



City of Ontario
 Planning Department
 303 East "B" Street
 Ontario, CA 91764
 Phone: (909) 395-2036
 Fax: (909) 395-2420

Sign Program Application

APPLICANT/OWNER INFORMATION (print or type)

Property Owner: _____
 Address: _____
 Telephone No.: _____ Fax No.: _____
 Applicant: Bedford Property Investors
 Address: 3002 Dow Ave, #220 Justin, Ca
 Telephone No.: 714 544-7144 Fax No.: 92780
 Applicant's Representative: _____
 Address: _____
 Telephone No.: _____ Fax No.: _____

(For staff use only)
 File No.: PSGP01-001
 Related Files: _____
PREVCO-058
 Submittal Date: 5/29/01
 Rec'd By: SM
 Fees Paid: \$ 715.00
 Receipt No.: _____
 Action: Approved Denied
 By: SMurphy
 Date: 6/20/01

Revised: Ryledon
1/21/05

SITE INFORMATION

Site Address (include N, S, E or W): SWC Jurupa & Milliken
 Assessor's Parcel No.: _____
 Development Name: _____
 Zone: _____ Euclid Avenue Overlay District?: Yes No

NOTES

 "Jurupa Business Center"

JURUPA BUSINESS CENTER
TENANT
SIGN CRITERIA

Sign Criteria. This criteria establishes the uniform policies for all Tenant sign identification within Jurupa Business Center. The criteria has been established for the purpose of maintaining the overall appearance of the Center. Conformance will be strictly enforced. Any sign installed that does not conform to the sign criteria will be brought into conformity at the expense of the Tenant.

General Requirements.

1. A drawing of the size and shape of the approved sign program is shown on the following pages. The Tenant shall pay for the initial lettering and installation, including permit fees, as well as any subsequent signage alterations. Tenant shall use the sign vendor designated by Landlord for fabrication and installation of signs.
2. Landlord shall approve all copy prior to the fabrication of the sign. Tenant shall be responsible for providing Landlord with the final copy for approval.
3. Landlord shall direct the placement of all signs and the method of attachment to the building

General Specifications

1. **Tenant Identification Sign:** The main identification sign for each tenant shall be located within the medium blue glass band above the entry doors. This sign shall consist of one line of individual letters, 12" high upper case with proportionate heights for lower case, located within an area of twelve square feet maximum. The first letter of each word shall be upper case with the remaining letters in lower case. Abbreviations of names represented by one letter will be allowed in upper case.
2. **Doorway Entry Sign:** Tenant name and suite number shall be displayed as shown on the following page. The individual letters shall be 2" high, with the first letter of each word upper case and the remaining letters in proportionate lower case. Lessor will allow Logos (2" high) at door entry sign upon approval.
3. **Delivery Entrance Placecard Sign:** Tenant name and suite number shall be displayed as shown on the following page and located on a 15"X15" beveled plexiglass (color to match #8665d-"Gristmill"). The individual letters shall be 1.5" high, with the first letter of each word upper case and the remaining letters in proportionate lower case. Lessor will allow logos (1.5" high) at delivery entrance placecard.
4. Individual letters shall be self-adhesive white vinyl. All typography Palatino Italic style.
5. All sign lettering shall be white in color. No other color shall be allowed.
6. No electrical or audible signs will be allowed.
7. Upon the removal of any sign, Tenant will repair any damage to the building.
8. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material shall be affixed or maintained upon any automated machine, glass panes of the building, landscaped areas, streets, or parking areas.

Contact the individual below for the fabrication and installation of your sign.

Property Manager
Bedford Property Investors
3002 Dow Avenue, Suite 220
Tustin, CA 92780
(714) 544-7144

Jurupa Business Center Single Pad Sign Criteria

Freestanding single-tenant office buildings of 20,000 square feet or more are subject to the following sign criteria:

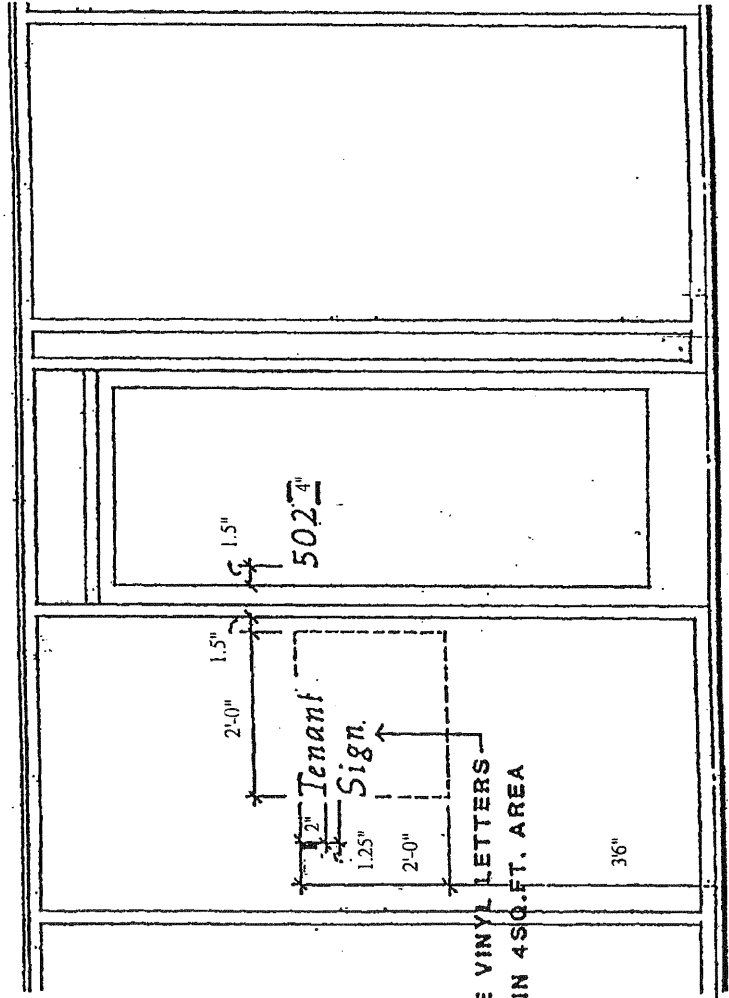
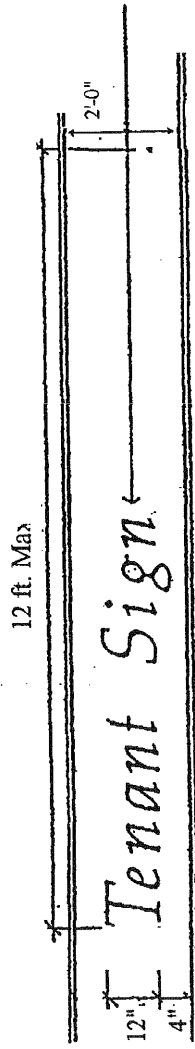
- 1) **Placement of Sign:** 1 sign at tenant entrance and along a street frontage (Max of two signs).
- 2) **Sign Construction:** Individual illuminated or non-illuminated channel letters (Flush mounted. No electrical raceways permitted).
- 3) **Sign Area:** 1 sq. ft. of width of building, not to exceed 55 sq. ft.
- 4) **Letter Height:** Max letter height is 26"

Note: If a freestanding single-tenant building is subdivided into 2 or more units, the General Sign Specification of the (Items 1 through 8) sign program shall apply.

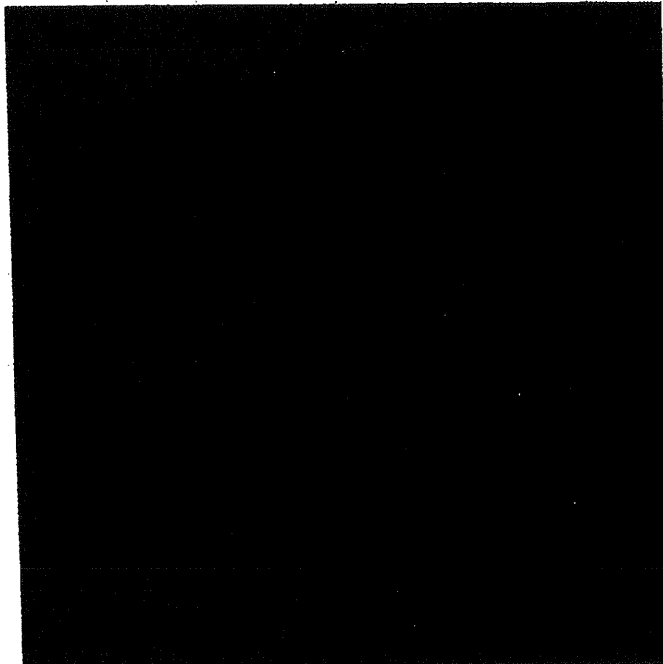
PLANNING DEPARTMENT APPROVED	
PSGPO1-001	
SUBJECT TO CONDITIONS	
REVISED SIGN CRITERIA	
Approved By: <i>[Signature]</i>	Date: 1/21/05

TENANT SIGN CRITERIA

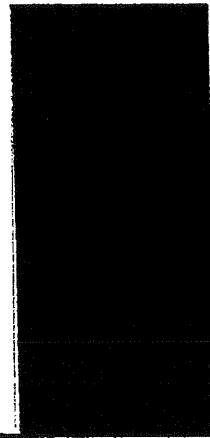
Tenant Identification and Doorway Entry Sign



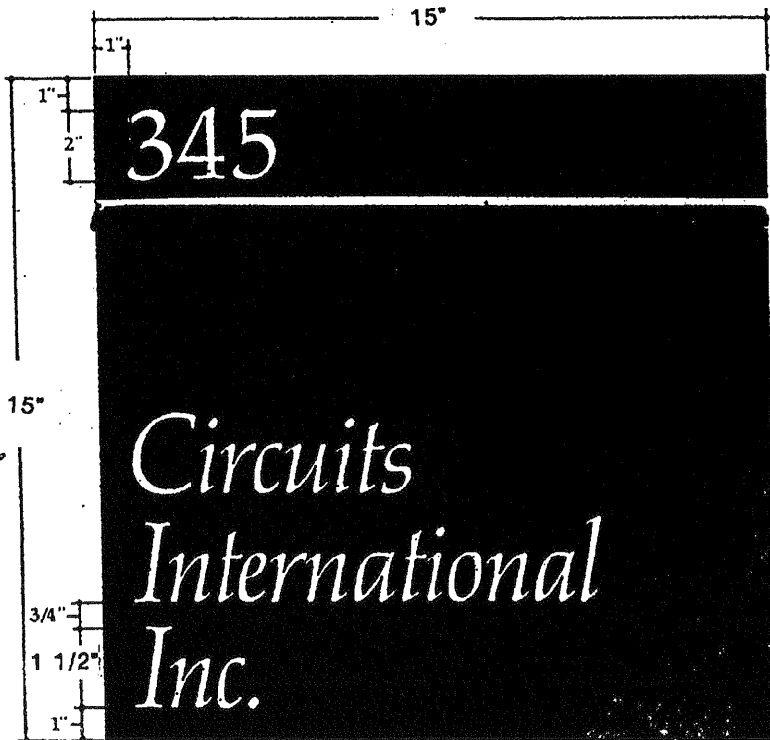
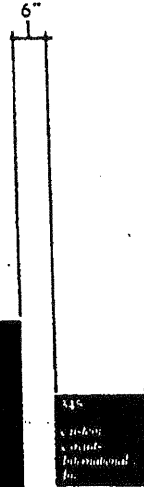
TENANT SIGN CRITERIA
Delivery Entrance Placecard Sign



Delivery Door



Man Door



Enlarged Delivery Entrance Placecard Sign
Routed reveal w/white vinyl cut rule line

JURUPA BUSINESS CENTER
PROJECT IDENTITY SIGN CRITERIA

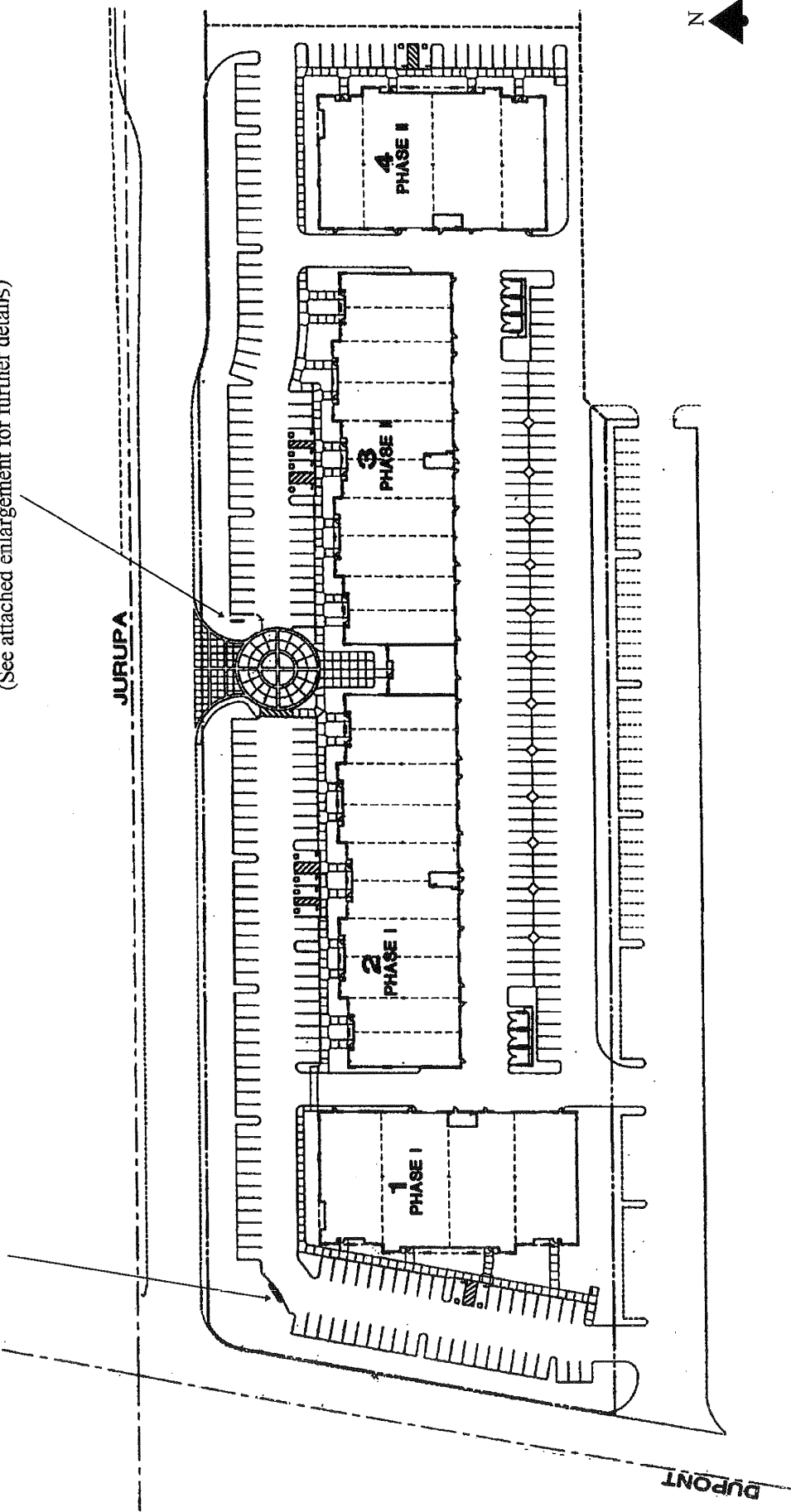
Signage identifying the project is designed to provide visibility for vehicular and pedestrian traffic. The exact size and position of the graphic elements used are described on the following pages.

The identity signs shall be cast in place concrete sign. Numerals and topography shall be Paletino Italic individual letters/numerals of 1/8" thick black anodized aluminum letters and applied with pin mounts. Illumination will be through an exterior ground light.

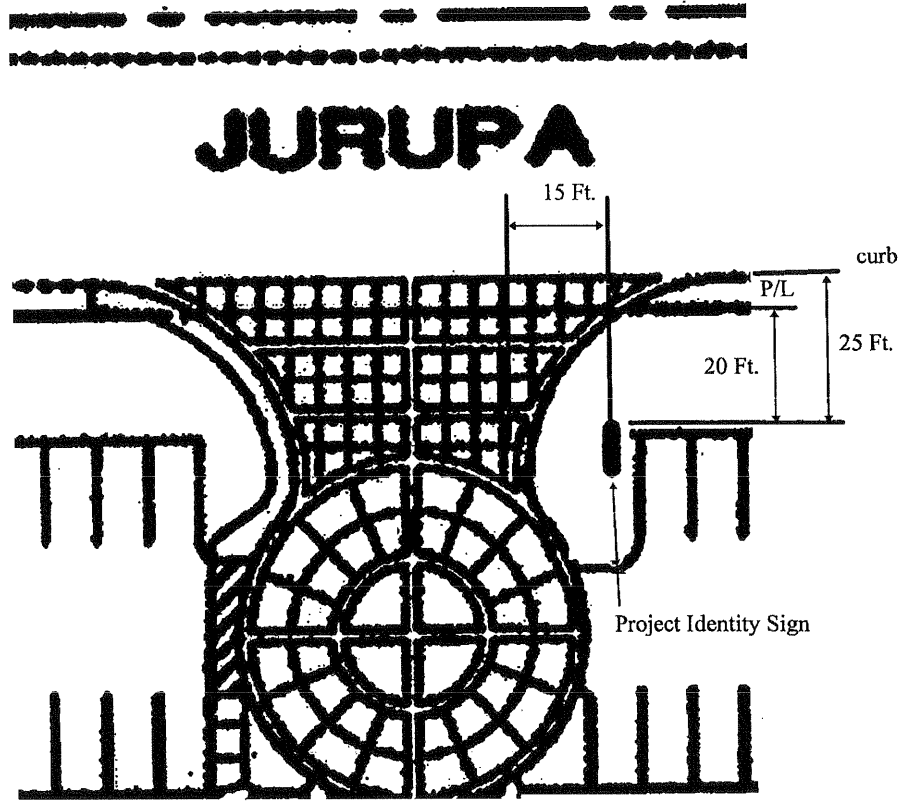
JURUPA BUSINESS PARK - PROJECT IDENTITY SIGN LOCATIONS

Single Sided Project Identity Sign
(See attached enlargement for further details)

Single Sided Project Identity Sign

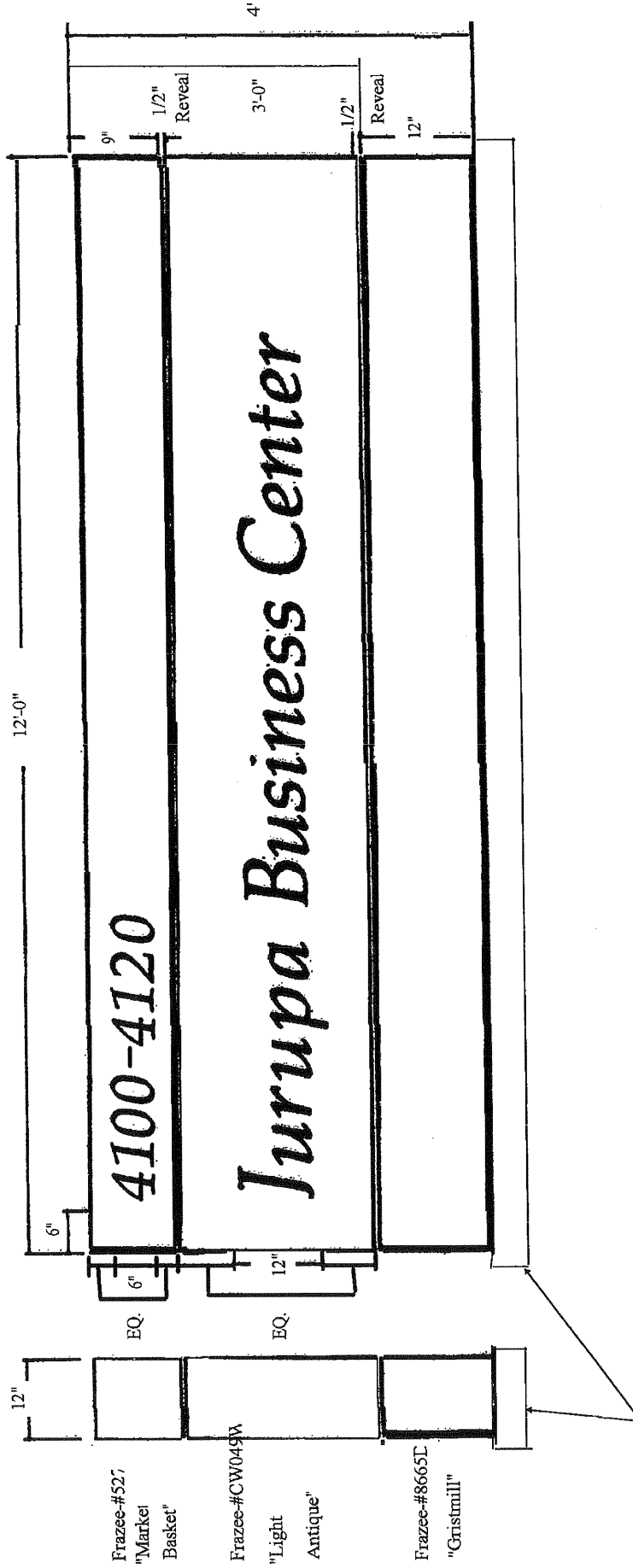


ENLARGEMENT OF PROJECT IDENTITY SIGN LOCATED AT ENTRANCE FROM JURUPA



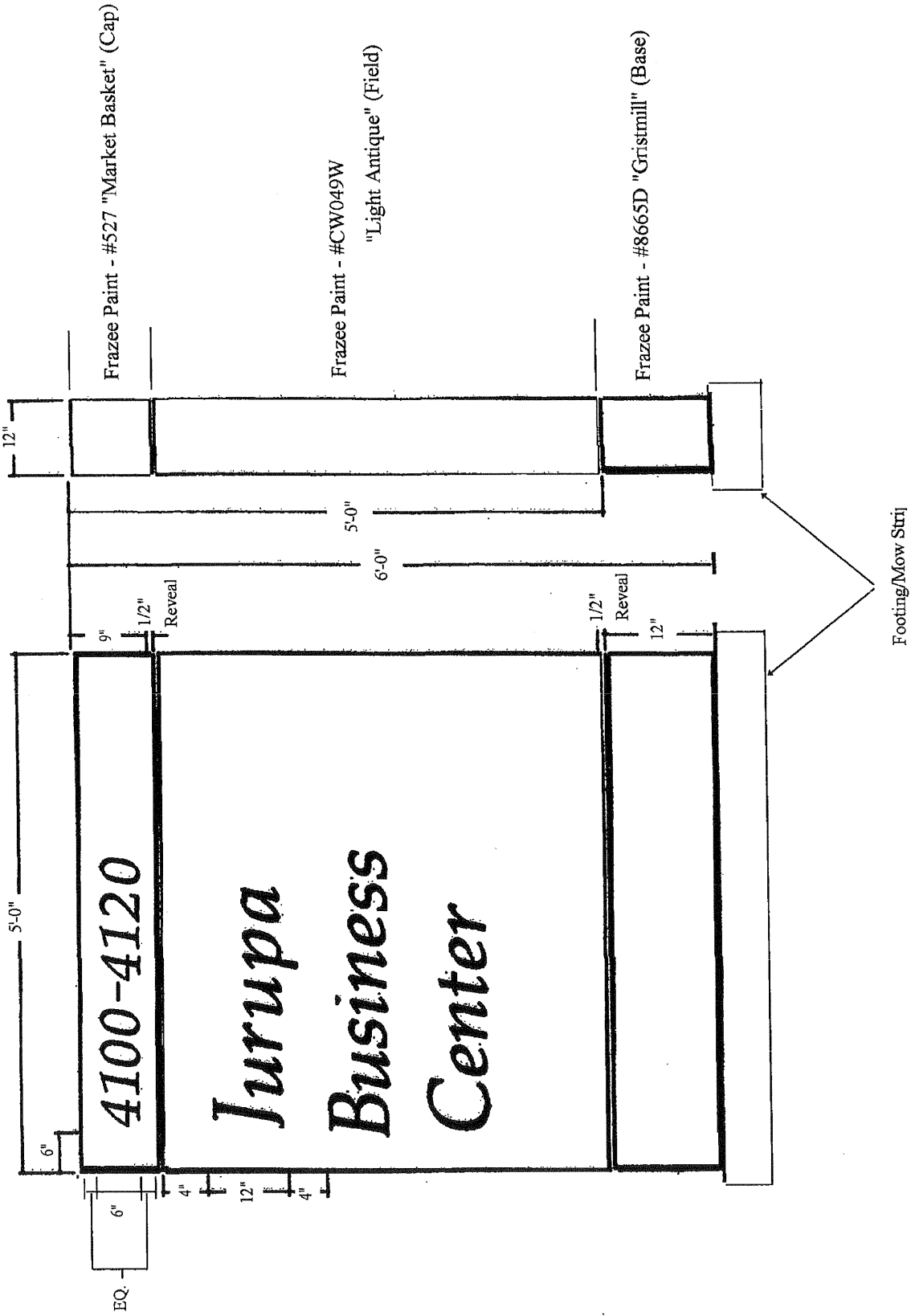
JURUPA BUSINESS PARK - SINGLE SIDED PROJECT IDENTITY SIGN

(Located at SEC of Jurupa and Dupont)



Footings/Mow strip

JURUPA BUSINESS PARK - SINGLE SIDED PROJECT IDENTITY SIGN
(Located at Entrance from Jurupa Avenue)



JURUPA BUSINESS CENTER
BUILDING ADDRESS SIGN CRITERIA

A system of building identification has been developed for high visibility by vehicular and pedestrian traffic. Dimensions and positions are described below and on the following page.

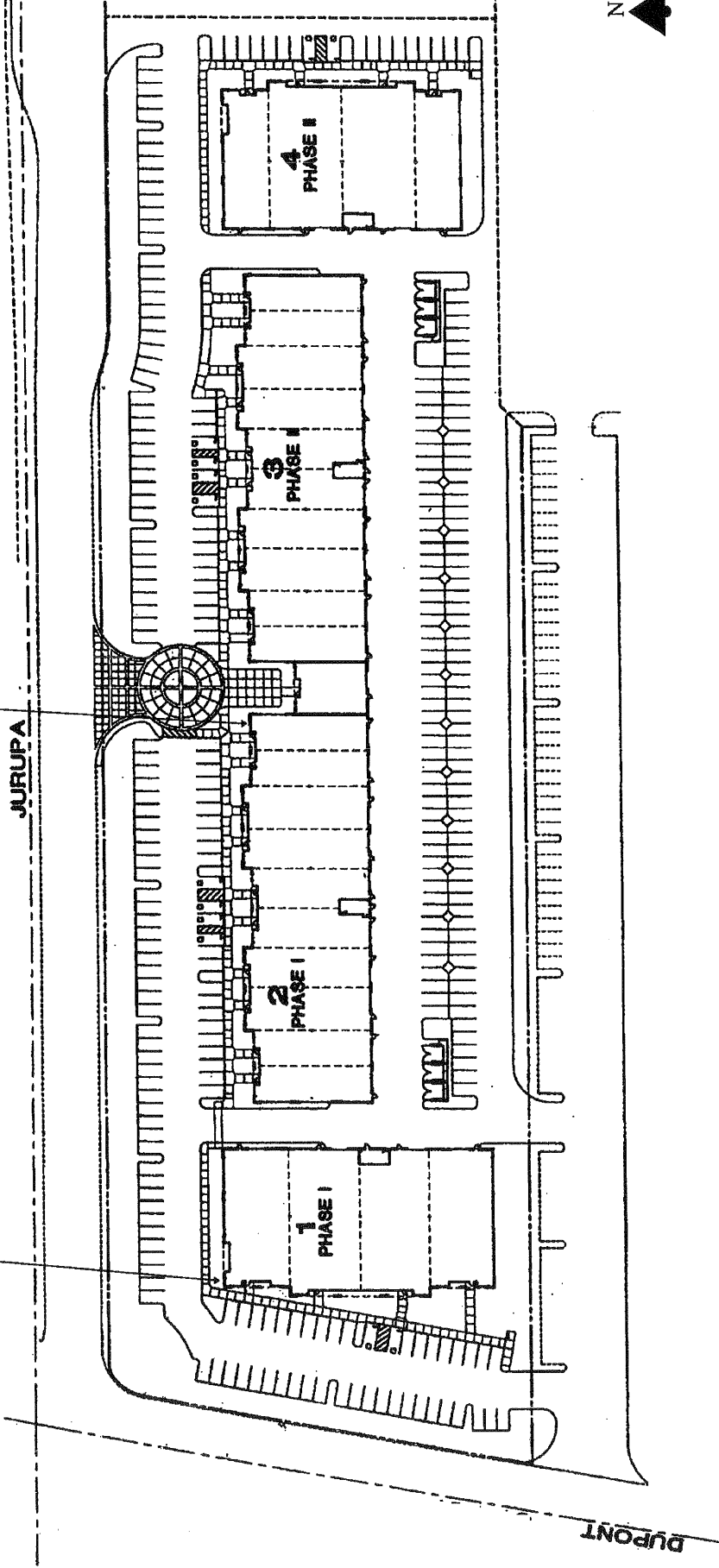
Numerals are eighteen inches high, three inch deep foam with black acrylic laminated surfaces. Numerals shall be Paletino Italic style and applied with silicone adhesive.

JURUPA BUSINESS PARK - BUILDING ADDRESS SIGN LOCATIONS

Building Address-NWC of Building 1

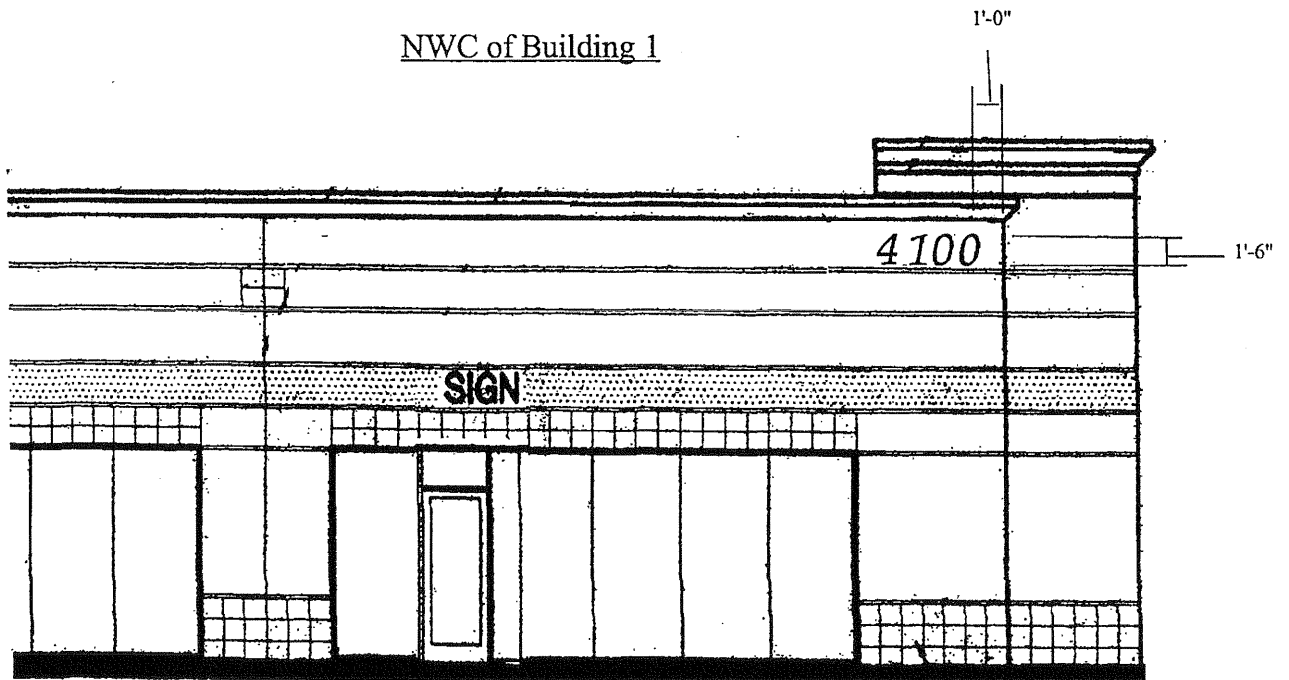
Building Address-NEC of Building 2

JURUPA

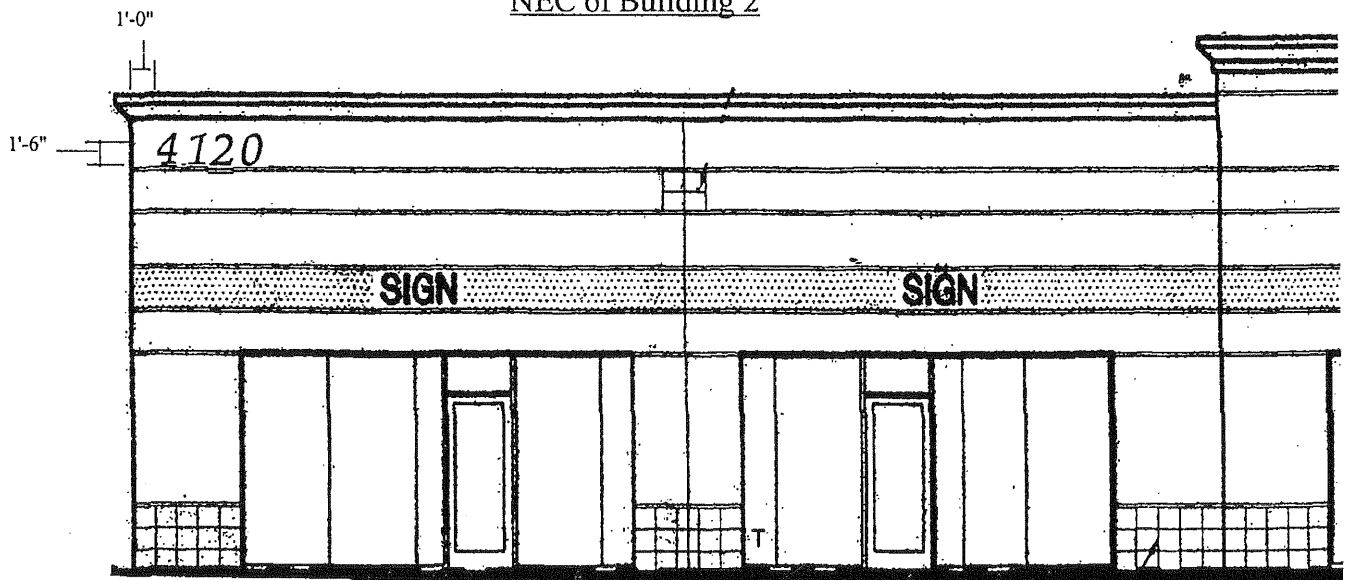


DUPONT

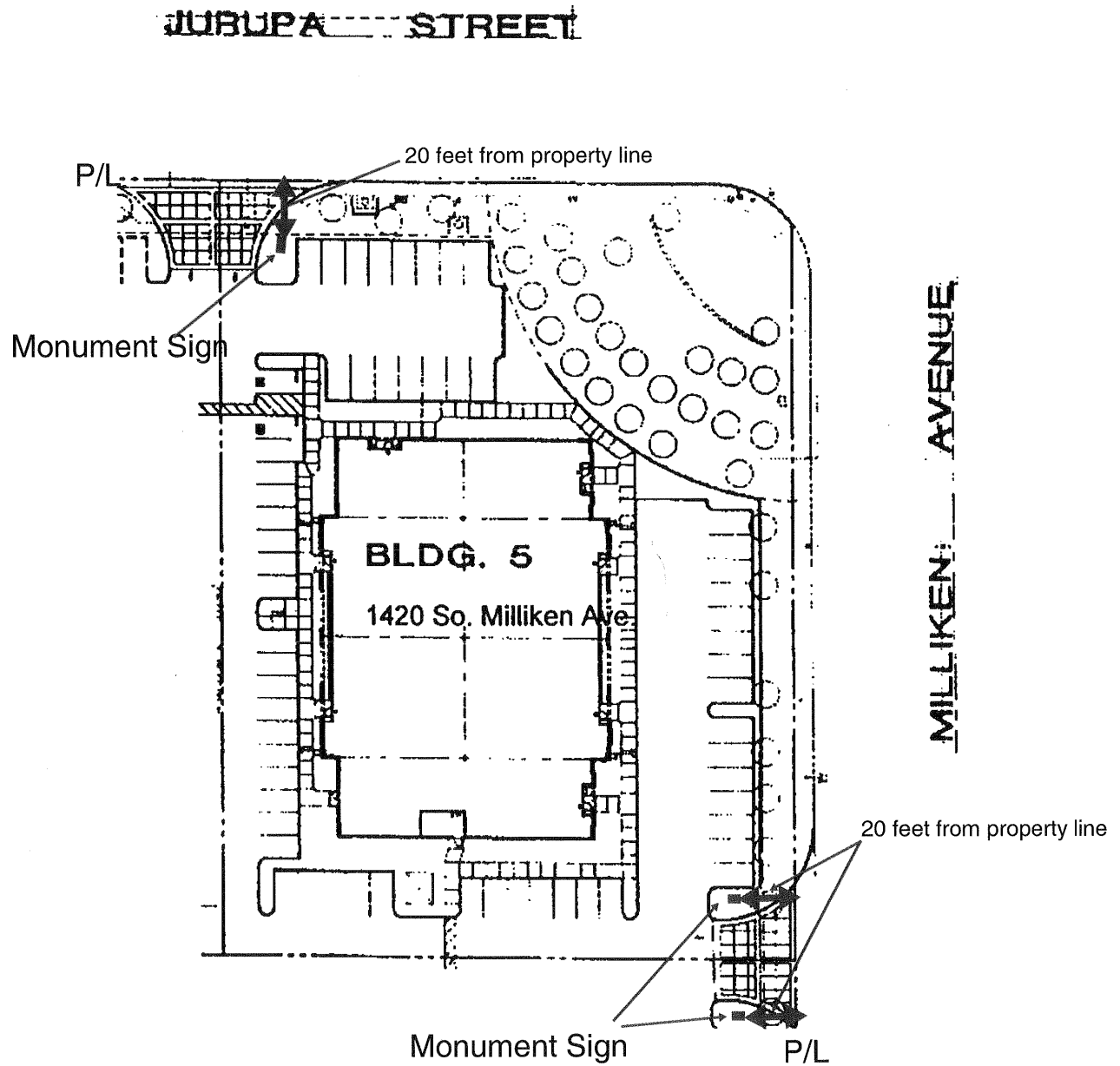
NWC of Building 1

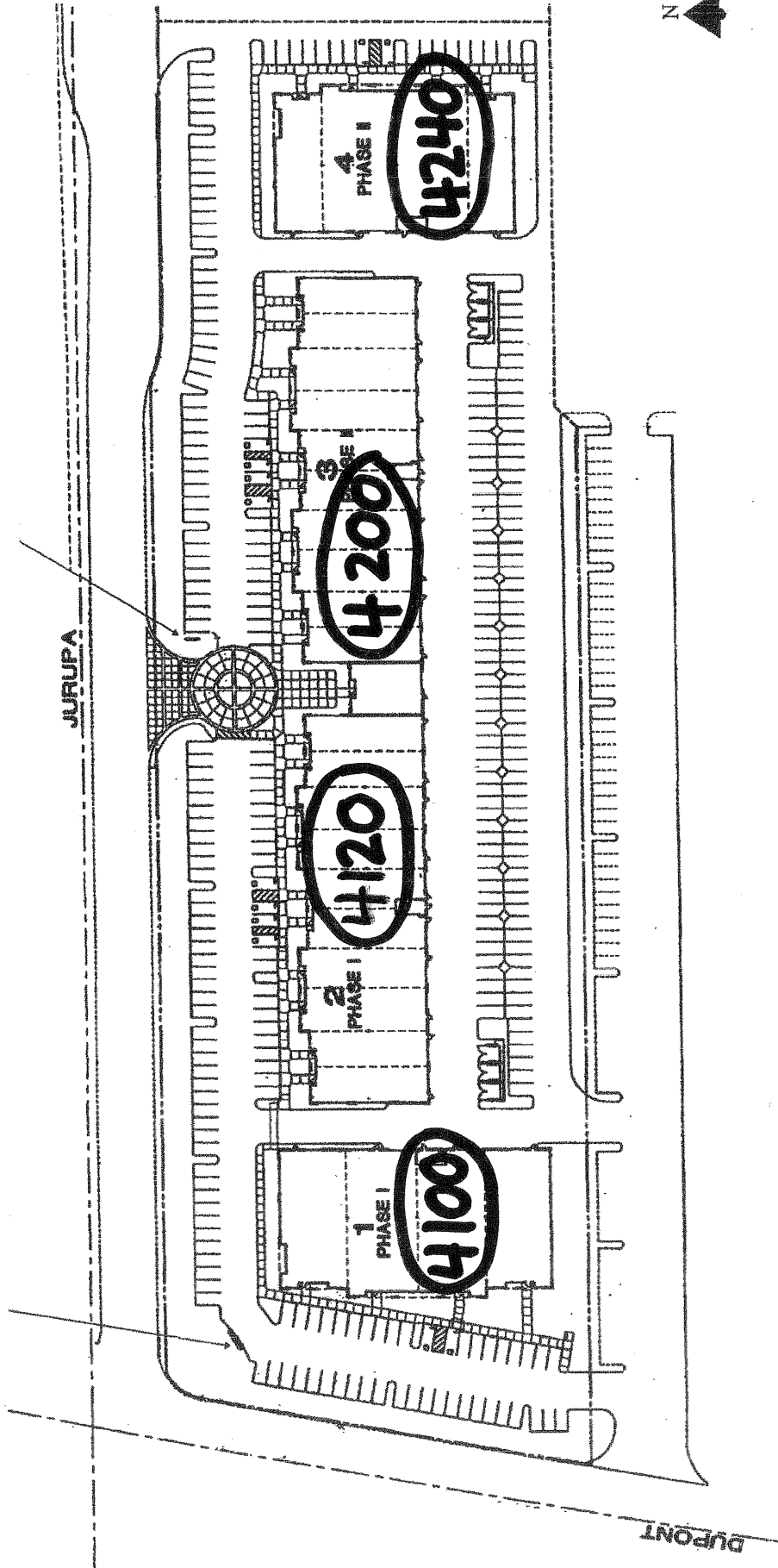


NEC of Building 2

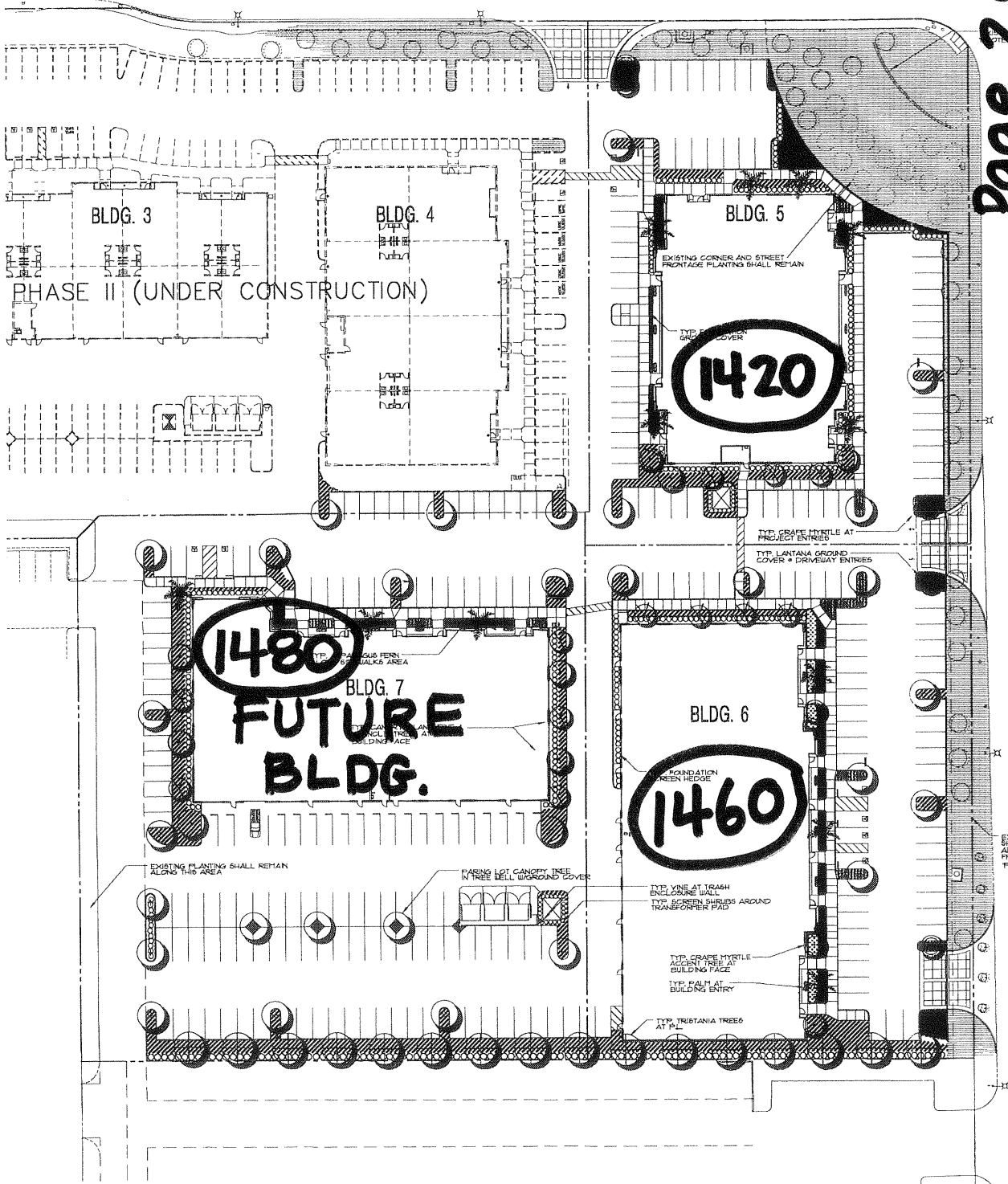


ENLARGEMENT OF MONUMENT SIGN LOCATED AT ENTRANCES FROM JURUPA ST./M





JURUPA STREET

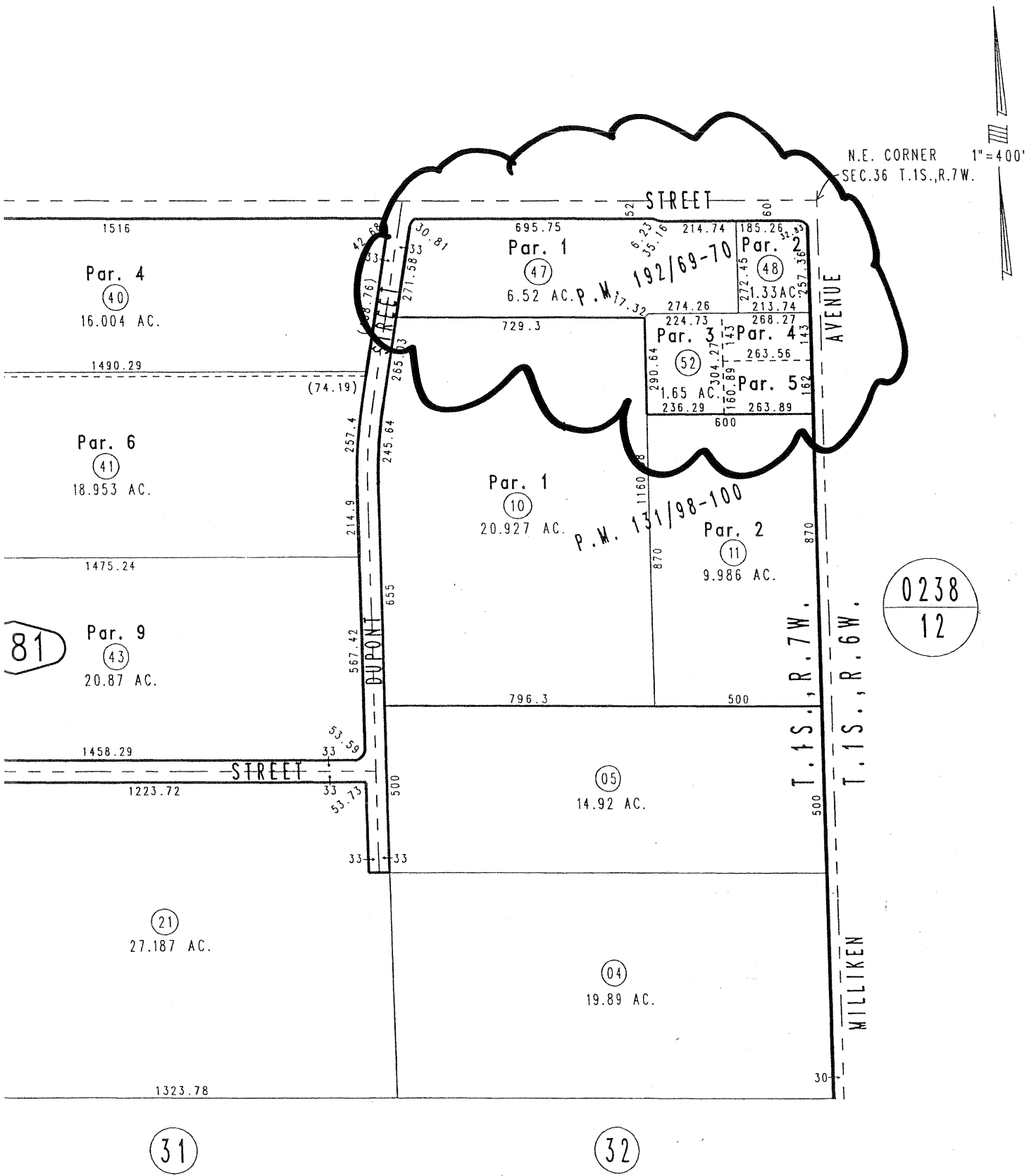


Page 2 of 2
- Addresses -

MILLIKEN AVENUE

CONCEPTUAL LANDSCAPE PHASE III PLAN





81

0238
12

31

32

REVISED