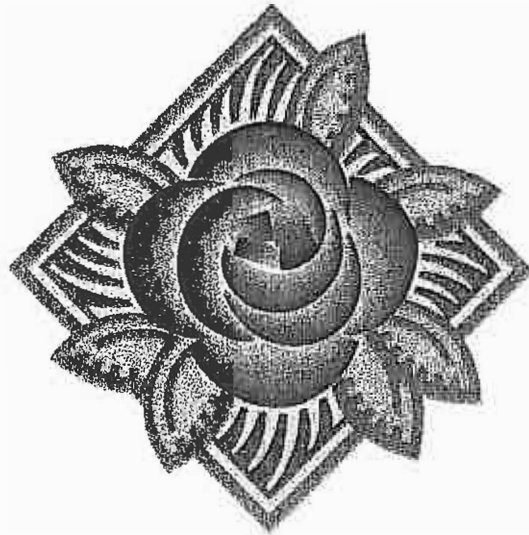


November 8, 1996 - FINAL



ONTARIO MILLS

Design Review Committee

PERIPHERAL PARCEL DEVELOPMENT STANDARDS



than when located in screened service areas. Wall packs (where used) shall be mounted no higher than 9'-6" above grade.

7.9 Signs

General: A master sign program has been developed for the peripheral parcels (Sectors A-D, H-K and N of the Specific Plan) at Ontario Mills, which establishes a hierarchy of signs, usage, and locations. The following sign program was developed in connection with, and approved by, the City of Ontario as required by the Specific Plan, and is the basis by which all peripheral parcel signs will be reviewed. Except for traffic control signage in conformance with the requirements of regulatory agencies, no signs, either permanent or temporary in nature, shall be erected or displayed on the property, building, structure, or windows, unless the placement, character, form, size, and time of placement of such signs be first approved in writing by the DRC.

Sign Submissions: Each PPO shall submit three sets of professionally prepared sign drawings for approval by the DRC prior to submission to the City of Ontario. These drawings shall be of an appropriate scale showing size, layout, sign area, colors, letter styles, and materials. A key plan showing proposed sign locations is also required. It is required that these drawings be consistent with the signs shown on the building elevations and site plan approved as part of the final DRC submission. Upon review of the sign submission by the DRC, a letter will be sent to the City of Ontario to allow for permitting to be completed.

The PPO and Contractor shall be responsible for obtaining any and all required approvals and permits.

Sign Design / Installation: All signs shall be of high quality fabrication and materials.

Signs shall conform to all appropriate building and electrical codes, and bear the U.L. label if illuminated.

Signs shall be free of all labels and fabricator's advertising, except as required by code. All electrical connections, conduits, or other mechanical equipment must be concealed from public view.

The PPO will be responsible for the design, fabrication, installation and cost of all parcel signs. The responsibilities for construction of the shared monument sign varies from parcel to parcel, depending upon the construction status of the adjoining/sharing parcel.

Sign Maintenance: The PPO is responsible for the proper maintenance of all parcel signs. Upon notice by the City of Ontario or the DRC, the PPO will be required to restore, repair or remove any signs that are not properly maintained.

Sign Quantity: For each peripheral parcel development, the PPO shall be permitted a maximum number of signs as



specified below:

For parcels within the H, I, J and K Blocks:

two (2) building mounted identification signs,
one (1) individual monument sign, and
representation on one-half of a shared monument sign;
or
three (3) building mounted identification signs, and
representation on one-half of a shared monument sign.

For parcels within the B, C, D and N Blocks:

two (2) building mounted identification signs, and
two (2) individual monument signs;
or
three (3) building mounted identification signs, and
one (1) individual monumental sign.

Peripheral Parcel Monument Signs: The exact location for each sign has been established and is shown on Figure 9 - *Peripheral Parcel Identification Sign Plan*. The design of these signs (refer to Figures 10a and 10b - *Peripheral Parcel Identification Signs*) has been developed in conjunction with and approved by the City of Ontario.

Monument signs for all peripheral parcels shall:

- have a maximum height of seven (7) feet;
- have a maximum area of twenty-five (25) square feet per face;
- be set back fifteen (15) feet from the curb line along the ring road and entry magazines;
- be set back eight (8) feet from the property line along Milliken Avenue, Fourth Street and Inland Empire Boulevard;
- have sign copy limited to name and logo; and
- have a four (4) inch minimum field boarder on all sign faces.

These requirements are illustrated in Figures 10a and 10b for sign design, and Figures 11a and 11b for sign placement.

Detailed sign drawings for both types of monument signs indicating materials and more specific design information are available from the DRC upon request. A sign fabricator has priced each type of sign, and the fabricator's name and an



estimated cost is available upon request. All costs associated with the above signs are the responsibility of the PPO, including, but not limited to sign purchase, electrical service, coordinating installation, conduit routing, restoration of disturbed landscaped areas, and sign maintenance.

For shared parcel signs; the sign base, cabinet and temporary faces will be constructed by The Mills with funds escrowed at closing from each PPO. Sign faces with artwork, electrical service/connections, and landscape restoration are the responsibility of each PPO. At the start of construction, the DRC must be contacted to begin sign fabrication. Temporary sign faces are to be crated and returned to The Mills upon installation of each parcel's faces.

The second PPO will replace these faces when representation is desired. The Ontario Mills sign faces are to be crated and returned to The Mills Corporation per DRC directions. Each half of the sign is to be powered and lamped separately with a divider between each half of the sign. Initial illumination of the vacant side of the sign is required by the first PPO by an internal switch.

Building Signs: Building wall and canopy signs will receive critical DRC review regarding size, style, type, color and placement. Building signs should be designed as an integral part of the building architecture and should be constructed of compatible materials.

No wall sign shall project more than twelve (12) inches horizontally from the wall of a building. In addition, no wall sign shall extend above the roof, parapet line or maximum allowable building height.

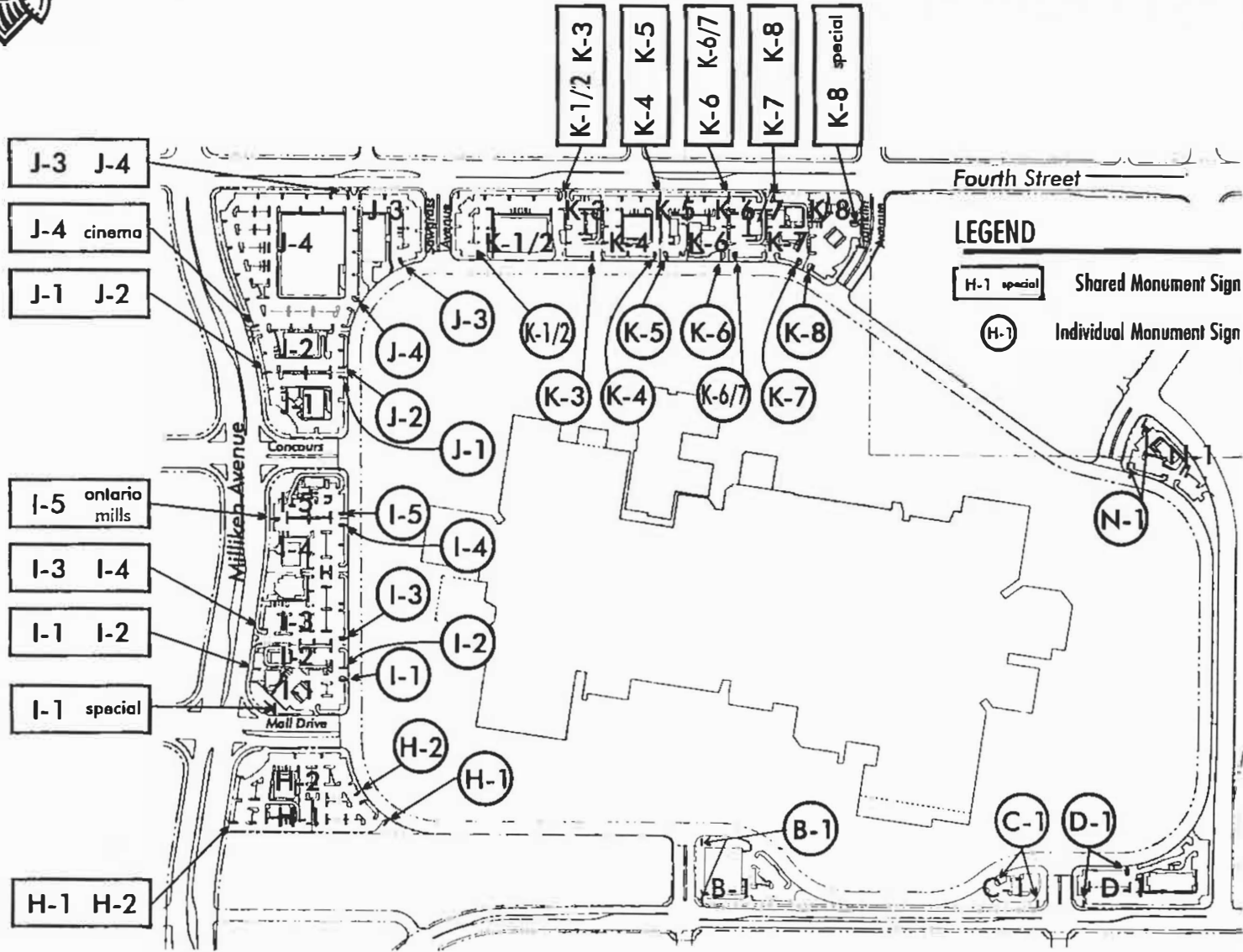
Individual channelized letters are required. Only one color will be permitted for lettering. Additional colors that are part of the logo or design element may also be approved by the DRC.

On peripheral parcels less than three (3) acres in area, wall or canopy signs shall:

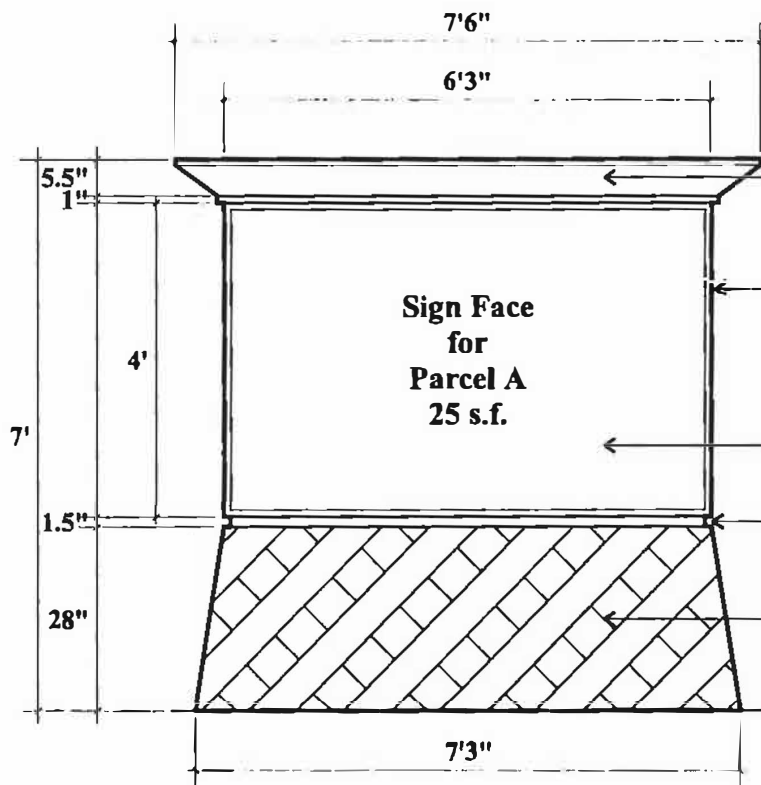
- be limited to a maximum of three (3) per building (See Section 7.9 - *Sign Quantity*);
- have a maximum mounted height of twenty-five (25) feet;
- have a maximum sign area of sixty (60) square feet per face;
- have sign copy limited to name and logo; and
- have a maximum letter size of twenty-four (24) inches.

On peripheral parcels greater than three (3) acres in area, wall or canopy signs shall:

- be limited to a maximum of three (3) per building (See Section 7.9 - *Sign Quantity*);
- have a maximum mounted height of twenty-five (25) feet;
- have a maximum sign area of one hundred (100) square feet per face;
- have sign copy limited to name and logo; and a maximum letter size of thirty-six (36) inches.

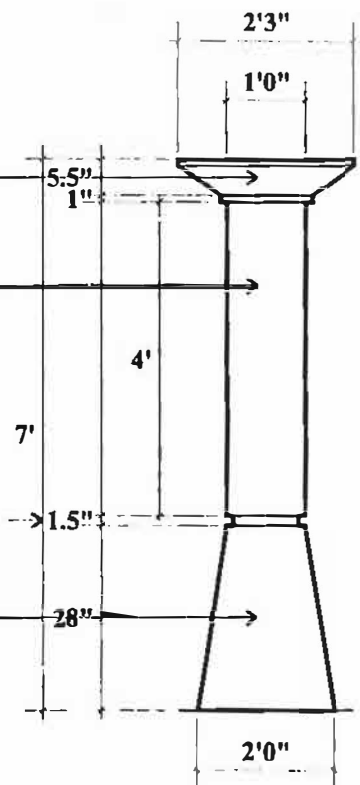


PERIPHERAL PARCEL IDENTIFICATION SIGN PLAN - (figure 9)



Individual Monument Sign

- Fabricated metal cornice, painted color: P-92 & P-88
- Internally illuminated fabricated metal sign cabinet all exposed surfaces painted: P-90
- Provide waterproof translucent exterior backlit sign system.
- Translucent photographic image by tenant.
- Metal reveal painted: P-88
- Concrete base with integral color (C-4), and decorative scoring pattern.

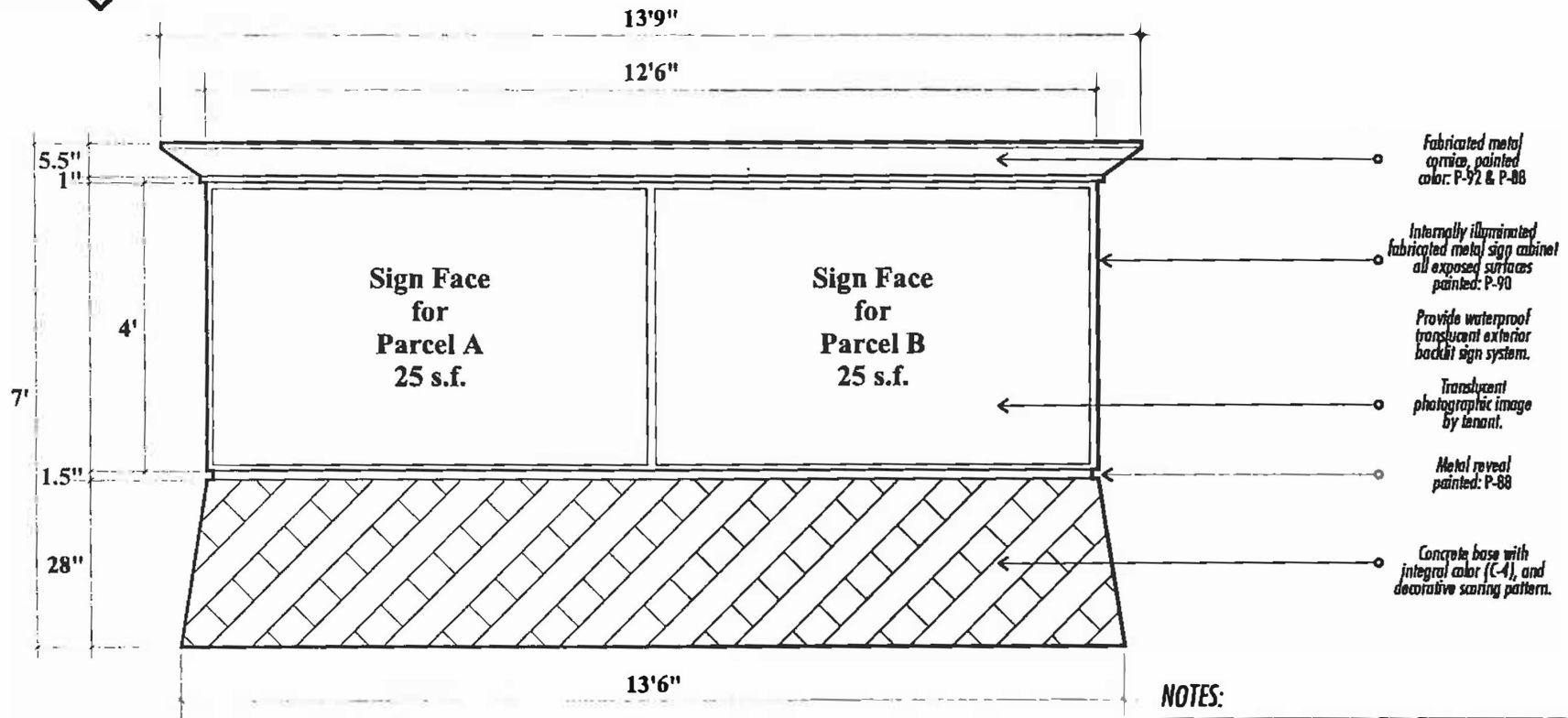


Side Elevation

NOTES:

1. This is a two sided sign.
2. Internal lighting (warm white) as required for full even illumination of translucent sign graphic.
3. All signs to be designed to use 480 volt single phase.
4. Electrical feed to sign supplied by General Contractor.
5. Engineered sub-grade foundation to be provided by Sign Contractor.

PERIPHERAL PARCEL IDENTIFICATION SIGN DETAIL - (figure 10a)

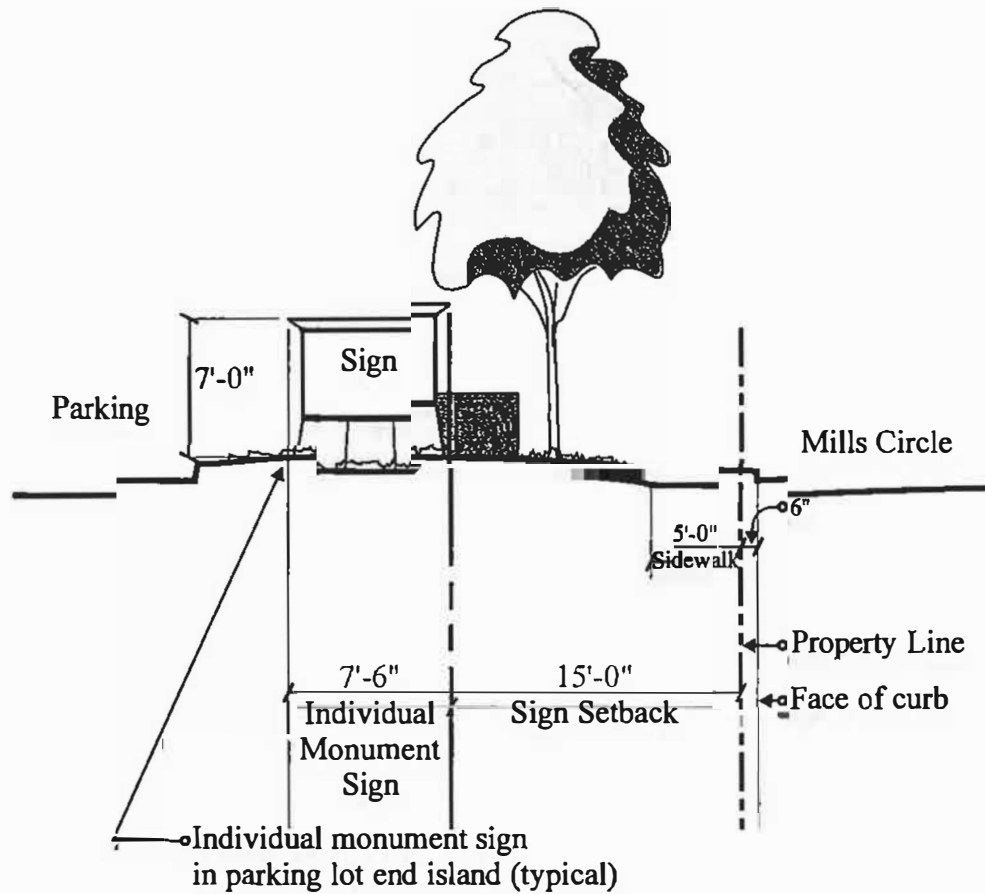


**Shared
Monument Sign**

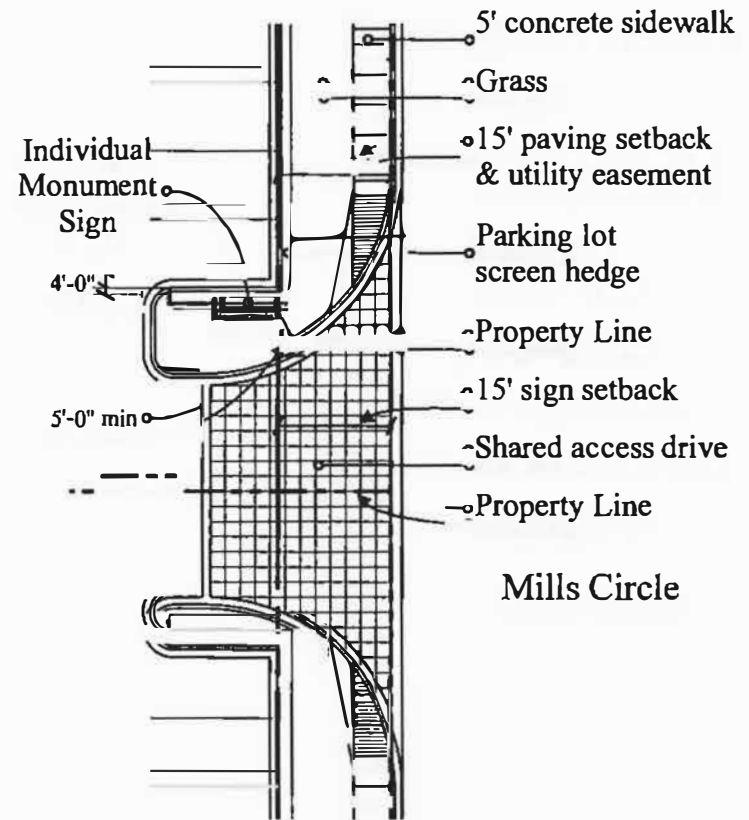
NOTES:

1. This is a two sided sign.
2. Internal lighting (warm white) as required for full even illumination of translucent sign graphic.
3. All signs to be designed to use 480 volt single phase.
4. Electrical feed to sign supplied by General Contractor.
5. Engineered sub-grade foundation to be provided by Sign Contractor.

PERIPHERAL PARCEL IDENTIFICATION SIGN DETAIL - (figure 10b)

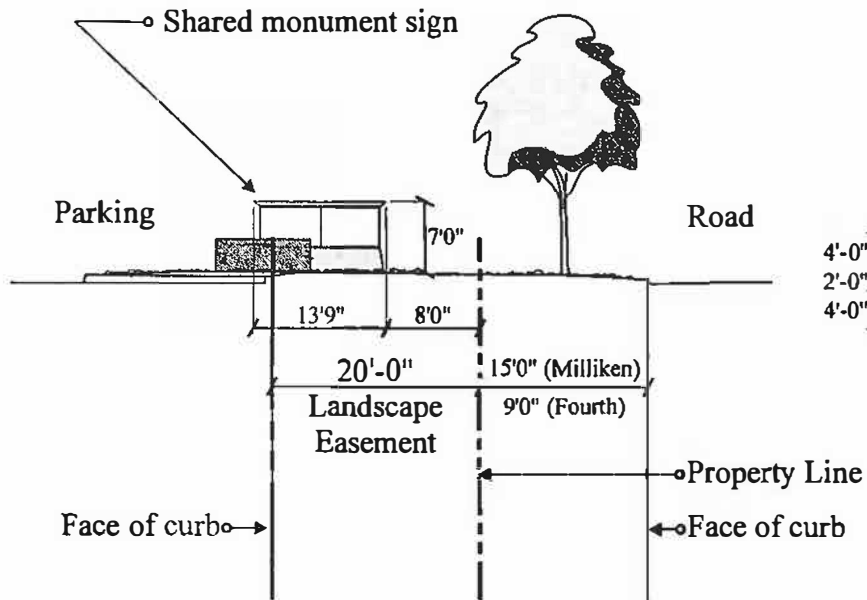


11a-1 / Section

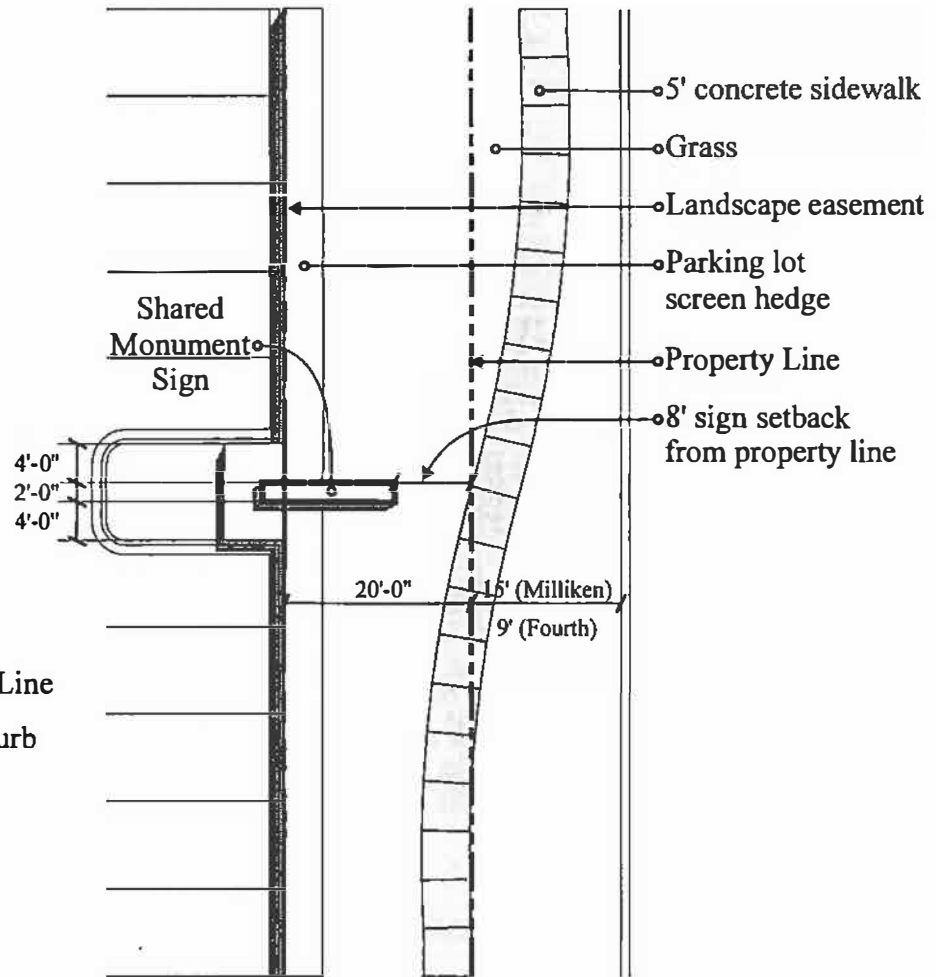


11a-2 / Plan

**PERIPHERAL PARCEL IDENTIFICATION SIGN PLACEMENT
ALONG RING ROAD AND MAGAZINES - (figure 11a)**



11b-1 / Section



11b-2 / Plan

**PERIPHERAL PARCEL IDENTIFICATION SIGN PLACEMENT
ALONG MILLIKEN AND FOURTH - (figure 11b)**



Building Sign Area: The area of a building mounted sign will be calculated by the measurement of the area contained within a smooth continuous outline of the sign text. Logos or thematic elements separated from the text by a distance less than four feet (4') will be calculated by the total surface area and added to the area of the text portion. Refer to Figure 12 - *Building Sign Area*. Sign elements separated by a distance greater than four feet (4') will be treated as separate signs unless approved in writing by the DRC.

Temporary Construction Signs: The DRC shall, upon request of the PPO, permit temporary construction facilities, and signs related thereto, during construction, provided that the PPO submits to the DRC for approval the size, appearance, timing for sign removal from the site, and temporary location of such construction facilities and signs. All temporary construction facilities and temporary signs must be located in the approximate location of the permanent parcel sign -- set back fifteen (15) feet from the property line. Temporary construction signs shall be limited to one (1) contractor identification sign and one (1) owner 'Coming Soon' sign.

Information listed on the temporary contractor identification sign may include the names of the parcel, architect, engineer, landscape architect, general contractors, and any other consultants the owner may wish to list. Two (2) phone numbers may be allowed on the sign. No other temporary signs are allowed during construction.

During construction, temporary signs shall be ground-mounted or mounted a maximum of six (6) feet above grade and shall not exceed sixteen (16) square feet in area.

Upon completion of construction, one (1) temporary leasing sign, 'For Sale' or 'For Rent' sign of not more that sixteen (16) square feet in area may be permitted as a special exception approved by the DRC for parcels uses with lease sign needs. Such signs must be located behind the paving setback line. Such signs shall be removed within the time period specified in the DRC approval after sale, rental or leasing has been accomplished, if sooner than the approved period.

Special Signage: Special 'Grand-Opening' signs will be permitted for a maximum of thirty (30) days, subject to written approval by the DRC and the appropriate permit(s) as required from the City of Ontario.

Sign Lighting: Any permanent sign may be illuminated. Lights directed toward the sign shall be shaded, shielded, or directed so that the light intensity shall not adversely affect surrounding property nor adversely affect the vision of motor vehicle operators or pedestrians. Lighting from signs shall not exceed 0.5 footcandles, as measured ten (10) feet from the sign. Electrical service to any sign must be fully concealed and shall be on the PPO meter or electrical service.

Traffic Control Signage: Traffic control signs shall be reviewed by the DRC. Such traffic control signs shall be mounted upon a post with a standard galvanized steel 'C' channel section.

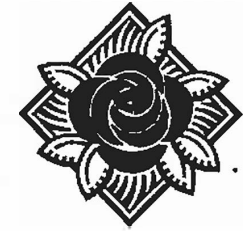


Directional Signs: Directional signs, such as enter, exit, and drive-thru signs, shall be constructed with materials equal to the quality of the Peripheral Parcel Identification Signs and shall be compatible with the architecture of adjacent buildings. Directional signs shall not include project logo or advertising of any nature. The maximum size of each sign shall not exceed three (3) square feet in area. These signs shall be set back a minimum of fifteen (15) feet from the property line and placed within the landscaped end island areas only. A twenty-five (25) foot setback is required along all public road frontages (e.g., Milliken Avenue, Fourth Street, Inland Empire Boulevard, etc.). Maximum height (to top of sign) shall be thirty (30) inches.

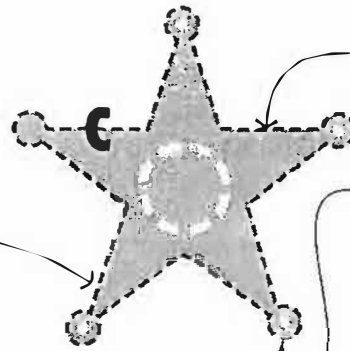
Prohibited Signs: For the purpose of these guidelines, the following types of signs shall be expressly prohibited as well as all signs specifically not addressed as permitted signs:

- Box signs
- Off-premise and/or off-site signs
- Snipe signs
- Pylon signs
- Bench signs
- Flashing signs
- Day-glow colored signs
- Painted wall signs
- Exterior roof mount blimps, balloons, pennants, and similar signs
- Roof mounted signs
- Political campaign signs
- Trailer signs
- Paper signs in windows
- Banner signs on light poles or buildings
- Advertising flag poles
- Advertising window decals
- Vehicle signs: Any vehicle upon which is placed a sign identifying the business or its principal products. If such vehicles are operated during the normal business hours in the execution of the business, and are effectively screened from public view while parked, they may be allowed to be parked within the parcel.

Sign Compliance with Specific Plan, City, State, and Federal Laws: All signage placed upon any peripheral parcel must meet the requirements of the Specific Plan and all applicable City of Ontario, State of California and federal laws.



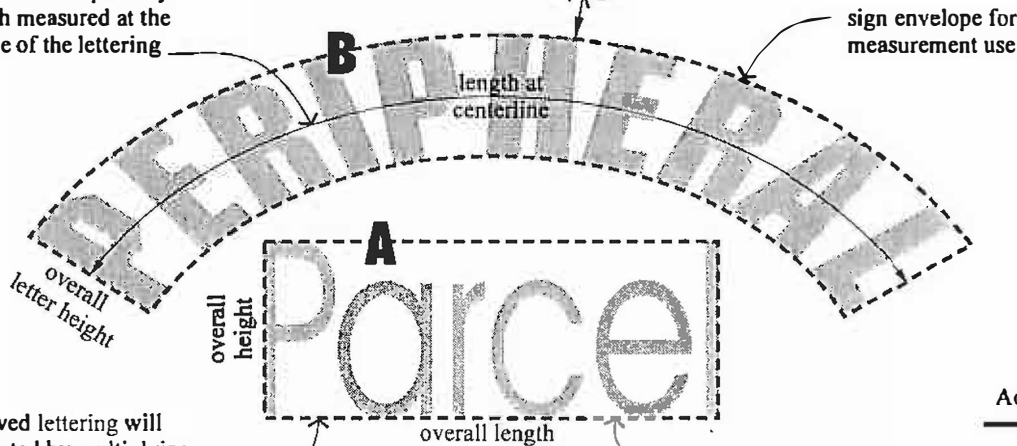
Non-text thematic elements will be computed using the actual surface area of the sign face, subtractions will not be made for internal cutouts



sign envelope for measurement use

Individual elements or words must be separated by no more than four feet for consideration as one single sign in DRC computations.

In cases of curved lettering the height is multiplied by the length measured at the centerline of the lettering



sign envelope for measurement use

Non-curved lettering will be computed by multiplying the overall height by the overall length

sign envelope for measurement use

Building Sign Area to equal the sum of all of the individual elements which make up the sign, as shown in the example.

Overall Length x Overall Height = **Area A**

Centerline Length x Overall Letter Height = **Area B**

Actual Sign Face Area from Individual Elements = **Area C**

= Total Sign Area

BUILDING SIGN AREA - (figure 12)