

SIGN PROGRAM COVER SHEET

SIGN PROGRAM NO. PSCP00-001

TO BE COMPLETED BY THE PLANNER:

SIGN ADDRESS (include N, S, E, W) 4100 E MISSION BLVD.

RELATED ITEMS _____

RECEIVED BY Roland Ferrer DATE 5/18/00

TO BE COMPLETED BY APPLICANT

OWNER Prologos Trust TELEPHONE 714.424.1800

MAILING ADDRESS 3621 SOUTH HARBOR BLVD. SUITE 200

CITY, STATE, ZIP CODE SANTA ANA, CA 92704

REPRESENTATIVE ~~_____~~ LISA CRONIN TELEPHONE 714.986.1646

MAILING ADDRESS 1150 N. RICHFIELD ROAD

CITY, STATE, ZIP CODE SANTA ANA, CA 92807

BACKGROUND INFORMATION

ZONE: SP 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: <u>SEE SIGN PROGRAM</u>			
<u>APN#218-081-23</u>			

ACTION

COUNTER	PLANNING COMMISSION
DATE: <u>5-30-00</u>	MEETING DATE: _____
ACTION: <u>APPROVED</u>	ACTION: _____
PLANNER: <u>SM Murphy</u>	

Prologis Park Ontario

PLANNED SIGN PROGRAM

4100 E. MISSION BLVD.

May 2000

PLANNING DEPARTMENT	
APPROVED	
Approved By: <i>J. Murphy</i>	5-30-00

PREPARED FOR:



The Global Distribution Solution

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Prologis Park Ontario

PLANNED SIGN PROGRAM

4100 E. MISSION BLVD.

PURPOSE AND INTENT

The purpose of this Planned Sign Program is to provide for adequate and aesthetically pleasing On-Building and Ground Mounted Signage in conformance with the provisions set forth in the ProLogis Pacific Region Sign Criteria.

The intent of this Planned Sign Program is to produce uniform standards for all signage required by the project known as Prologis Park Ontario.

MAINTENANCE

All signs within Prologis Park Ontario shall be maintained in an as-new condition. ProLogis shall make periodic inspections of all signs on site. The party responsible for said signs should immediately correct any deficiencies.

APPROVALS

All signing must have written approval of both ProLogis and its designee and the City of Ontario to be implemented. Prior to City review eligible sign applicants shall first obtain the approval of ProLogis or its designee by submitting the following:

1. For Preliminary Approval submit in triplicate the following to ProLogis or its designee.
 - a. Site plan and building elevation(s) showing proposed sign location(s), size(s) and dimensions.
 - b. Proposed materials, finishes and colors, in writing and samples if requested.
2. For final Approval submit in triplicate shop drawings with the following information.
 - a. Site plan and building elevation(s) showing proposed sign location(s), size(s) and dimensions.
 - b. Details, materials, finish and color.
3. For City approval submit shop drawings as approved by ProLogis or its designee to The City of Ontario Community Development Department, then to the Building Department to obtain sign and building permits. No Ground Mounted Signs may be installed by customer. Customer directional information on Sign Type B shall be reviewed, fabricated and installed by ProLogis at customer's expense.

UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to ProLogis or its designee for clarification and determination. ProLogis shall then approve signing that best meets the intent of the Planned Sign Program.

COMPLIANCE REQUIREMENT

No person shall erect, reerect, construct, enlarge, move, improve, remove, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. ProLogis and The City of Ontario Community Development Department will strictly enforce conformance. All such non-conforming or unapproved sign(s) must be brought into conformance at the expense of the customer responsible for the installation of said sign(s).

Design Criteria

GENERAL SIGN STANDARDS

1. Sign area is defined as the entire area within a perimeter defined by a continuous line composed of right angles which enclose the extreme outer limits of lettering, logo or trademarks together with any frame or structural trim forming a part of the display used to differentiate the sign from the background against which it is placed.
2. The letter style for all ground mounted signs shall be Futura Bold or approved corporate logotype.
3. The location of all applicable ground mounted signs shall conform to The City of Ontario site distance triangle standard.
4. All paint on aluminum or acrylic shall be Matthew's semi-gloss acrylic polyurethane over proper primer. All paint on urethane foam letters shall be high quality water base paint to allow for future repainting of buildings and signs. The color of all building graphics, other than customer signage, shall match Frazee #8793 "Grey Cliff" and Devoe #1BL168 "Tall Tree Green".
5. All Customer signs attached to the building shall be formed by individual letters and shall be surface mounted. All signs shall be single-line-of-copy signs. Two-line signs may be allowed subject to review and approval of ProLogis. No "cabinet signs" or signs painted directly on the building will be permitted.
6. All attachment hardware will be stainless steel to preclude rust staining of architectural surfaces and to permit ease of future removal and servicing.
7. All on-building signs shall be mounted directly onto or into the building surface. No "raceways" or other visible means of attachment may be used. Letters or logos may not be located closer than one half of the letter height to any building edge or architectural feature. Graphics may not cross over any horizontal reveals.
8. If foam graphics are used on the project, fabricator must cut graphics from 2 LB DOW- CHEMICAL Extruded Styrofoam Board with painted 'Formica' faces.

SIGN DESCRIPTIONS

The following describes the types of signs allowed within the project. The customer is referred to their lease agreement or rider attached to this document to determine the types of signs allowed, if any, for their premises. Any customer specific signage shall be fabricated and installed at customer's sole expense.

Sign Type A: Ground Mounted Project/Customer I.D. Sign (See Page 7)

This sign type is provided for ground mounted project and customer identification. This sign type shall conform to the exhibit shown on Page 7 with the following additional specifics: The sign base shall be natural color medium-heavy sandblasted concrete with ProLogis standard graphics. All project identification graphics (Prologis Park Ontario) shall be 1/2" Thick acrylic and painted Devoe #1BL168 "Tall Tree Green". Sign may be illuminated on both sides with recessed ground mounted sign light fixture(s) to provide even illumination of sign panel section with no hot spots or dark corners. This sign may not be located within the sight distance triangle.

Sign Type B: Site Directional Sign / Ground Mounted (See Page 8)

This sign is provided for first time visitors, delivery and emergency vehicles to direct to specific building areas. This sign type shall conform to the exhibit shown on Page 9 with the following additional specifics: The sign panel section (top) shall be fabricated from 0.090" aluminum sheet with all edges and welds ground smooth, primed, and sanded. Coat with semi-gloss painted Frazee #8780 "Crystal Ball". The sign base shall be natural color medium-heavy sandblasted concrete with ProLogis standard graphics. All informational graphics shall be Arlon #50 Medium Gray high performance self-adhesive vinyl.

Sign Type C: Combined Legal Notice (See Page 9)

This Sign type is provided for towing of an improperly parked vehicle on the project. This sign combines handicap, fire lane and private property parking regulations. This sign type shall be fabricated from aluminum with applied high performance vinyl graphics as shown in the exhibit.

Sign Type D: Speed Limit (See Page 10)

This Sign type will consist of a 3" square aluminum tube painted Frazee #8780 "Crystal Ball" with a 3/16" sign plate painted Frazee #8780 "Crystal Ball". Graphics shall be Arlon #50 Medium Gray high performance self-adhesive vinyl. Speed Limit signs may not be directly attached to building surface. ProLogis must approve any other regulatory signs required by customer in writing.

Sign Type E: Handicap Stall Sign (See Page 11)

This Sign type will consist a 2" square aluminum tube painted Frazee #8780 "Crystal Ball" with a 3/16" sign plate blind mounted to post painted Frazee #8780 "Crystal Ball". Graphics shall be reflective blue vinyl.

Sign Type F: Stop Sign (See Page 12)

This Sign type will consist a 3" square aluminum tube painted Frazee #8780 "Crystal Ball" with 3/16" sign plate blind mounted to post painted Frazee #8780 "Crystal Ball". Graphics shall be red and white reflective vinyl. Stop signs may not be directly attached to building surface. ProLogis must approve any other regulatory signs required by customer in writing.

Sign Type G, G.1: Building Address (See Page 13, 14)

The Building will have a minimum of two building addresses painted Devoe#1BL168 "Tall Tree Green". Refer to sign location plan and elevation for placement.

Addresses located on the parapet level shall be made from fabricated aluminum to be 16" tall and 2" thick. Numerals shall be blind pin mounted to building.

Sign Type H, H.1: On-Building Business ID Sign (See Page 15, 16)

This sign is provided for on-building business identification of a Major Customer. (Customer status to be determined by ProLogis.) The copy shall be limited to company name in project typestyle, company logotype, and or company logo upon ProLogis approval. The logo and or logotype not to exceed 36" in height. The maximum letter height not to exceed 28" in height. The maximum sign length not to exceed 50'. This sign type shall not exceed 100 square feet of total area. There will be one sign per customer only, unless customer occupies entire building. Customer will then be permitted three signs of same specifications on different elevations. (Two signs may not occur at the same building corner.) Sign may be company colors upon approval from ProLogis.

Sign Type J: I.D. Sign at Office Entry Window glass (See Page 17)

Each customer will be allowed one identification and information sign on their front window adjacent to double entry doors. Graphics will be limited to white high performance self-adhesive vinyl. The maximum area for the sign will be a 24" X 24" square. Lettering shall not exceed 4" in height and logos shall not exceed 10" in height. Supportive text shall be limited to 1" tall lettering set in legend form and in project typestyle. The graphics shall be centered vertically at 60" and must be at least 3" from any edge of glass.

Address to be placed above the customer's glass entry. The address to be centered on the doors, 3" from the bottom of the glass. Numbers to be 6" tall white high performance vinyl in project type style.

Sign Type K: Area I.D. Sign at Man Door (See Page 18)

This sign is provided for identification of specific areas, with copy limited to "Will Call, Receiving Office", etc. The sign panel will be cut from 1/8" Aluminum plate and blind pin mounted to wall surface. Panel to be painted Frazee #8780 "Crystal Ball" with 4" tall max. upper & lowercase high performance Arlon #50 Medium Gray vinyl graphics. Copy shall not be located closer than one half-letter height to edge of sign. Panel size shall be 40" X 40". ProLogis will designate the maximum allowable number of these signs.

Sign Type L & L.1: Area I.D. Signs at Truck Doors & Truck Door ID (See Page 19, 20)

(L) This sign is provided for identification of specific areas, i.e.: SHIPPING or RECEIVING. The letters will be cut from 2" Thick Foam. Letters will be Sixteen inches (16") tall in all capitals. Sign length shall not exceed 30'-0". Letters painted Frazee #8793 "Grey Cliff". A maximum of one sign per designated truck door area will be allowed only within the customer's lease line, i.e. "SHIPPING, RECEIVING, etc." This sign type shall be centered above and below the horizontal reveal. ProLogis will designate the maximum allowable number of these signs.

(L.1) Above each truck door, identification numbers will be allowed. Numbers shall be one inch (1") thick by twelve inches (12") tall and in project typestyle painted Frazee #8793 "Grey Cliff". Numbers will be placed 2'-0" below the reveal and centered on the door. Refer to the exhibit for exact placement.

Sign Type M: No Parking / Tow Away Zone Sign (See Page 22)

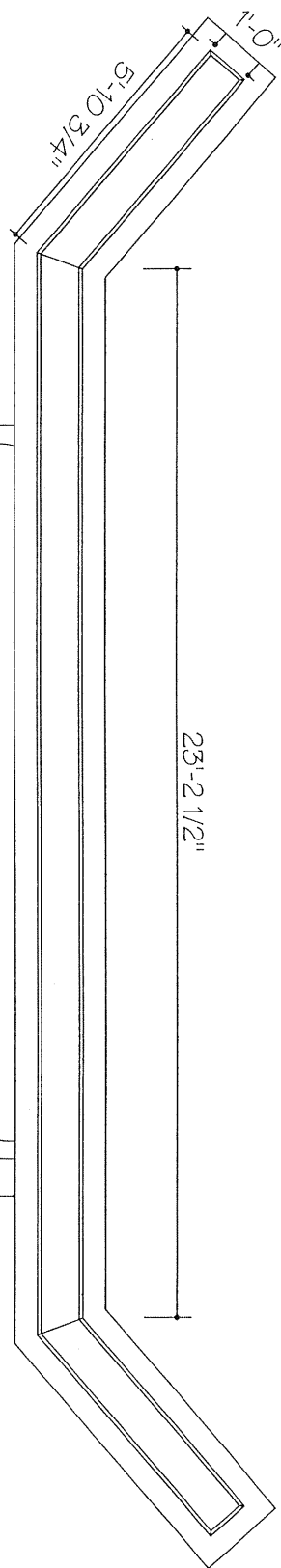
This Sign type will consist a 2" square aluminum tube painted Frazee #8780 "Crystal Ball" with a 3/16" sign plate painted Frazee #8780 "Crystal Ball". Graphics shall be reflective high performance self-adhesive vinyl. "No Parking" signs may not be directly attached to building surface. ProLogis must approve any other regulatory signs required by customer in writing.

EXHIBITS

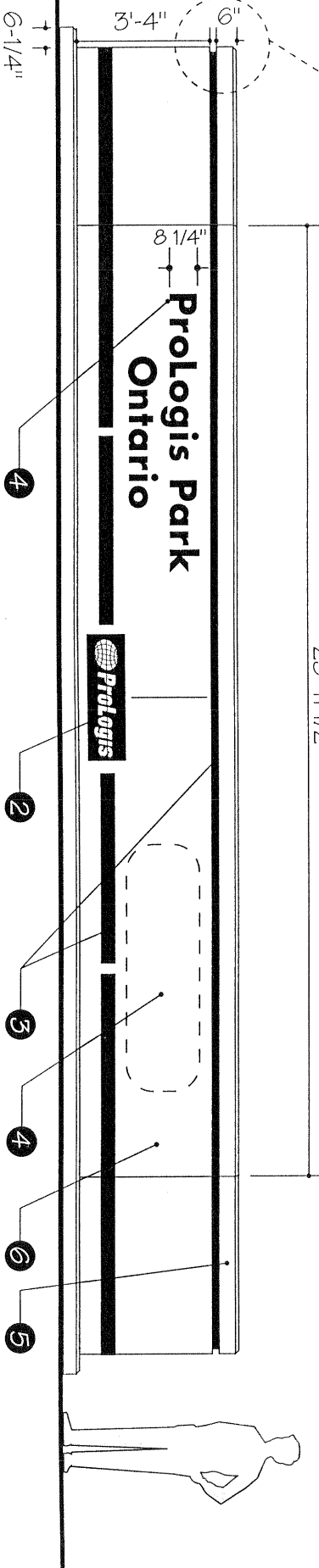
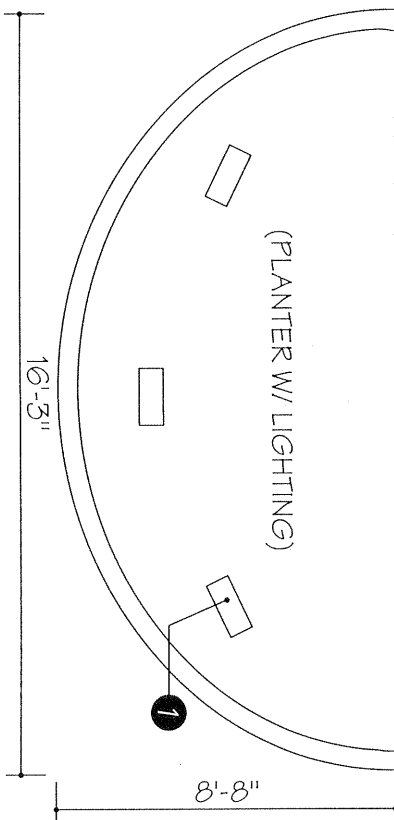
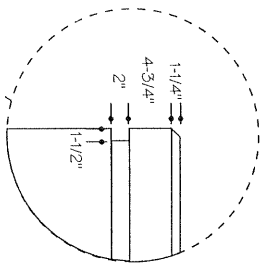
The exhibits following this text are included to aid in interpreting the intent of this Planned Sign Program. Together the text and exhibits describe the number, size, location, colors and types of materials permitted for signs in this project.

NOTES:

- 1 DAMAGED LIGHT FIXTURE REQUIRES REPLACEMENT BY PROLOGIS.
- 2 1/8" ALUM. PLATE PROLOGIS GREEN W/ WHITE VINYL.
- 3 1/8" THICK ALUM. BAND TO WRAP AROUND PAINTED DEVOE#1B168 "TALL TREE GREEN".
- 4 FUTURE TENANT - PINMOUNT.
- 5 PAINT CAP WHITE
- 6 REMOVE EXISTING LETTERS / PATCH & PAINT FRAZEE #8792 "MONORAIL SILVER".



PLAN VIEW

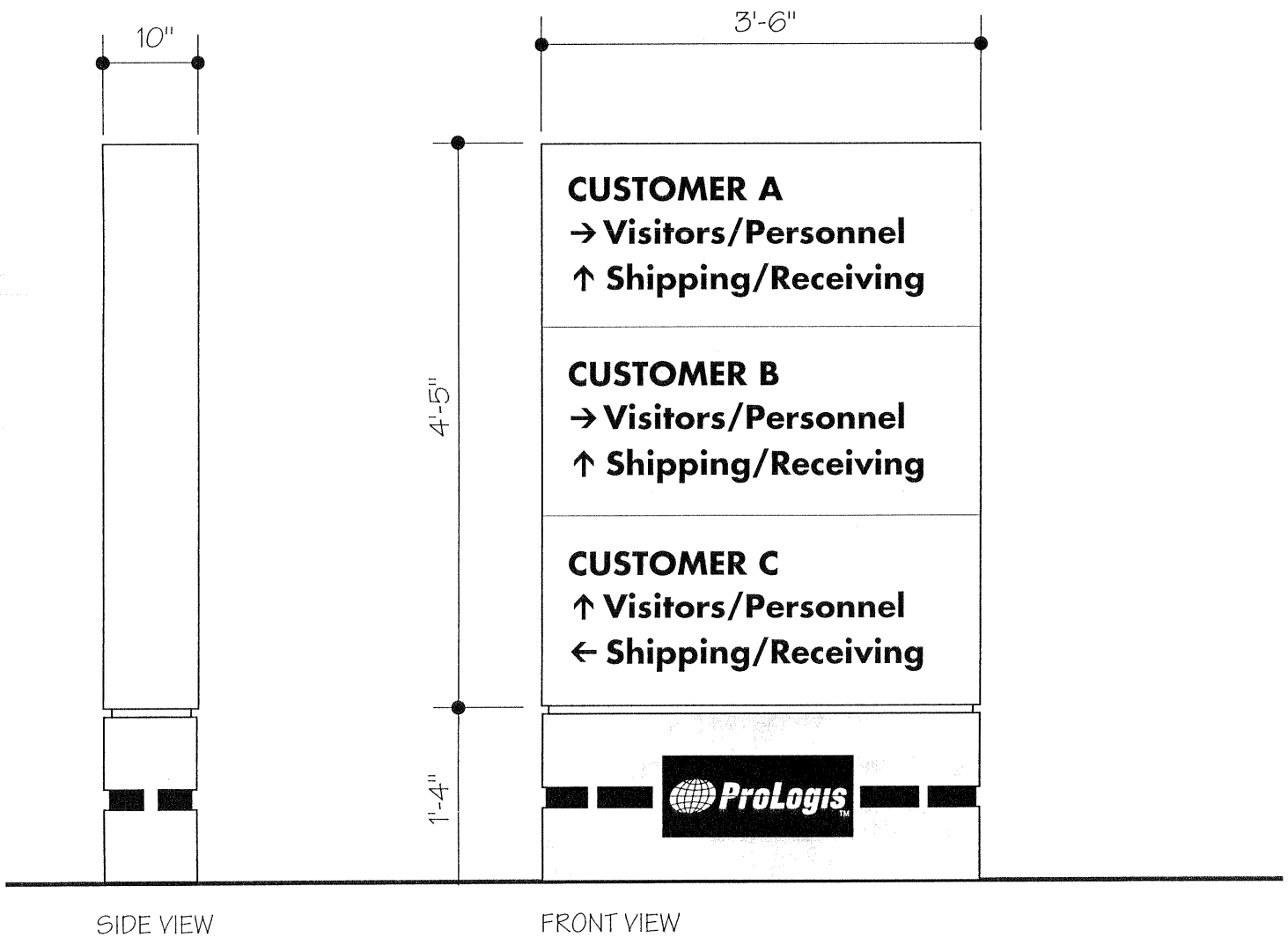


SIGN TYPE A: GROUND MOUNTED PROJECT ID SIGN (SINGLE FACED)

NOTES:

- CABINET TO BE FABRICATED ALUMINUM.
- FACES, SIDES & TOP TO BE .090" THICK MIN.
- USE COUNTERSUNK SCREWS IN 3/4" SQUARE REVEAL FOR CABINET ATTACHMENT.
- NO VISIBLE FASTENERS IN SIGN FACE.
- GRAPHICS TO BE ARLON #50 MEDIUM GRAY (COPY TBD).

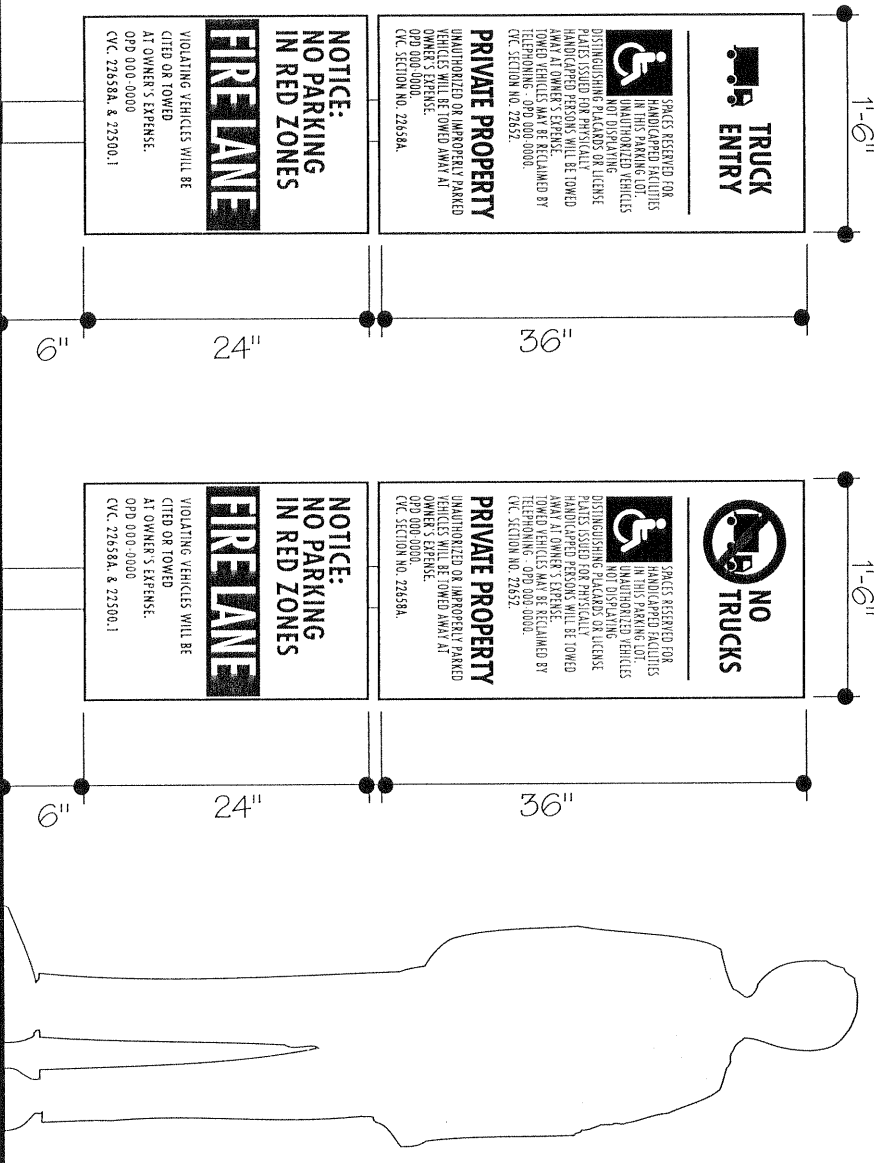
- 1/4 SIZE ARTWORK WILL BE REVIEWED PRIOR TO GRAPHICS APPROVAL.
- BASE TO BE MEDIUM-HEAVY SANDBLASTED W/ 1" RECESSED LOGO AND BAND AROUND ENTIRE BASE. BAND TO BE PAINTED DEVOE #1BL168 "TALL TREE GREEN".
- 3/16" ALUMINUM PANEL INSET INTO RECESS.
- LOGO GRAPHICS TO BE GREEN 3M HIGH PERFORMANCE VINYL.
- REFER TO SPECIFICATIONS FOR FINISH DETAILS. (TEXT SHOWN IS FOR EXAMPLE ONLY)



SIGN TYPE B: GROUND MOUNTED PROJECT DIRECTIONAL SIGN
(Single or Double Faced)

NOTES:

- SIGN TO BE FABRICATED FROM ALUMINUM PAINTED FRAZEE#8780 "CRYSTAL BALL" WITH APPLIED H.P VINYL GRAPHICS.
- CONCRETE MOWSTRIPE/FOOTING TO BE SMOOTH TROWELED.
- WHITE 1/4" PANEL WITH BLACK, BLUE AND RED GRAPHICS AND RED FIELD @ FIRE LANES WITH WHITE GRAPHICS.
- POSTS ARE 3" SQUARE PAINTED FRAZEE#8780 "CRYSTAL BALL".



FRONT VIEW

SIGN TYPE C: COMBINED LEGAL NOTICE SIGN

<p>NO TRUCKS</p>	<p>SPACES RESERVED FOR HANDICAPPED FACILITIES IN THIS PARKING LOT. UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAPPED PERSONS WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY TELEPHONING - OPD (909) 395-2001. CVC. SECTION NO. 22652.</p>
<p>PRIVATE PROPERTY</p> <p>UNAUTHORIZED OR IMPROPERLY PARKED VEHICLES WILL BE TOWED AWAY AT OWNER'S EXPENSE. OPD (909) 395-2001. CVC. SECTION NO. 22658A.</p>	<p>NOTICE:</p> <p>NO PARKING IN RED ZONES</p>
<p>FIRE LANE</p>	<p>VIOLATING VEHICLES WILL BE CITED OR TOWED AT OWNER'S EXPENSE. OPD (909) 395-2001 CVC. 22658A. & 22500.1</p>

2" COPY
BLACK
7" SYMBOL
BLACK W/
RED CIRCLE

6" SYMBOL
BLUE
1" COPY
BLUE

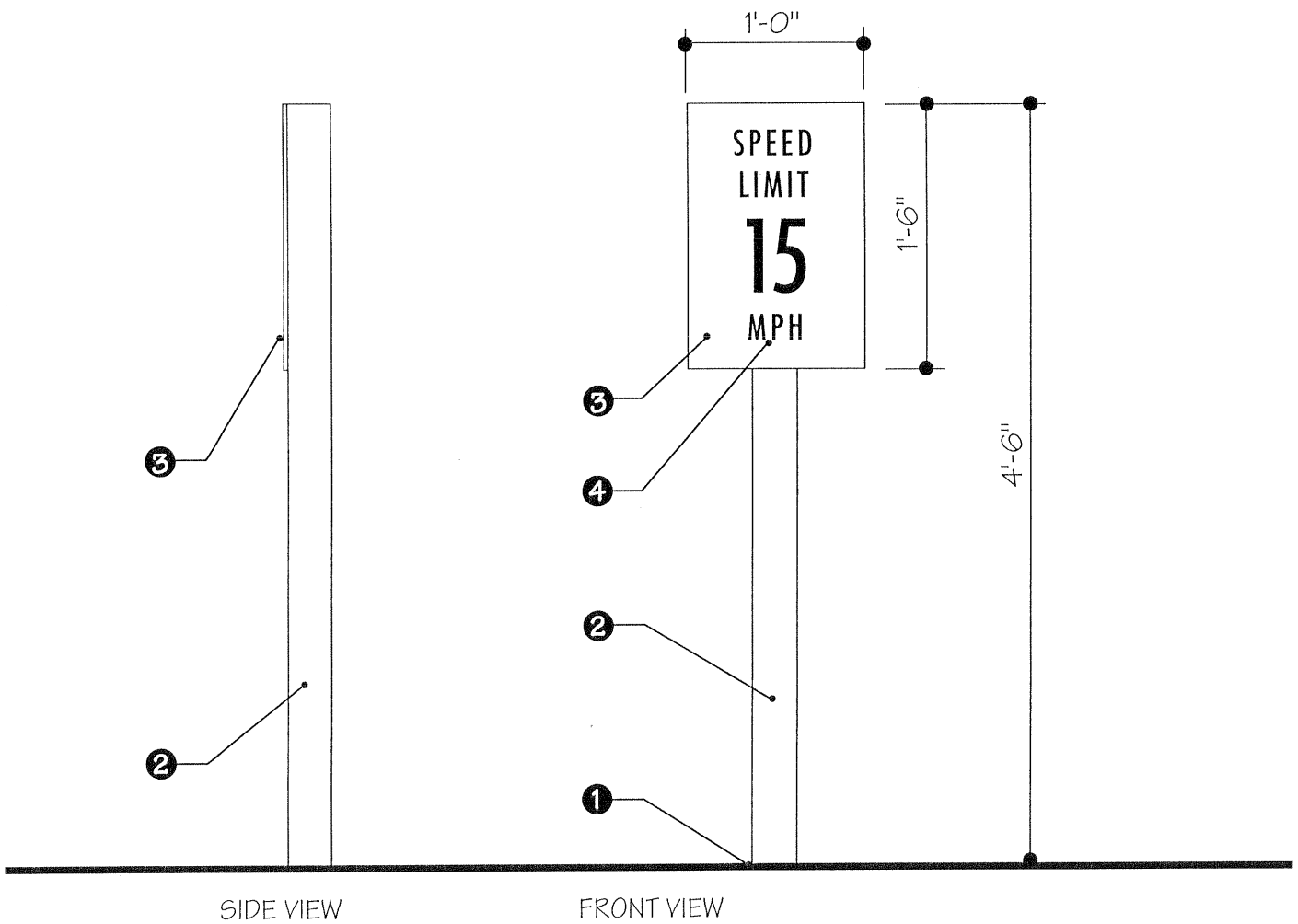
2" COPY
BLACK
1" COPY
BLACK

2" COPY
RED

4" COPY
RED BAND
1" COPY
RED

LEGEND

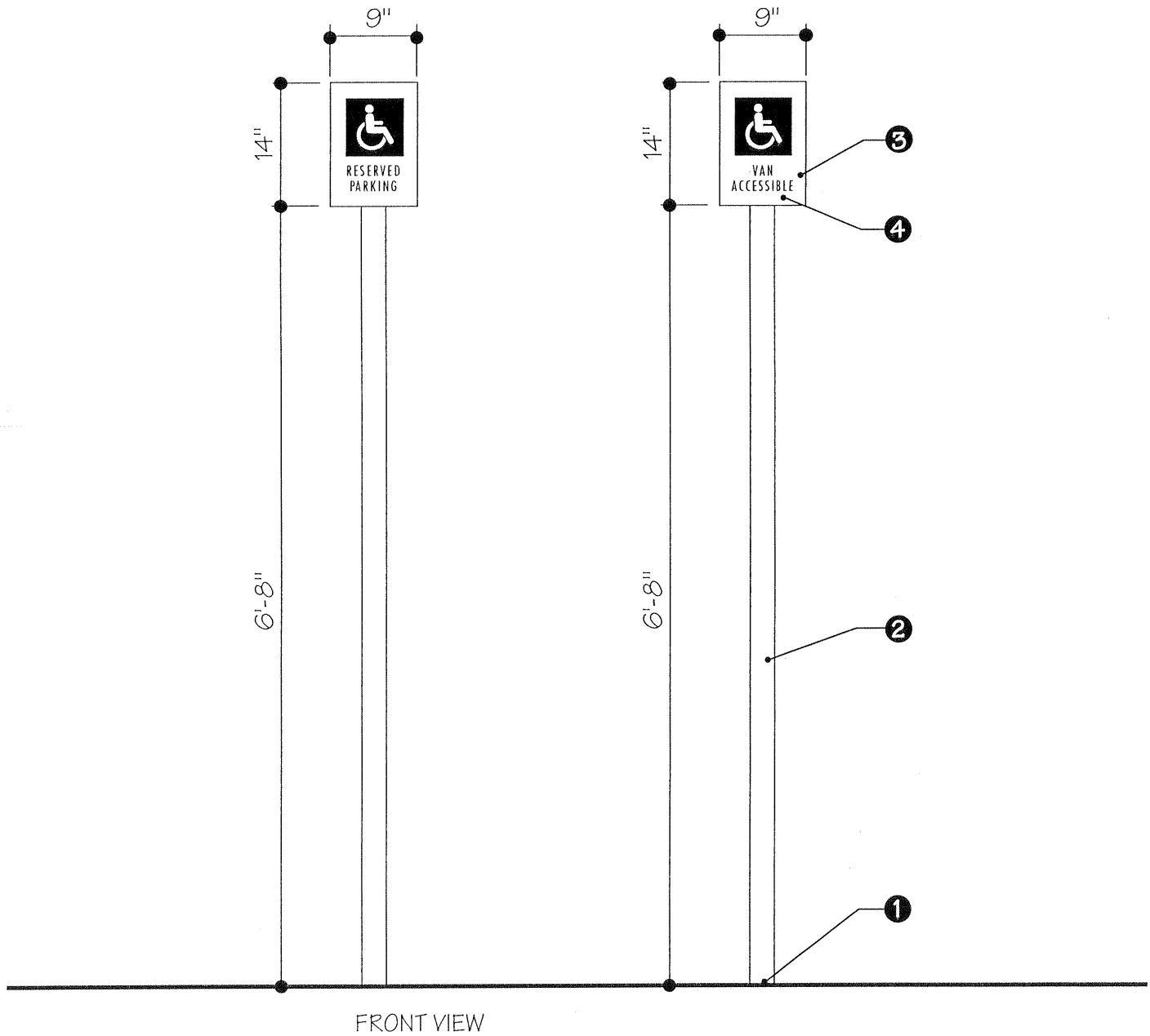
- ① CONCRETE FOOTING AS REQUIRED BY ENGINEERING - PROVIDE 12" DIA. MOWSTRIP IN SOD AREAS.
- ② 3" SQUARE ALUMINUM TUBE PAINTED FRAZEE #8780 "CRYSTAL BALL".
- ③ 3/16" THICK ALUMINUM SIGN PLATE PAINTED FRAZEE #8780 "CRYSTAL BALL".
- ④ HIGH PERFORMANCE VINYL GRAPHICS TO MATCH ARLON #50 MEDIUM GRAY.



SIGN TYPE D: SPEED LIMIT SIGN

LEGEND

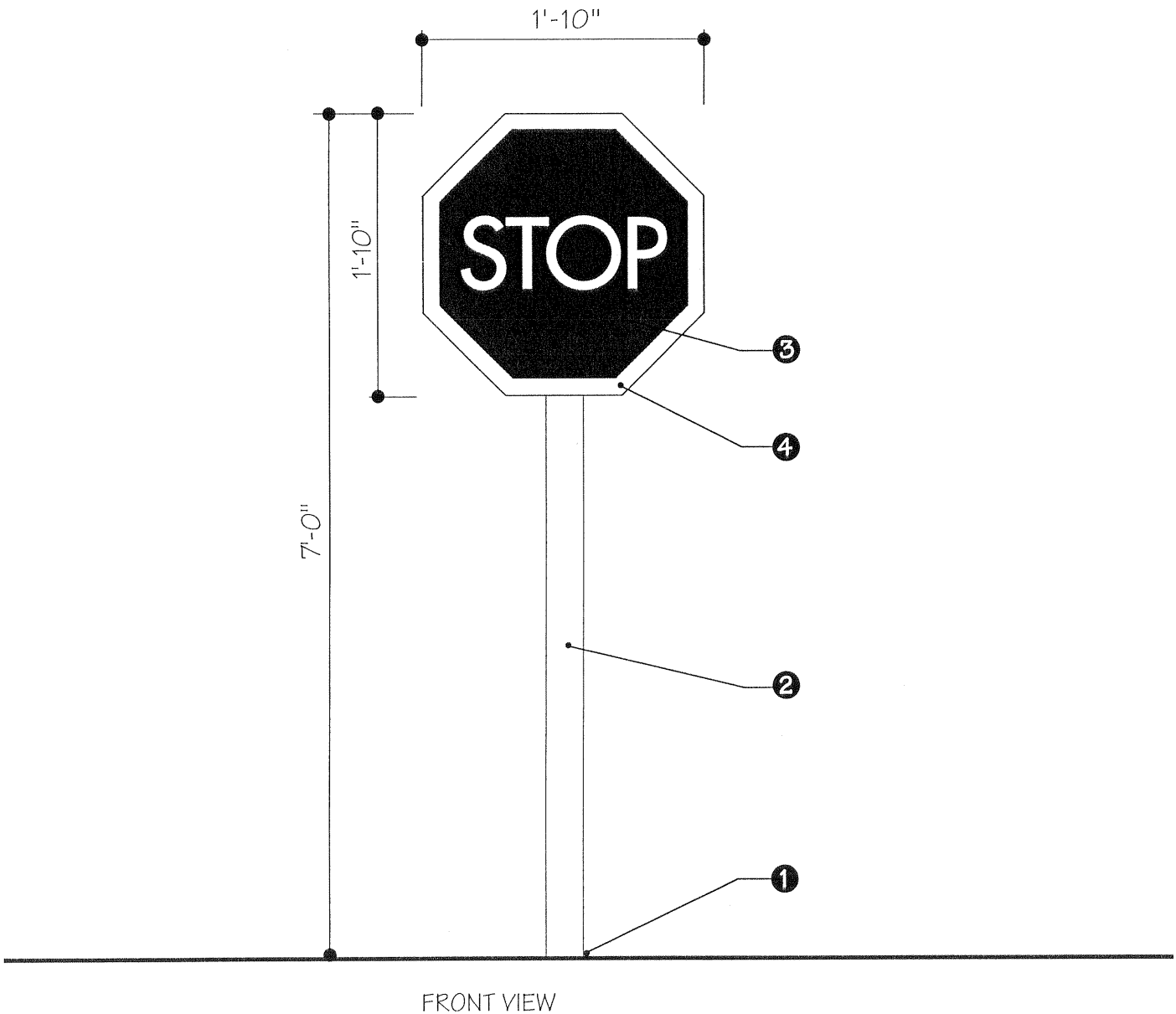
- ① CONCRETE FOOTING AS REQUIRED BY ENGINEERING - PROVIDE 12" DIA. MOWSTRIP IN SOD AREAS.
- ② 2" SQUARE ALUMINUM TUBE PAINTED FRAZEE #8780 "CRYSTAL BALL".
- ③ 1/8" THICK ALUMINUM SIGN PLATE PAINTED FRAZEE #8780 "CRYSTAL BALL" - BLIND MOUNT TO POST.
- ④ REFL. BLUE VINYL GRAPHICS ON HANDICAP (VERIFY TEXT & COUNT).



SIGN TYPE E: HANDICAP STALL SIGNS

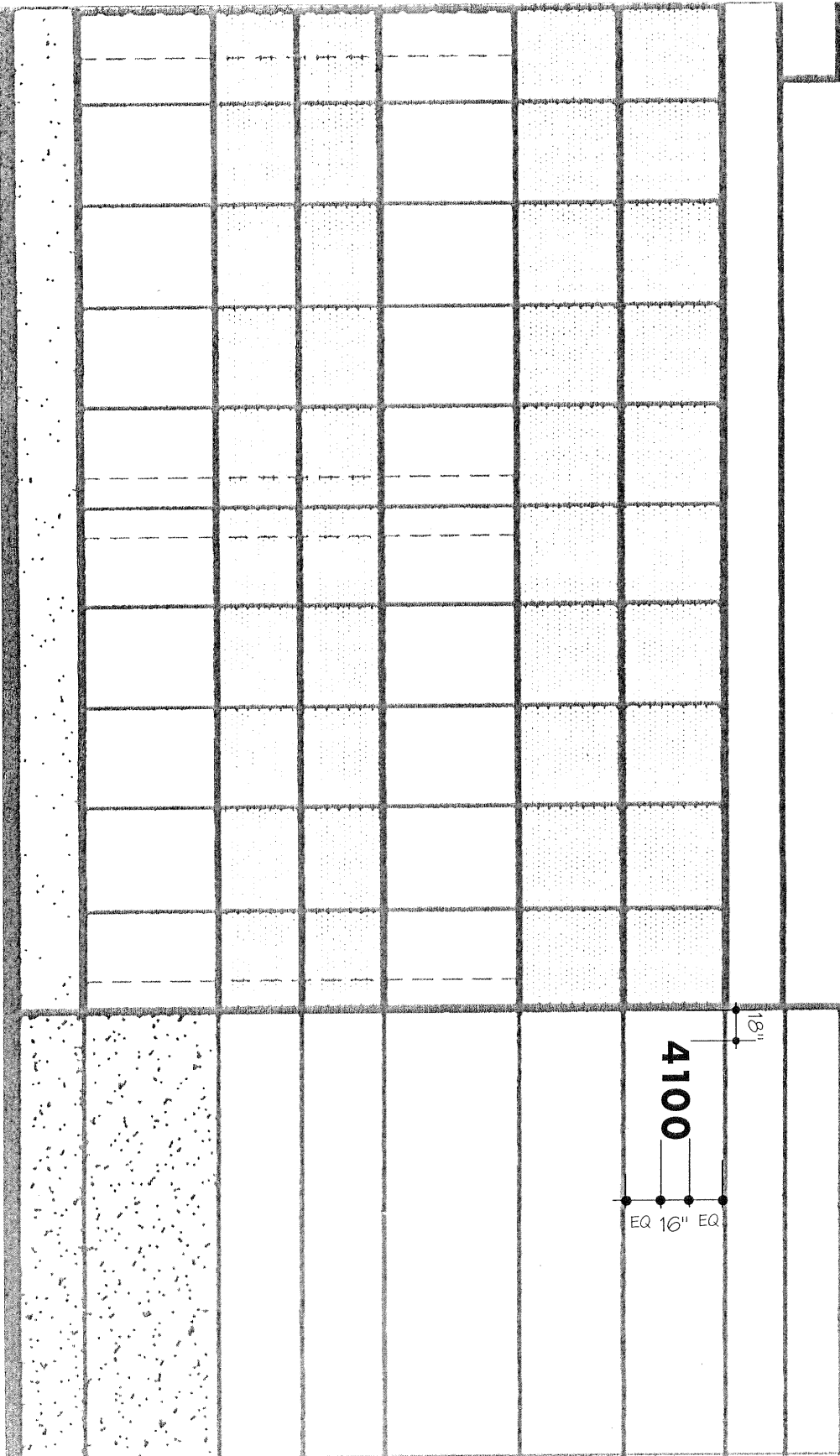
LEGEND

- ① CONCRETE FOOTING AS REQUIRED BY ENGINEERING - PROVIDE 12" DIA. MOWSTRIP IN SOD AREAS.
- ② 3" SQUARE ALUMINUM TUBE CAPPED AND PAINTED FRAZEE #8780 "CRYSTAL BALL".
- ③ 3/16" THICK ALUMINUM SIGN PLATE PAINTED FRAZEE #8780 "CRYSTAL BALL" & BLIND MOUNTED TO POST.
- ④ REFLECTIVE RED & WHITE VINYL GRAPHICS.



SIGN TYPE F: STOP SIGN

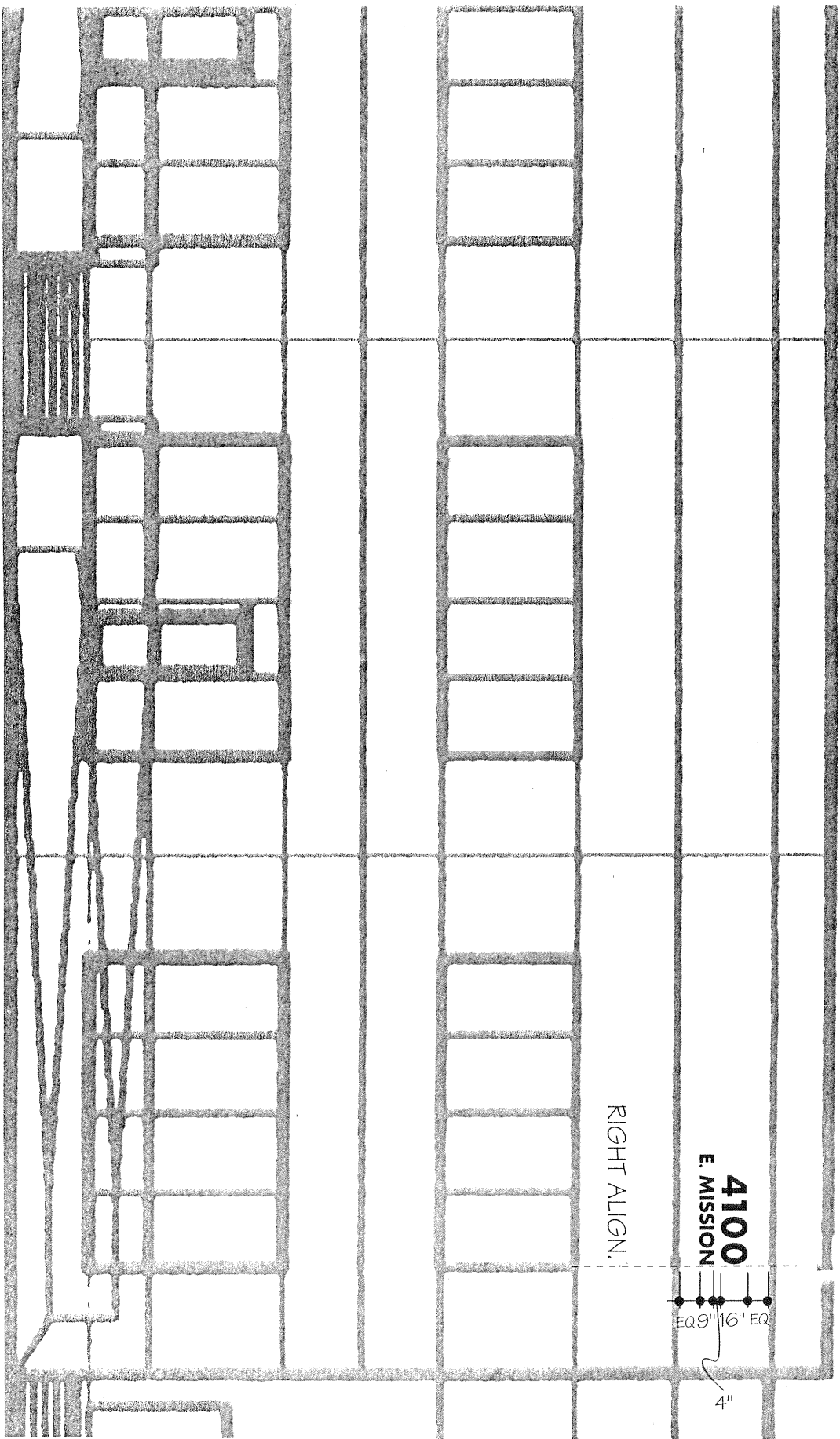
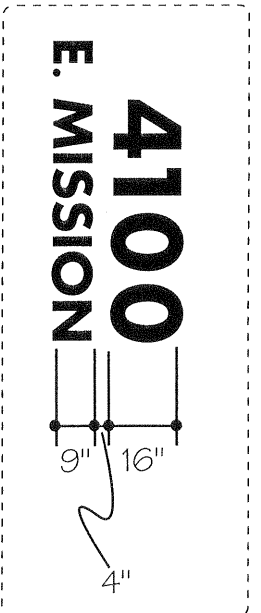
- NOTES:
- 2" DEEP X 16" TALL FABRICATED ALUMINUM ADDRESS NUMERALS PAINTED DEVCO#1B168 "TALL TREE GREEN" (TBD).
 - BLIND PIN MOUNTED TO BUILDING WITH STUDS AND EPOXY ADHESIVE.
 - TYPE STYLE: FUTURA BOLD.
 - SEE SIGN LOCATION PLAN FOR EXACT ADDRESS PLACEMENTS.



SIGN TYPE G: TYPICAL ON-BUILDING ADDRESS SIGN (PARTIAL NORTH ELEVATION)

NOTES:

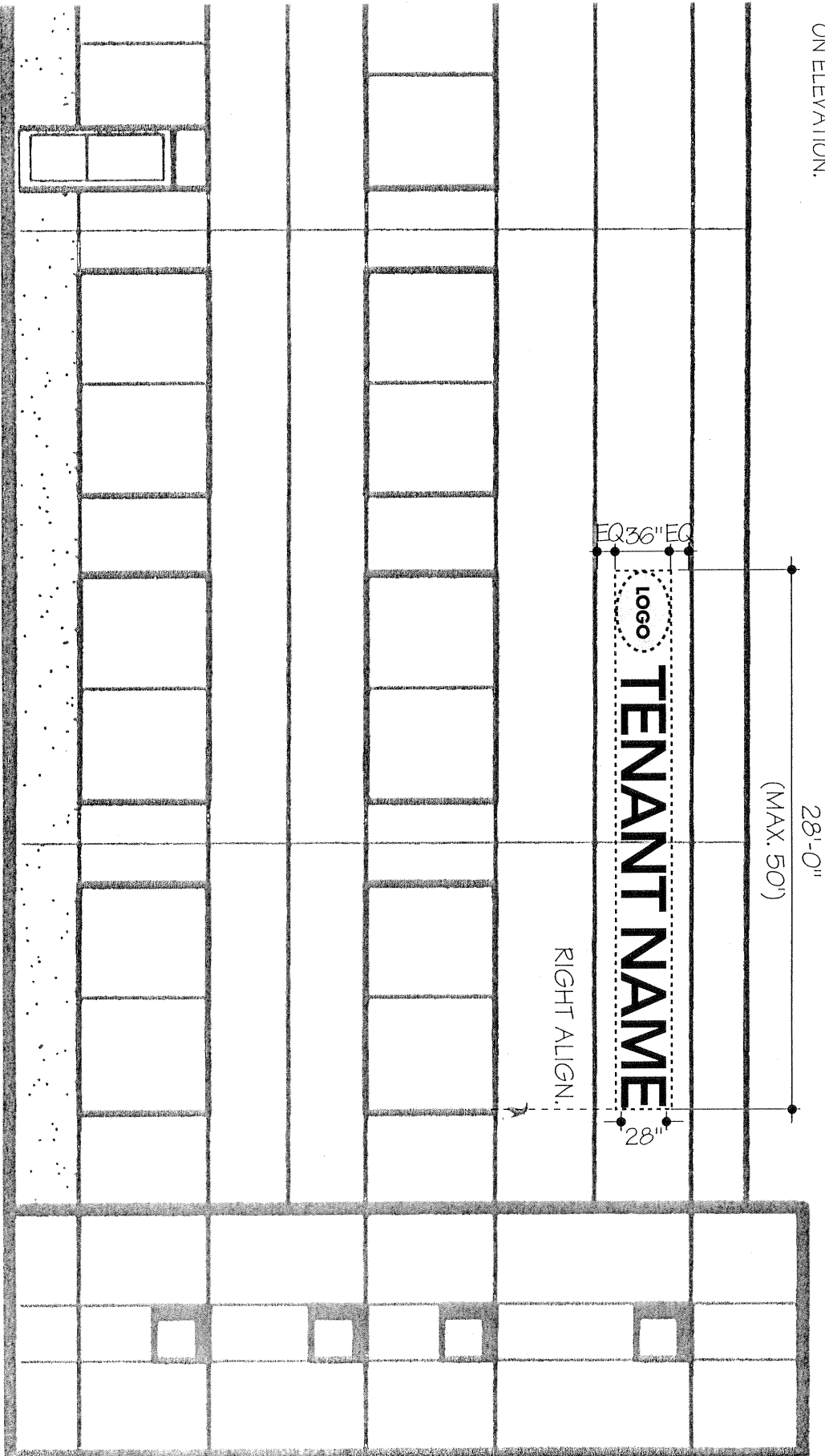
- 2" DEEP X 16" AND 2" DEEP X 9" TALL FABRICATED ALUMINUM ADDRESS NUMERALS PAINTED DEVCO#BL168 "TALL TREE GREEN" (TBD).
- BLIND PIN MOUNTED TO BUILDING WITH STUDS AND EPOXY ADHESIVE.
- TYPE STYLE: FUTURA BOLD.
- SEE SIGN LOCATION PLAN FOR EXACT ADDRESS PLACEMENTS.



SIGN TYPE G.1: TYPICAL ON-BUILDING ADDRESS SIGN (PARTIAL EAST ELEVATION)

NOTES:

- LOGO IS NOT TO EXCEED 36" IN HEIGHT. LETTERS NOT TO EXCEED 28" IN HEIGHT.
- TOTAL SIGN LENGTH NOT TO EXCEED 50' OR TOTAL SIGN AREA NOT TO EXCEED 100 SQ. FT.
- LOGO IS TO ALIGN WITH EDGE OF WINDOW INDICATED ON ELEVATION.



SIGN TYPE H: ON-BUILDING BUSINESS ID SIGN (PARTIAL) NORTH ELEVATION)

- NOTES:
- LOGO IS NOT TO EXCEED 36" IN HEIGHT. LETTERS NOT TO EXCEED 28" IN HEIGHT.
 - TOTAL SIGN LENGTH NOT TO EXCEED 50' OR TOTAL SIGN AREA NOT TO EXCEED 100 SQ. FT.
 - LOGO IS TO ALIGN WITH EDGE OF WINDOW INDICATED ON ELEVATION.

28'-0"
(MAX. 50')

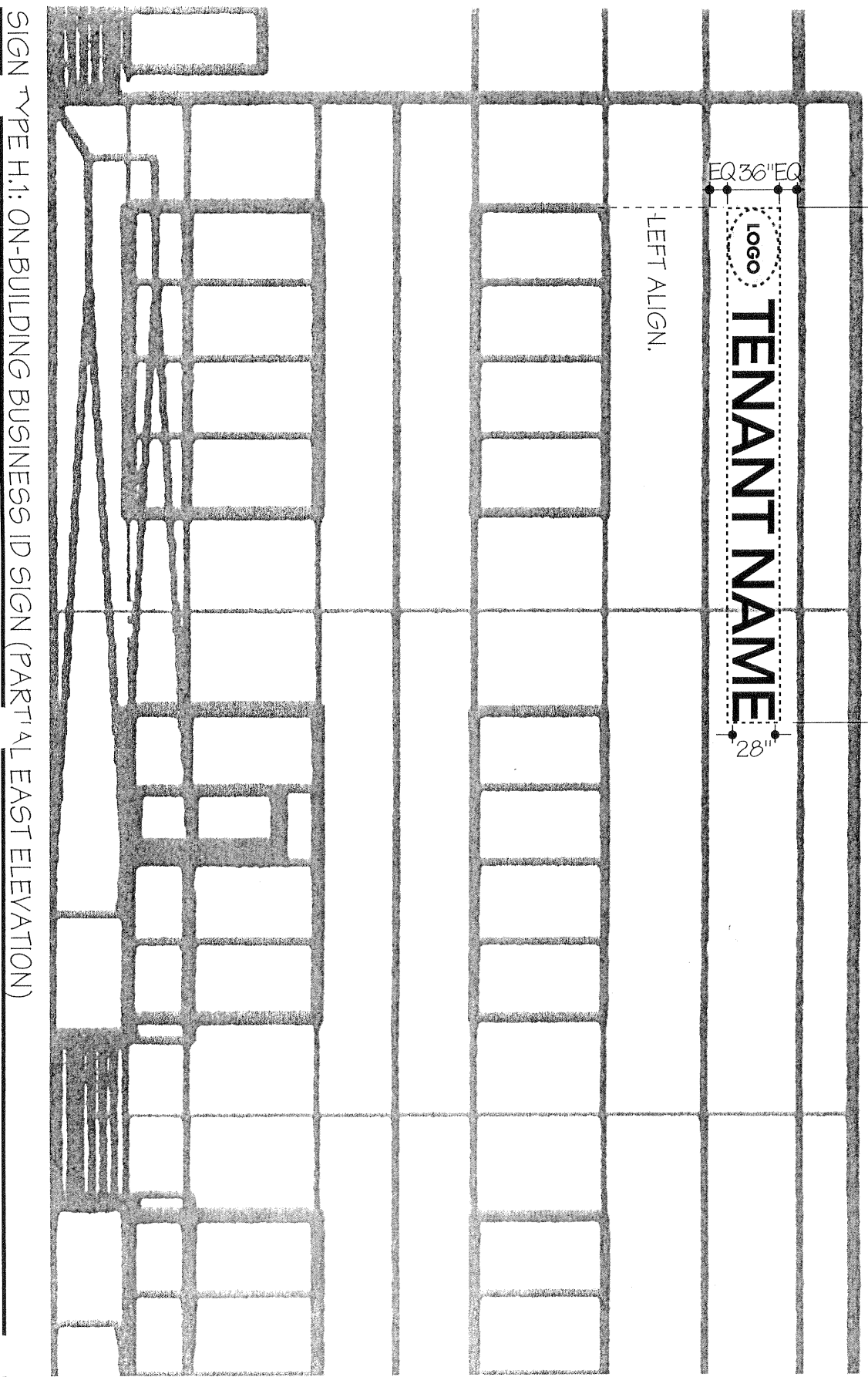
EQ 36" EQ

Logo

TENANT NAME

28"

LEFT ALIGN.



SIGN TYPE H.1: ON-BUILDING BUSINESS ID SIGN (PARTIAL EAST ELEVATION)

NOTES:

- ENTRY GRAPHICS WILL BE LIMITED TO CUSTOMER NAME/LOGO AND OR HOURS OF OPERATION.
- GRAPHICS TO BE HIGH PERFORMANCE WHITE VINYL.
- COMPANY NAME CAN BE IN COMPANY TYPE STYLE, SUPPORTING TEXT TO BE IN PROJECT TYPE STYLE.
- GRAPHICS NOT TO EXCEED 24" X 24" BOX.

ADDRESS TO BE PLACED ABOVE CUSTOMER ENTRY. CENTERED ON THE DOORS, 3" FROM THE BOTTOM OF THE GLASS. NUMBERS TO BE 6" TALL WHITE HIGH PERFORMANCE VINYL IN PROJECT TYPE STYLE.

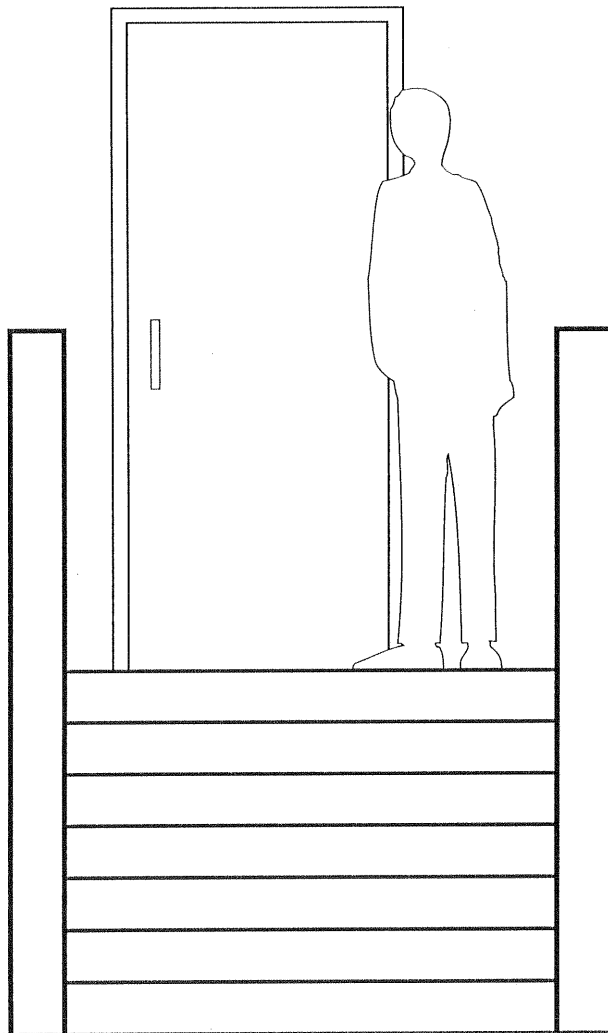
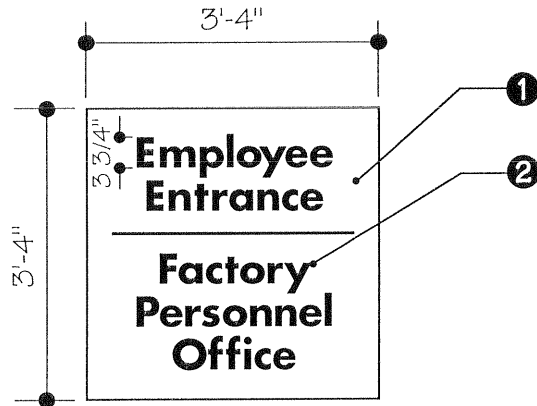


TYPICAL ELEVATION

SIGN TYPE J: GLASS DOOR ENTRY GRAPHICS

LEGEND

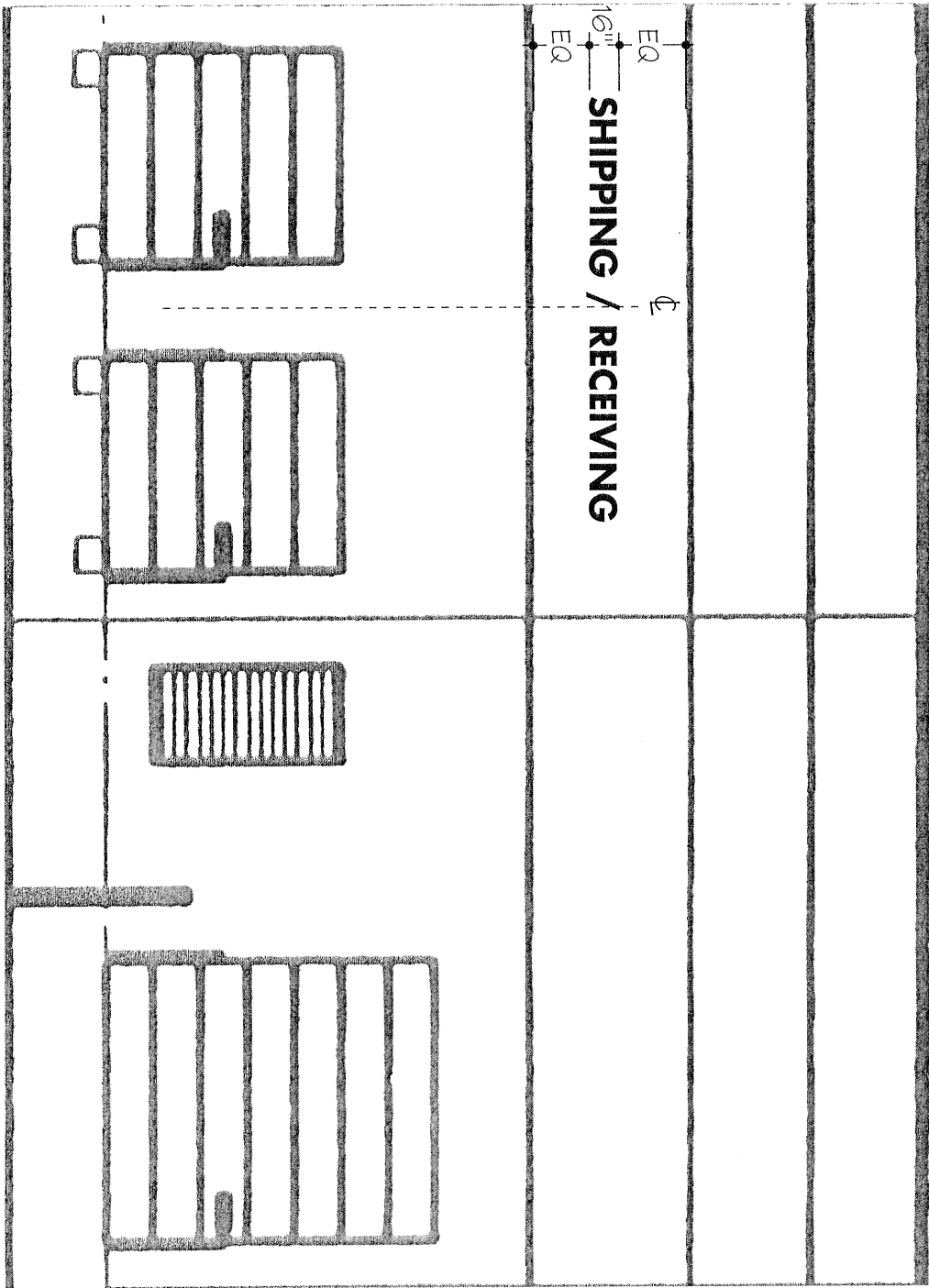
- ① ALUMINUM PANEL PAINTED FRAZEE#8780 "CRYSTAL BALL".
- ② GRAPHICS TO BE #50 MEDIUM GRAY (ARLON).



TYPICAL ELEVATION

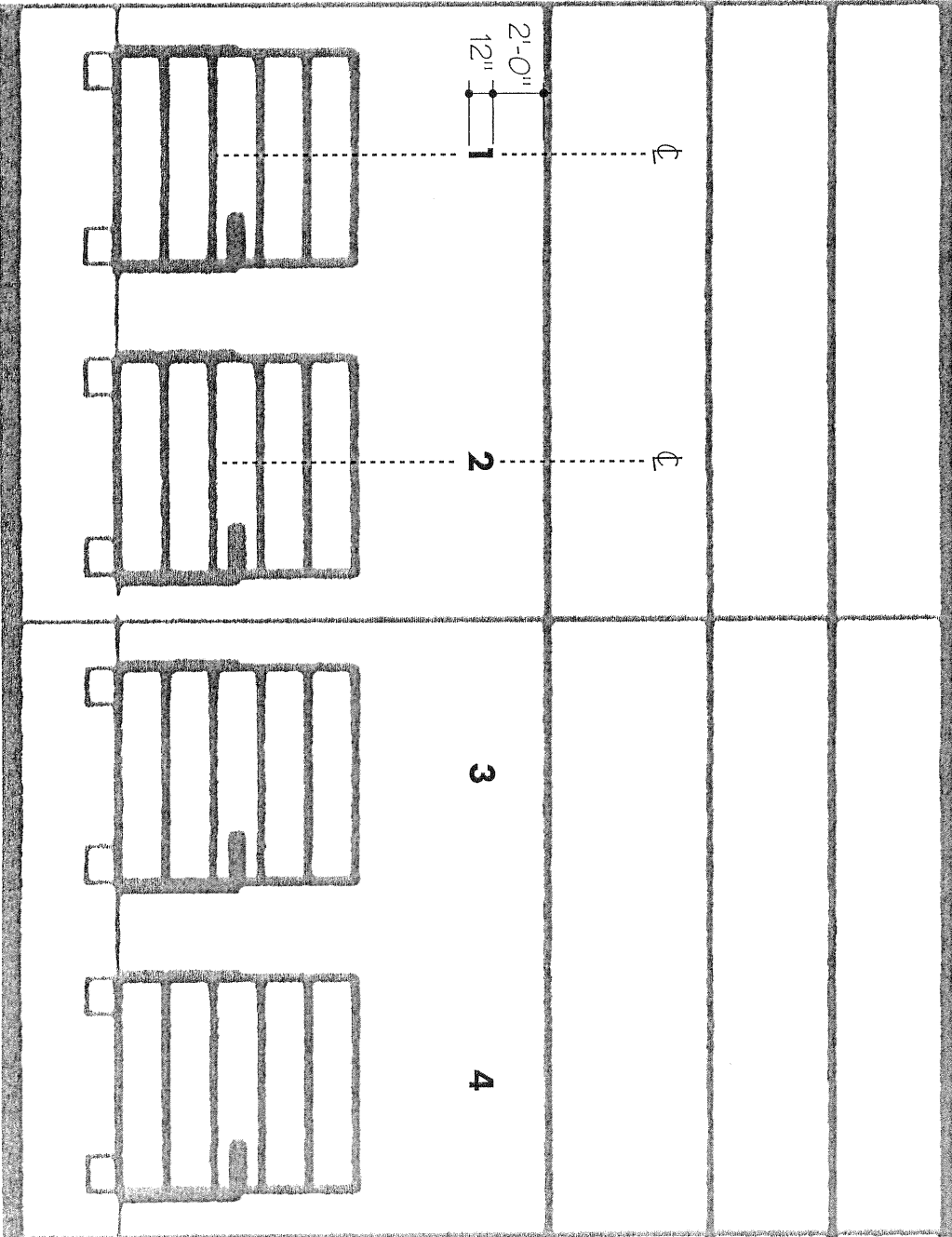
SIGN TYPE K: AREA ID AT MAN DOOR (TYPICAL)

- NOTES:
- LETTERS ARE TO BE 2" THICK X 16" IN HEIGHT AND IN PROJECT TYPESTYLE PAINTED FRAZEE#8793 "GREY CLIFF";
 - LETTERS WILL BE CENTERED ON WALL AS SHOWN.



SIGN TYPE L: AREA ID AT TRUCK DOORS (TYPICAL ELEVATION)

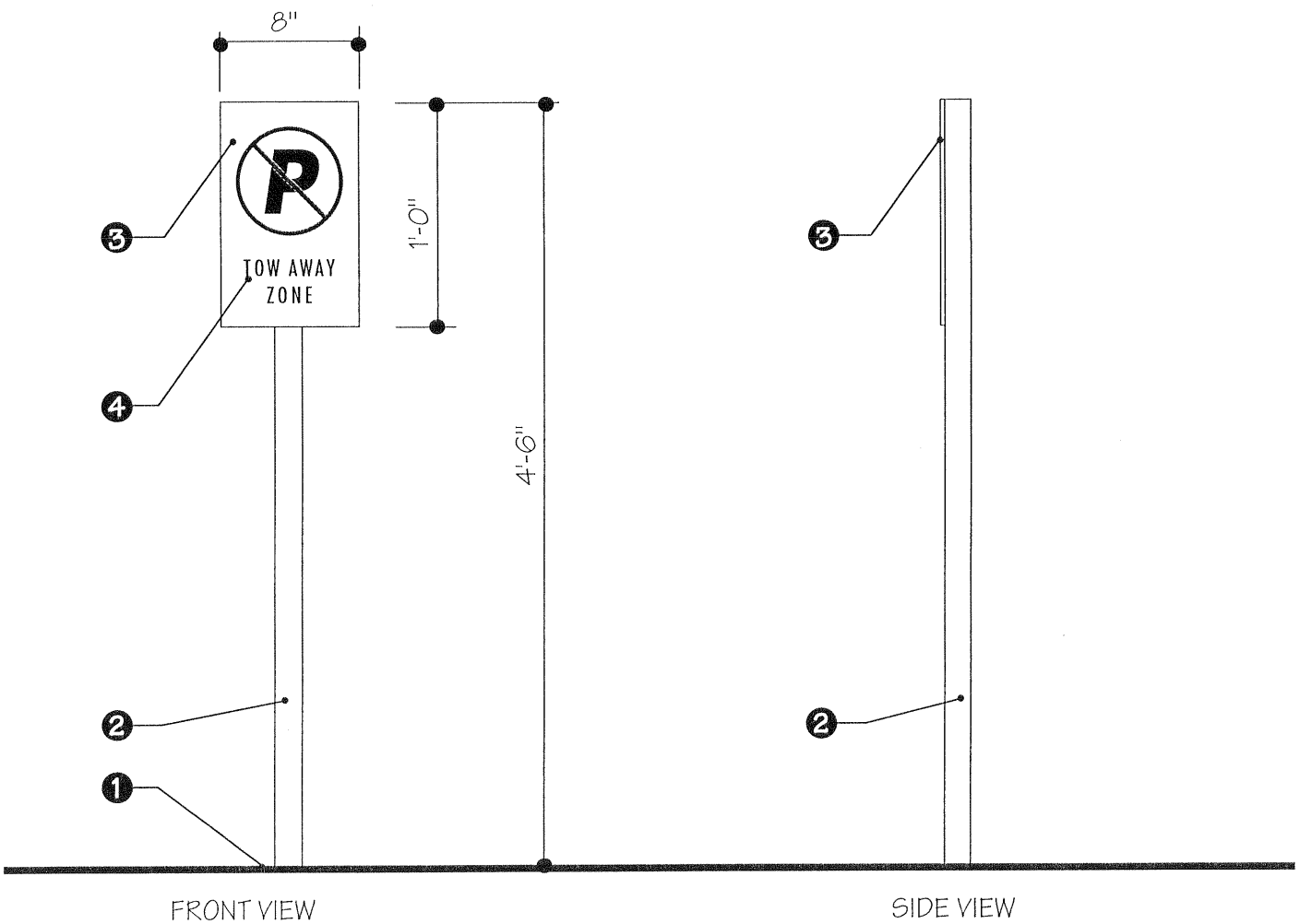
- NOTES:
- NUMBERS ARE TO BE 1" THICK X 12" IN HEIGHT AND IN PROJECT TYPE STYLE PAINTED FRAZEE#8793 "GREY CLIFF".
 - NUMBERS WILL BE PLACED 2'-0" BELOW THE REVEAL AS SHOWN.



SIGN TYPE L.1: TRUCK DOOR IDENTIFICATION (TYPICAL ELEVATION)

LEGEND

- ① CONCRETE FOOTING AS REQUIRED BY ENGINEERING - PROVIDE 12" DIA. MOWSTRIP IN SOD AREAS.
- ② 2" SQUARE ALUMINUM TUBE PAINTED FRAZEE #8780 "CRYSTAL BALL".
- ③ 3/16" THICK ALUMINUM SIGN PLATE PAINTED FRAZEE #8780 "CRYSTAL BALL".
- ④ HIGH PERFORMANCE RED AND BLACK VINYL GRAPHICS.



SIGN TYPE M: NO PARKING / TOW AWAY ZONE SIGN

A B C D E F G H I J K L M

N O P Q R S T U V W X Y Z

1 2 3 4 5 6 7 8 9

FUTURA BOLD

A B C D E F G H I J K L M

N O P Q R S T U V W X Y Z

1 2 3 4 5 6 7 8 9

FUTURA HEAVY

A B C D E F G H I J K L M

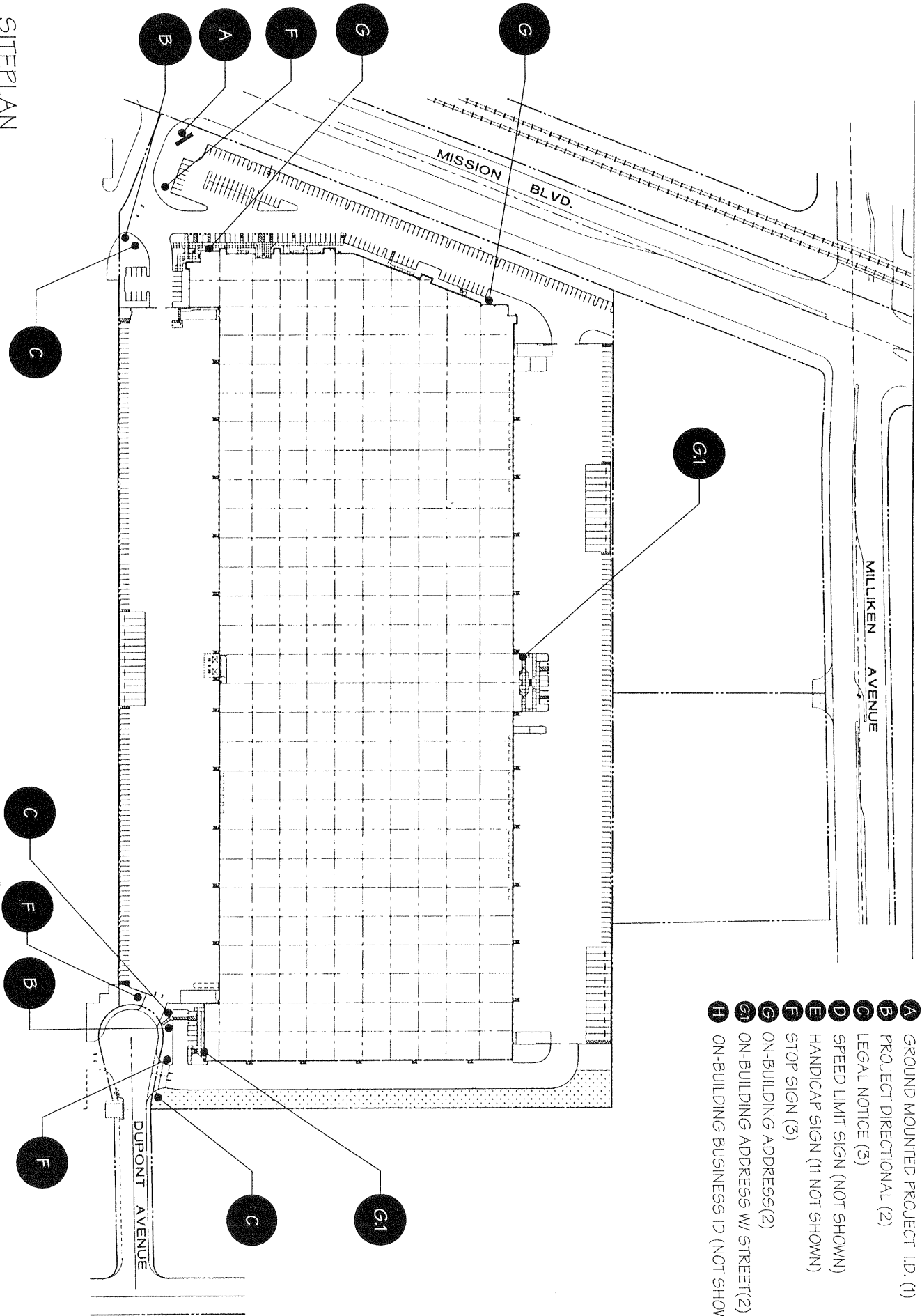
N O P Q R S T U V W X Y Z

1 2 3 4 5 6 7 8 9

FUTURA CONDENSED MED.

PROJECT TYPESTYLE

SITEPLAN



LEGEND

- A GROUND MOUNTED PROJECT I.D. (1)
- B PROJECT DIRECTIONAL (2)
- C LEGAL NOTICE (3)
- D SPEED LIMIT SIGN (NOT SHOWN)
- E HANDICAP SIGN (1 NOT SHOWN)
- F STOP SIGN (3)
- G ON-BUILDING ADDRESS(2)
- G1 ON-BUILDING ADDRESS W/ STREET(2)
- H ON-BUILDING BUSINESS ID (NOT SHOWN)