

SIGN PROGRAM COVER SHEET

SIGN PROGRAM NO. 90-155

TO BE COMPLETED BY THE PLANNER:

SIGN ADDRESS (include N, S, E, W) 415 N. Vineyard

RELATED ITEMS 3526-5

RECEIVED BY Ken Hunter

DATE _____

TO BE COMPLETED BY APPLICANT

OWNER _____

TELEPHONE _____

MAILING ADDRESS _____

CITY, STATE, ZIP CODE _____

REPRESENTATIVE _____

TELEPHONE _____

MAILING ADDRESS _____

CITY, STATE, ZIP CODE _____

BACKGROUND INFORMATION

ZONE: _____ EUCLID OVERLAY DISTRICT? YES NO

FRONTAGE: SITE: _____ BUILDING/TENANT SPACE: _____

SIDE FRONTAGE (CORNER LOT): SITE: _____ BLDG./SPACE: _____

REAR (PUBLIC ENTRANCE FROM ALLEY/PARKING LOT): _____

SITE/SURROUNDING PROPERTY CONDITIONS: _____

PROPOSED/EXISTING SIGNS

	WALL (sq.ft.)	FREESTANDING (sq.ft.) (height)	OTHER (Master ID, Freeway, etc.)
EXISTING SIGNS			
PROPOSED SIGNS			
CODE LIMITS			

PROPOSED SIGN LOCATION NOTES: _____

COUNTERPOINTE SIGN PROGRAM

ACTION

COUNTER

PLANNING COMMISSION

DATE: 11/13/90

MEETING DATE: _____

ACTION: Approved

ACTION: _____

PLANNER: Ken Hunter

Approved 9/12/00
Kenneth E. Hunter
Assistant Planner

Revised 8/31/88

SIGN CRITERIA FOR COUNTERPOINTE CENTER

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the shopping center for the mutual benefit of all Tenants, and to comply with the regulations of the City of Ontario. Conformance will be strictly enforced and any installed nonconforming or unapproved signs must be brought into conformance at the expense of the Tenant.

I. GENERAL REQUIREMENTS

- A. Each tenant shall submit or cause to be submitted to the landlord, for approval, prior to fabrication, three (3) copies of detailed drawings including the location, size, layout, design, color, illumination, materials, and method of attachment.
- B. Each tenant shall submit to the City of Ontario Planning Department, prior to fabrication, three (3) copies of detailed drawings (one of which must have written approval by the Landlord) including the location, size, layout, design, color, illumination, materials and method of attachment, for review and approval.
- C. All permits for signs and their installation shall be obtained by the Tenant or his representative.
- D. All signs shall be constructed and installed at the Tenant's expense.
- E. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of Ontario.
- F. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics or design shall remain the sole right of the Landlord or his authorized representative and the City of Ontario.
- G. Tenant shall be responsible for the installation and maintenance of his sign. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do same; Landlord shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from the receipt of invoice.

EXHIBIT "C"

- H. At the expiration or termination of Tenant's lease term, Tenant shall be required to remove his sign and restore exterior to original condition.
- I. All companies bidding to manufacture these signs are advised that no substitutes will be accepted by the purchaser whatsoever, unless so indicated in the specifications and approved by the Landlord and Tenant. Any deviation from these specifications may result in purchaser's refusal to accept same.
- J. All manufacturers are advised that prior to acceptance and final payment, each unit will be inspected for conformance by an authorized representative of Landlord. Any signs found not in conformance will be rejected and removed at Tenant's expense.
- K. All signs shall be guaranteed for one (1) year from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.
- L. All sign contractors shall carry worker's compensation and public liability insurance against all damage suffered or done to any and all persons and/or erection of signs in the amount of \$500,000 per occurrence.
- M. Tenant's sign contractor shall completely install and connect sign display and primary wiring at the sign location stipulated by Landlord.
- N. Landlord reserves the right to hire an independent electrical engineer (at tenant's sole expense) to inspect the installation of all Tenant signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.
- O. Sign contractor shall repair any damage caused by his work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.
- P. Tenant shall be fully responsible for the operation of his sign contractors, and shall indemnify, defend and hold the parties harmless from damages or liabilities on account thereof.

EXHIBIT "C"

I. GENERAL SPECIFICATIONS

- A. No animated, flashing or audible signs will be permitted.
- B. All signs and their installation shall comply with all local building codes, electrical codes and sign ordinances.
- C. No portable signs will be permitted.
- D. Grand opening or promotional sales signs shall receive approval from and comply with the City of Ontario Sign Ordinance.
- E. All cabinets, conductors, transformers and other equipment shall be concealed.
- F. Painted lettering will not be permitted.
- G. No tenant of the professional building or the retail shops shall have more than one sign (monument or building sign), except that the tenant at the east end of the retail shops may have a sign on the east wall facing Vineyard Avenue in addition to a sign facing north; and the tenant on the north end of the north unit may have a sign on the west wall facing west in addition to a sign on the east wall facing Vineyard.

II. RETAIL SHOPS - (Building Signs)

A. DESIGN REQUIREMENTS

- 1. All Tenants shall utilize the letter style as shown in Exhibit "C - 1", Helvetica Medium - all upper case.
- 2. Maximum width shall be equal to 66% of the lineal leased frontage.
All lettering will be centered horizontally on the demised premise where applicable unless otherwise directed by Landlord. Sign area per tenant shall not exceed one square foot per lineal foot of leased frontage.
A tenant who occupies two or more units in the retail shops building shall have one sign based on the frontage of the largest unit and centered between the outermost walls of the combined units.
- 3. Letter height shall be 18" maximum unless Tenant's name cannot be accommodated at that size, in which instance 12" letters may be approved.
- 4. Tenants with letter styles other than shown in Exhibit "C-1", or colors other than the criteria shows, may use them provided they are registered trademarks and/or are currently being used at five other locations.
- 5. Plastic face letter colors shall be Red #2793.

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6. Sides of letters to be painted Wyandotte DARK BRONZE #313E Duranodic.
7. Sign copy shall include minimal information only. The name of the store or business shall be the dominant message on the sign.
8. Gold trimcap retainers shall be used at the perimeter of sign letter faces.
9. Depth of letters to be 5".
10. Neon colors to be clear red for letters with red faces. All other letters to have white 6500.
11. All signs or devices advertising an individual use shall be attached to the building at the location directed by Landlord and in accordance with the Uniform Sign Criteria and Elevation drawings #88-1634 & 5 and site plan #88-1631.

B. CONSTRUCTION REQUIREMENTS

1. All letters shall be secured by concealed fasteners of stainless steel, nickel or cadmium plated.
2. Letters shall be mounted 1/2" from the building to permit proper dirt and water drainage.
3. All letters shall be fabricated using full welded construction.
4. A 3/16" drain hole is required at the bottom of each letter stroke.
5. Plastic faces for letters shall be 3/16" thick Rohm and Haas Companies plexiglass, manufactured for outdoor advertising displays.
6. Neon to be 13 M.M. double tube for 18" letters and 13 M.M. single tube when using the alternate smaller size of 12".
7. Transformers to be 30 M.A.
8. No "crossovers" between letters or punctuation marks will be allowed.
9. Metal portions of lettering to be primed with one (1) coat of automotive grade primer and two (2) coats of enamel.
10. All signs shall be connected to a junction box provided by the Landlord. Final hookup and connections by tenant's sign contractor.
11. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.

EXHIBIT "C"

12. Underwriters' label required on all signs.
13. No other labels or identification will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
14. Each Tenant shall be permitted to place upon each entrance of it's demised premises not more than 144 square inches of vinyl, Scotchcal #365A gold lettering not to exceed two (2) inches in height, indicating hours of business, emergency telephone numbers, etc.
15. Tenants may install on the storefront, if required by the U.S. Postal Service, the street address in the exact locations as stipulated by the Landlord. Numbers shall be uniform in size and style as required by the Landlord.

IV. RETAIL BUILDING (INTERIOR CORNER UNIT) TENANT SIGN

A. DESIGN REQUIREMENTS

1. Letters to be 3" deep channel, paint Red to match #2793.
2. Neon to be clear Red single tube exposed.
3. Letter style to be as shown in drawing #88-1634-5.
4. Graphics to be blue single tube neon without channel.
5. Maximum of one elevation of letters.
6. All the above specifications as shown in drawing #88-1634-5.
7. In the event of a name change, change of lease or design change, the applicant will be required to submit new detailed drawings and information as specified in the General Requirements, items A through P.
The square footage allowances shall not exceed the City of Ontario code as it pertains to this development.

B. CONSTRUCTION REQUIREMENTS

1. Neon to be 13 M.M.
2. Transformer to be 30 M.A.
3. Metal portion of channel to be 24 gauge minimum.
4. Metal portions of letters to be primed with one (1) coat of automotive grade primer and two (2) coats of enamel.

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5. Letters to be installed as shown in drawing #88-1634-5.
6. Sign to be connected to a junction box provided by the Landlord. Final hookup and connection by tenant's sign contractor.
7. Underwriters' label required on all letters.
8. No other labels or identification will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
9. Tenant shall be permitted to place upon each entrance of its demised premises not more than 144 square inches of vinyl, Scotchcal #3650 gold lettering not to exceed two (2) inches in height, indicating hours of business, emergency telephone numbers, etc.
10. Tenant may install on the storefront, if required by the U.S. Postal Service, the street address in the exact locations as stipulated by the Landlord. Numbers shall be uniform in size and style as required by the Landlord.

V. PROFESSIONAL BUILDING (Building Signs - Tenant)

DESIGN REQUIREMENTS

1. All Tenants shall utilize the letter style as shown in Exhibit "C-2", Friz Quadrata, all upper case.
2. Maximum width shall be 20'-0".
All lettering will be installed as shown on drawing #88-1636.
3. Letter height shall be 18" maximum unless Tenant's name cannot be accommodated at that size, in which instance 12" letters may be approved.
4. Tenants with letter styles other than shown in Exhibit "C-2" or colors other than the criteria shows, may use them provided they are registered trademarks and/or are currently being used at five other locations.
5. Plastic face letter colors shall be Ivory #2146 with Burgundy vinyl #3630-49 overlay showing a 3/8" ivory border for 18" letters and 1/4" for 12".
6. Sides of letters to be painted Burgundy to match the Burgundy film.
7. Sign copy shall include minimal information only. The name of the store or business shall be the dominant message on the sign.
8. Bronze trimcap retainers shall be used at the perimeter of sign letter faces.

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9. Depth of letters to be 5".
10. Neon tubing to be white 6500.
11. Maximum of two Building signs for entire building.
12. All the above specifications as shown in Drawing #88-1637.

B. CONSTRUCTION REQUIREMENTS

1. Letters shall be secured by concealed fasteners of stainless steel, nickel or cadmium plated.
2. Letters shall be mounted 1/2" from the building to permit proper dirt and water drainage.
3. All letters shall be fabricated using full welded construction.
4. A 3/16" drain hole is required at the bottom of each letter stroke.
5. Plastic faces for letters shall be 3/16" thick Rohm and Haas Companies plexiglass, manufactured for outdoor advertising displays.
6. Vinyl overlay tube 3M brand translucent.
7. Neon to be 13 M.M. double tube for 18" letters and 13 M.M. single tube when using the alternate smaller size of 12".
8. Transformers to be 30 M.A.
9. No "crossovers" between letters or punctuation marks will be allowed.
10. Metal portions of lettering to be primed with one (1) coat of automotive grade primer and two (2) coats of enamel.
11. All signs shall be connected to a junction box provided by the Landlord. Final hookup and connections by Tenant's sign contractor.
12. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
13. Underwriters' label required on all signs.
14. No other labels or identification will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.

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15. Each Tenant shall be permitted to place upon each entrance of it's demised premises not more than 144 square inches of vinyl, Scotchcal #365A gold lettering not to exceed two (2) inches in height, indicating hours of business, emergency telephone numbers, etc.
16. Tenants may install on the storefront, if required by the U.S. Postal Service, the street address in the exact locations as stipulated by the Landlord. Numbers shall be uniform in size and style as required by the Landlord.

VI. PROFESSIONAL BUILDING (Monument Signs - Tenant)

A. DESIGN REQUIREMENTS

1. Sign cabinet to be single faced and painted to match Burgundy film.
2. Maximum height to be 18" x 10'-0" maximum length. Overall sign height maximum 30".
3. Plastic face color to be Ivory #2146 with Burgundy film overlay #3630-49.
4. All copy to be Ivory #2146.
5. Letter styles to be as shown in Exhibit "C-2", Friz Quadrata, all upper case.
6. Letter height shall be 9" maximum unless tenants name cannot be accommodated at that size, in which instance 6" letters may be approved.
7. Maximum width of copy to be 8'-0".
8. Tenants with letter styles other than shown in Exhibit "C-2" or colors other than the criteria shows, may use them provided they are registered trademarks and/or are currently being used at five other locations.
9. Sign shall include minimal information only. The name of the business shall be the dominant message on the sign.
10. Sign base to be 12" maximum height x 11'-0" long.
11. Base to match building color.
12. Maximum of two professional building tenant monument signs.
13. All the above specifications as shown in drawing #88-1637.

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B. CONSTRUCTION REQUIREMENTS

1. Thickness of sign cabinet to be 10" with a 1-1/2" retainer and a 1/2" return.
2. Interior fluorescent lighting to be two 120" 800 M.A. lamps.
3. Faces to be 3/16" thick Rohm and Haas brand plexiglass.
4. A 3/16" drain hole is required at the bottom of the sign cabinet.
5. Metal portions of sign cabinet to be 22 gauge minimum with one (1) coat of automotive grade primer and two (2) coats of enamel.
6. Metal portions of base to have two (2) coats of Mon-tex brand texcoting.
7. Signs to be installed as shown in site plan drawing #88-1631.
8. All signs shall be connected to a junction box provided by the Landlord. Final hookup and connections by tenant's sign contractors.
9. Underwriters' label required on all signs.
10. No other labels or identification will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied to an inconspicuous locations.
11. Each Tenant shall be permitted to place upon each entrance of it's demised premises not more than 144 square inches of vinyl, Scotchcal #3650 gold lettering not to exceed two (2) inches in height, indicating hours of business, emergency telephone numbers, etc.
12. Tenants may install on the storefront, if required by the U.S. Postal Service, the street address in the exact locations as stipulated by the Landlord. Numbers shall be uniform in size and style as required by the Landlord.

EXHIBIT "C"

VII. COUNTERPOINTE CENTER IDENTIFICATION AND TENANT SIGN - (Monument)

A. DESIGN REQUIREMENTS

1. All Tenant panels to be Burgundy film #3640-49.
2. Tenant copy to be Ivory and contained within the copy boundaries as shown in Drawing #88-1633.
3. Plastic sign face background to be Ivory #2146.
4. Address and Counterpointe Center copy to be Burgundy film 3630-49.
5. Sign cabinet to be painted to match Burgundy film.
6. Pillars to match building color & texture.
7. Maximum of one tenant monument sign.
8. Top section of sign to match building color & texture.
9. Sign to be double faced.
10. All of the above specifications as show in drawing #88-1633.

B. CONSTRUCTION REQUIREMENTS

1. Film to be 3M brand.
2. Interior illumination is to be 800 M.A. fluorescent lamps.
3. Metal portions of sign to be minimum 22 gauge and primed with one (1) coat of automotive grade primer and two (2) coats of enamel.
4. Pillars to have two (2) coats of Mon-tex brand texcoting.
5. Underwriters' label required on sign.
6. Sign to be installed as shown on site plan drawing #88-1631.

EXHIBIT "C"

VIII. PROFESSIONAL BUILDING IDENTIFICATION SIGN - (Monument)

A. DESIGN REQUIREMENTS

1. Sign to be double face.
2. Maximum of one Professional Building identification monument sign.
3. Plastic sign face background to be Ivory #2146.
4. All copy to be Burgundy film #3630-49.
5. Sign cabinet to be painted to match Burgundy film.
6. Pillars to match building color and texture.
7. Top section of sign to match building color and texture.
8. All of the above specifications as shown in drawing #88-1636.

B. CONSTRUCTION REQUIREMENTS

1. Film to be 3M brand.
2. Interior illumination to be 800 M.A. fluorescent lamps.
3. All metal portions to be minimum 22 gauge and primed with one (1) coat of automotive grade primer and two (2) coats of enamel.
4. Pillars to have two (2) coats of Mon-tex brand texcoting.
5. Underwriters' label required on sign.
6. Sign to be installed as shown on site plan drawing #88-1631.

IX. ROSA'S RESTAURANT - (Building Signs)

A. DESIGN REQUIREMENTS

1. Letters to be 1/2" deep plex, mount 1/2" off wall and/or painted on marble surface. Color to be Verdugo Brown.
2. Letter style to be as shown in drawing #88-1632.

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3. Maximum letter height to be 24".
4. Maximum copy length to be 7'-6".
5. Maximum of two Building signs.
6. All the above specifications as shown in drawing #88-1632.
7. In the event of a name change, change of lease or design change, the applicant will be required to submit new detailed drawings and information as specified in the General Requirements, items A through P. The square footage allowances shall not exceed the City of Ontario code as it pertains to this development.

B. CONSTRUCTION REQUIREMENTS

1. Metal portion of channel to be 22 gauge minimum and to be primed with one (1) coat of automotive grade primer and two (2) coats of enamel.
2. Letters shall be installed 1/2" from wall to allow for proper dirt and water drainage.
3. Logo (Lion's Head) to be cut & etched marble.
4. Letters to be installed as shown in drawing #88-1632.
5. No labels or other identification will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied to an inconspicuous location.
6. Tenant shall be permitted to place upon each entrance of its demised premises not more than 144 square inches of vinyl, Scotchcal #3650 gold lettering not to exceed two (2) inches in height, indicating hours of business, emergency telephone numbers, etc.
7. Tenant may install on the storefront, if required by the U.S. Postal Service, the street address in the exact locations as stipulated by the Landlord. Numbers shall be uniform in size as required by the Landlord.

Helvetica Medium
ABCDEFGHIJKLM
NOPQRSTUVWXYZ

EXHIBIT C-1

Friz Quadrata

ABCDEFGHIJKLM

NOPQRSTUVWXYZ

EXHIBIT C-2