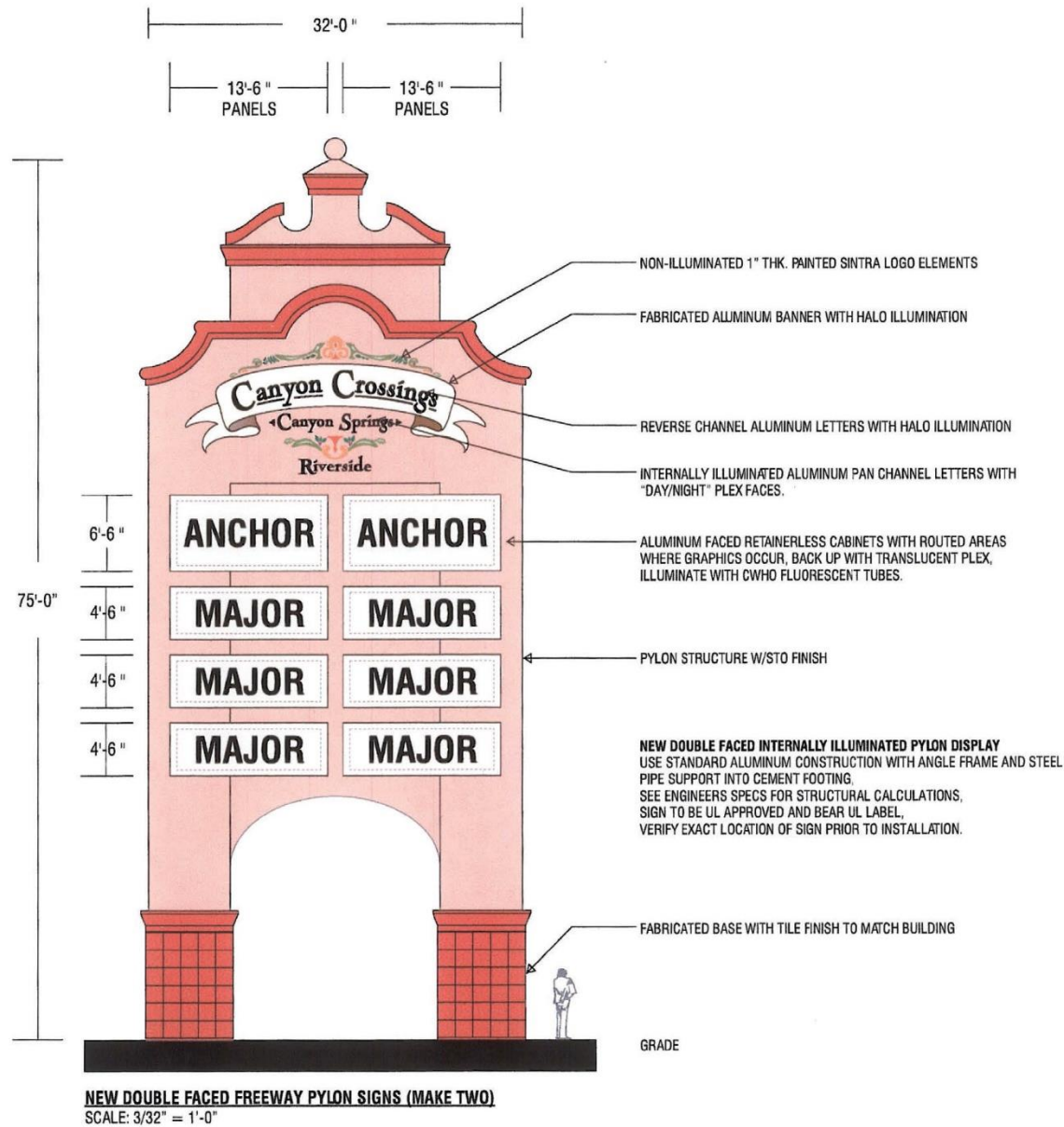
SCOPE OF WORK

FABRICATE AND INSTALL (1) D/F ILLUMINATED, SHARED TENANT PYLON SIGN.

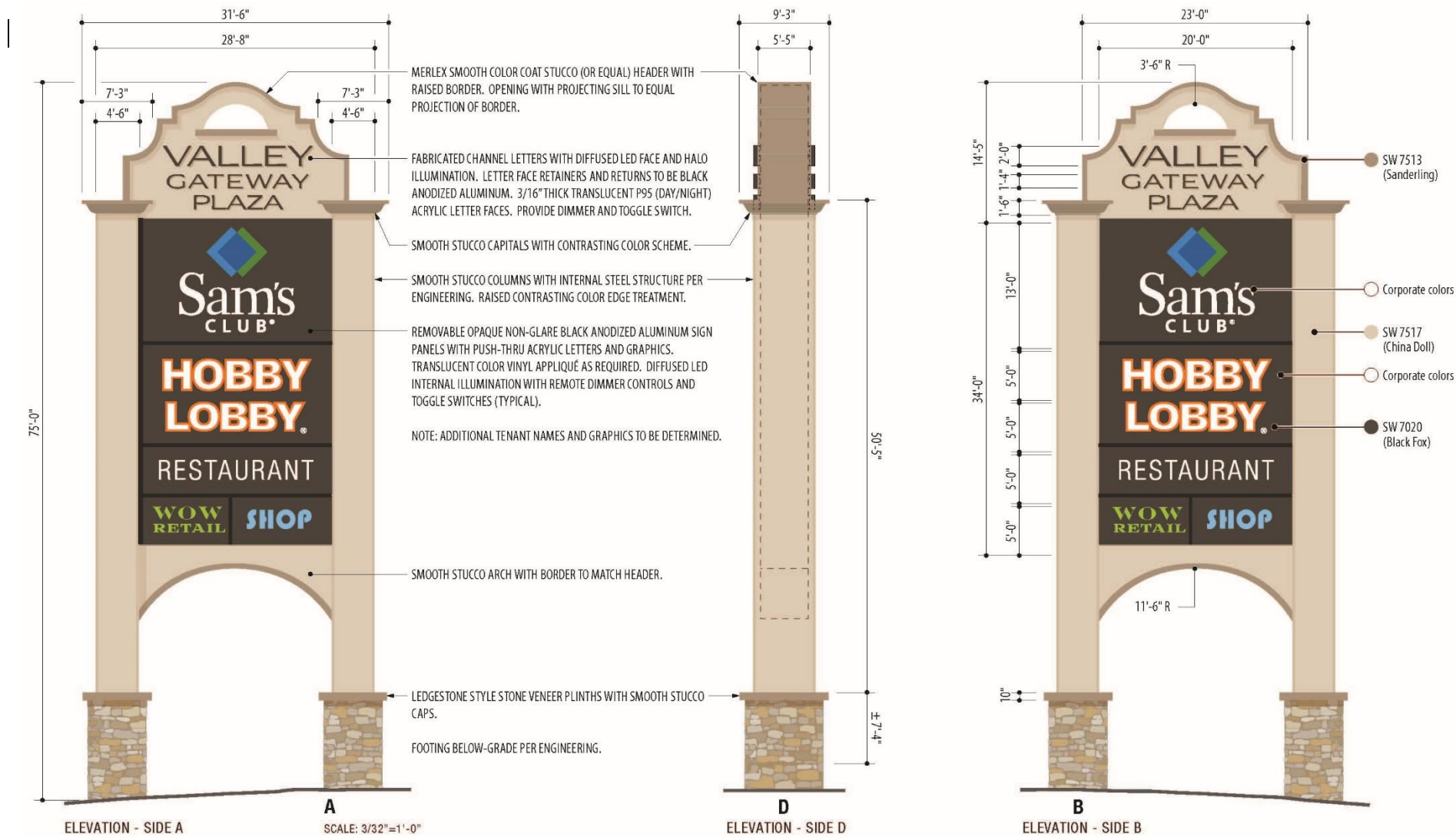
SPECIFICATIONS

- 1) Architectural cornice, aluminum construction painted to match FRAZEE 8241D Copper Springs, texcote finish.
- 2) 18" Steel pipe painted to match FRAZEE 8242W Northern Plains, satin finish.
- 3) Canyon springs cabinet: steel frame with aluminum cladding painted to match 3M 7725-47 Intense Blue.
White flexible face with applied 3M 7725-47 Intense Blue overlayed on opaque vinyl film for background and reverse weeded copy.
Illuminated with metal halide lamps.
- 4) Riverside cabinet: aluminum extrusion with acrylic face. Copy to 3M 3630-015 Yellow vinyl film with 3M 3630-22 Black vinyl film over opaque vinyl for background.
Illuminated with fluorescent lamps.
Ribbon detail to be non-illuminated aluminum painted to match PMS 185, satin finish.
- 5) 36" Steel pipe with aluminum pole covers painted to match FRAZEE 8242W Northern Plains, texcote finish.
- 6) Ledge detail: aluminum construction painted to match FRAZEE 8241D Copper Springs, texcote finish.
- 7) Tenant cabinets- fabricated aluminum cabinets with illuminated white flexible face and 3M vinyl graphics.
- 8) 54" or 48" steel pipe (to be verified with engineering calculations) with aluminum pole covers painted to match FRAZEE 8242W Northern Plains, texcote finish.

PYLON SIGNS C & D



PYLON SIGN E



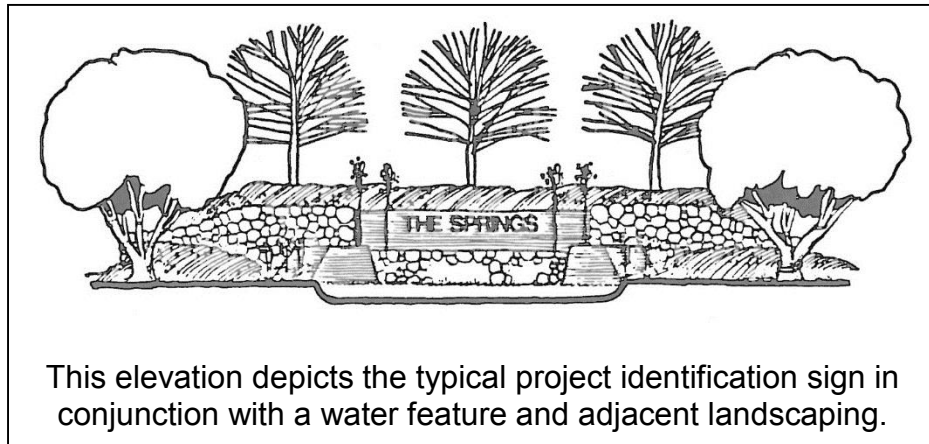
Canyon Springs Business Park Specific Plan

Section IV(B)(3)(e) Master Signing Programs

e. Master Signing Programs

A master signing program will be established for the project and will conform to local sign regulations. In the spirit of high commercial aesthetics, and with sensitivity to Interstate 215 and State Route 60, pylon (pole) signs will be limited in number and will be of high quality.

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The support commercial uses will be independently signed, and multiple tenant structures will use sign identification consisting of wall signs and low level monument signs. No roof signs will be permitted. A theatre marquee will be permitted for the multiple screen theatre.

Signs will be controlled in terms of design, materials and colors to provide harmony while allowing individuality of identity. The following pages show the types of signs and criteria which will be required for establishments in THE SPRINGS.

A

TENANT

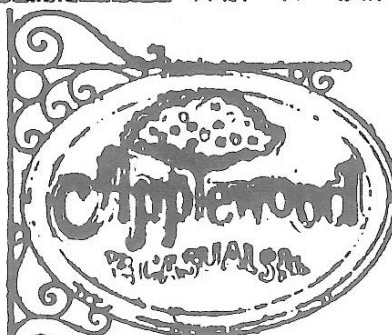
SIGN TYPE A FASCIA - Sample
 INTERNALLY ILLUMINATED CHANNEL LETTERS

Cut-out letters
 Fascia mounted

B



1



2

SIGN TYPE B UNDER CANOPY - Sample

Sample 1 - Sandblasted copy and design on mirror with custom wood frame

Wall mounted

Sample 2 - Raised border with round route
 Sandblasted background
 Raised copy and filigree

Bracket hung

C



SIGN TYPE C CUSTOM - Sample

Border and area around copy raised

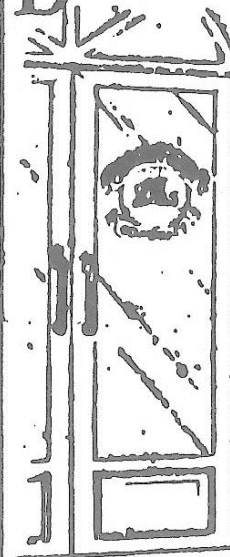
Background sandblasted

Main copy invert blasted

Leafs raised

Chain hung

D



SIGN TYPE D WINDOW - Sample

Gold leaf design

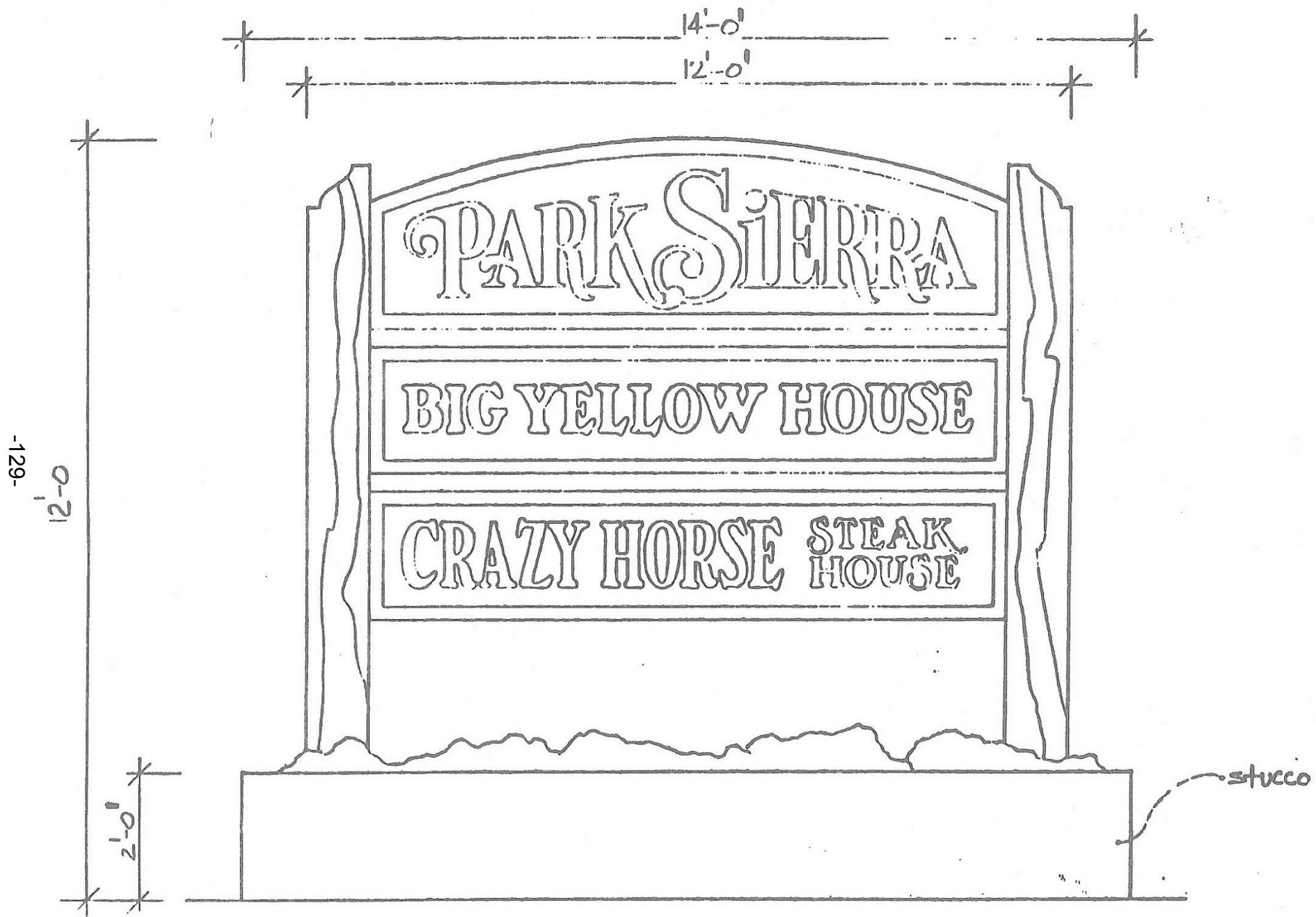
Hand painted copy

Gold leaf logo leaving clear negative space

Paint on glass

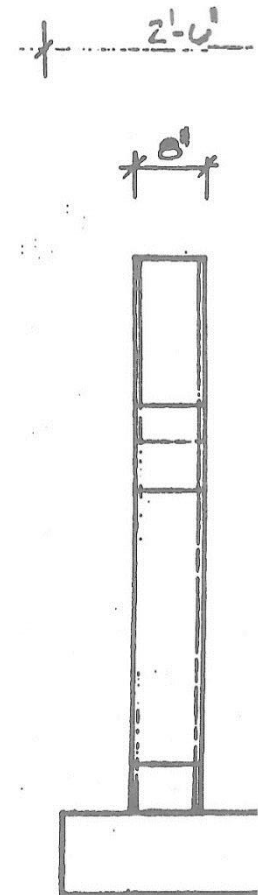
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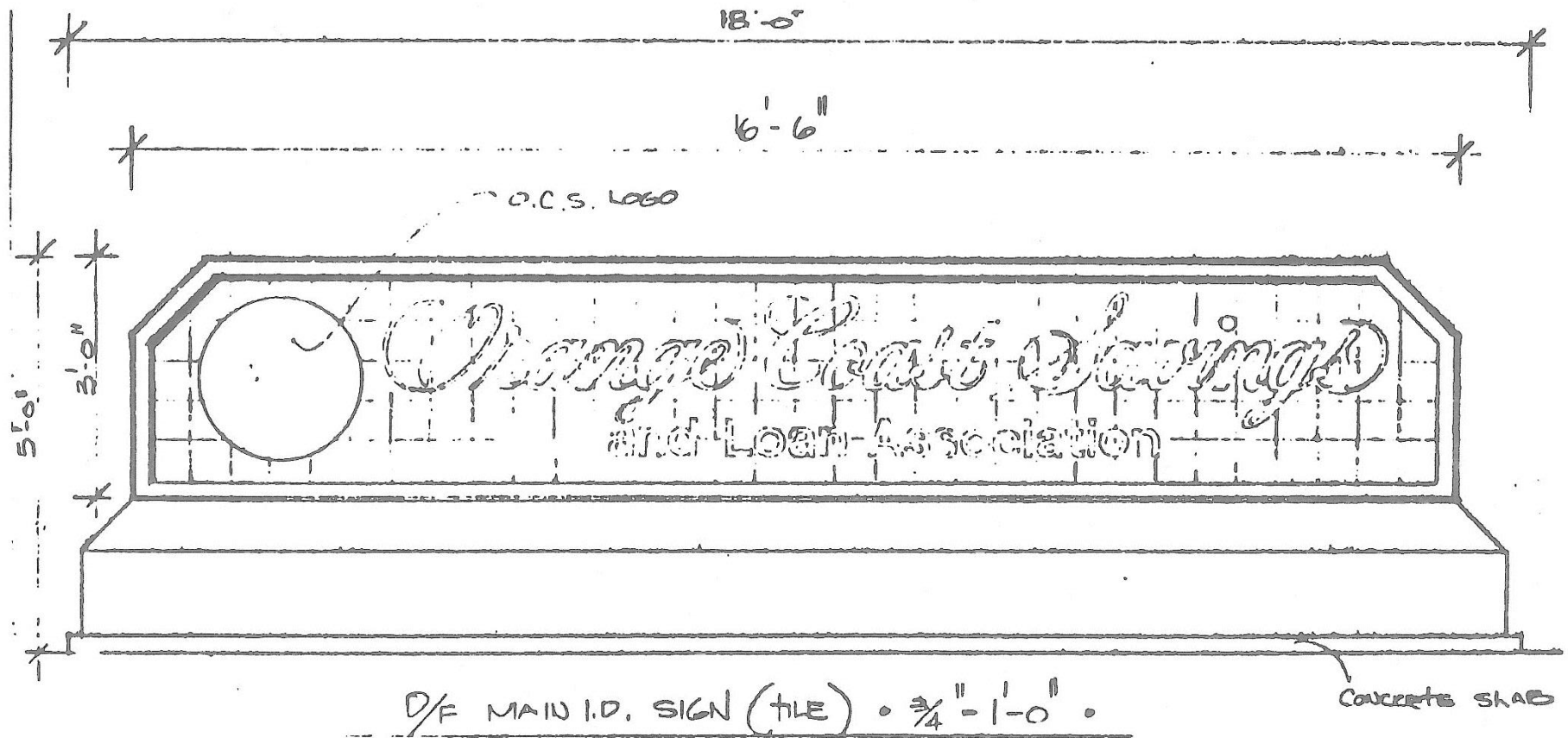


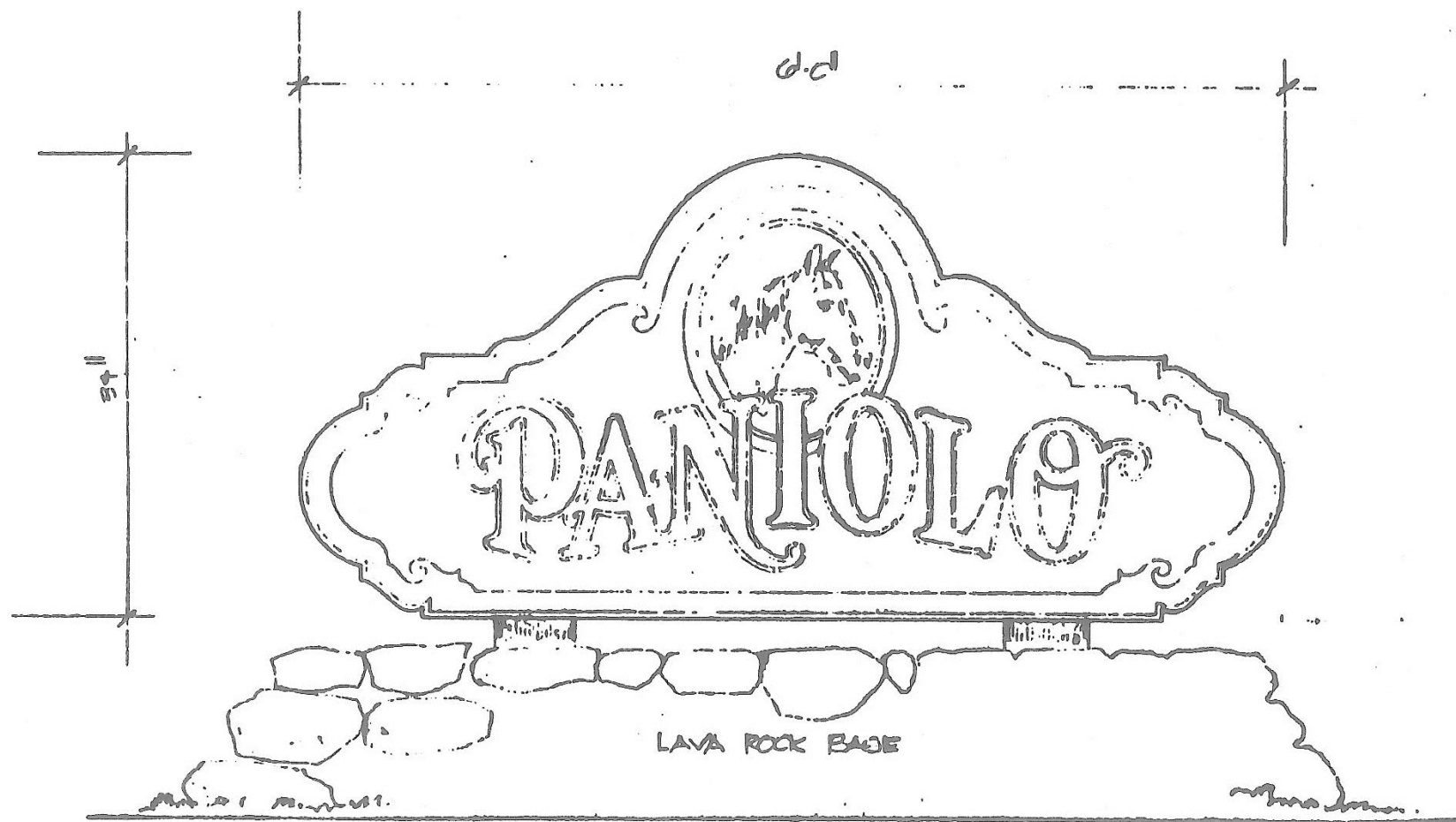












Permitted Freeway Pylon Signs Size, Design and Location

Pylon Sign A

A freeway oriented pylon sign shall be permitted along the SR 60 Freeway at the general location shown in Exhibit "1". The sign shall be a maximum of 75 feet high, with one 225 square foot sign panel at the top and three 90 square foot panels below, with a total sign area of 600 square feet. A 105 square foot sign, identifying the Canyon Springs Business Park will be located at the top of the sign above the business identification signs. The sign shall generally conform to the illustration in Exhibit "1", except that specific design details are subject to Design Review administrative approval.

Pylon Sign B

Pylon Sign B is located along the State Route 60 Freeway at the general location shown in Exhibit "1" attached hereto and incorporated herein by this reference. The sign shall be a maximum of 75 feet high, with one 112.5 square foot sign identifying the name and/or logo of the center at the top, five 90 square foot major tenant identification panels below, with a total sign area of 705-square feet. The sign shall conform to the illustration in Exhibit "1" attached hereto and incorporated herein by this reference.

Pylon Sign C

Pylon Sign C is located along the State Route 60 at the general location show in Exhibit "1" attached to and incorporated herein by this reference. The sign shall be maximum of 75 feet high, with one 137 square foot center logo at the top, two 66 square foot anchor tenant identification panels below and four 60.75 square foot panels, with a total sign area of 691 square-feet. The sign shall conform to the illustration in Exhibit "1" attached to and incorporated herein by this reference. All signage within this freeway sign shall be limited to tenants within the 87-acre commercial center "Canyon Crossings". The copy "Riverside" or official City logo as appropriate shall be added on the sign, subject to Design Review approval. Minimal additional sign areas, as necessary for the "Riverside" copy of logo shall be administratively approved by Design Review staff.

Pylon Sign D

Pylon Sign D is located along Interstate 215 at the general location shown in Exhibit "1" attached to and incorporated herein by this reference. The sign shall be a maximum of 75 feet high, with one 137 square foot center log at the top, two 66 square foot anchor tenant identification panes below and four 60.75 square foot panels, with a total sign area of 691 square-feet. The sign shall conform to the illustration in Exhibit "1". The copy "Riverside" or official City logo as appropriate shall be added on the sign, subject to Design Review approval Minimal additional sign areas, as necessary for the "Riverside" copy of logo shall be administratively approved by Design Review staff.

Pylon Sign E

Pylon Sign E is located along Interstate 215 at the general location of Planning Area 6 (Sam's Club Parcel) shown in Exhibit "1". The sign shall be a maximum of 75 feet high, with one 260 square foot sign panel at the top followed by one 200 square foot panel followed by one 100 square foot panel and concluding with two 50 square foot panels at the bottom, with a total sign area of 660 square feet. A 100 square foot sign, area identifying the "VALLEY GATEWAY PLAZA" will be located at the uppermost portion of the sign above the business identification signs. The sign shall generally conform to the illustration in Exhibit "1", except that specific design details are subject to Design Review administrative approval.

Pylon Sign F

A second freeway oriented pylon sign shall be permitted along the I 215 Freeway at the general location shown in Exhibit "1". The sign will be a maximum of 45 feet high, with one 225 square foot sign panel at the top and three 90 square foot panels below, with a total sign area of 600 square feet. A 105 square foot sign, identifying the Canyon Springs Business Park will be located at the top of the sign above the business identification signs. The sign shall generally conform to the illustration in Exhibit "1" except that specific design details are subject to Design Review administrative approval. The Planning Department shall have the administrative ability to increase the: height of the sign by up to 15 feet, dependent upon line of sight information submitted at the time construction is proposed.

Assignment of Freeway Sign Rights by Planning Area

Pylon Sign A

The SR 60 freeway sign panels shall be granted to Planning Areas 1 and 5 combined (one sign), 3 (two signs) and 4, with panels assigned to the majority property owners at the time of construction.

Pylon Sign B

Pylon Sign B shall be granted to Planning Area 3, with panels assigned to the majority property owners at the time of construction.

Pylon Sign C

Pylon Sign C shall be granted to Planning Areas 1 and 5, with panels assigned to the majority property owners at the time of construction.

Pylon Sign D

Pylon Sign D shall be granted to Planning Areas 1 and 5, with panels assigned to the majority property owners at the time of construction.

Pylon Sign E

Pylon Sign E shall be granted to Planning Areas 2 and 6, with panels assigned to the majority property owners at the time of construction.

Pylon Sign F

The I 215 freeway sign shall identify Planning Areas 2, 6 (two signs) and 7 and the commercial portion of Planning Area 1, with panels assigned to the majority property owners at the time of construction.

Specific details related to the assignment of individual sign panels, details of sign maintenance and other pertinent issues shall be the subject of a recorded agreement between the City and the property owner responsible for construction of the sign. The document is subject to approval of the Planning, Development and Legal Departments and shall be recorded prior to issuance of any building permits.

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Along with the ability to transfer sign rights, property owners that obtain two or more sign rights would also be permitted to combine these rights to create larger sign panels. In this manner, two, three or four sign panels may be combined to create larger signs, though the overall sign area will remain the same, at 600 square feet.

Permitted On-Site Pylon Signs for Planning Areas 1-7

On-site pole signs for commercial centers ten acres or larger in Planning Areas 1-7 shall be entitled to one 15 foot high, 100 square foot pylon sign, consistent with the design depicted in the Specific Plan.

Permitted On-Site Pylon Signs for Planning Area 4

Planning Area 4 shall be entitled to two on-site pylon signs, each 15 feet high and each with a total of 100 square feet of sign area, consistent with the design depicted in the Specific Plan.

No additional monument signs will be allowed for this Planning Area.

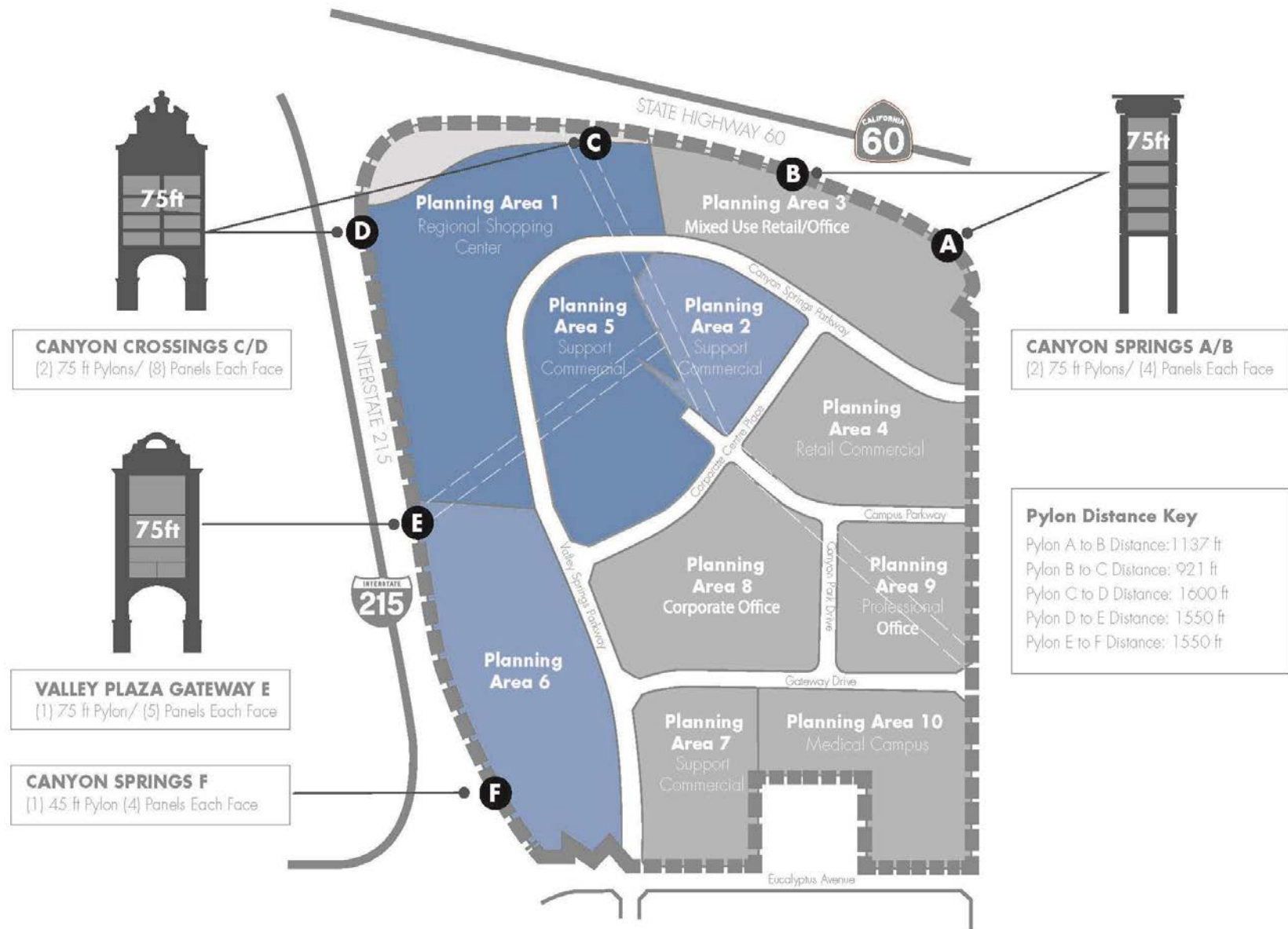
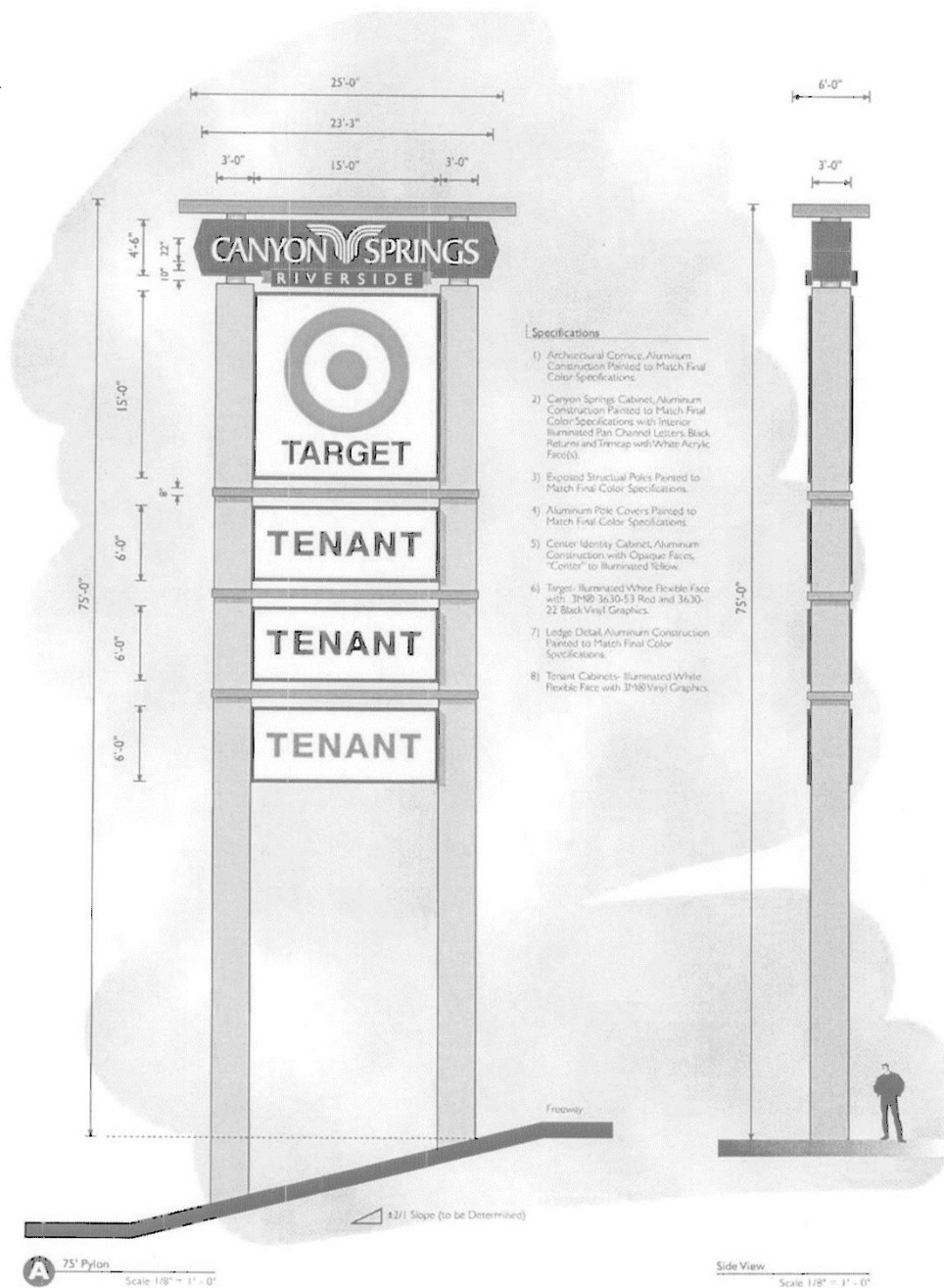
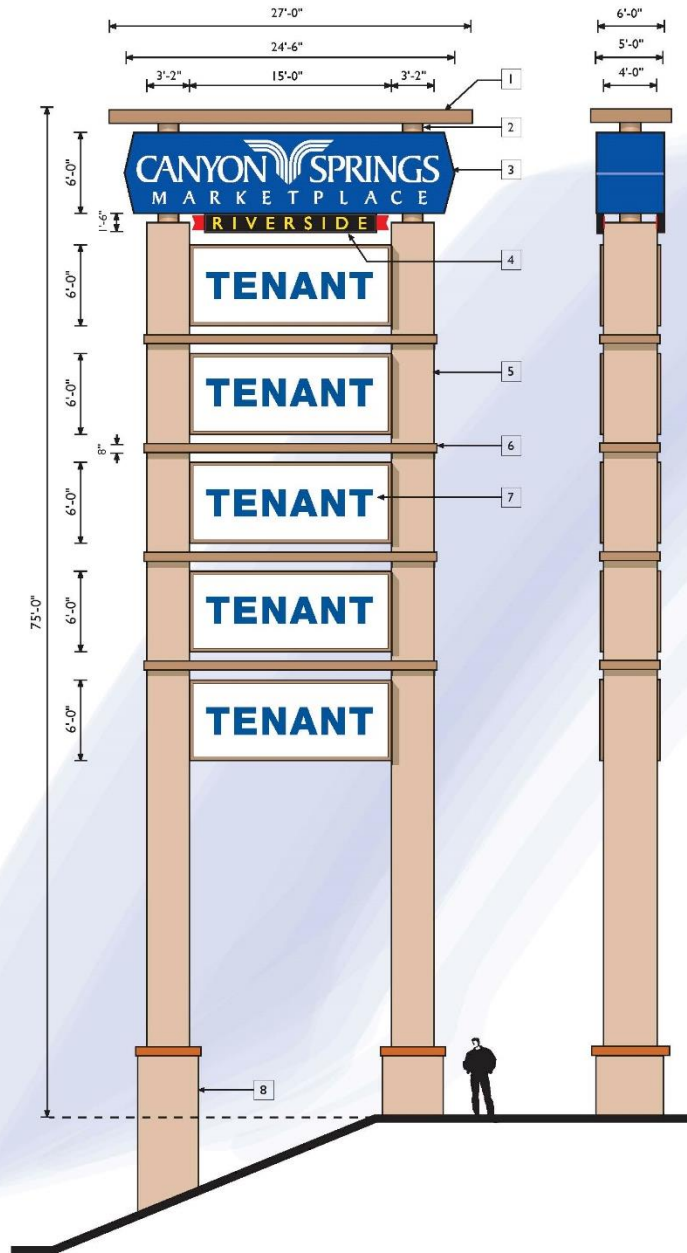


EXHIBIT 1
FREEWAY ORIENTATED SIGNAGE

PYLON SIGN A



PYLON SIGN B



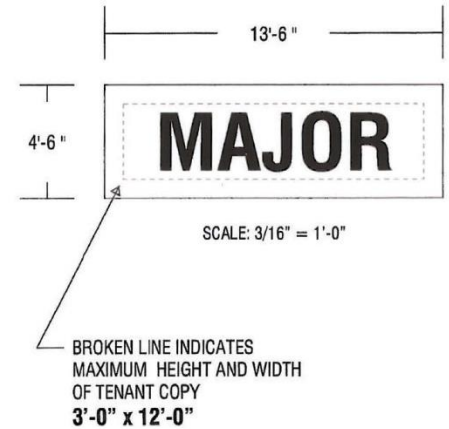
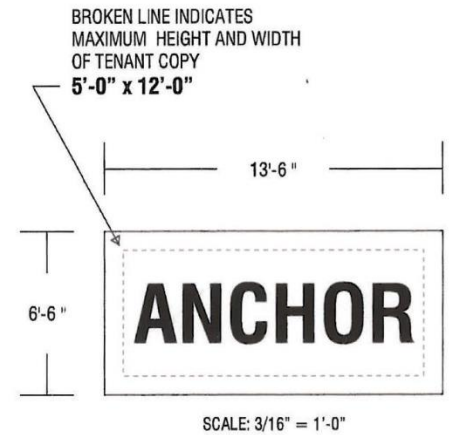
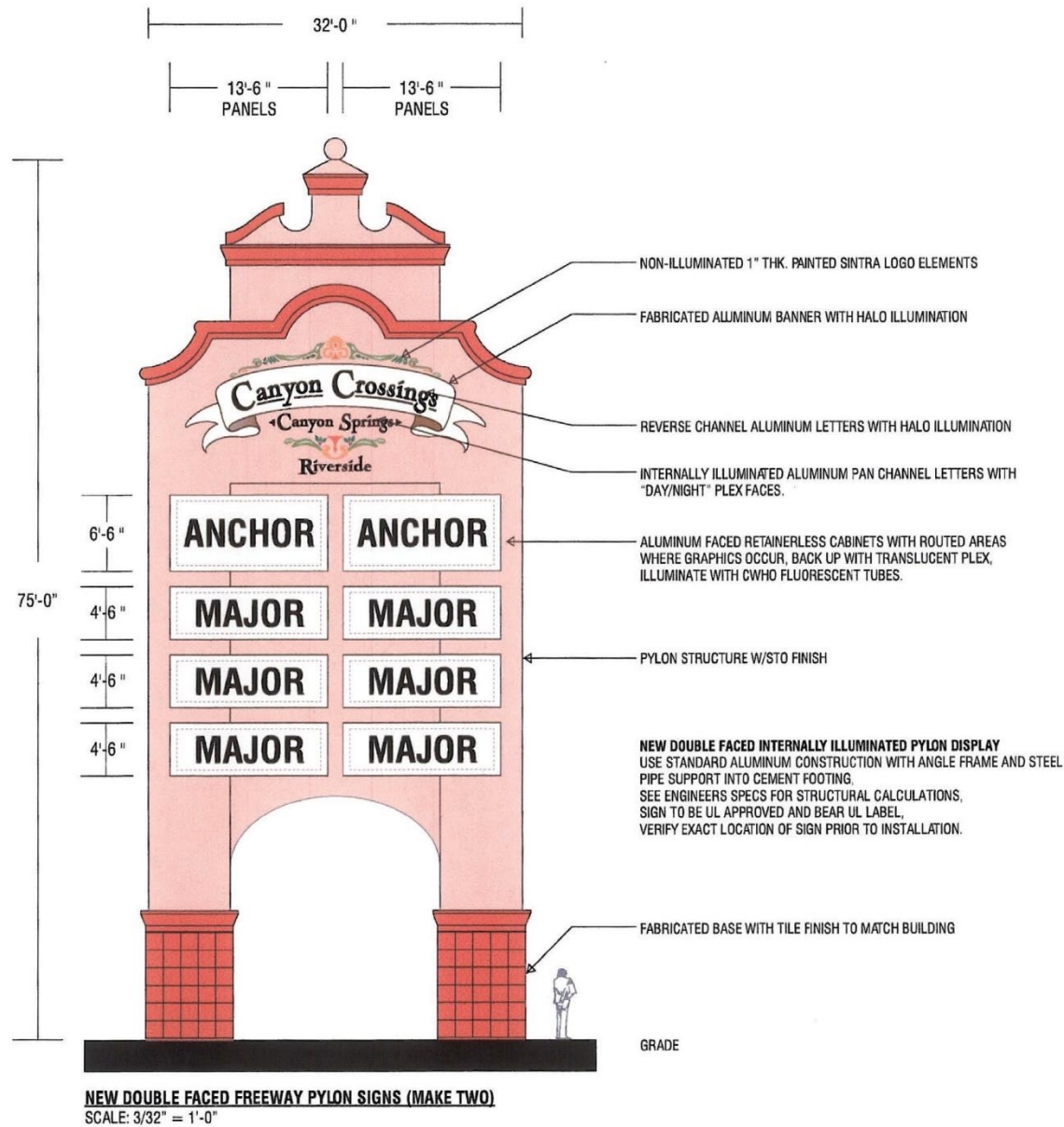
SCOPE OF WORK

FABRICATE AND INSTALL (1) D/F ILLUMINATED, SHARED TENANT PYLON SIGN.

SPECIFICATIONS

- 1) Architectural cornice, aluminum construction painted to match FRAZEE 8241D Copper Springs, texcote finish.
- 2) 18" Steel pipe painted to match FRAZEE 8242W Northern Plains, satin finish.
- 3) Canyon springs cabinet: steel frame with aluminum cladding painted to match 3M 7725-47 Intense Blue.
White flexible face with applied 3M 7725-47 Intense Blue overlayed on opaque vinyl film for background and reverse weeded copy.
Illuminated with metal halide lamps.
- 4) Riverside cabinet: aluminum extrusion with acrylic face. Copy to 3M 3630-015 Yellow vinyl film with 3M 3630-22 Black vinyl film over opaque vinyl for background.
Illuminated with fluorescent lamps.
Ribbon detail to be non-illuminated aluminum painted to match PMS 185, satin finish.
- 5) 36" Steel pipe with aluminum pole covers painted to match FRAZEE 8242W Northern Plains, texcote finish.
- 6) Ledge detail: aluminum construction painted to match FRAZEE 8241D Copper Springs, texcote finish.
- 7) Tenant cabinets- fabricated aluminum cabinets with illuminated white flexible face and 3M vinyl graphics.
- 8) 54" or 48" steel pipe (to be verified with engineering calculations) with aluminum pole covers painted to match FRAZEE 8242W Northern Plains, texcote finish.

PYLON SIGNS C & D



PYLON SIGN E



CANYON CROSSINGS SIGN PROGRAM

Amendment / Valley Gateway Plaza Pylon

PREPARED FOR:

City Of Riverside

PREPARED BY:



ROMERO THORSEN DESIGN

3325 PICO BOULEVARD SANTA MONICA, CA 90405
T 310.315.3577 www.rtd-la.com

DATE:

October 19, 2015

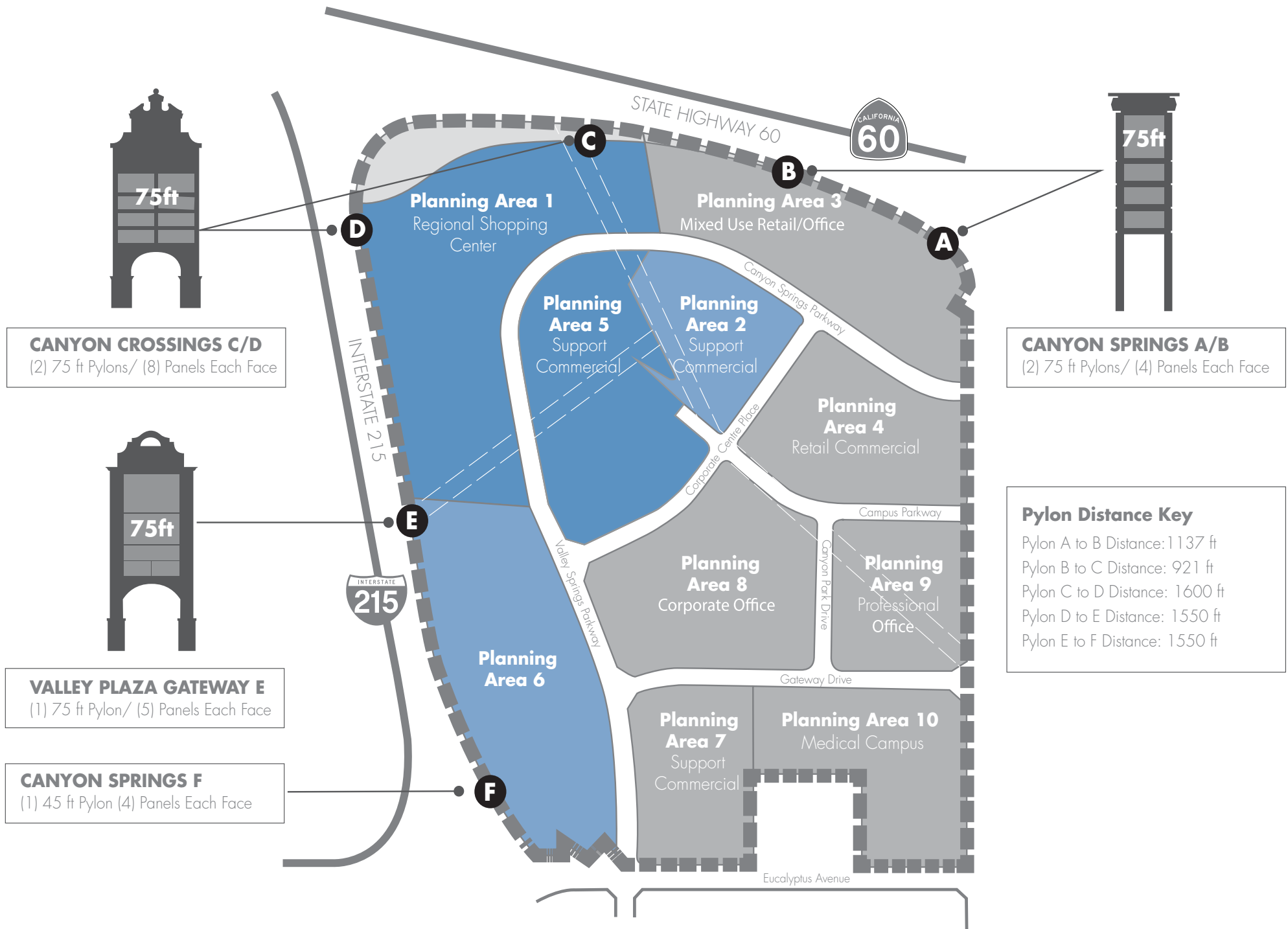


Exhibit 7 - Project Plans

EXHIBIT 1
FREEWAY ORIENTATED SIGNAGE

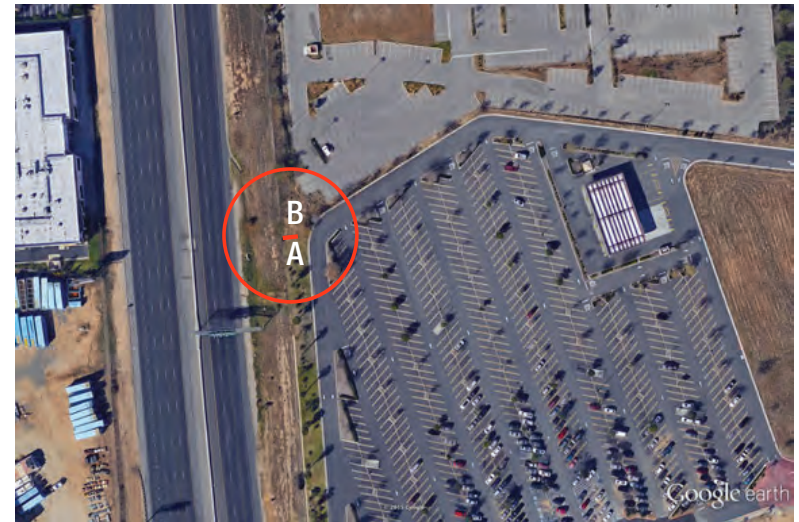


Exhibit 7 - Project Plans

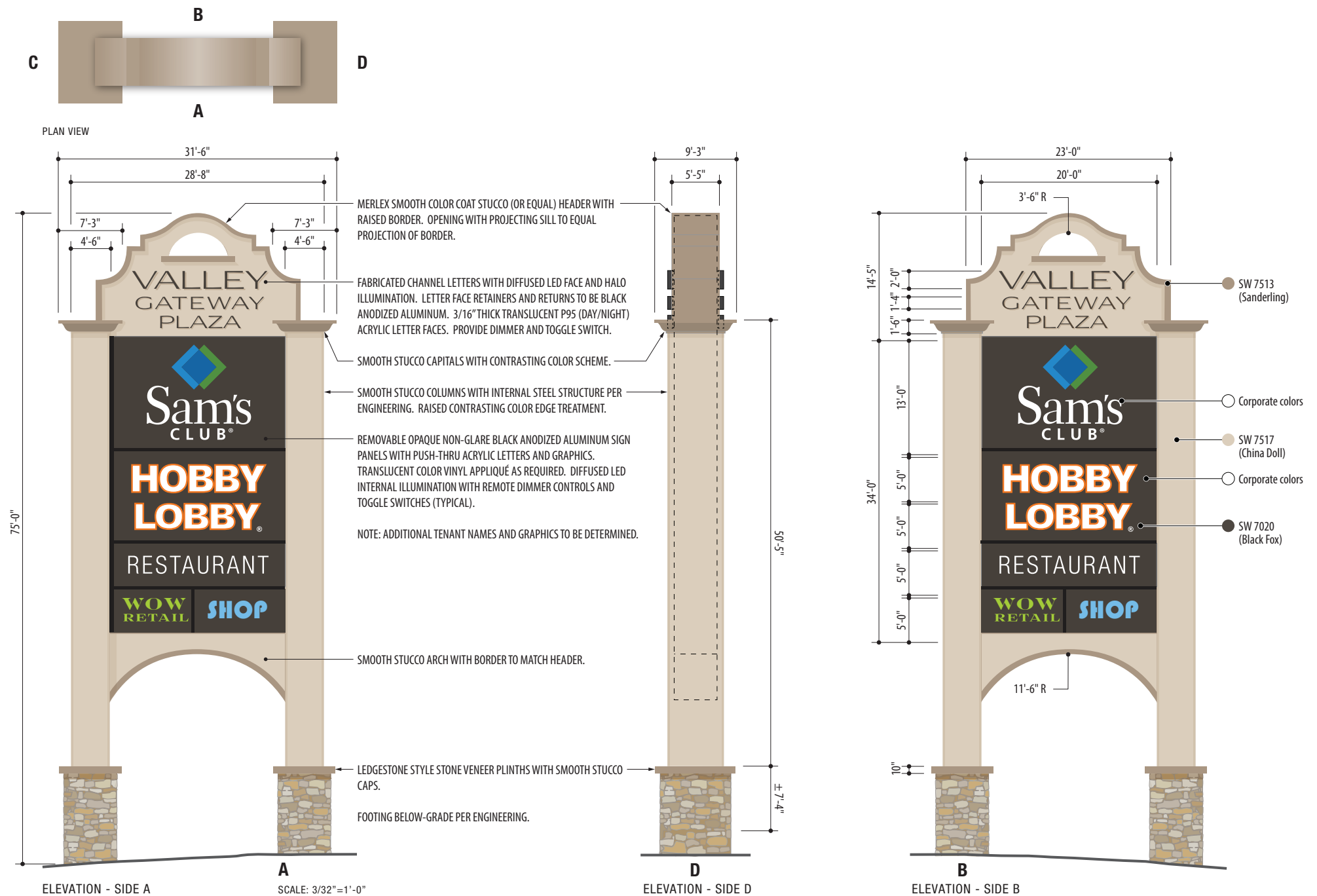
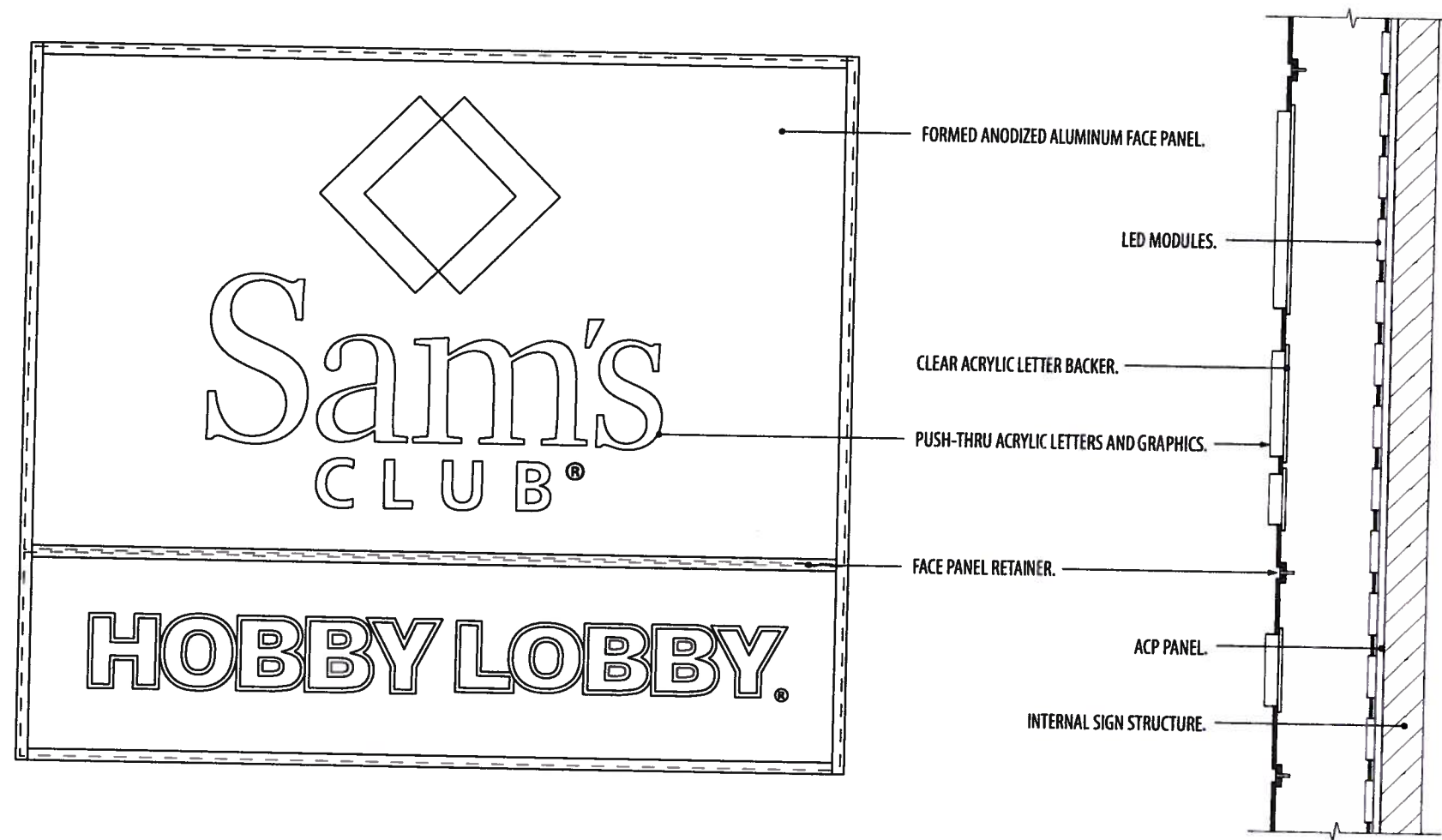
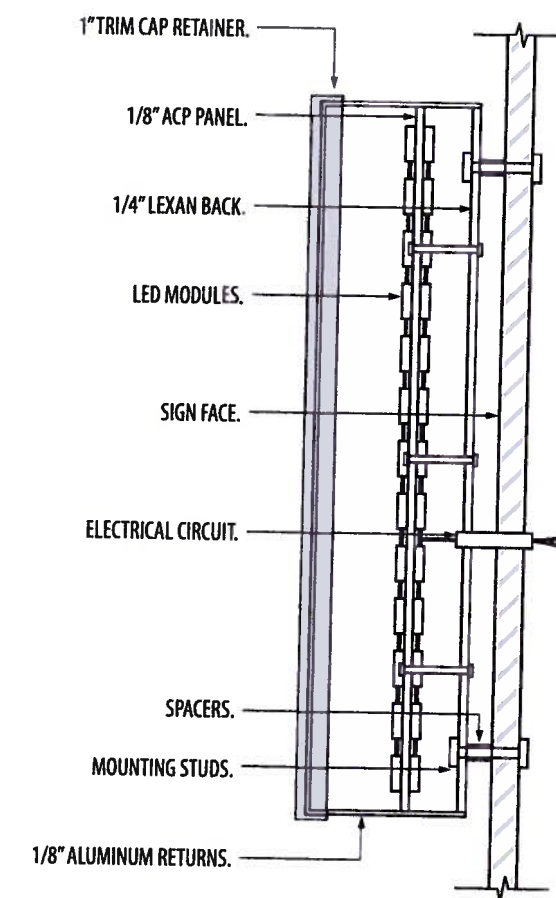


Exhibit 7 - Project Plans



TYPICAL REMOVABLE SIGN FACE
SCALE: 1/4"=1'-0"

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



TYPICAL CHANNEL LETTER
SCALE: NTS

Exhibit 7 - Project Plans



VIEW NORTHBOUND - SIDE A



VIEW SOUTHBOUND - SIDE B

Exhibit 7 - Project Plans

Photo taken looking west from parking lot on-site.



Photo taken looking north from parking lot on-site.

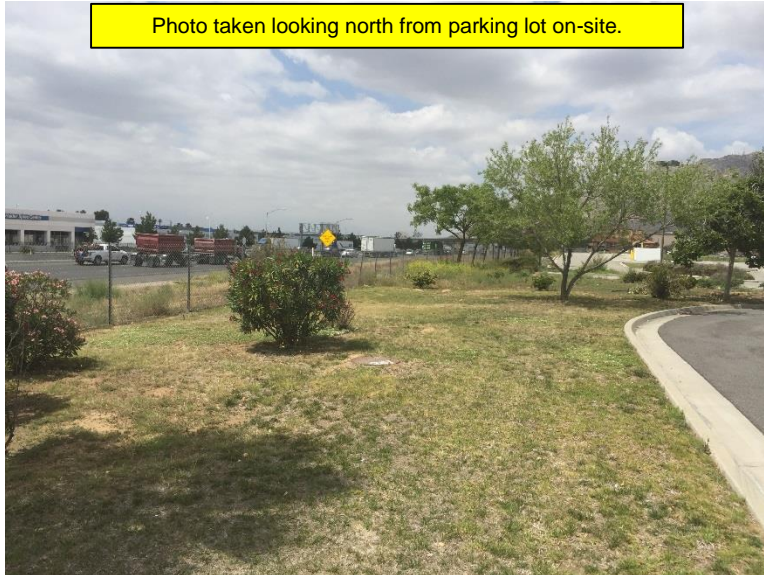


Photo taken looking north from northbound I 215.



Exhibit 8 - Existing Site Photos