

TO BE COMPLETED BY THE PLANNER:

SIGN ADDRESS (include N, S, E, W) _____

RELATED ITEMS Philadelphia Place Sign Program / Plan. Area PlanRECEIVED BY Albert CruseDATE 7/15/99

TO BE COMPLETED BY APPLICANT

OWNER LNR Philadelphia Place I, INC. TELEPHONE _____MAILING ADDRESS 18401 Von Karman Ave.CITY, STATE, ZIP CODE IRVINE, CA 92612REPRESENTATIVE ONTARIO NEON CO., INC. TELEPHONE 986-4632MAILING ADDRESS 303 W. MAIN ST.CITY, STATE, ZIP CODE ONTARIO, CA 91762

BACKGROUND INFORMATION	ZONE: <u>SP</u> EUCLID OVERLAY DISTRICT? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	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		<u>210 35'</u>	<u>210 60'</u>
	CODE LIMITS			

PROPOSED SIGN LOCATION NOTES: (2) D/F FREEWAY I-D.
Pylon signs on south side of property along the
60 freeway as per site-plan # 98-1825K
tenants to be advertised upon any sign @ east end shall be those
tenants along Haven Avenue. This applies to tenants in vicinity of 35'
pylon sign as well as - per sign program. (ie tenants within vicinity)

ACTION	COUNTER	PLANNING COMMISSION
	DATE: <u>7/15/99</u>	MEETING DATE: _____
	ACTION: <u>Approved subject to conditions</u>	ACTION: _____
	PLANNER: <u>Albert Cruse</u>	

Receipt # 280680

Paid \$56.00 on 07-14-99

March 21, 2000

Albert Cruze
City of Ontario Planning Department
303 East B Street
Ontario, CA 91764

Re: Freeway Pylon Signage

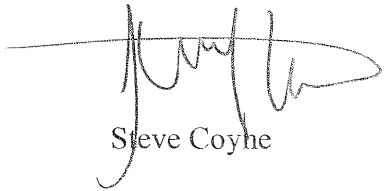
Dear Mr. Cruze,

As you have requested, this letter shall serve as formal notification that the two proposed pylon signs that are approved for installation at Philadelphia Place will be the only two signs installed at this time. We will not pursue the installation of the westerly most pylon sign, because it has severe visibility obstructions along the freeway with eucalyptus trees. The sign would not be visible from either direction of traffic. Should this sign ever be desired, it shall come through the City Planning Department as it's own separate permit and be subject to your approvals at that point in time.

With respect to the tenant sign panels and the orientation to the site, LNR Philadelphia Place would be willing to limit the availability of the sixty-(60) foot easterly sign to those retail parcels located off of Haven Avenue. The sign that sits mid-project is placed at the most westerly place on the project that can be seen from both directions of travel. It is also located in the most unobtrusive location with respect to a myriad of underground utilities that run along the freeway on the south side of the property. This sign will need to be available to the retail tenants along Archibald Avenue, and we have legal obligations to provide IHOP with freeway signage. We understand that this is not the optimal location for a retail pylon sign as it relates to the location of the retail properties, but we feel that this is the only location that works from both a visibility and logistical standpoint.

If you have any questions or comments, do not hesitate to call.

Very truly yours,

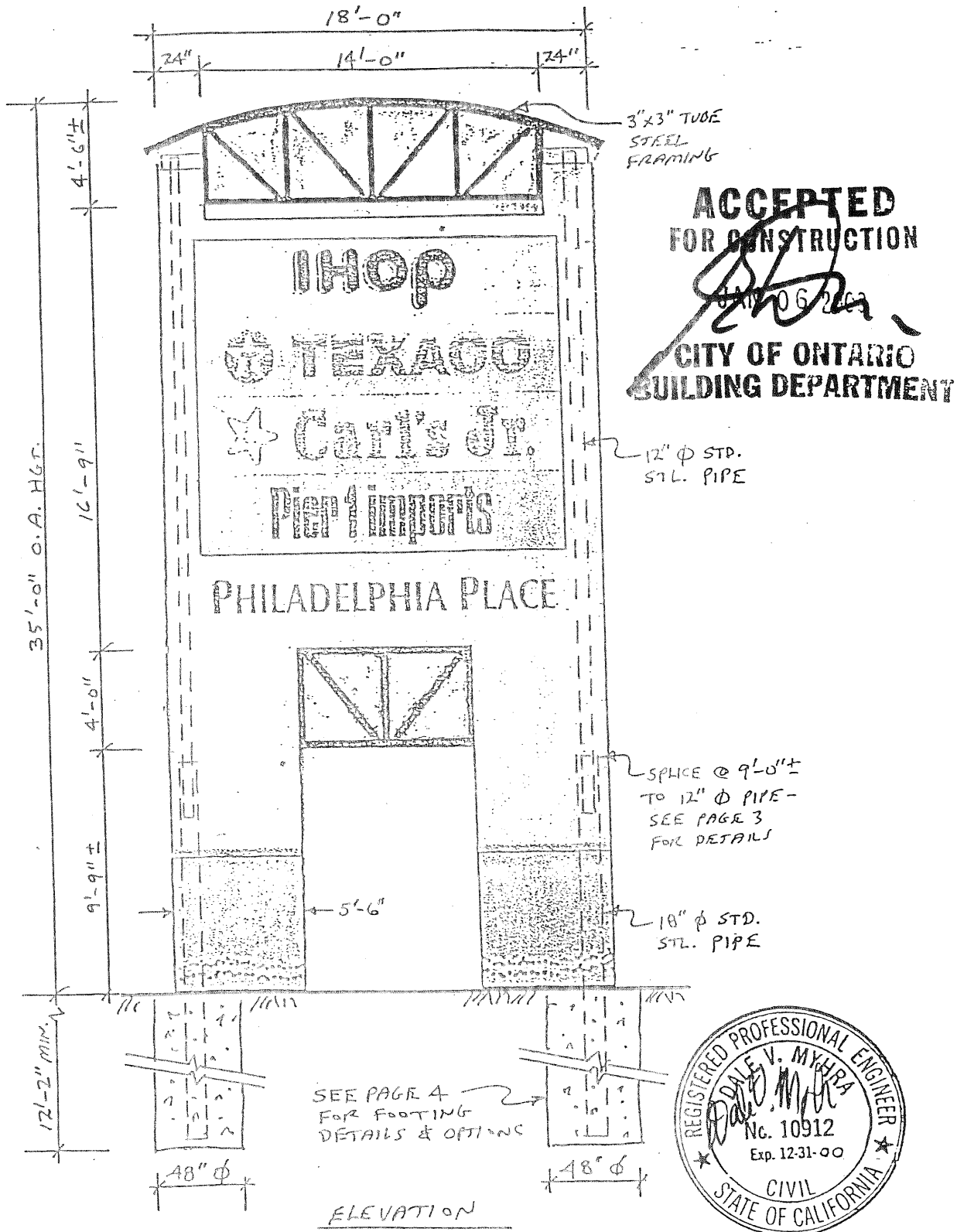


Steve Coyne

Cc: Jerry Blum / City of Ontario
Gil Saenz / P.I.B. Realty Advisors
Jim Cottrell / Lennar Partners

SIGNAGE SOLUTIONS
1336 ALLEC STREET
ANAHEIM, CA 92805

PAGE: 1 of 4
PROJECT: PHILADELPHIA PLACE
SUBJECT: ONTARIO, CA
SIGN STRUCTURAL CALCS.
BY: DVM DATE: 10-19-99
P.O.# DWGS. FROM DINA BOUWMAN



SIGN CRITERIA
PHILADELPHIA PLACE

The purpose of the following criteria is to provide the guidelines to achieve a visually coordinated, balanced, and appealing signage environment for the mutual benefit of all tenants and to comply with the sign regulations of the City of Ontario.

Compliance required: No person shall erect, reerect, enlarge, alter, move, convert or equip any sign structure or cause or permit the same to be done contrary to or in violation of the provisions of these Sign Criteria. Unapproved sign(s) must be brought into conformance at the expense of the persons responsible for the installation of said sign(s).

For information regarding the following signs, refer to the Philadelphia Place planning area plan text: temporary ground signs, special temporary signs, construction signs, pre-lease signs and on going lease signs.

Exceptions to these standards shall be reviewed by the owner. However, deviations can result in inequities between tenants. Accordingly, the owner retains full rights of approval of any sign used in the center.

A. GENERAL REQUIREMENTS

1. Tenant shall submit (3) copies of detailed sign designs drawn to scale indicating the size, location, design, color, illumination, materials and method of attachment to the landlord for approval.
2. Tenant shall submit landlord approved drawings to the city of Ontario, and obtain a valid sign permit, prior to commencing work.
3. All signs shall be constructed, installed and maintained at the tenants expense.
4. Tenant to be responsible for all actions of their sign contractor and shall require them to carry workers compensation insurance and general liability insurance in the amount of one million dollars per occurrence.
5. At the expiration or termination of the tenants lease, the tenant is required to remove their sign and restore the exterior of the building fascia to it's original condition.
6. Placement of tenant panels on the project pylons and monument signs, shall be at the sole discretion of the landlord. Any tenant providing services or merchandise to the general public is qualified to advertise on these signs.
7. Tenant copy on the project pylon and monument signs shall be limited to the business name only. No secondary signage will be permitted with the exception of retail uses, which will be considered on a case by case basis.

B. GENERAL SPECIFICATIONS

1. All signs must comply with local building and electrical codes and bear an underwriters laboratories label.
2. No exposed raceways, crossovers, or visual installation attachments shall be permitted.
3. Grand opening or promotional sales signs shall require approval from the landlord, and must comply with the city of Ontario sign code.

C. FREEWAY PYLON SIGNS (EXHIBIT A):

(3) Double face internally illuminated signs will be installed on the south side of the property along the 60 freeway (see Exhibit F). Each sign is 300 square feet in sign area and 35' overall height above sign grade. Each sign will contain the project name PHILADELPHIA PLACE and spaces for up to (4) tenant signs. Tenant panels are 3/16" white lexan with vinyl graphics applied to the 1st surface. Colors and layout are per tenant, subject to landlord and city approval. The text cannot exceed 65% of the background area of each tenant panel. All signs shall maintain a minimum distance of 600' between any other free standing sign.

Note* In the event of a freeway grade differential, the sign height may be 45', subject to approval by the city of Ontario.

D. INDUSTRIAL USE MONUMENT SIGNS (EXHIBIT B):

(3) Double face internally illuminated signs will be installed at the entrances to the project along Philadelphia Street (see Exhibit F). Each sign is 55 square feet in sign area and 7' overall height above sign grade. Each sign will contain the project name *PHILADELPHIA PLACE* and up to (3) tenant panels per side. Tenant panels are to be .090 aluminum routed out for copy and backed with acrylic. The text cannot exceed 65% of the background area of each tenant panel.

E. RETAIL USE MONUMENT SIGNS (EXHIBIT C):

(2) Double face internally illuminated signs will be installed in front of the retail section of the project on Philadelphia Street and Haven Avenue (see Exhibit F). Each sign is 55 square feet in useable sign area and 7' overall height above sign grade. Each sign will contain the project name *PHILADELPHIA PLACE* and up to (3) tenant panels per side. Tenant panels to be white lexan translucent faces with vinyl graphics applied to the surface. The text cannot exceed 65% of the background area of each tenant panel.

F. SERVICE STATION MONUMENT SIGNS

(2) Double face internally illuminated signs shall be permitted; (1) on the Philadelphia Street elevation and (1) on the Haven Avenue elevation (see Exhibit F). Each sign shall be 45 square feet in useable sign area and 6'0" overall height above sign grade. Signs shall contain the name of the station, and gas prices as required by State regulations. The sign must be compatible with retail monument signs in design, materials and colors. Sign layout and specifications shall be as per tenants sign program, subject to approval by the landlord and the city of Ontario. The price sign and the I.D. sign must be contained within the same cabinet.

G. BUILDING SIGNS (GENERAL SPECIFICATIONS, EXHIBIT D):

1. All building signs shall be individual channel letters, internally illuminated or non-illuminated.
2. Letters to be 5" deep, fabricated 22 gauge metal or .040 aluminum. Metal letters to be primed with (1) coat of automotive grade primer and (1) coat of semi-gloss enamel.
3. All letters shall be flush mounted to the building fascia as per exhibit.
4. Colors and lettertype may vary from tenant to tenant but are subject to approval by the landlord and the city of Ontario.
5. Internal illumination (if any) shall be of 13mm neon tubing with 30 ma normal power factor remote concealed transformers.
6. Net sign area shall be (1) square foot of sign per (1) lineal foot of building frontage.
7. Width of total signage not to exceed:
Retail/Commercial buildings -70% of leased frontage on which the sign is placed.
Industrial buildings with less than 500' of frontage -50% of building frontage on which the sign is placed.
Industrial buildings with more than 500' of frontage -40% of building frontage on which the sign is placed.
8. Logos are permitted within the net sign area and are subject to approval by the landlord and the city of Ontario.

Size and placement of building letters:

Buildings 3, 5, and 8 shall be permitted signs on two elevations. The south elevation (freeway side) is allowed a maximum letter height not to exceed 36". A second sign shall be permitted on the north elevation, with a maximum letter height not to exceed 24".

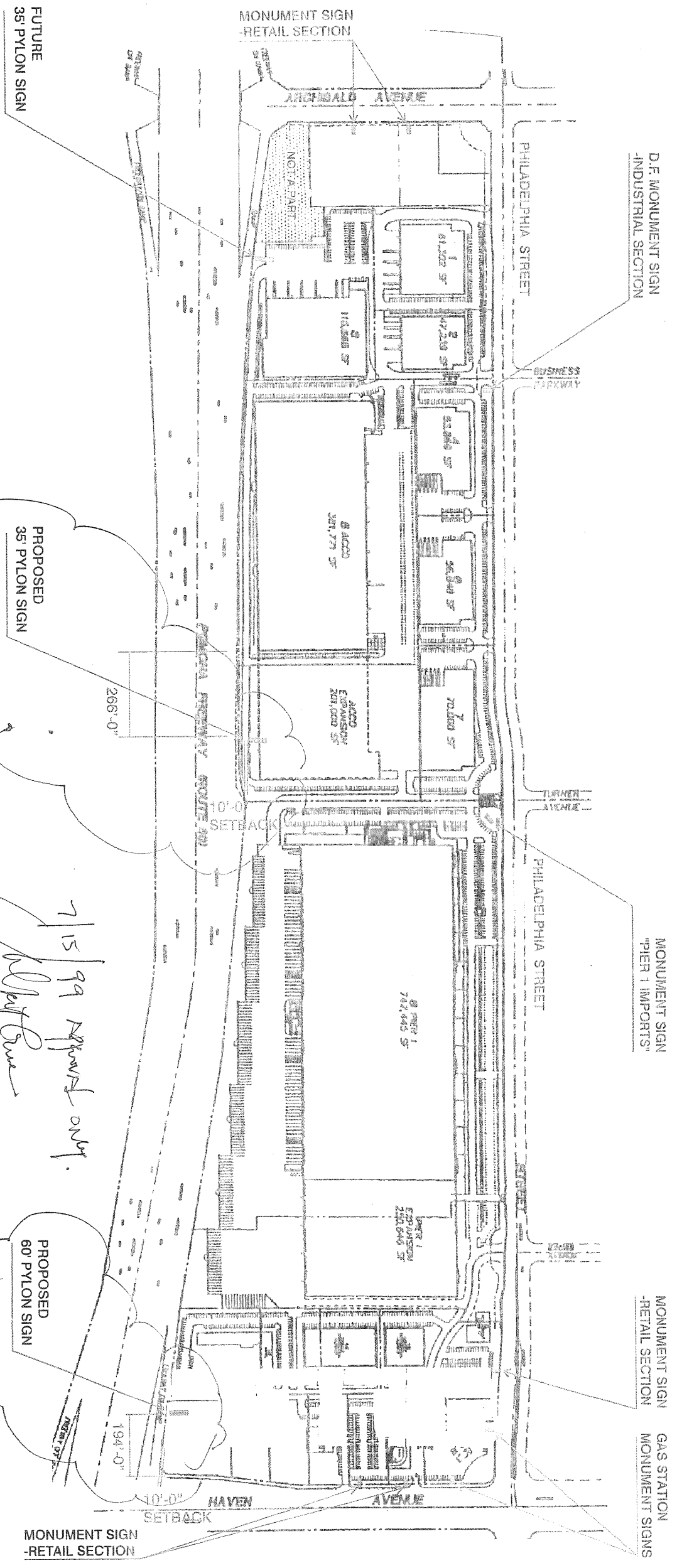
Building 1, 2, 4, 6 and 7 shall be permitted (1) sign on the north elevation with a maximum letter height not exceed 24".

* Retail/Office buildings shall be permitted signs on two elevations if facing a street and/or parking lot with a maximum letter height not to exceed 24".

Multiple Retail tenant buildings shall be permitted (1) sign on the storefront (east) elevation per tenant space with a maximum letter height not to exceed 24".

Future hotel: A sign program specifically suited for hotel signage will be submitted to the city of Ontario at a later date.

Service Station: shall be permitted (2) signs facing a street or parking lot with a maximum letter height not to exceed 24".



7/15/99 Approval only.
 Albert Dine
 subject to conditions
 pertaining to be covered
 upon future sign @ east
 end shall be those fronts
 along Haven Ave. this applies
 to 35' pylon sign as well
 (see vicinity sketch vicinity)

SITE PLAN
 NOT TO SCALE



Exhibit #6

ONTARIO NEON CO., INC.
 CUSTOM & QUANTITY SIGNS SINCE 1945

STATE LICENSE #822888
 303 WEST MAIN STREET, ONTARIO, CALIFORNIA 91762
 (909) 986-4632 FAX: (909) 986-6376



ESA
 Electrical Sign Association



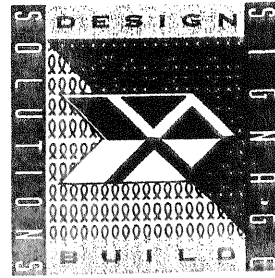
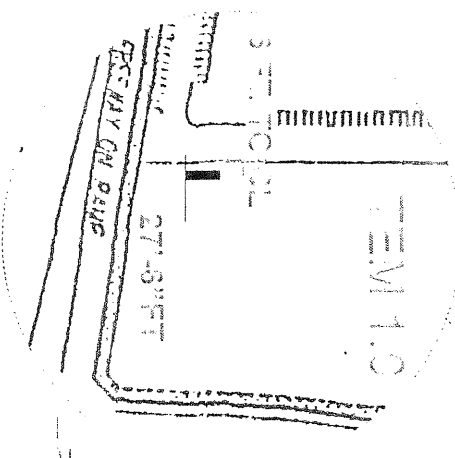
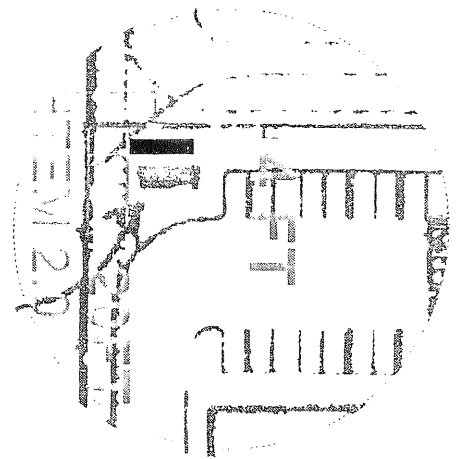
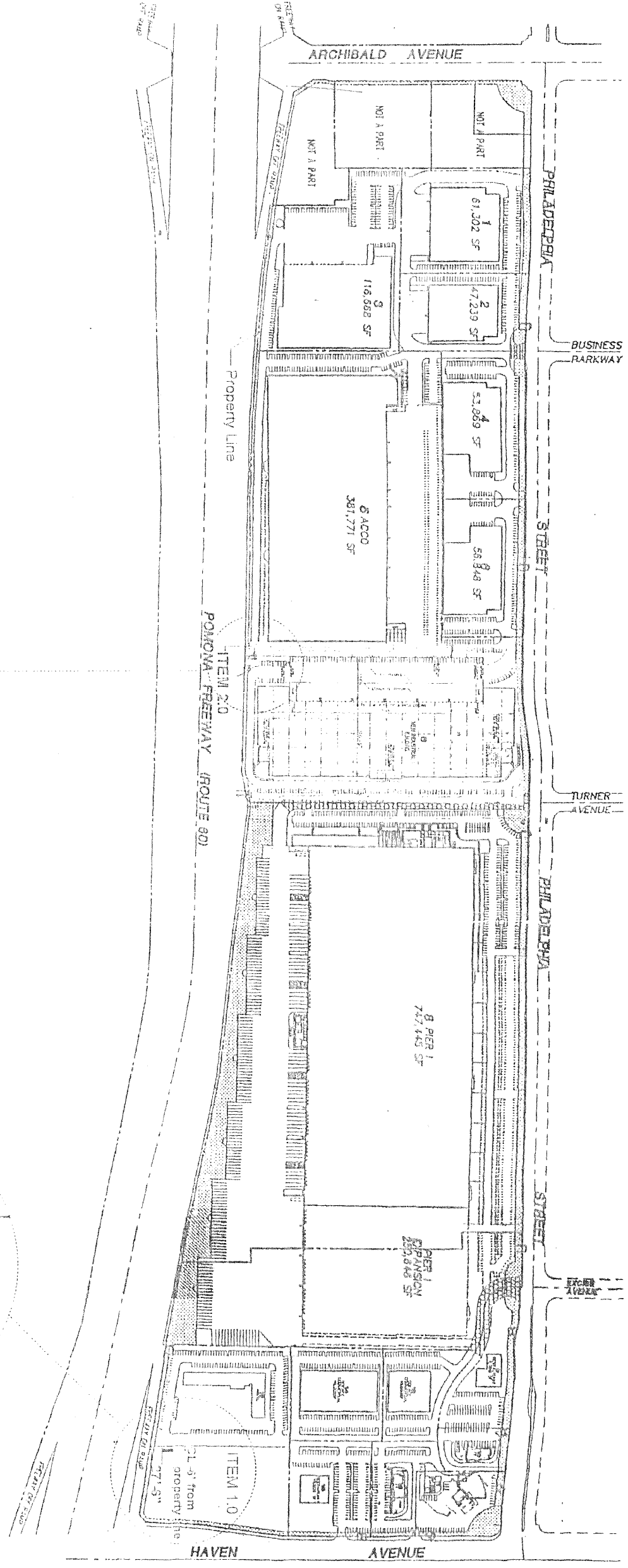
World Sign Associates

PROJECT: **PHILADELPHIA PLACE**
 2830 E. PHILADELPHIA PLACE, ONTARIO, CA.

SCALE: NOT TO SCALE
 DATE: February 23, 1998 / Rev: 3-3-98, 7-10-98, 7-16-98,
 DESIGN # 98-1825k 3-10-99, 4-7-99, 4-20-99, 7-9-99

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PHILADELPHIA PLACE



ITEM PAGE 3

1.0/2.0

SIGN TYPE

PYLON

QUANTITY SCALE

(1) EA. NTS

PAGE DESCRIPTION

SITE PLAN

STATUS

Permits & approvals

REV. DATE BY

1	12-02-99	SS
2	3-8-00	TC
3	3-16-00	SS

DESIGNER SALES

TC CD

JOB NO. DATE

99-3221 10-6-99

PROJECT

PHILADELPHIA PLACE
ONTARIO, CA

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SIGNAGE SOLUTIONS

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