

AIRPORT TECH CENTER

SIGN PROGRAM

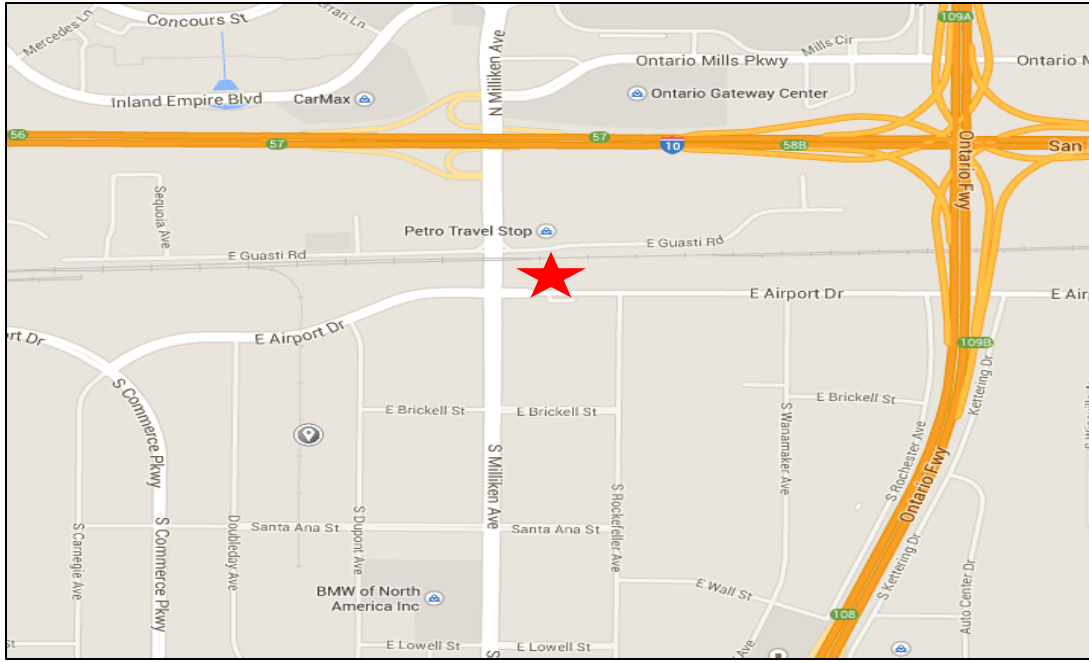
PSGP15-001



PLANNING DEPARTMENT APPROVED	
<input type="checkbox"/>	SUBJECT TO CONDITIONS
PSGP15-001	
	
Approved By: 	Date: 05-06-15

Sign Program Location

Vicinity Map



Ariel View of Project Site



Sign Criteria

These criteria have been established for the purpose of assuring an exceptional shopping center, and for the mutual benefit of all tenants. Conformance will be strictly enforced; and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

General Requirements

1. Each tenant shall submit or cause to be submitted to the Landlord for approval before fabrication at least four copies of detailed drawing indicating the location, size. Layout, design and color of the proposed signs, including all lettering and/or graphics.
2. All signs shall be reviewed by the Landlord or his designated Representative for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals on esthetics of design shall remain the right of the Landlord and City of Ontario Planning Department. The Landlord reserves the right to reject any work determined to be of lesser quality than that which the call lines call for.
3. All City approvals and permits for signs and their installation shall be obtained by the tenant or tenant's representative after obtaining Landlord's approval and prior to installation.
4. Tenant shall be responsible for the fulfillment of all requirements and applications.
5. All signs shall be constructed and installed at tenant's expense.
6. Except as provided herein, no advertising placards, banners, pennants, names, in signs, trademarks, or other descriptive material, shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of buildings without the prior written approval of the Landlord, and provided such signs are in conformance with the City Sign Ordinance.

General Specifications

1. Tenant signs shall be internally illuminated or non-illuminated channel letters. Illuminated letters shall be minimum GA. G.I. metal with 1/8" plastic face (no cross over neon or wiring permitted) Non-illuminated letters shall be three dimensional styrene plastic letters.
2. No audible, flashing or animated signs will be permitted.

3. No projections above or below the sign panel will be permitted. Signs must be within dimensional limits as indicated on the attached drawings.

Construction Requirements

1. Letter fastening and clips are to be concealed and be of galvanized, stainless steel, aluminum, brass or bronze metals. Letters may be attached with approved adhesive.
2. Tenants shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the center.
3. Design, layout and materials for tenants' signs shall conform in all respects with the sign design drawings included with this criteria. The maximum height for letters in the body of the sign shall be as indicated in these documents.
4. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

Miscellaneous Requirements

1. The Style and color of letters shall be subjected to approval of Landlord or his designated Representative, and the City of Ontario Planning Department.
2. Tenant shall be responsible for the installation and maintenance of all signs.
3. Tenant's Sign Contractor shall repair any damage to any work caused by his work.
4. Tenant shall be fully responsible for the operations of the tenant's sign contractors.
5. Electrical service to the signs will be connected to shop building house meter.
6. Tenant is solely responsible for their sign and the choice of sign contractor.

SUGGESTED SIGN CONTRACTOR

Graphics West Sign Group
1400 Bristol St. N., Suite 220
Newport Beach, CA 92660

Tom Delameter (714) 752-6159

Types of Signs

Temporary Signs

Temporary signage shall be permitted in accordance to the City of Ontario Development Code.

Window Signs

The following standards are applicable to the placement of window signs:

1. Each tenant shall be permitted to place upon each entrance of its demised premises not more than 144 square inches of gold leaf or decal application lettering not to exceed two inches in height, indicating hours of business, emergency telephone numbers, etc.
 - a. For Building 1 (59 S. Milliken Avenue, Suites 100-104, and 55 S. Milliken Avenue), the tenants may either install one interior window sign of maximum size (6) square feet per tenant space, or one sign of maximum size two (2) square feet reading "OPEN" and/or "CLOSED" near the main entry door to their space.
 - i. Permitted material for above referenced signs is 1/8" Acrylic Plexiglas background with a minimum 1-1/2" retainer (border). If the signs are illuminated, they must be fabricated to building code with approved fluorescent lighting and enclosed in a cabinet.
2. The color of the sign must be red, white or black or any combination thereof. Any other colors must be approved by the Landlord and the California Commerce Center.
3. The style of letters for the above referenced signs must match the style of the exterior sign for each respective tenant.
4. Drawings or descriptions of any window sign must be submitted to Landlord and the California Commerce Center for approval prior to installation.
5. NO OTHER WINDOW SIGNS SHALL BE PERMITTED.

Tenant Identification Signs (Wall Signs)

The following standards are applicable to the placement of wall signs:

1. Sign area allowed shall be calculated by one sq. ft. of sign area per foot of width of front elevation.
2. Maximum letter size is 20".
3. Maximum Sign Area:

- a. **“When Leasing One Tenant-Space”**: 16 sq. ft.
- b. **“When Leasing Two Adjacent Tenant-Spaces”**: 20 sq. ft.
- c. **“When Leasing the Whole Building”**: 40 sq. ft.

4. Look at the attached exhibits for greater detail.

The following standards are applicable to the design of wall signs:

1. Wall signs should be architecturally integrated with the building or use it identifies. Appropriate size, design and placement of wall signs in harmony with a building adds to the overall appearance of that building and helps convey a feeling of quality
2. Wall signs should be placed so as not to obscure or interfere with unique architectural features or details.

Dock Area Identification Signs

Each tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in location, as directed by the Project Architect, in two (2) inch high block letters, the tenant’s name and address. Where more than one tenant uses the same door, each name and address shall be applied.

1. Maximum Sign Area:
 - a. 8 sq. ft.

Freestanding Monument Signs

The following requirements apply to permanent freestanding signs. The only type of such signs allowed is monument identification signs (identifying a complex of two or more commercial, professional or industrial buildings; an individual building or use; or uses within a building).

1. Monument identification sign requirements are as follows:
 - a. Monument identification signs are to have a maximum of two (2) sign faces;
 - b. Monument identification signs are limited to the display of the name of the project complex being identified as well as a maximum of five (5) tenants;
 - c. Monument identification signs are to be oriented toward City streets and highways and shall not be oriented toward State freeways;
 - d. Placement requirements for monument identification signs are:
 - i. Such signs may be located in a front yard area, but no closer than ten (10) feet to

the nearest curb or property line and not within a public right-of-way;

- ii. Monument identification signs installed within the corner cut-off of street intersections shall be limited in height to forty-two (42) inches;
 - iii. A monument identification sign is to be at least thirty (30) feet away from another freestanding or projecting sign on the same or adjacent property. Such signs shall also be no closer to interior or side property lines than one-half (1/2) the height of the freestanding sign;
 - iv. Monument identification signs located on corner lots with less than 200 feet of lineal frontage shall be positioned within seventy-five percent (75%) of the property frontage closest to the street corner. On corner lots having more than 200 feet of frontage, signs shall be located no closer than fifty (50) feet to a side property line.
 - v. Use identification signs located on corner lots with less than 200 feet of lineal frontage shall be positioned within seventy-five (75) percent of the property frontage closest to the street corner. On corner lots having more than 200 feet of frontage, signs shall be located no closer than fifty (50) feet to a side property line.
- e. The following standards are applicable to the design of monument identification signs:
- i. Color and materials of freestanding signs should be consistent with other structures on the site, including buildings and other signs.
 - ii. Freestanding signs should be placed on a substantial, solid base of complementary material. Avoid use of metal or wooden poles to support freestanding signs. If possible, sign bases should be fabricated of high quality material consistent with the main building on the site.
 - iii. Freestanding signs should be located within landscaped planter areas to present a pleasing streetscape appearance. Avoid placing freestanding signs in locations to block motorist views.

Table 1: Sign Criteria

The following signs may be permitted subject to the following provisions:

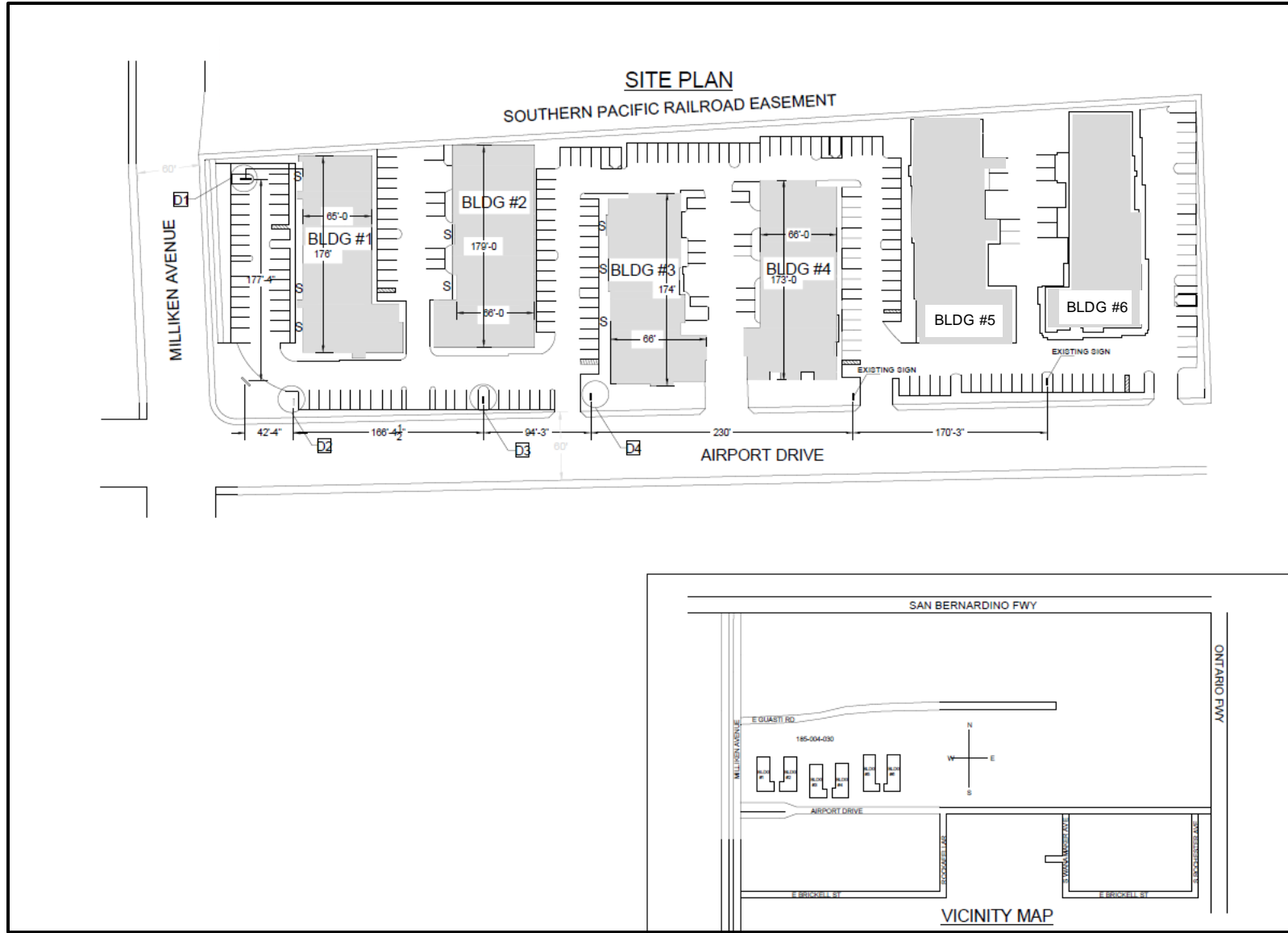
CLASS	SIGN TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	MAXIMUM HEIGHT	REMARKS
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TEMPORARY SIGNS					
Temporary signage shall be permitted in accordance to the City of Ontario Development Code.					
PERMANENT SIGNS					
Window Signage	Window	1 per tenant	144 sq. in.	Letters shall not exceed 2" in height.	Limited to general business information such as: business hours and contact information. Refer to Note (4).
Dock Area Identification	Wall	One per Tenant building with a non-customer door for receiving merchandise.	8 sq. ft.	N/A	N/A
Tenant Identification	Wall/Window	One per Tenant building (for corner lots, one per street side elevation, Max. 2 Signs)	Refer to Note (1 & 2)	Refer to Note (3)	Roof signs shall not be permitted
Monument identification	Monument	1 per building up to a maximum of (5) tenants	50 sq. ft.	7 ft.	Signs shall not be located in any required setback area, unless authorized by the Planning Commission.

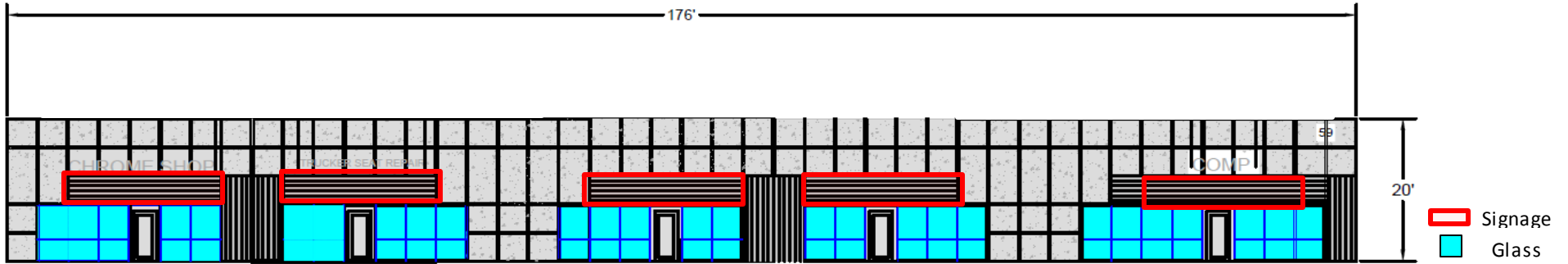
NOTES:

- 1) The maximum sign area is as follows:
 - a. **“When Leasing One Tenant-Space”**: 16 sq. ft.
 - b. **“When Leasing Two Adjacent Tenant-Spaces”**: 20 sq. ft.
 - c. **“When Leasing the Whole Building”**: 40 sq. ft.
- 2) Sign area allowed shall be calculated by: one sq. ft. sign area per foot of width of front elevation.
- 3) Maximum letter size is 20”.
- 4) For Building 1 (59 S. Milliken Avenue, Suites 100-104, and 55 S. Milliken Avenue), the tenants may either install one interior window sign of maximum size (6) square feet per tenant space, or one sign of maximum size two (2) square feet reading “OPEN” and/or “CLOSED” near the main entry door to their space.

Site Plan



Building #1 “When Leasing One Tenant-Space” Elevations: *Prototypical Sign Placement*



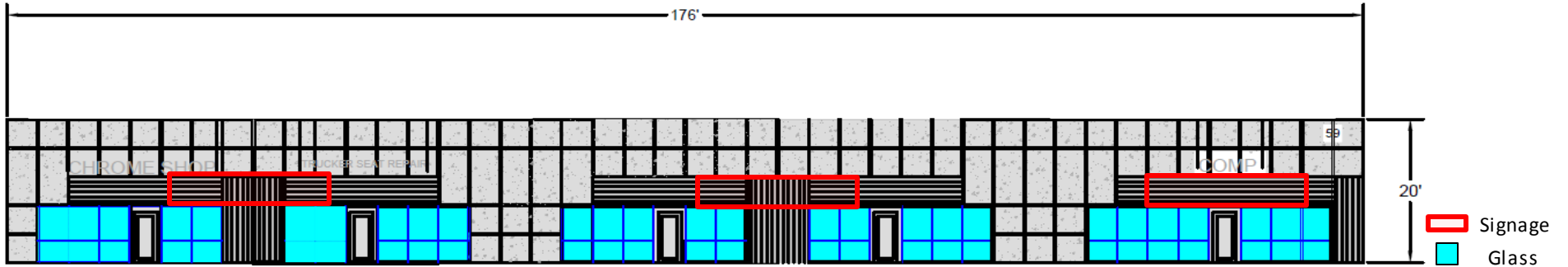
SIGNAGE DESIGN

TYPE	MAXIMUM NUMBER	LETTER STYLE	MAXIMUM SIGN AREA	MAXIMUM LETTER SIZE	LETTER RETURN
Individual Plex-faced Channel Letters Or Styrene Plastic Letters	One per Tenant	Helvetica Medium Caps	16 sq. ft.	20"	5" (Color to match red building trim)



Sample elevation showing typical sign placement.

Building #1 “When Leasing Two Adjacent Tenant-Spaces” Elevations: *Prototypical Sign Placement*



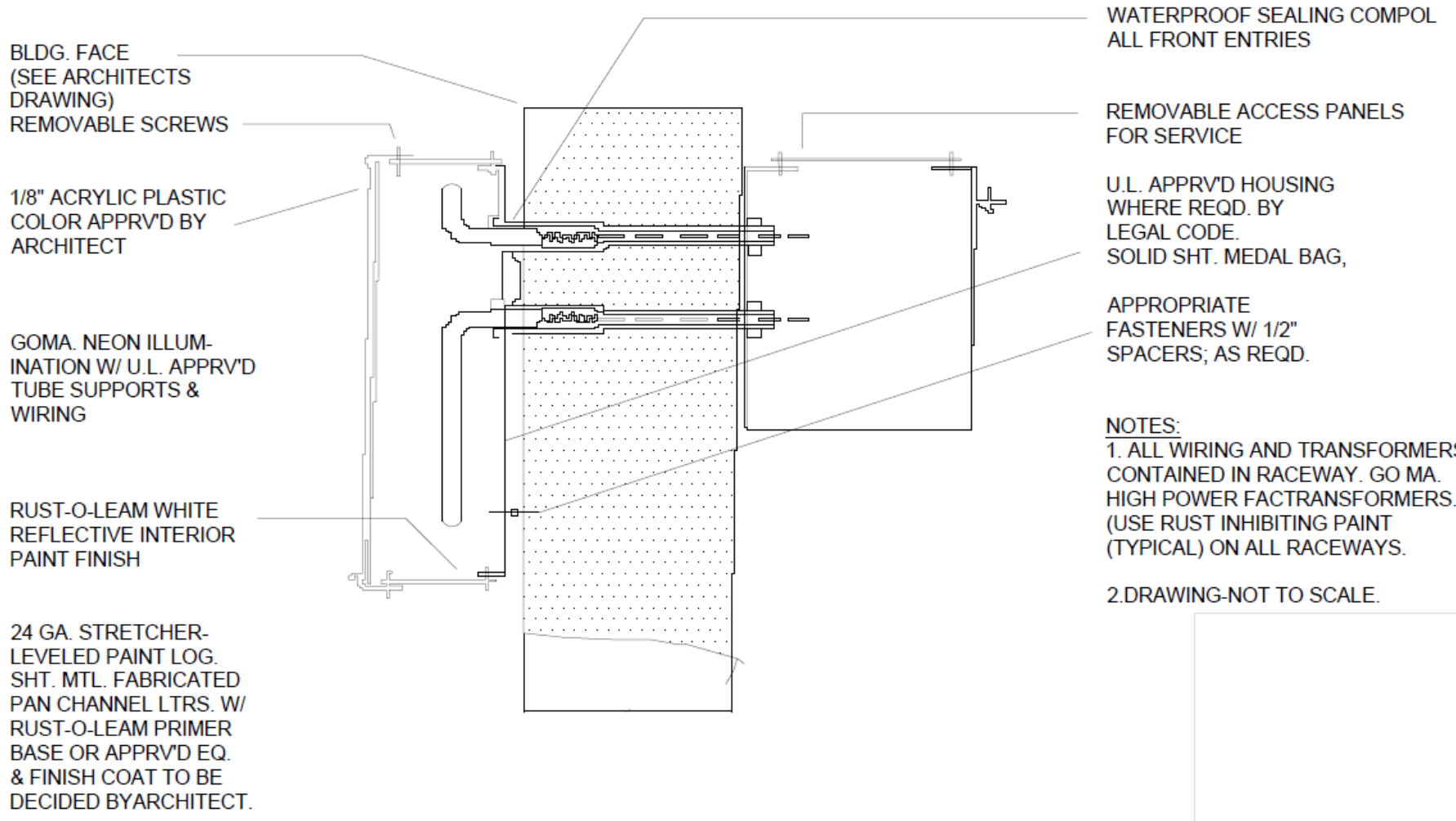
SIGNAGE DESIGN

TYPE	MAXIMUM NUMBER	LETTER STYLE	MAXIMUM SIGN AREA	MAXIMUM LETTER SIZE	LETTER RETURN
Individual Plex-faced Channel Letters Or Styrene Plastic Letters	One per Tenant	Helvetica Medium Caps	20 sq. ft.	20"	5" (Color to match red building trim)



Sample elevation showing typical sign placement.

Building #1 Elevations: Sign Details



BLDG. FACE
(SEE ARCHITECTS
DRAWING)
REMOVABLE SCREWS

1/8" ACRYLIC PLASTIC
COLOR APPRV'D BY
ARCHITECT

GOMA. NEON ILLUM-
INATION W/ U.L. APPRV'D
TUBE SUPPORTS &
WIRING

RUST-O-LEAM WHITE
REFLECTIVE INTERIOR
PAINT FINISH

24 GA. STRETCHER-
LEVELED PAINT LOG.
SHT. MTL. FABRICATED
PAN CHANNEL LTRS. W/
RUST-O-LEAM PRIMER
BASE OR APPRV'D EQ.
& FINISH COAT TO BE
DECIDED BY ARCHITECT.

WATERPROOF SEALING COMPOL
ALL FRONT ENTRIES

REMOVABLE ACCESS PANELS
FOR SERVICE

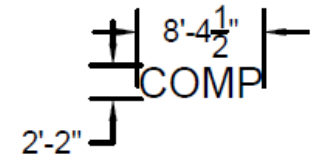
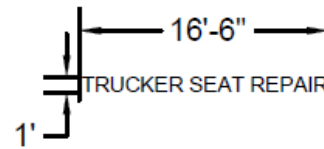
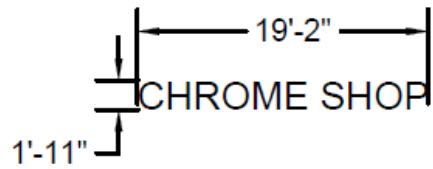
U.L. APPRV'D HOUSING
WHERE REQD. BY
LEGAL CODE.
SOLID SHT. MEDAL BAG,

APPROPRIATE
FASTENERS W/ 1/2"
SPACERS; AS REQD.

NOTES:
1. ALL WIRING AND TRANSFORMERS
CONTAINED IN RACEWAY. GO MA.
HIGH POWER FACTRANSFORMERS.
(USE RUST INHIBITING PAINT
(TYPICAL) ON ALL RACEWAYS.

2. DRAWING-NOT TO SCALE.

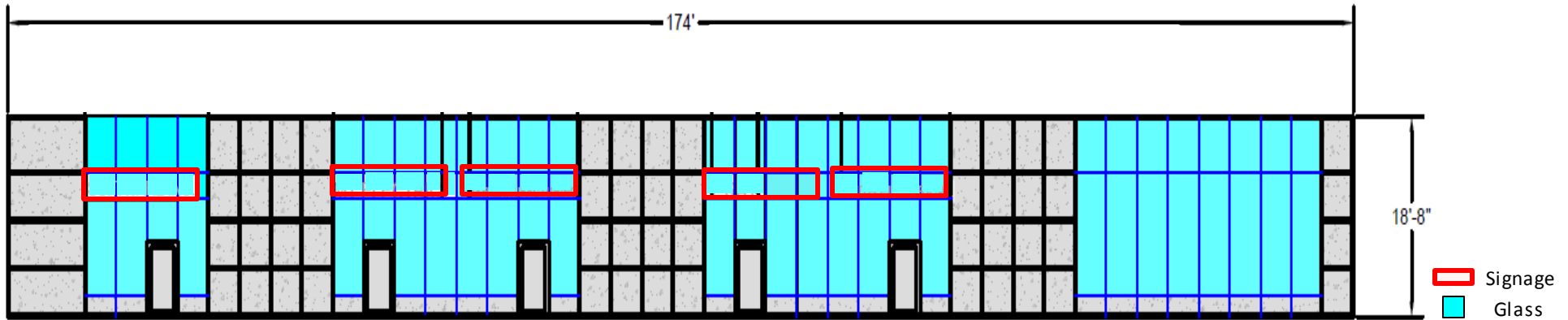
Building #1 Elevations: Sign Details



INDIVIDUAL INTERIOR. ILLUMINATED PLEX-FACED CHANNEL LETTERS & LOGO 1/2"=1'0"

LOGO & LTR. FACES: WHITE TRANSLUSCENT PLEXIGLASS
RETURNS: 22 GA. SHT. MTL., RED FINISH TO MATCH BLDG. TRIM COLOR.
TRIM-GAPPING:WHITE/

Buildings #2-6 “When Leasing One Tenant-Space” Elevations: *Prototypical Sign Placement*



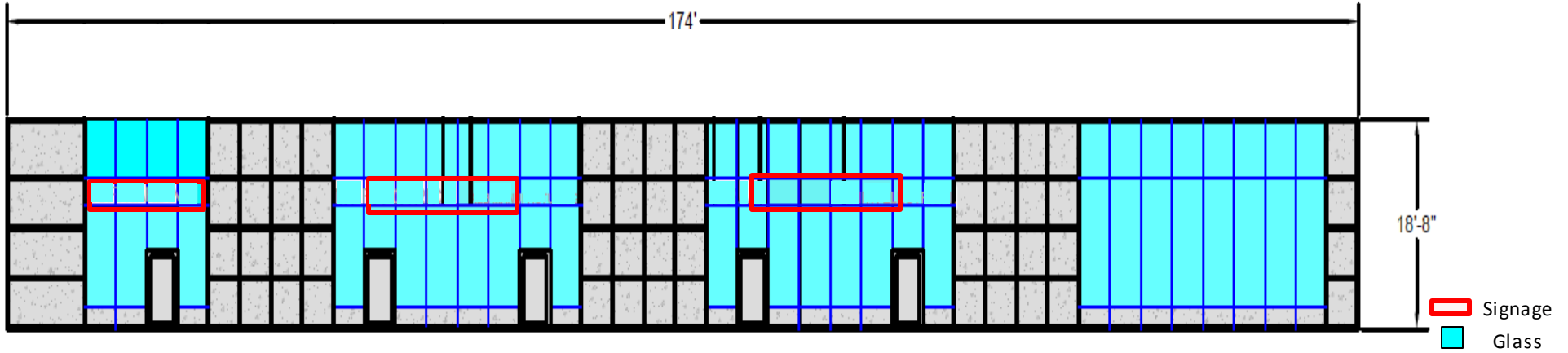
SIGNAGE DESIGN

TYPE	MAXIMUM NUMBER	LETTER STYLE	MAXIMUM SIGN AREA	MAXIMUM LETTER SIZE	LETTER RETURN
Individual high density styrene plastic letters with brushed aluminum faces.	One per Tenant	Helvetica Medium Caps	16 sq. ft.	20"	2" (Color to match red building trim)

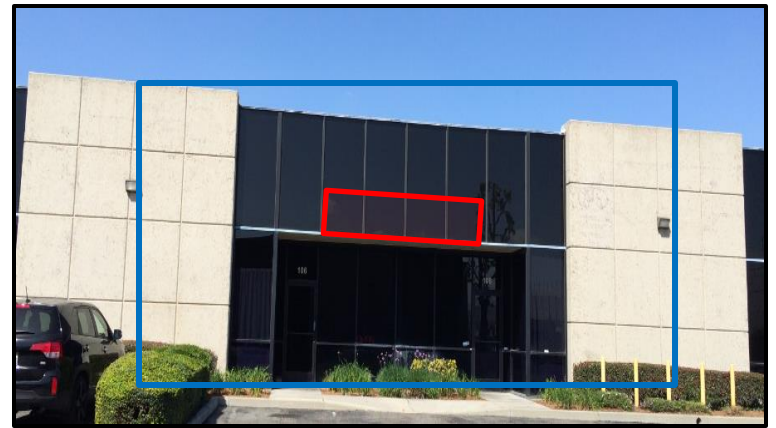


Sample elevation showing typical sign placement.

Buildings #2-6 “When Leasing Two Adjacent Tenant-Spaces” Elevations: *Prototypical Sign Placement*

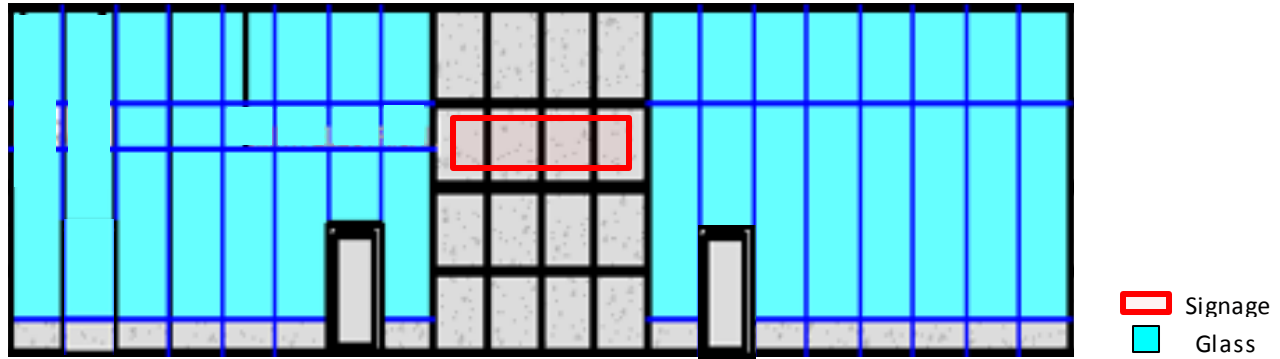


SIGNAGE DESIGN					
TYPE	MAXIMUM NUMBER	LETTER STYLE	MAXIMUM SIGN AREA	MAXIMUM LETTER SIZE	LETTER RETURN
Individual high density styrene plastic letters with brushed aluminum faces.	One per Tenant	Helvetica Medium Caps	20 sq. ft.	20"	2" (Color to match red building trim)

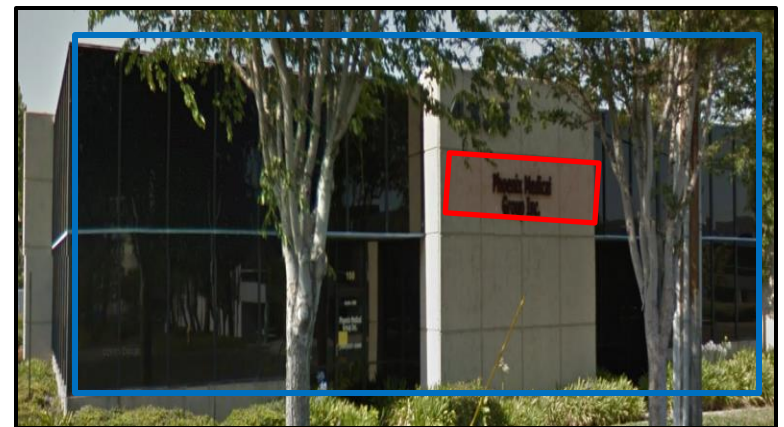


Sample elevation showing typical sign placement.

Buildings #2-6 “When Leasing Two Adjacent Tenant-Spaces” Elevations: *Prototypical Sign Placement*

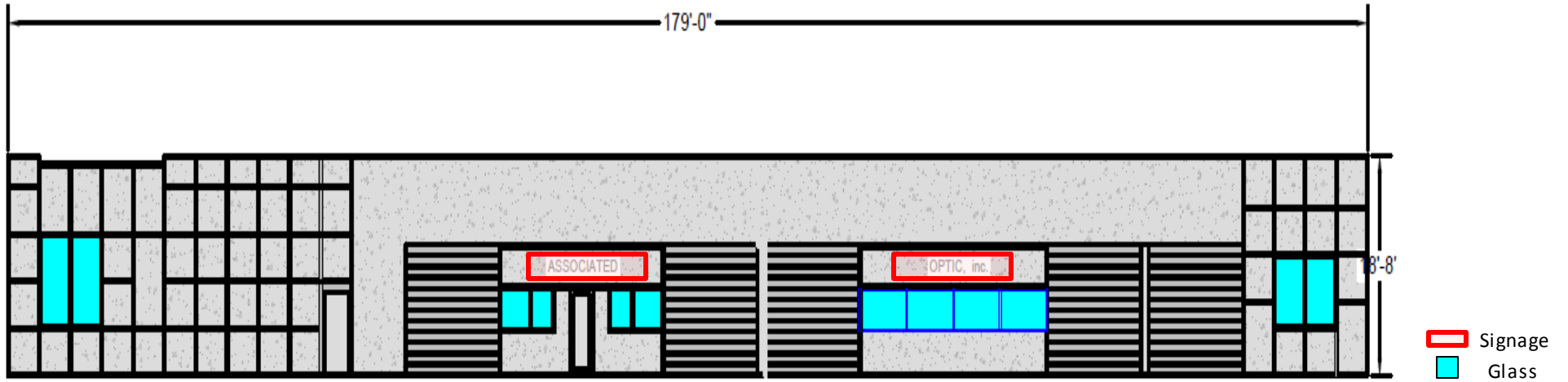


SIGNAGE DESIGN					
TYPE	MAXIMUM NUMBER	LETTER STYLE	MAXIMUM SIGN AREA	MAXIMUM LETTER SIZE	LETTER RETURN
Individual Plex-faced Channel Letters Or Styrene Plastic Letters	One per Tenant	Helvetica Medium Caps	40 sq. ft.	20"	5" (Color to match red building trim)



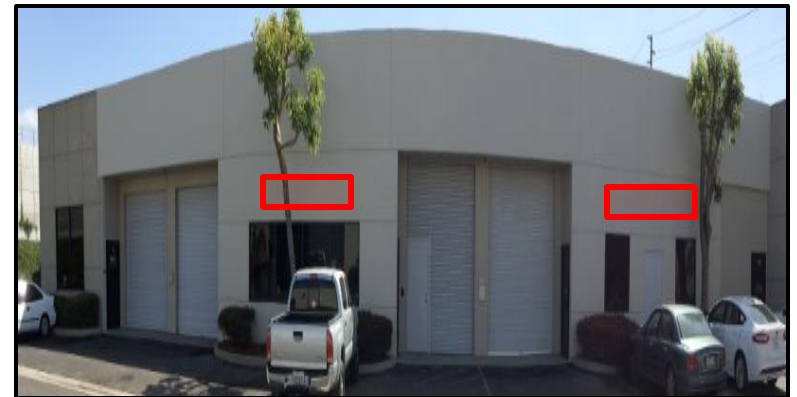
Sample elevation showing typical sign placement.

Buildings #2-6 Dock Area Elevations: Prototypical Sign Placement



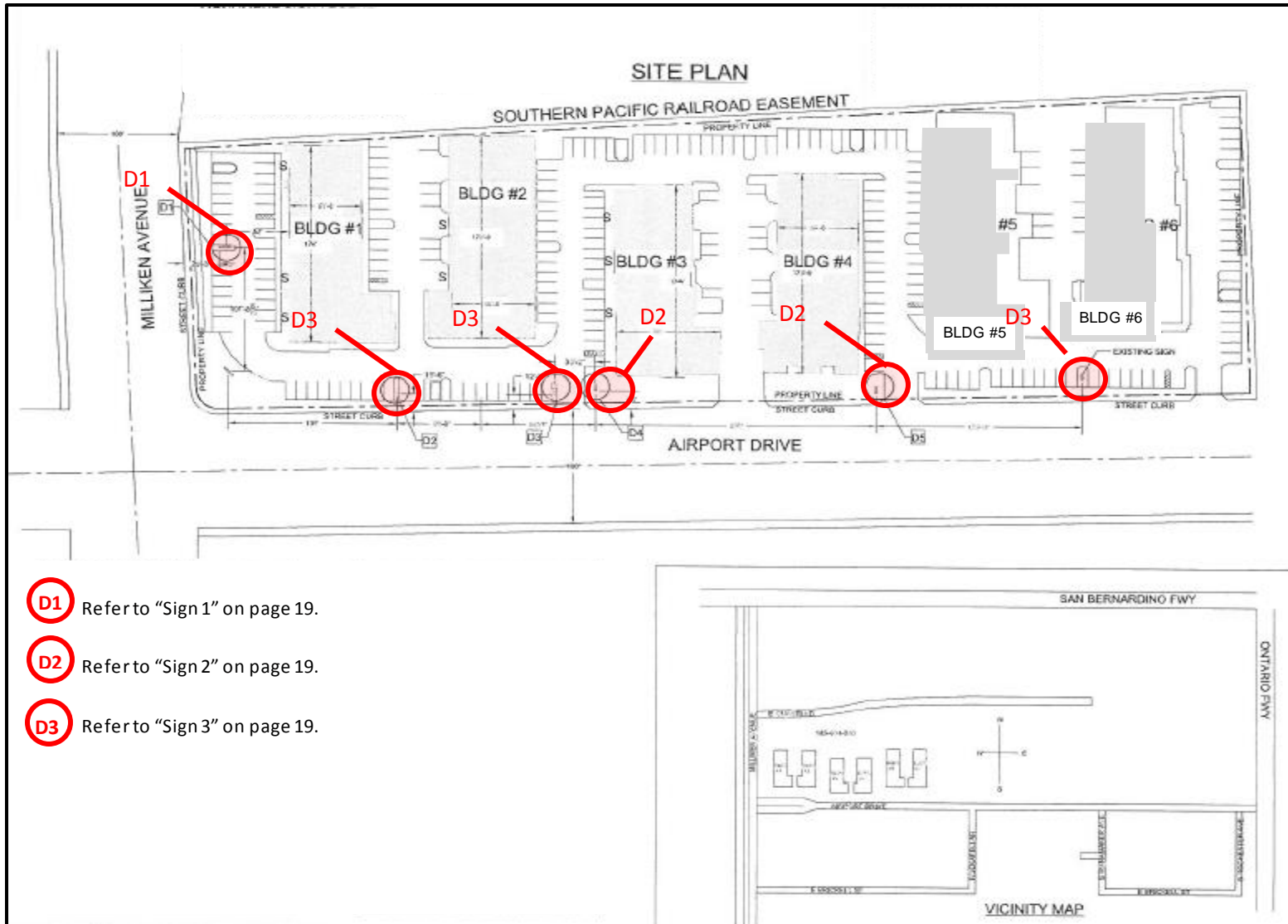
SIGNAGE DESIGN

TYPE	MAXIMUM NUMBER	LETTER STYLE	MAXIMUM SIGN AREA	MAXIMUM LETTER SIZE	LETTER RETURN
Individual high density styrene plastic letters with brushed aluminum faces.	One per Tenant	Helvetica Medium Caps	8 sq. ft.	20"	2" (Color to match red building trim)



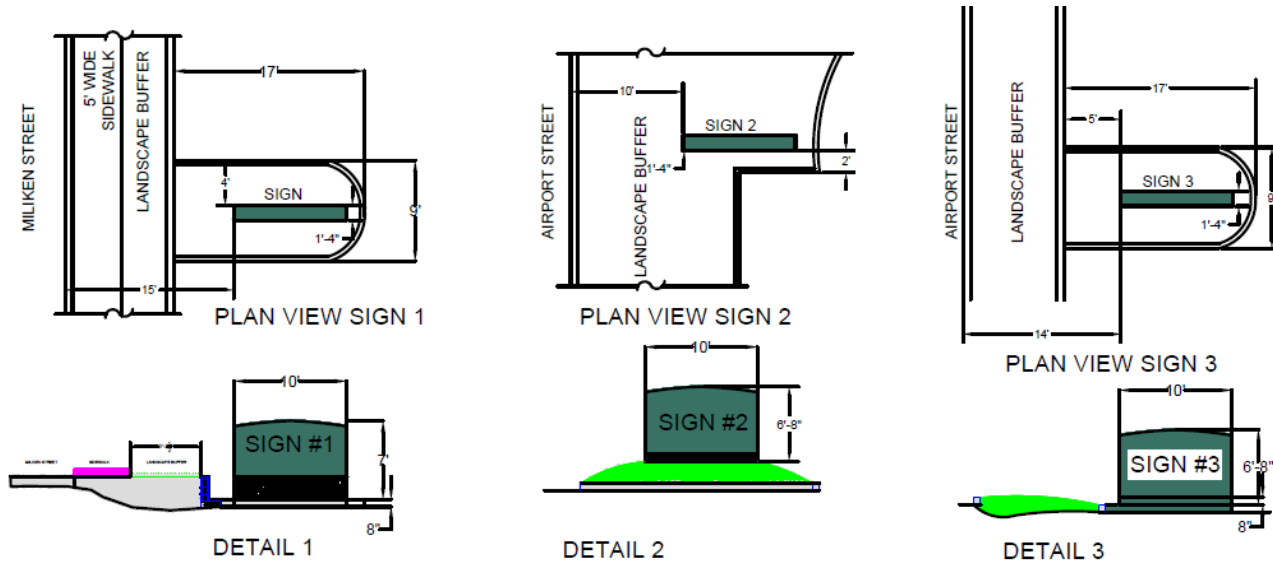
Sample elevation showing typical sign placement.

Monument Signs Site Plan: Placement

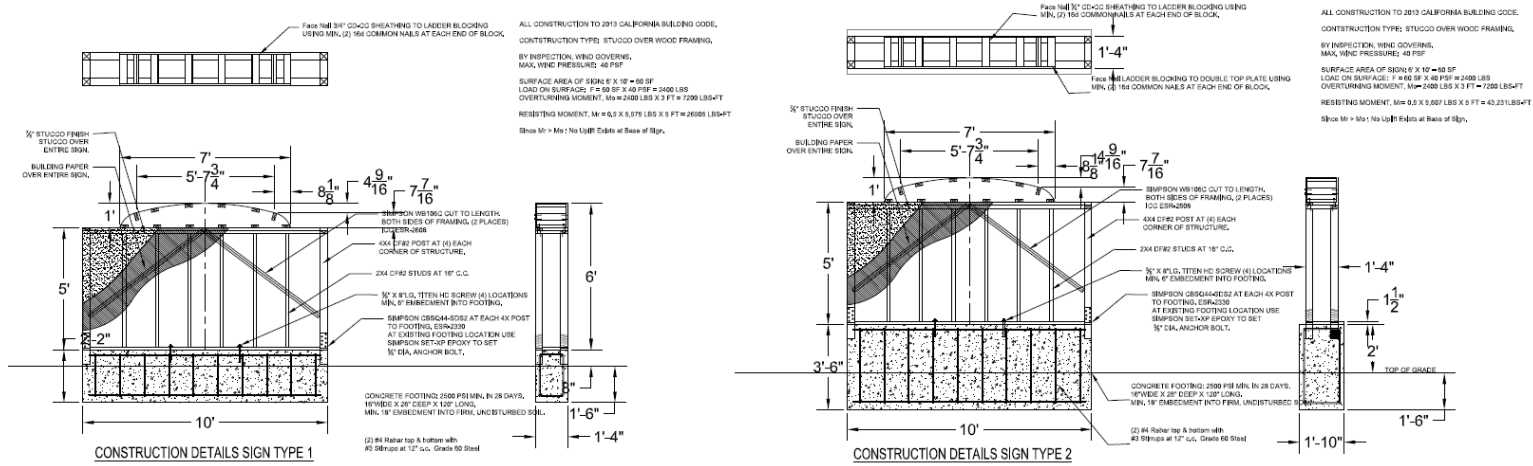


- D1** Refer to "Sign 1" on page 19.
- D2** Refer to "Sign 2" on page 19.
- D3** Refer to "Sign 3" on page 19.

Monument Signs: Placement and Details



Monument Signs: Details



Monument Signs: Prototypical Sign Design



Prototypical Monument Sign



Existing Monument Sign

- 1** Treatment to match “Existing Monument Sign”. (Foam-core based panels.)
- 2** Sign-area design to match “Existing Monument Sign”. (Foam-core based panels & Individual channel Letters.)
- 3** Concrete base to match “Existing Monument Sign”.

MONUMENT SIGNAGE				
TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA	MAXIMUM HEIGHT	Remarks
Monument Signs	1 per building up to a maximum of (5) tenants	50 sq. ft.	7 ft.	As shown on “Monument Signs Site Plan”; page 18.